



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6.00 pm on

Monday 28 May 2018

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 Meeting of Council 7/05/2018
- 7 Public Access Forum
- 8 Call of the Agenda
- 9 Lord Mayoral Minute
- 10 Urgent Items
- 11 Notice of Motions
- 12 Agenda Items
- 13 Confidential Business

Members

Lord Mayor –
Councillor Gordon Bradbery AM (Chair)
Deputy Lord Mayor –
Councillor David Brown
Councillor Cameron Walters
Councillor Cath Blakey
Councillor Chris Connor
Councillor Dom Figliomeni
Councillor Janice Kershaw
Councillor Jenelle Rimmer
Councillor John Dorahy
Councillor Leigh Colacino
Councillor Mithra Cox
Councillor Tania Brown
Councillor Vicky King

QUORUM – 7 MEMBERS TO BE PRESENT

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CLOSED SESSION

ITEM C1 CONFIDENTIAL: West Dapto Strategic Review - Road Network Options

Reason for Confidentiality

This report recommends that this item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2)(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.



MINUTES

ORDINARY MEETING OF COUNCIL

at 6.00 pm

Monday 7 May 2018

Present

Lord Mayor – Councillor Bradbery AM (in the Chair), Councillors Blakey, D Brown, T Brown, Colacino, Connor, Cox, Figliomeni, Kershaw, King, Rimmer and Walters

In Attendance

General Manager – D Farmer, Director Infrastructure and Works, Connectivity Assets and Liveable City – G Doyle, Director Planning and Environment, Future City and Neighbourhoods – A Carfield, Director Corporate Services, Connected and Engaged City – R Campbell, Director Community Services, Creative and Innovative City – R Elrington, Manager Governance and Information (Acting) – C Phelan, Manager Finance – B Jenkins, Manager Property and Recreation – P Coyte, Manager Environmental Strategy and Planning (Acting) – W Peterson, Manager City Works and Services – M Roebuck, Manager Project Delivery (Acting) – R Ryan, Manager Infrastructure Strategy and Planning – M Dowd and Manager Community, Cultural and Economic Development - K Hunt

Apologies

Min No.

- 45** **COUNCIL'S RESOLUTION** – RESOLVED on the motion of Councillor Colacino seconded Councillor Connor that the apology tendered on behalf of Councillor Dorahy be accepted.

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DISCLOSURE OF INTERESTS

Councillor Figliomeni declared a non-pecuniary conflict of interest in Item 8 as he is President of the South Coast and Tablelands Scouts. Councillor Figliomeni advised he would remain in the Council Chamber during debate and voting on the matter.

Councillor Colacino declared a non-pecuniary, non-significant conflict of interest in Item 1 as he socially interacts with the proponent. Councillor Colacino advised he would exclude himself from the meeting during debate and voting on the matter.

Councillor D Brown declared a perceived conflict of interest in Item 6 that may be both pecuniary and non-pecuniary. Councillor Brown advised that he serves on the Charitable Gifts Committee for VOXFM which administers donations and he would depart the Chamber during debate and voting on the matter.

PRESENTATION – PLAQUE FROM EXPLORER OF THE SEAS

On 18 March 2018 the Explorer of the Seas made its inaugural call to the Port of Port Kembla which resulted in 3,500 people visiting the City. Destination Wollongong presented to the Captain a commemorative plaque and in return the Captain presented a plaque to the City of Wollongong.

Councillor Colacino tabled the plaque from the Explorer of the Seas.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 3 APRIL 2018

46 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the Minutes of the Ordinary Meeting of Council held on Tuesday, 3 April 2018 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM - NOTICE OF MOTION - COUNCILLOR DAVID BROWN - INVITATION FOR REPRESENTATIVE FROM CORRECTIVE SERVICES NSW TO ADDRESS COUNCIL REGARDING PROPOSED PRISON AT WEST DAPTO

Ms A Beck on behalf of Residents Against Dapto Jail advised that the NSW Government and Council have stated West Dapto is best utilised by industries able to tap into the area with its proximity to the Port, to the greater Sydney metropolitan area and to the second fastest growing residential area in the State. Ms Beck gave the example of PrixCar which sustainably employs a thousand people.

She advised that to date, the Residents Against Dapto Jail have support of almost 3,000 members, and are still rapidly growing that support. The Group has started a petition, with assistance from Anna Watson MP, and is on track to gather 10,000 signatures which will be tabled at State Parliament for discussion. In conclusion Ms Beck feels the people of the Illawarra, and not only Dapto, are already speaking and are telling those in power, 'We take no prisoners!'

PUBLIC ACCESS FORUM - DRAFT PLANNING PROPOSAL - LOT 1 DP 33557 AND LOT 1 DP 652380 LADY WAKEHURST DRIVE LILYVALE - POST EXHIBITION

Mr T Wetherall advised that the Council report provides three options for consideration with the first being not to support the application. He requested that Council adopt the third option which is to forward the draft planning proposal to the Department of Planning of Environment for determination on whether it should proceed, noting the Rural Fire Service objection.

Adopting the above option would allow the suggestion made by the Chief of Staff for the Minister for Planning at the meeting in January 2018 for the proposal to run its course without adversely prejudicing the interests of the proponent. In conclusion Mr Wetherall said that this process would be transparent, not compromise Council and would allow the necessary time to consider the submissions made.

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

CALL OF THE AGENDA

- 48 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the staff recommendations for Items 2, 4, 5, 7, 9, 10, 13 to 17 inclusive, be adopted as a block.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item B, Councillor Colacino departed and returned to the meeting, the time being from 6.22 pm to 6.24 pm.

ITEM B - LORD MAYORAL MINUTE - POPULATION INCREASE AND THE IMPACTS ON WOLLONGONG AND THE REGION

- 49 **COUNCIL'S RESOLUTION** – MOVED by Councillor Bradbery that Wollongong City Council -
- 1 Write to the Prime Minister, Leader of the Federal Opposition, State Premier and State Opposition Leader to express our concerns regarding the impact of rapid population increase in Australia and the challenges this has created for the Wollongong Local Government Area and the Region, especially in regard to affordable housing supply and transport infrastructure.
 - 2 Express its concern at the failure of successive Federal and State Governments to match infrastructure requirements with population pressures and a clear population policy and appropriate strategies.
 - 3 Puts on public record its concerns about the environmental impact of rapid population increases and -
 - a expresses concerns shared with neighbouring local government areas at the loss of productive rural land;
 - b acknowledges the impact on water and other resources from population pressures in the context of the fragile Australian environment and ecology; and
 - c recognises the potential for future loss of habitat for our unique flora and fauna and the loss of species diversity created by poor planning, population pressures and environmental degradation.
 - 4 Express concerns that reliance on immigration via 457 visa holders to work in specific industries acts against providing long-term training opportunities for local citizens and residents to fill such gaps in the labour market.
 - 5 Request the resourcing and prioritisation of infrastructure in accordance with the Illawarra Shoalhaven Regional Plan.

Variations The following variations were accepted by the mover –

- Councillor D Brown (the addition of Point 4); and,
- Councillor Figliomeni (the addition of Point 5).

An AMENDMENT was MOVED by Councillor Cox seconded Councillor Blakey that Wollongong City Council -

- 1 Write to the Prime Minister, Leader of the Federal Opposition, State Premier and State Opposition Leader to express our concerns regarding the impact of rapid population increase in Australia and the challenges this has created for the Wollongong Local Government Area and the Region, especially in regard to affordable housing supply and transport infrastructure.
- 2 Express its concern at the failure of successive Federal and State Governments to match infrastructure requirements with population pressures and a clear population policy and appropriate strategies.
- 3 Puts on public record its concerns about the environmental impact of rapid population increases and -
 - a expresses concerns shared with neighbouring local government areas at the loss of productive rural land;
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 - c recognises the potential for future loss of habitat for our unique flora and fauna and the loss of species diversity created by poor planning, population pressures and environmental degradation.
- 4 Express concerns that reliance on immigration via 457 visa holders to work in specific industries acts against providing long-term training opportunities for local citizens and residents to fill such gaps in the labour market.
- 5 Request the resourcing and prioritisation of infrastructure in accordance with the Illawarra Shoalhaven Regional Plan.
- 6 The letter referenced in Point 1 request as an urgent priority mass transport infrastructure including light rail for Wollongong, a 15 minute local rail service and completion of the Maldon-Dombarton railway line.

Councillor Cox's AMENDMENT on being PUT to the VOTE was LOST.

In favour Councillors Cox and Blakey

Against Councillors Kershaw, Rimmer, D Brown, T Brown, King, Connor, Colacino, Walters, Figliomeni and Bradbery

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

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

Against Councillor Blakey

ITEM A - NOTICE OF MOTION - COUNCILLOR DAVID BROWN - INVITATION FOR A REPRESENTATIVE FROM CORRECTIVE SERVICES NSW TO ADDRESS COUNCIL AT A PUBLIC ACCESS FORUM REGARDING THE PROPOSED PRISON AT WEST DAPTO

During debate on Item A, a PROCEDURAL MOTION was MOVED by Councillor King seconded Councillor Connor that Councillor D Brown be granted an additional five minutes to address the meeting.

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

- 1 A representative from Corrective Services NSW be invited to make a presentation at the Public Access Forum section of a future Council meeting.
- 2 The representative be asked to explain how the proposed prison relates to Council's plans for the broader West Dapto area and what implications any such prison will have on infrastructure needs in the immediate area and any other impacts it will have on the City.
- 3 The residents against the Dapto prison also be invited to address the meeting at the time of the presentation by Corrective Services.

Variation The variation moved by Councillor King (the addition of Point 3) was accepted by the mover and seconder.

DEPARTURE OF COUNCILLORS

Due to a prior disclosure of interest Councillor Colacino departed the Chamber and was not present during debate and voting on Item 1.

During debate and prior to voting on Item 1, Councillor King departed and returned to the meeting, the time being from 7.22 pm to 7.23 pm.

ITEM 1 - DRAFT PLANNING PROPOSAL LOT 1 DP 335557 AND LOT 1 DP 652380 LADY WAKEHURST DRIVE LILYVALE - POST EXHIBITION

51 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Kershaw seconded Councillor Cox that the Planning Proposal for Lot 1 DP 335557 and Lot 1 DP 652830 Lady Wakehurst Drive, Lilyvale not proceed to finalisation due to the high bushfire risk and ecological constraints.

ITEM 2 - NEW POLICY: DRAFT UNSOLICITED PROPOSAL POLICY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION – The draft Unsolicited Proposals Policy be exhibited for a minimum period of 28 days for public comment.

ITEM 3 - REVIEW OF REFERENCE GROUPS AND ADVISORY COMMITTEES

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

- 1 The Active Transport Committee be reformed as the Walking, Cycling and Mobility Reference Group.
- 2 The Wollongong Heritage Advisory Committee be reformed as the Heritage Reference Group.
- 3 A 'Register of Interest' be established as one of the mechanisms to engage around topic areas.
- 4 Councillors be elected to the Walking, Cycling and Mobility Reference Group and Heritage Reference Group.
- 5
 - a The Charters of the two bodies be altered such that clause 6, 'Term of appointment' in the Heritage Reference Group, and clause 4 in the Walking, Cycling and Mobility Reference Group both read: 'As determined by Council';
 - b The term of appointment be for the term of this Council 2017-20 for non-Councillor members and appointed annually for Councillors.
- 6 Elections for reference groups and committees be conducted by open means on a show of hands.

In relation to Point 6 of Council's resolution the Lord Mayor conducted the election for the following Reference Groups –

Walking, Cycling and Mobility Reference Group (two Councillors to be elected, one to be elected Chair)

- Nominations were received for Councillors D Brown and Cox, and there being no further nominations Councillors D Brown and Cox were duly elected.
- A nomination was received for Councillor D Brown to be elected Chair, and there being no further nominations he was duly elected.

Heritage Reference Group (two Councillors to be elected, one to be elected Chair)

- One nomination was received for Councillor Cox and there being no further nominations Councillor Cox was duly elected as a member as well as Chair of the Reference Group.

ITEM 4 - COMMUNITY ENGAGEMENT POLICY REVIEW 2018

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 The draft Community Engagement Policy 2018 be placed on public exhibition from 8 May to 4 June 2018.
- 2 Following the public exhibition period, a revised Community Engagement Policy 2018 be presented to Council for adoption.

ITEM 5 - DRAFT PLANNING PROPOSAL POLICY: POST EXHIBITION REPORT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION – The Planning Proposal Policy and accompanying Application Form and Checklist be adopted, noting that the Independent Hearing and Assessment Panel (IHAP) is now referred to as the Local Planning Panel.

DEPARTURE OF COUNCILLOR

Due to a prior disclosure of interest Councillor D Brown departed the Chamber and was not present during debate and voting on Item 6.

ITEM 6 - PROPOSED LEASE OF PART LOT 1 DP860110 TALLEGALLA STREET, UNANDERRA TO VOX FM

53 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor King seconded Councillor Walters that -

- 1 Council authorise the lease of the vacant premises at Part Lot 1 DP860110 (former Girl Guides Hall) to Illawarra Community FM Broadcasters Ltd (Vox FM) for a period of 10 years, subject to the terms and conditions outlined in this report.
- 2 Authority is granted to affix the Common Seal of Council to the lease documents and any other documents required to give effect to this resolution.

ITEM 7 - PROPOSED LICENCE TO BELLAMBI SOCCER CLUB OF PART ELIZABETH PARK BELLAMBI

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 Council authorise the licence to Bellambi Soccer Club of Part Lot 1 DP657190 being Elizabeth Park, Cawley Street, Bellambi for a period of 10 years, subject to the terms and conditions outlined in the report.
- 2 Authority is granted to affix the Common Seal of Council to the licence documents and any other documents required to give effect to this resolution.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 8, Councillor Cox departed and returned to the meeting, the time being from 7.39 pm to 7.40 pm.

ITEM 8 - GENERIC PLAN OF MANAGEMENT - REPORT ON SUBMISSIONS

54 **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor Cox seconded Councillor Connor that the Generic Plan of Management for Community Land Categorized as Park, Sportsground, General Community Use and Natural Areas (2018) (Attachment 4 to the report) be adopted with minor amendments in accordance with section 40 of the Local Government Act 1993.

ITEM 9 - DRAFT WOLLONGONG CITY-WIDE (PREVIOUSLY SECTION 94A) DEVELOPMENT CONTRIBUTIONS PLAN (2018) FOR PUBLIC EXHIBITION

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION – The annual update of the Wollongong Section 94A Development Contributions Plan, being the draft Wollongong City-Wide Development Contributions Plan (2018) (Attachment 1 to the report), be endorsed for exhibition for a minimum period of 28 days.

ITEM 10 - CLIFFHANGER CAFE - BULLI TOPS, LEASE PROPOSAL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 Council authorise the lease of the vacant premises known as Cliffhanger Café at Bulli Tops to RDS Investments (NSW) Pty Ltd for a period five years with an option to renew for a further three x five years, subject to the terms and conditions outlined in the report.
- 2 Authority is granted to affix the Common Seal of Council to the licence documents and any other documents required to give effect to this resolution.

ITEM 11 - PROPOSED ROAD CLOSURE AND SALE OF PORTION OF THALASSA AVENUE, EAST CORRIMAL ADJOINING LOT 185 DP 10422 NO 29 BIRCH CRESCENT

55 COUNCIL'S RESOLUTION – RESOLVED on the motion of Councillor Kershaw seconded Councillor Colacino that -

- 1 Council consent to the closure of the portion of Thalassa Avenue, East Corrimal, as shown hatched on the plan attached to the report, and upon closure, the land be classified Operational Land under the Local Government Act 1993.
- 2 Subject to formal closure, Council authorise the sale of the subject portion of Thalassa Avenue, East Corrimal, as shown hatched on the plan attached to the report, to the adjoining landowner or their nominee, on the following conditions:
 - a Purchase price of \$302,500 (GST inc).
 - b The purchaser be responsible for all costs associated with the road closure and sale including valuation, survey, plan lodgement, legal and transfer costs, including Council's reasonable legal fees.
 - c A caveat be established over the land in favour of Council in regard to the stormwater infrastructure.
- 3 Authority be granted to the General Manager and Lord Mayor to affix the Common Seal of Council to the plan of survey and transfer documents and any other documentation required to give effect to this resolution.

In favour Councillors Kershaw, Rimmer, D Brown, T Brown, King, Connor, Colacino, Walters, Figliomeni and Bradbery

Against Councillors Cox and Blakey

ITEM 12 - PROPOSED ACQUISITION OF NO 4 ARROW AVENUE, FIGTREE AND NO 3 WILLOW GROVE, CORRIMAL, UNDER THE VOLUNTARY PURCHASE SCHEME FOR FLOOD AFFECTED PROPERTIES

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

- 1 Council authorise the acquisition of No 4 Arrow Avenue, Figtree and No 3 Willow Grove, Corrimal subject to the owners' consent, as shown by hatching on the attachments to the report subject to the following conditions:
 - a Purchase price of \$820,000 (GST free) for No 4 Arrow Avenue, Figtree;
 - b Purchase price of \$875,000 (GST free) for No 3 Willow Grove, Corrimal;
 - c Each party be responsible for their own legal costs; and,
 - d Funding being provided from the Office of Environment and Heritage for two-thirds of the purchase price and demolition costs.
- 2 Upon the acquisition being finalised, No 4 Arrow Avenue, Figtree and No 3 Willow Grove, Corrimal, be classified as Community land in accordance with the Local Government Act 1993.
- 3 Authority be granted to the Lord Mayor and the General Manager to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to the resolution.

ITEM 13 - TENDER T17/60 - WHS BEHAVIOUR PROGRAM

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 a In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005, Council decline to accept any of the tenders received for the WHS Behaviour Program and resolve to enter into negotiations with one or all of the tenderers or any other party with a view to entering into a contract in relation to the subject matter of the tender.
 - b In accordance with clause 178(4) of the Local Government (General) Regulation 2005, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers or any other party and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrate a capacity and ability to undertake the works.
- 2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with one or all of the tenderers, and, in the event of failure of negotiations with those tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 14 - TENDER T18/01 - KING GEORGE V OVAL SPORTS FIELD LIGHTING

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of JRW Trading Pty Ltd for the design and installation of King George V Oval sports field lighting, in the sum of \$273,024.20, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 15 - TENDER T18/10 - KANAHOOKA ROAD AND BROWNSVILLE AVENUE, BROWNSVILLE - TRAFFIC SIGNAL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Twin Connect Pty Ltd for the installation of Traffic Signals and related Civil works, in the sum of \$235,010.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 16 - MARCH 2018 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION –

- 1 The financials be received and noted.
- 2 Council approves the proposed changes to the Capital budget including an overall decrease of \$0.3M in the Capital Works Program.

ITEM 17 - STATEMENT OF INVESTMENT - MARCH 2018

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 48).

COUNCIL'S RESOLUTION – Council receive the Statement of Investment for March 2018.

THE MEETING CONCLUDED AT 7.55 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on 28 May 2018.

Chairperson

ITEM D

LORD MAYORAL MINUTE - APPOINTMENTS TO THE ILLAWARRA SHOALHAVEN JOINT ORGANISATION

The Illawarra Shoalhaven Joint Organisation (ISJO) has now been enacted through the Local Government (General) Amendment (Regional Joint Organisations) Regulation 2018. In preparation of the first Board meeting and the adoption of the draft Charter, Council is required to nominate delegates to the Board.

At the commencement of the first ISJO Board meeting, membership of the Board will comprise voting representatives (the Mayor of each member Council) and a non-voting representative (a person nominated by the Secretary of the Department of Premier and Cabinet).

The ISJO Board intends to resolve through the adoption of the draft Charter that an additional Councillor from each Council be a voting representative of that member Council on the Board. The number of voting representatives from each Council must remain equal at all times. Only Councillors can be voting representatives. Councillor David Brown has been the additional voting representative on ISJO prior to the organisation being proclaimed.

The Regulations specify that a member Council may also choose to appoint an alternative representative from its Councillors. For the Mayor, this may or may not be the Deputy Mayor. While acting in the place of a voting representative on the Board, a person has all the functions of a representative, including voting. Member Councils that choose to appoint an alternate representative must notify the Joint Organisation of that person's name, position and term of appointment.

The ISJO Board has expressed a preference that the alternate be appointed for the term of Council to ensure consistent representation.

RECOMMENDATION

I therefore recommend –

- 1 Wollongong City Council:
 - a Endorse the continuation of Councillor David Brown's appointment as a voting representative on the Illawarra Shoalhaven Joint Organisation (ISJO) Board.
 - b Elect an alternate Councillor delegate to represent Council on the ISJO Board, as required.
- 2 The election of the alternate Councillor delegate be undertaken by open means, on a show of hands.
- 3 The appointments be for the term of Council to ensure consistent representation.

ITEM A

NOTICE OF MOTION - COUNCILLOR COLACINO - IMPROVED ROAD SAFETY MEASURES FOR VULNERABLE ROAD USERS

Councillor Colacino has submitted the following Notice of Motion –

“I formally move that –

- 1 Council investigate improved road safety measures for vulnerable road users, who are limited to using the road pavement for pedestrian movements in the Wollongong Local Government Area.
- 2 The investigation also look at possible traffic calming measures including shared roadway zones, as well as the legalities of a possible reduction of the speed limit where a formal pedestrian off road area cannot be clearly delineated.
- 3 The staff response be made available by 20 August 2018 and be in the form of a Councillor Briefing or Information Note.”

ITEM B NOTICE OF MOTION - COUNCILLOR COX - PUBLIC CREMATORIUM

Councillor Cox has submitted the following Notice of Motion –

“I formally move that Council –

- 1 Notes the community concern regarding the impending closure of Wollongong’s public Crematorium.
- 2 Calls for expressions of interest for organisations to operate the Crematorium as a public service, including contributing funds for repairing or upgrading the existing cremator.”

Background provided by Councillor Cox:

Many community members were upset and alarmed at the announcement of the impending closure of the Crematorium. This included people from all walks of life, but significantly from people who had recently buried a loved one and had been left with a huge bill from a profit-making funeral company. It is important that people on low to moderate incomes can actually afford a decent funeral for their family members without being saddled with a debt of tens of thousands of dollars that they can never repay. Having a public crematorium is one way of ensuring that low cost funerals remain an option for our community.

Currently, Council provides a baseline cost for cremations, which in turn helps regulate the price of cremations in the Illawarra. Each year, private providers wait to see Council’s prices, then base their own fees on that. The physical space exists to continue a public cremation service. An open public Expression of Interest process will provide a transparent process to identify if there is in fact a demand for the City's public cremation service to continue.

ITEM C NOTICE OF MOTION - COUNCILLOR FIGLIOMENI - WEST DAPTO DEVELOPMENT

Councillor Figliomeni has submitted the following Notice of Motion –

“I formally move that the Lord Mayor write to the –

- 1 Minister for Health to seek information from the NSW Government if there are plans for the provision of health facilities for the West Dapto growth area and if so, the timeframe for provision.
- 2 Minister for Education to seek details from the NSW Government on the provision and timing of primary and high schools in the West Dapto growth areas.”

Background provided by Councillor Figliomeni:

The NSW Government has, since the commencement of West Dapto, collected significant revenue from developers for the provision of various facilities including schools in the area. At a recent community meeting concerns were expressed by attendees that there are no plans or information when and if schools and health facilities will be available in the area.

This motion seeks to obtain details on these matters so that the community can be informed and make decisions accordingly.

ITEM 1 PORT KEMBLA 2505 REVITALISATION PLAN - POST EXHIBITION

The Port Kembla 2505 Revitalisation Plan sets the 25 year aspirational Vision for the future of Port Kembla. The Vision establishes a benchmark for all aspects of decision making and should be used by policy makers, the development industry and land owners to guide investment and decision making. Informed by detailed urban design analysis, economic assessment and community opinion, the Plan identifies suburb-wide actions, and drills down into five precincts that detail 'key moves' to deliver change across the suburb.

The Port Kembla 2505 Revitalisation Plan is underpinned by the Port Kembla Implementation Plan. The Implementation Plan lists priority actions and will act as a tool to deliver a coordinated approach to revitalisation. Both the draft Port Kembla 2505 Revitalisation Plan and Port Kembla Implementation Plan were exhibited between 17 February 2018 and 23 March 2018. Council received support for the Plan via a comprehensive community engagement program. A vast amount of valuable feedback was received through kiosk discussions, an online survey and written submissions, with hundreds of comments informing the process. The draft Port Kembla 2505 Revitalisation Plan and accompanying Implementation Plan have been refined based on community, government agency and local business input.

This report seeks Council support to endorse the Port Kembla 2505 Revitalisation Plan, and note the accompanying Implementation Plan.

RECOMMENDATION

- 1 The Port Kembla 2505 Revitalisation Plan 2018 – 2043 be adopted.
- 2 The Port Kembla Implementation Plan 2018 be noted and be used to inform future projects in Port Kembla.

REPORT AUTHORISATIONS

Report of: Wayde Peterson, Manager Environmental Strategy and Planning (Acting)
Authorised by: Andrew Garfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Study Area (*Under Separate Cover*)
- 2 Draft Port Kembla Engagement Report 2017-2018 (*Under Separate Cover*)
- 3 Port Kembla 2505 Revitalisation Plan 2018-2043 (*Under Separate Cover*)
- 4 Port Kembla Implementation Plan 2018 (*Under Separate Cover*)

BACKGROUND

In 2016 Wollongong City Council successfully secured a grant, as part of the Port Kembla Community Infrastructure Funds (PKCIF), to prepare the Port Kembla 2505 Revitalisation Plan. The study area (Attachment 1) was the 2505 postcode excluding the Port Kembla Harbour and Industrial lands covered by the State Environmental Planning Policy – Three Ports. The exclusion of the SEPP lands was a condition of the grant. The intent was to develop a vision and strategies that would be used to direct initiatives to revitalise the suburb of Port Kembla.

Council officers scoped the project based on an understanding of the range of reports and plans previously prepared by Council and the community, and with community input received on these plans.

The project was structured around early community engagement, including workshops with local school groups and Port Kembla Youth Project and two community workshops (Visioning Workshop - August and Options Workshop - October). This up-front engagement shaped the draft Port Kembla 2505 Revitalisation Plan which was then formally exhibited between 17 February and 23 March 2018.

Early Engagement – Informing the Draft Plans

Early engagement was undertaken between February 2017 and November 2017. This engagement provided a range of activities for the community to input local information and ideas to directly shape and influence the draft Port Kembla 2505 Revitalisation Plan. The intent of the first stage of engagement (particularly the workshops) was to:

- *What do you value about Port Kembla?*
- *What are the challenges and opportunities facing Port Kembla?*
- *What ideas do you have that would improve/reinvigorate Port Kembla?*
- *Out of all the information that already exists was is still relevant? What is not?*

This early engagement was based around two community workshops; an understanding of what the community had already told us; and targeted discussions with groups within the community who would not be represented at the community workshops.

Listening to views already shared

Council officers and STUDIO GL spent time compiling 'what we already know' to allow Council and the community to 'check-in' on what the community had already said and not reinvent the wheel. This information was shared and used in workshops with the community and used to confirm priorities.

Engaging with youth and the indigenous community

Prior to the workshops, engagement activities were targeted with young people and the local indigenous community. This was to ensure the voices of these communities would help shape the draft Plan. Knowing that workshops may not have representation from everyone in the community, Council asked targeted groups to answer the following questions. Young people at local primary schools and Five Islands College, and Coomaditchie Homework group were asked to tell us:

- *My wish for Port Kembla is..?*
- *If I was Lord Mayor for a day, my one wish for Port Kembla would be..?*
- *What is your Vision for the suburb of Port Kembla?*

Three main participant groups were targeted during this engagement; they were Primary Students, Youth Services and Indigenous groups; in which we had 193 participants, with a total of 260 responses. The most common theme related to the desire to see increased youth and community activities and venues. Overall 38% of all respondents proposed that their future vision for Port Kembla included, increased opportunities for young people and community members to participate in local activities and events. Furthermore, shops and restaurants were also seen as a local activity or place to socialise for young people.

Transport frequency, links and reliability ranked the highest for Youth Services and particularly highly overall with multiple submissions related to the need for improved transport services. This is believed to further support increased community safety, alongside additional lighting.

Feedback received from Coomaditchie Community Centre, of varied age groups, highlighted comments for improved community activities and improvements to the Coomaditchie Community Centre. The majority of the responses referenced the need to improved Aboriginal health outcomes, with reference to the installation of an on-site exercise station and improved outdoor provisions, such as shelter, shade and BBQ area.

Information on what was collected during the workshops is outlined in pages 16 - 37 of the attached Engagement Report (Attachment 2). The data collected throughout this stage of the engagement was collated and themed was used integrated into the Vision, Strategies and actions of the draft Port Kembla 2505 Revitalisation and Implementation Plan.

Visioning Workshop – August 2017

On 17 August 2017 two visioning workshops were held at the Port Kembla Senior Citizens Centre and attended by 60 persons. The workshop provided an opportunity for the community to comment on the outcomes of previous revitalisation plans, and to also discuss specific issues and ideas that are relevant to Port Kembla now. A variety of activities facilitated the development of a vision for precincts across the suburb of Port Kembla, including 'placecheck' mapping for the Town Centre, ideas post-it boards and a visioning exercise.

Options Workshop – October 2017

On 19 October 2017 two visioning workshops were held at the Port Kembla Senior Citizens Centre and attended by 50 persons. Based on the information collected during Workshop 1 a draft Vision and five draft precinct strategies were shared for comment. These precincts were the Town Centre, recreation areas, Coomaditchie Lagoon, Military Road and coastal areas. This work was directly informed by the findings of the visioning workshop. This information was worked through by the community and comments collected to inform the final draft Port Kembla Revitalisation Plan and Implementation Plan.

The draft Port Kembla 2505 Revitalisation Plan the draft Implementation Plan were exhibited from 17 February 2018 to 23 March 2018. The accompanying Port Kembla Engagement Report (Attachment 2) summarises the engagement activities and feedback from the community.

PROPOSAL

Port Kembla 2505 Revitalisation Plan, 2018-2043

The Port Kembla 2505 Revitalisation Plan (Attachment 3) sets the 25 year aspirational Vision for the future of Port Kembla (excluding the Three Ports State Environmental Planning Policy lands). The Vision establishes a benchmark for all aspects of decision making and should be used by policy makers, the development industry and land owners to guide investment and decision making.

Informed by detailed urban design analysis, economic assessment and community opinion, the Plan identifies suburb-wide actions, and drills down into five precincts that detail 'key moves' to deliver change across the suburb.

This Plan is underpinned by an Implementation Plan. The Implementation Plan lists priority actions and will act as a tool to deliver a coordinated approach to revitalisation.

The overarching vision for the suburb of Port Kembla is:

"Port Kembla is a product of its unique people and exceptional natural surroundings. Its rich cultural history and diverse population contribute to a lively and active place that is inclusive and attractive for residents and visitors".

This Vision is supported by suburb-wide strategies:

- Vibrant and Inviting.
- Unique and Exceptional.
- Lively and Diverse.
- Active and Connected.
- Grow with the Port and Industry.

Due to the size of the study area, the Plan focuses on the following five key precincts with each having their own unique character and objective:

- a Port Kembla Town Centre.
- b Military Road Spine.
- c Coastal Areas.
- d Recreational Areas.
- e Coomaditchie Lagoon.

Each of the five precincts has its own unique aspiration with accompanying actions to deliver change. Actions, no matter which precinct they relate to are all designed to achieve the suburb-wide vision and strategic objectives.

The Vision for the suburb and the precincts are supported by a number of accompanying strategies which provide more detail about how the community's Vision will be achieved and set out actions to be undertaken to realise the future potential of the Port Kembla Revitalisation Plan.

The Port Kembla 2505 Revitalisation Plan is supported by the Port Kembla Implementation Plan (Attachment 4). The Implementation Plan outlines a number of actions in a staged approach to deliver revitalisation across the five precincts to clearly communicate priorities and target delivery timeframes. Whilst this plan provides long term aspirations in the form of vision and strategies there are a number of short-term high-priority actions that can assist in revitalising Port Kembla in the meantime. See 'Financial Implications' for more information on these actions.

The purpose of the Implementation Plan is to ensure actions are delivered in a strategic and collaborative manner to achieve the best possible outcomes. The Implementation Plan is therefore a 'living' document and will change and adapt over time.

It is intended that these strategies and actions will guide future infrastructure improvements, new and renewed development proposals and programs and partnerships to ensure future investment in Port Kembla is aligned with the community's aspirations. There are many possible ways to achieve the Vision for Port Kembla future and the strategies in this plan provide a framework by which to assess emerging actions and proposals on their merits, as well as motivating and empowering community leaders and entrepreneurs to meaningfully invest time and money into Port Kembla.

CONSULTATION AND COMMUNICATION

Exhibition Period

Extensive community engagement was undertaken throughout the life of the project. From the inception of the project Council officers acknowledged the strong and active community in Port Kembla.

The draft Port Kembla Revitalisation Plan was prepared in consultation with the community. The draft Plan was exhibited from 17 February 2018 to 23 March 2018.

A series of community engagement activities, coupled with a focused survey were used to seek community and stakeholder comments. A mixed methodology was used over the five week period offering multiple opportunities to offer feedback. As with the first stage of engagement activities targeted hard to reach communities, in the Port Kembla area, to ensure that a broader more diverse representation of the community was reached, with a particular focus on young people and the Indigenous community.

A total of 462 participants offered formal feedback and a total of 1,195 comments were gathered.

The following activities were undertaken:

- 1 Two Community Kiosks;
- 2 Online Survey;
- 3 Targeted engagement with youth and the indigenous community;
- 4 Stakeholder forums;
- 5 Reference Groups;
- 6 Onsite conversations with businesses; and
- 7 Information sharing across Chamber, Social Medias, Newsletters, Websites and letter + Postcards circulated.

The following breakdown of feedback:

- 151 survey submissions;
- 200 Kiosk comments;
- 12 Community submissions;
- 10 Government and agency submissions; and
- 89 one-on-one conversations with local business, students at Five Islands College and Coomaditchie.

What we heard

Overall, the majority of respondents were supportive of the Vision and Strategies of the draft Revitalisation Plan and the direction of the Suburb Wide and Precinct Actions. Responses have been grouped into strong recurring themes. The most common themes identified within the submissions were:

- Environment, Greening and Sustainability: A clear and integrated environmental strategy, which includes ongoing consultation, with particular reference to the local Aboriginal community.
- Walkability and Pedestrian Experience: Improve connections.
- Diversity of Offer: Increase and improve retail, recreation and social opportunities, both day and night.
- Amenity: Improved provisions of toilets, lighting, bubblers, seating and BBQ areas.
- Safety: Implementation of Crime Prevention Through Environmental Design (CPTED), increased Police presence and community programming, including surf safety.
- Public Transport: Improved transport links both within and to Port Kembla.
- Art and Culture: Value the cultural and heritage of the area and utilise this as an opportunity to create a unique focus for specific locations.

Environment, greening and sustainability were a central theme suburb wide. With feedback focused on the need for a clear and integrated environmental strategy to guide the planning process, continued community consultation. Particular focus was expressed in relation to local Aboriginal consultation and driven projects in and around Coomaditchie Lagoon. Frequent supportive reference was also made to the planting of native trees, not shrubs, as these were seen as problematic in relation to visibility and maintenance.

Walkability and pedestrian experience ranked highly also, with respondents sighting this as the second most important theme. Walkability and cycling were of high priority, with respondents stating that improved links to and around Port Kembla were currently lacking.

With the provisions of a diverse offer of recreation and other activities to draw community members to specific locations, with well facilitated amenities such as; toilets, bins, lighting, seating and BBQ areas.

Setting Priorities

Through the online survey (151 respondents), the community were asked to identify their priority Precinct. The survey asked for feedback on the draft suburb-wide vision and strategies and asking the community to prioritise which precinct was to them the highest priority.

This ranking allows Council officers to adjust the actions outlined in the Implementation to the strategic priority for the community. The ranking also allows for conversations internally to help inform where resourcing is allocated within the suburb. The community ranked the Town Centre as priority 1, followed by Coomaditchie Lagoon, Coastal Areas and Military Road. Recreation areas were ranked priority area 5.

Investigating Residential Development Potential

Through a range of conversations and submissions, the desire for the Revitalisation Plan to unlock residential development potential through uplift in the planning controls relating to height and floor space ratios was raised. Throughout the development of the Plan, consideration to the role of increased residential population in Port Kembla was investigated.

Demand for Residential Growth

The current projections for residential growth in Port Kembla is low and does not warrant change in planning policy to accommodate a growing population. The projections for 2036 see an increase in the resident population by around 100 people representing an annual growth rate of 0.2%. Council is currently in the process of preparing an LGA wide Housing Study. Through this project, it will be determined how the resident population of Wollongong is to grow and which suburbs, areas are to support the growth. If the Housing Study identifies Port Kembla as a growth area, appropriate recommendations will be made.

It is noted that a lot of discussion around growing the resident population for Port Kembla is focused around the vitality of the Town Centre. The economic study prepared by Hill PDA found that the Town Centre of Port Kembla is very large, supporting a main street of 600 metres, and a floor space capacity to support a population triple the size of Port Kembla. As tripling the residential population of Port Kembla is not currently a strategic direction for population growth, the Revitalisation Plan seeks to manage the scale of the Town Centre to realign it to its role as a local centre catering to the needs of the local population.

Investigations found that there was existing opportunity for low rise medium density development (town houses) and shop top housing throughout the Port Kembla Town Centre within the current planning controls. The introduction of the State Government's Low Rise Medium Density Code, scheduled for July 2018, will add further flexibility throughout all residential lands to introduce medium density development.

Feasibility of Residential Development

Feasibility testing was undertaken on four test sites – two in the commercial core and two in the residential area. The results showed redevelopment was not viable under the current conditions. Hill PDA were asked to test the viability of residential development in a scenario where planning controls were increased. This work concluded that an uplift in height and floor space for residential development did not improve the viability. The low end sale values of apartments in Port Kembla at this time undermine the viability.

It was noted that the financial viability of redevelopment improves significantly on sites with ocean views, however, the town centre does not enjoy this amenity, and sites with ocean views are often affected by potential Port noise impacts in the future.

With regard to Council's ability to influence residential feasibility Hill PDA identified two key strategic implementation strategies that could assist in promoting economic development:

- 1 Initiate local amenity program to create a vibrant community. Part of this may include promotion of local events, streetscaping, investment in local social infrastructure, and capitalise on coastal related activities. These sorts of activities and programs would assist increasing the attractiveness of Port Kembla and transpire into an increase in market demand.
- 2 Wait for the market to improve. We know the marginal difference between the cost to construct and revenue achieved is narrow. Over time this widens as an urban area grows and land becomes increasingly scarce. Therefore Council could take the wait, look and see approach until the local housing market improves.

Growing with the Port and Industry

Recognising the Regional significance and planned growth of the Port of Port Kembla, there is an important role in understanding the interface of heavy industrial land uses and the neighbouring residential area in Port Kembla and how these can co-locate while delivering high amenity.

The NSW Department of Planning and Environment is undertaking the Three Ports SEPP/Residential Port Kembla impact assessment and mitigation. This project will investigate options for management of land use conflict between the Port, Heavy industrial area, freight network and surrounding land uses into the future. The study aims to minimise and mitigate noise and other environmental impacts on residential development to ensure efficient functioning of the port and industrial lands.

Former Port Kembla School Site

On 26 June 2017, Council deferred the consideration of a draft Planning Proposal for the former Port Kembla School Site on Military Road. A further report on the draft Planning Proposal will be considered on 28 May 2018.

The Port Kembla 2505 Revitalisation Plan indicates that the former school site is appropriate for residential development, as it will provide additional housing that will support the town centre. The Plan also suggests that pedestrian, vehicle linkages and view corridors should be extended through the former school site. These issues are being considered as part of the assessment of the draft Planning Proposal request.

Refining the Plan

In considering the feedback received from the community, government agencies and local business, a range of edits were made to refine the exhibited draft Port Kembla Revitalisation Plan and Implementation Plan.

The following amendments were made to the draft Port Kembla Revitalisation Plan:

<p>Vision and Strategies</p>	<p>Integration of environmental and sustainability matters in the Vision and Strategies statements.</p> <p>Incorporated <i>new, creative and innovative industries</i> into the Strategies.</p> <p>Strengthened safety as a key element in the Vision and Strategies.</p> <p>Changed the Strategy from Diverse Vibrant and Inviting to Diverse and Inviting.</p> <p>Changed the Strategy from Lively and Active to Lively and Sustainable.</p>
<p>Delivering across the Suburb</p>	<p>Reordered to reflect priorities from the community.</p> <p>Updated to emphasize environmental matters, introducing an action around being sustainable and green.</p> <p>New heading around public amenity and updated some of the images to consolidate and focus intent.</p>
<p>Precincts</p>	<p>Amended the Precincts diagram for Coomaditchie Lagoon to extend to the foreshore.</p> <p>Town Centre</p> <p>Amended Town Centre Strategic Moves to include creative industries, and intent to enhance evening economy.</p> <p>Town Centre Master Plan amended to include industrial transition to SEPP buffer lands.</p> <p>Highlighted the former Port Kembla School site to support supporting residential population.</p>

	<p>Military Road</p> <p>Clarified the intent of cycling network.</p> <p>Expanded section of infrastructure upgrades to include whole of Military Road crossing points.</p> <p>Coastal Areas</p> <p>Reworked the vision and role of the Precinct.</p> <p>Update of Coastal Area photomontage to remove built elements and respond to community ideas.</p> <p>Shifted focus to Hill 60 Master Plan, Indigenous significance and natural amenity and Gallipoli Park.</p> <p>Recreation Areas</p> <p>Integrated safety.</p> <p>Adjusted text to shift surf club focus to the Foreshore and surf club.</p> <p>Amended Activation section to read as event activation, and adjusted text to remove reference to use of lower car park at surf club as an RV area.</p> <p>Coomaditchie</p> <p>Expanded focus on the environmental heritage of the Lagoon, and the opportunity for education to be incorporated into the precinct.</p> <p>All works carefully considered to include extensive community engagement.</p> <p>Reordering of ‘moves’ to priorities cultural events and improved facilities, environmental conservation, and boardwalk and educational signage.</p> <p>Some photos have been updated.</p>
<p>Front Cover</p>	<p>The front cover has been amended to include a community image which was sourced through a social media campaign on <i>We Love Port Kembla</i>.</p>

PLANNING AND POLICY IMPACT

The Port Kembla 2505 Revitalisation Plan 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 2017-18
Strategy	5 Year Action	Annual Deliverables
<p>5.1.6 Urban Areas are created to provide a healthy living environment for our community.</p>	<p>5.1.6.1 Review Planning Controls for priority locations.</p>	<p>N/A this plan came about via an external funding opportunity rather than through the Annual Planning and Business Proposal Process.</p>

The Port Kembla 2505 Revitalisation Plan and Implementation Plan are supporting documents under Council’s Integrated Planning and Reporting Framework. Supporting documents include Council’s endorsed strategies, plans, master plans, town and village plans, precinct plan and action plans that include short, medium and long-term outcomes.

FINANCIAL IMPLICATIONS

The Port Kembla 2505 Revitalisation Plan is accompanied by a detailed Implementation Plan. The Implementation Plan will be a tool to guide project planning and budget allocation into the future in accordance with Council's Annual Business Planning Cycle and funding allocation process for strategic projects. The Implementation Plan sets out a range of projects allocating a priority and suggested timeframe for delivery.

Importantly, the Plan will be a guide to future Port Kembla Community Investment Funding (PKCIF) applications.

Subject to funding *Our Wollongong 2028 Draft Planning Documents*

As *Our Wollongong 2028 Draft Planning Documents* are currently on exhibition, it is important that the adoption of the Port Kembla 2505 Revitalisation Plan informs future project delivery opportunities in the suburb, in particular high priority projects requesting delivery in the short term (within two years).

It is noted that the *Our Wollongong 2028 Draft Planning Documents* nominate a number of projects for the suburb including infrastructure works aligned with car park upgrades, accessible access to community amenities (playgrounds and facilities); King George V lighting upgrades; delivery of Hill 60 Master Plan projects and drainage infrastructure works.

Subject to funding – Council's Business Proposal Process

Other significant projects requiring funding which are not in draft Annual Plan or capital works program are subject to a Business Proposal process. Two key projects are being progressed via this process. These include the Town Centre Identification and acquisition project and the Hill 60 Conservation Management Plan and AHIP Project.

Projects nominated for inclusion in the *Our Wollongong 2028 Draft Planning Process*

High priority projects identified by the Revitalisation Plan that are not in the *Our Wollongong 2028 Draft Planning Documents* have been considered, calculating budget requirements to deliver against the Plan in the 2018/19 Financial Year. A meeting was held with Council's Senior Management team to discuss implications, and to ensure clarity of resource allocations in context of existing priorities. Projects were divided into next financial year priorities and five year priority projects.

The following projects were identified as key for consideration in the 2018-20 Financial Years Programs:

Action	Project	Budget	W2028 Alignment
2.14	Port Kembla Events Development Applications	\$20,000 2018/19	DELIVERY PROGRAM 3.1.1.4 Deliver sustainable and successful events and festivals through Council investment and delivery of the Events Strategy
3.3	Port Kembla Town Centre: Vacant Spaces - Activation Project	\$60,000 2018/19 \$60,000 2019/20	DELIVERY PROGRAM 5.1.3.1 Deliver a diverse suite of projects to the community that foster and enhance community strengths and participation

Action	Project	Budget	W2028 Alignment
3.6	Port Kembla Town Centre: Wentworth Street Heritage and Built Form Quality Project	\$80,000 2018/19	DELIVERY PROGRAM 5.1.4.2 Review planning controls for priority locations

The additional budget to deliver these projects commencing in the 2018-19 financial year equates to \$160,000. It is recommended that as part of the post exhibition review and finalisation of the draft Annual Plan, consideration be given to the allocation of a budget of \$160,000 in 2018-19.

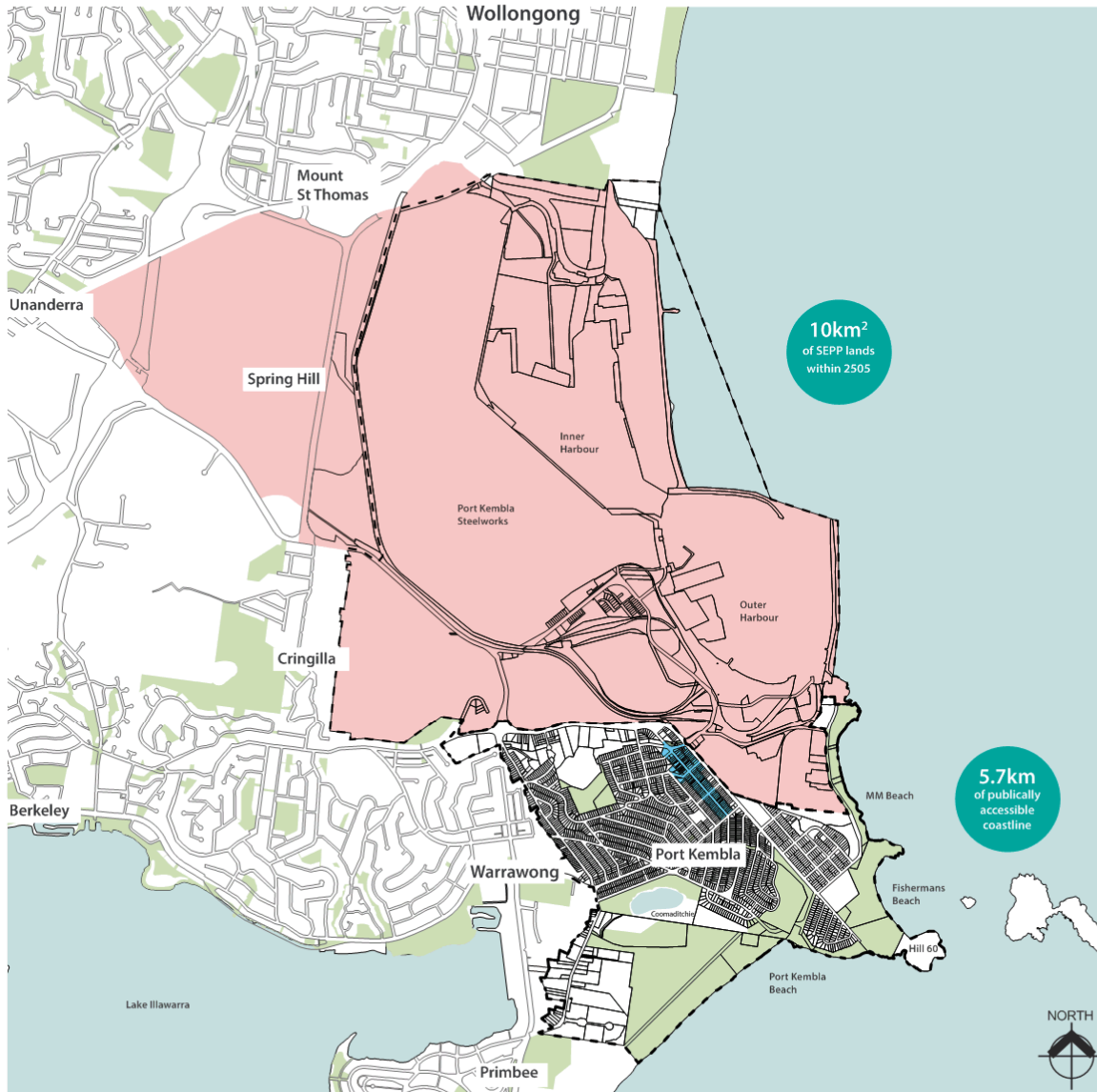
Ongoing Funding Support – PKCIF and other Grants

The draft Implementation Plan is ambitious, setting out a broad range of projects with priority rankings, estimated financial commitment and timeframe. Council seeks opportunities created via funding grants to deliver projects across the Local Government Area. Funding opportunities in Port Kembla including the Port Kembla Community Investment Fund and other Federal and State Government grants will be recognised as opportunities to deliver commitments set out in the Port Kembla 2505 Revitalisation Plan. Grants allow Council to supplement competing budgets, enable key projects to be brought forward, and can extend the scope of projects.

CONCLUSION

The Port Kembla Revitalisation Plan sets the strategic direction and Vision for Port Kembla over the coming 25 years. Delivering against the Vision will require collaboration across government agencies, private industry and the community. This requires a mix of Council commitment and investment, external funding opportunities and community lead revitalisation. Port Kembla is a great asset within our Region, and steps (both big and small) to revitalise this area will see positive change and impacts move beyond its 2505 boundary.

In adopting the Plan, Council will commit to the long term direction for revitalisation, and the coordination of expenditure to deliver change in partnership with other government agencies, local industry, business and the community.



The Study Area

The Study Area defined as the extent of the 2505 Port Kembla postcode area, less the Port Kembla Harbour and Industrial Lands covered by the State Environmental Planning Policy - Three Ports SEPP.

-  Port Kembla 2505 Boundary
-  Three Ports SEPP
-  Town Centre B2 Zone
-  Natural Areas

Port Kembla 2505

Engagement Report

May 2018





Youth consultation - Five Islands Community College Port Kembla

Acknowledgements

Wollongong City Council would like to show its respect and acknowledge the Traditional Custodians of the Land to which this Plan applies, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

This Plan was developed in partnership with Studio GL and interested community members. Wollongong City Council would like to acknowledge the time and effort and the ongoing contribution of these groups and their partners to the revitalisation of Port Kembla.

Wollongong City Council would like to thank members of the community who contributed to this plan by providing feedback in engagement activities.

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How to read

This Engagement Report presents a summary of information gathered via engagement throughout the life of the project including workshops to inform the drafts and findings of the public exhibition of the draft Port Kembla Revitalisation Plan and draft Implementation Plan. This report briefly describes the methods of engagement and provides a summary the feedback we received across these activities.

Extensive community engagement was undertaken throughout the projects to directly shape the Document and then the opportunity to comment during exhibition on the Draft Document. For this reason, the engagement report has been broken into two chapters:

Informing the Draft Plan

Two community workshops, targeted engagement activities to develop the Vision, Strategies and identify key precincts

Exhibition Period Feedback

Feedback received during the formal exhibition period incl survey, kiosk and submissions.

The findings of this report have been incorporated into changes to the Port Kembla 2505 Revitalisation Plan 2018 and accompanying Implementation Plan.

The suite of documents

01

Port Kembla 2505 Revitalisation Plan

The Plan puts forward a vision and strategies for the suburb to direct initiatives to revitalise the suburb of Port kembla. The plan focuses in on five precincts within the suburb setting future aspirations for each and proposes location specific strategies moves to achieve the vision.

Strategic Document - to be endorsed by Council

A

Implementation Plan

The Implementation Plan outlines actions from the Strategy, and looks at these in terms of priority of delivery. These will be reviewed annually as part of the business planning cycle.

Supporting Documents - to be noted by Council

B

Engagement Report including Submissions

The report outlines what we heard from the community and how this feedback has shaped and influenced the Plans. This report provides an outline of engagement undertaken by Council, submissions received and online survey results.

Introduction

Background

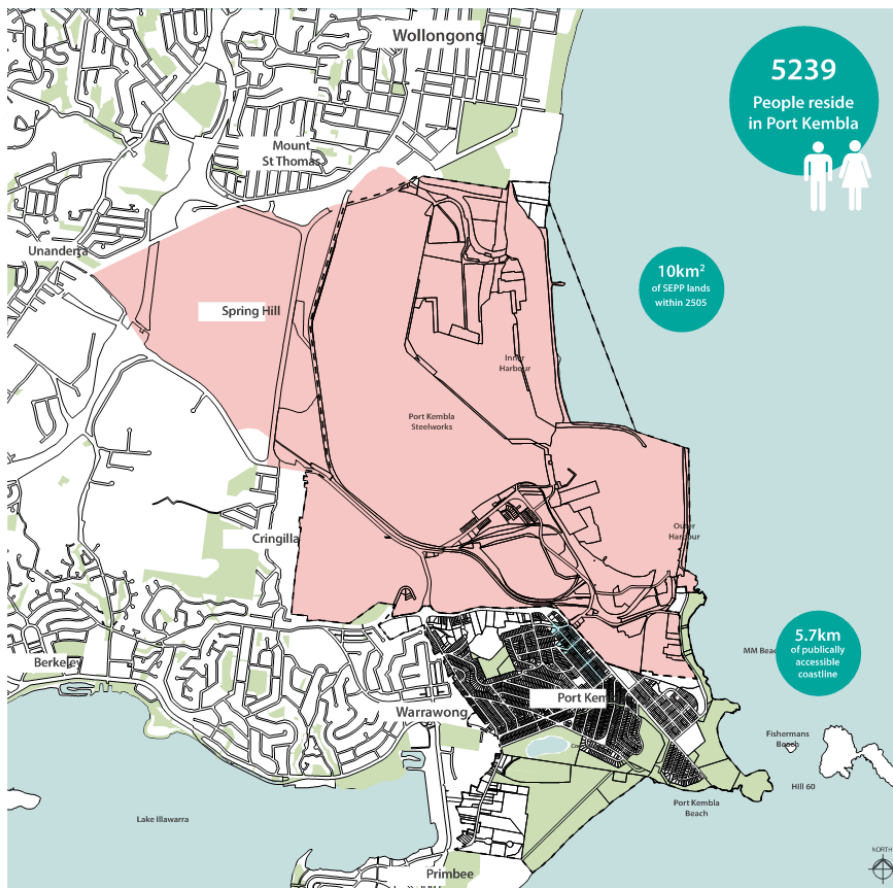
Council was successful in securing a grant via the Port Kembla Community Investment Fund (PKCIF) to run the Port Kembla 2505 suburb wide plan. T

This project investigated the Port Kembla suburb (postcode '2505'), excluding the Port Lands. Collaborating with the community, the study investigated a range of issues surrounding built form, planning, public realm quality, transport and access to create an agreed upon Vision and set of strategies for the Port Kembla suburb.

Reflective of the engagement approach undertaken by Council the report has been broken into two chapters:

- 1. Informing the Draft:**
Two community workshops, targeted engagement activities to develop the Vision, Strategies and identify precincts
- 2. Draft Exhibition Period Feedback**
Feedback received during the formal exhibition period incl survey, kiosk and submissions.

We used 10 different engagement methods through-out the life of the project.



Port Kembla 2505 study area

The Study Area, defined as the extent of the 2505 Port Kembla postcode area, less the areas defined under the Three Ports SEPP.

- Natural Areas
- Town Centre B2 Zone
- Three Ports SEPP
- Port Kembla 2505 Boundary

Engagement objectives + strategy

Over the 18 months of the project extensive Internal and External engagement was undertaken to influence and inform the plan and to ensure a succinct and coordinated approach to the Port Kembla Revitalisation Plan.

From the beginning Council staff acknowledged the myriad of work already undertaken in Port Kembla. It became apparent that an important outcome for the suburb was to not just Plan for its revitalisation but to improve relationships between Council and the Community.

External engagement activities targeted hard to reach communities, in the Port Kembla area, to ensure that a broader more diverse representation of the community was reached, with a particular focus on young people and the Indigenous community.

Objectives

The aim of the engagement activities were to:

- Build meaningful relationships with local school communities and hard to reach community groups.
- Undertake a transparent planning process with involvement from the Community throughout the process
- Gain under-represented stakeholder feedback and share this with the broader community.
- Visually represent stakeholder feedback at Workshops.
- Promote project awareness.
- Encourage diverse participation in the External Workshops and processes.
- Include feedback data in overall analysis.
- Gain feedback that is representative of the broader population of Port Kembla.

Engagement activities

Activities were planned and undertaken throughout the life of the projects. These included:

- Open community workshops
- Targeted engagement with Youth and the Indigenous Community
- Stakeholder forums
- Reference Groups
- Onsite conversations with businesses
- Information sharing across Chamber, Social Medias, Newsletters, Websites and letter + Postcards circulated.
- Establishment of pk2505.com.au website

Targeting the hard-to-reach population

Port Kembla has a growing of youth people, low-socio, multicultural and aging population. Because of this, a heavy emphasis was placed on engaging with school students, directly with Coomaditchie and Youth Projects. Macedonian + Senior Citizens Centre and through groups at the Community Centre.

Achievements

Council officers started conversations with the broader community by sharing what had already been collected over the past 10 years. This showed out commitment to the not reinventing the wheel and a promise to make the planning process as transparent as possible.

Limitations + Improvements

Difficulties particularly arose in regards to feedback Council officers received about lands Council, and this Plan do not control.

Issues arose between conflicts of opinion of the broader community and some government agencies.

4 workshops

151 survey responses

300+ conversations at kiosks

1100+ comments

02 Informing the draft Plan

Executive Summary

This first stage of engagement to inform the preparation of the draft Plan was undertaken between February 2017 - November 2017. This stage of engagement was focused on allowing the community to feed local information and ideas to directly shape and influence the draft Port Kembla 2505 Revitalisation Plan.

Due to the enormous amount of information already available, Council officers and STUDIO GL spent a lot of time compiling 'what we already know' to allow us to 'check-in' and not reinvent the wheel. More information can be found within the Workshop 1 and Workshop 2 consultation reports.

External engagement activities were targeted at hard to reach communities, to ensure that a broader more diverse representation of the community were engaged, with a particular focus on young people and the Indigenous community.

The intent of the first stage of engagement (particularly the workshops) was to:

- What do you value about Port Kembla?
- What are the challenges and opportunities facing Port Kembla?
- What ideas do you have that would improve/reinvigorate Port Kembla?
- Out of all the information that already exists is it still relevant? What is not?

Knowing that workshops may not have representation from everyone in the community, Council asked targeted groups to answer the following questions. This information was then displayed at the workshops:

- My wish for Port Kembla is..?
- If I was Lord Mayor for a day, my one wish for Port Kembla would be..?
- What is your Vision for the suburb of Port Kembla?

Three main participant groups were targeted during this engagement, they were **Primary Students, Youth Services and Indigenous groups**; in which we had 193 participants, with a total of 260 responses.

The comments received during the engagement period were supportive.

With the most common theme related to the desire to see increased Youth and Community Activities and Venues. Overall 38% of all respondents proposed that their future vision for Port Kembla included, increased opportunities for young people and community members to participate in local activities and events. Furthermore, shops and restaurants were also seen as a local activity or place to socialise for young people.

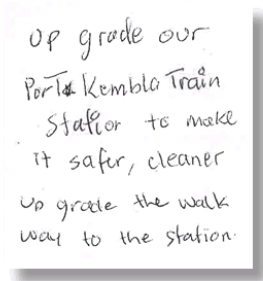
Transport frequency, links and reliability ranked the highest for Youth Services and particularly highly overall with multiple submissions related to the need for improved transport services. This is believed to further support increased community safety, alongside additional lighting.

Feedback received from Coomaditchie Community Centre, of varied age groups, highlighted comments for improved community activities and improvements to the Coomaditchie Community Centre. The majority of the responses referenced the need to improved Aboriginal Health Outcomes, with reference to the installation of an on-site Exercise Station and improved outdoor provisions, such as shelter, shade and BBQ area.

Information on what was collected during the workshops is outlined in pages 16-37 of this report. The data collected throughout this stage of the engagement was collated and themed was used integrated into the Vision, Strategies and actions of the draft Port Kembla 2505 Revitalisation and Implementation Plan.

My wish for Port Kembla is...

If I was Lord Major for a day, my one wish for Port Kembla would be...



Over 300 people were involved in informing the Draft Plans.

Overview of results

Targeted engagement

Multiple targeted engagement activities took place in the lead up to the two community workshops. With an awareness that hard to reach and/or underrepresented communities may not be at a workshop, staff set out to collect their ideas.

This targeted engagement was undertaken prior to the two community workshops to ensure their voices were heard, ideas collected and integrated into the decision making process.

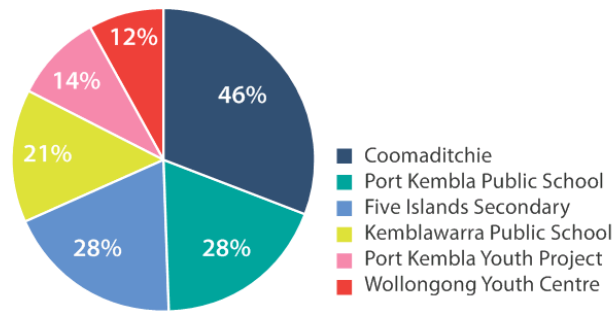
The three main groups targeted were Primary Students, Youth Services and the local Indigenous community of Port Kembla.

Council asked these hard to reach communities; 'What is your future Vision for Port Kembla?'

Distribution of participants

Overall 260 open comments were received, from 149 participants. Some respondents gave multiple answers to the question; hence the data reflect more responses than participants.

The pie graph below shows the distribution of the 49 participants, across the different community groups.



Summary of Themes

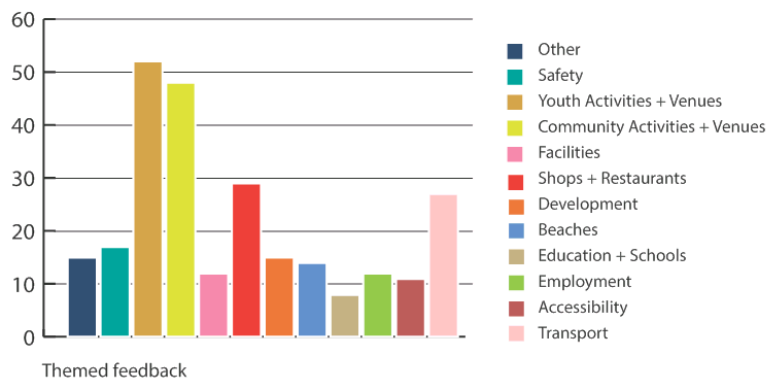
The graph below depicts the themed responses from all three hard to reach participant groups, Primary Students, Youth Services and Indigenous groups, from 193 participants with a total of 260 themed responses.

The comments received during the engagement were supportive.

With the most common theme related to the desire to see increased Youth and Community Activities and Venues.

Overall 38% of all respondents proposed that their future vision for Port Kembla included increased opportunities for young people and community members to participate in local activities and events. Furthermore, shops and restaurants were also seen as a local activity or place to socialise for young people.

Transport frequency, links and reliability ranked the highest for Youth Services and particularly highly overall with multiple submissions related to the need for improved transport services. This is believed to further support increased community safety, alongside additional lighting.



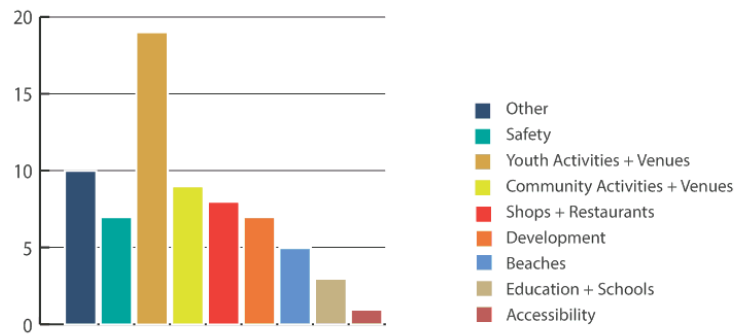
Engagement feedback

Primary School students

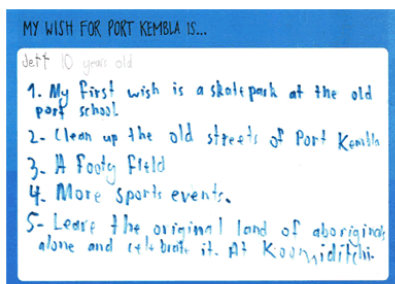
Students were asked to draw or write a response to the statement, "My Wish for Port Kembla is...".

49 students participated providing 57 responses for consideration.

The priority for primary school students was clearly around creating youth focused locations and activities - 'things to do'. Skateboarding and water play were rated highly.



Themed feedback



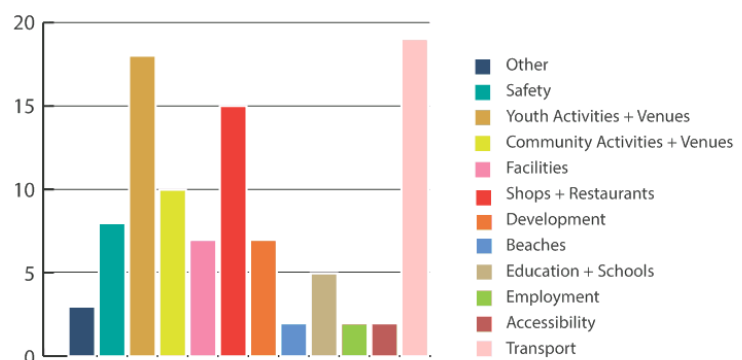
High School students + Youth

Students were asked to draw or write a response to the statement, "If I was Lord Major for a day, my one wish for Port Kembla would be...".

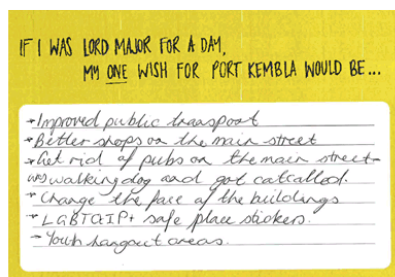
54 youth participated, providing 98 responses for consideration.

Mainly focused on transport links, consistency and efficiency. This was closely followed by providing more 'things to do'.

Availability of shops and restaurants also ranked highly, and aligns with a desire to have a safe place to go and things to do.



Themed feedback



Engagement feedback

Indigenous Community - Coomaditchie

Due to the artistic talents of the Coomaditchie youth, Council asked the group to express their vision through paintings. Staff provided paints and canvases and asked the children to respond to the statement "My Wish for Port Kembla is...".

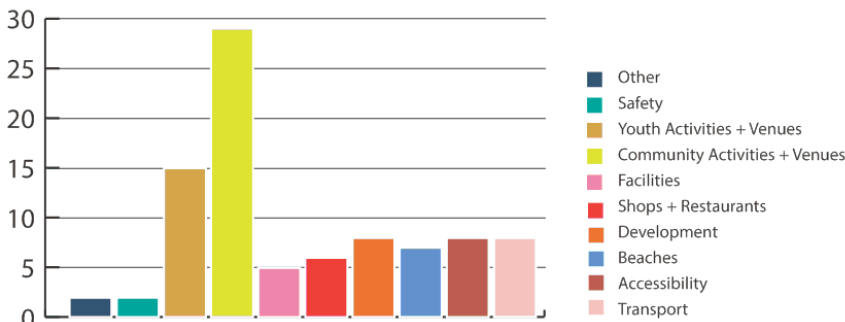
46 children participated from Coomaditchie Community Centre, of varied age groups.

Commentary focused on improved community activities and improvements to the Coomaditchie Community Centre .

The majority of the 29 responses in this theme referenced the need to improved Aboriginal Health Outcomes, with reference to the installation of an onsite Exercise Station and improved outdoor provisions, such as shelter, shade and BBQ area.

It was also stated that this would further support of the second priority area, of Youth activities/ venues.

29 paintings produced



Themed feedback



Small selection of artworks produced by the Coomaditchie youth.

Engagement feedback

Social Media + Advertisements

This report contains feedback results from multiple targeted engagement activities, aimed at hard to reach communities, to gain broader more diverse feedback opportunities. The three main groups targeted were Primary Students, Youth Services and the local Indigenous community of Port Kembla.

Council asked these hard to reach communities; 'What is your future Vision for Port Kembla?'

These results do not contain data from the four Community Workshops held over the engagement period. All of the data collected will be amalgamated into the final Port Kembla Revitalisation Plan 2018.



Twitter advertisement - August 2017

Distribution of workshop invitations

- PK2505.com.au web page
- Have Your Say page
- Letter and Postcard invites distributed to owners and stakeholders of PK2505 Suburb
- Port Kembla Community News Letter, incorporates community invitation for feedback.
- Portcall community newsletter advertisement.
- Aboriginal Local Lands Council
- Business Chambers Meeting
- Port Kembla Youth Project, engagement.
- Coomaditchie Community Centre Engagement
- Social Media used to inform community e.g. WCC website, Twitter, FB,.
- Inform local libraries and customer service.
- EHQ online feedback form.
- NF7 meeting attendance
- Local Media informed e.g. Advertiser, Mercury.



Mercury advertisement - August 2017

Community Workshops

Overview

A number of previous projects have been undertaken with a focus on the revitalisation of the Port Kembla Town Centre, so in order to acknowledge the work done by the community to date, ideas generated through these prior processes were also presented to the community to determine if they were still valid and relevant. This provided a good 'starting point' from which the community could consider possible changes and improvements to the area.

Here community members were invited to be actively involved in the consultation and their ideas, comments and aspirations were collected by the design team at Studio GL and members of Wollongong City Council. Port Kembla school students and Coomaditchie

Youth were asked to share their ideas about the area and created images and art that were displayed at the visioning workshops. Wollongong Council staff also held internal workshops to contribute and generate ideas.

The primary objective of the first phase of the community engagement was to gain an understanding of the thoughts and feelings the community has about their place. To facilitate this conversation, a few simple questions were posed:

- What do you value about Port Kembla?
- What are the challenges facing Port Kembla?
- What ideas do you have that would improve /reinvigorate Port Kembla?
- What is your vision for Port Kembla?

130 people attended workshops

Workshops had representatives from the community, local business owners, government agencies, NSW Ports etc.



**INFLUENCE
EMPOWER
CREATE**

Poster + Postcard invite to workshops

01 Visioning Workshop

For this first stage of the Community Engagement process, community members were invited to participate and share their thoughts on Port Kembla, both the suburb and the Town Centre. Community members were invited to actively participate in the consultation, and to share their ideas, comments and aspirations, which were collected by the project team.

Two workshops were held at the Port Kembla Senior Citizens Centre with approximately 60 people participating in the sessions.

1. 10:00 - 12:30pm
2. 6:00 - 7:30pm

These workshops provided an opportunity for the community to comment on the outcomes of previous revitalisation plans, undertaken over the last ten years, and to also discuss specific issues that are relevant to Port Kembla now. A variety of activities facilitated the development of a vision for Port Kembla, including placecheck mapping, ideas post-it boards and a visioning exercise.

- Is this information still relevant?
- Ideas and aspirations collected for key locations within the suburb.
- What is the vision for Port Kembla

Prior to these workshops, targeted engagement was undertaken with schools and youth groups, as well as the local indigenous community. Over 100 children and youth participated, and provided input into the process which was made available around the room at the Visioning Workshop.

Key matters raised and discussed

Overall, the key theme that emerged is that Port Kembla has a range of outstanding features, but also some significant challenges, particularly in

regards to its relationship with the Port. Attendees generally spoke of the diverse 'culture' evident in the suburb and the unique aspects that make Port Kembla special.

Safety was a common theme across all precincts, with lighting enhancements desirable and Military Road was highlighted as a dangerous road to cross for pedestrians. Access to the train station was also identified as a deterrent to usage by local commuters.

The natural beauty of the suburb, in particular Hill 60, the beaches and Gallipoli Park, was seen as a strength that could be capitalised on with the provision of additional amenities and improvements, especially for visitors.

The Town Centre was a focus of feedback and ideas during these workshops. Key concepts that developed focused on activation, including shopfront improvements, the addition of alfresco dining options, and the provision of enhanced streetscape improvements. The high number of vacancies of retail premises was identified as a challenge and options for a mini supermarket and more food options, which remain open later, were identified as desirable.

More information on what was heard at Workshop 1 is included in the consultation report on pages 16 - 27 of this report.



60 participants

“ Improve pedestrian access and walkability, particularly to public transport & bicycle facilities “

“ Diverse opportunities for meeting, gathering and reflecting “

“Make Port Kembla sustainable, tech advanced with latest renewable energy...invest in green economy“

02 Options Workshop

Based on the information collected during Workshop 1, Council officers produced 5 defined precincts, draft vision and strategies for the community to comment on. The intent of this workshop was to share technical analysis incl. Economics and Urban Design recommendations and to achieve a way forward for the Draft Plan.

Two workshops were held at the Port Kembla Senior Citizens Centre with approximately 50 people participating in the sessions.

1. 10:00 - 12:30pm
2. 6:00 - 7:30pm

These workshops were focused on discussions related to urban design analysis findings, economic analysis results and draft material produced by the project team.

A draft Vision and a series of draft precinct strategies were shared for comment. These precincts were the Town Centre, Recreation Areas, Coomaditchie Lagoon, Military Road and Coastal areas. This work was directly informed by the findings of the Visioning Workshop.

Draft Text, photo montages and aspirational images were presented that provided an idea of the components that were being developed for each of the Precincts. This information was worked through by the community and comments collected to inform the final draft.

Key matters raised and discussed

The ideas being developed were too homogeneous and that the essence of Port Kembla is the culture and the people who inhabit it.

Concern was raised that we were not at 'action' stage.

There were suggestions that local artists be involved in the preparation of the montages, that would more truthfully represent Port Kembla and local perceptions.

Ongoing involvement by artists in the revitalisation process was also seen as a way to retail and support upgrades that fit the Port Kembla 'local feel'.

In relation to the Town Centre, a range of economic issues were raised regarding the size of the town centre and development feasibility issues. It was raised that the retail precinct is currently too long and therefore difficult to activate/ fill tenancies. This was challenged by some attendees, but the number of vacant shops was generally seen as evidence that this observation is valid.

Options for activation were again seen as an essential part of any revitalisation and were the key theme that emerged as vital for the future economic viability of the Town Centre.

Outdoor dining, especially if it generated a night-time economy, was supported. An emphasis on attracting creative

industries was also supported, especially as an option for use of the vacant shopfronts.

Overall there was strong support for improved connections within the suburb, including the possibility for a free shuttle service, similar to that available in Wollongong CBD.

There was discussion around all of the precincts, and people agreed with most of the ideas proposed. No ideas were specifically identified as not appropriate for this location.

[More information on what was heard at Workshop 1 is included in the consultation report on pages 16 - 27 of this report.](#)

50 participants

"Safety is a major concern for young people in Port Kembla."

"Buffer between Primary School and MM Beach needs attention."

"Natural walk through Lagoon to Hill 60 with interpretation along the way"



05 CONSULTATION

Consultation Report

The following pages outline the feedback received during both the Visioning Workshop and the Options Workshop hosted by STUDIO GL on behalf of Wollongong City Council.

Here you find in-depth information into the activities undertaken on the day and summaries of the feedback received from the community.

5-1 Introduction

For the first stage of the consultation, community members, youth and council staff all contributed ideas on the vision of Port Kembla. Community members were invited to participate and share their thoughts about Port Kembla primarily via a visioning workshop. Here community members were invited to be actively involved in the consultation and their ideas, comments and aspirations were collected by the design team at Studio GL and members of Wollongong City Council.

Port Kembla school students and Coomaditchie Youth were asked to share their ideas about the area and created images and art that were displayed at the visioning workshops. Wollongong Council staff also held internal workshops to contribute and generate ideas.



Postcards used to promote the community visioning workshop

5-2 Engagement Objectives

The primary objective of the first phase of the community engagement was to gain an understanding of the thoughts and feelings the community has about their place. To facilitate this conversation, a few simple questions were posed:

- What do you value about Port Kembla?
- What are the challenges facing Port Kembla?
- What ideas do you have that would improve / reinvigorate Port Kembla?

A number of previous projects have been undertaken with a focus on the revitalisation of the Port Kembla Town Centre, so in order to acknowledge the work done by the community to date, ideas generated through these prior processes were also presented to the community to determine if they were still valid and relevant. This provided a good 'starting point' from which the community could consider possible changes and improvements to the area.

5-3 Visioning Workshop 1

Two separate visioning workshops were held on the 17th August 2017 at the Port Kembla Senior Citizens Centre on Allan St.

The workshops were both 1.5 hours long with one being held in the morning at 11am and the other in the evening at 6pm, approximately 30 attended the morning workshop and 30 attended the night session.

At the workshops, community members were provided with three activities and given focused opportunities to discuss specific issues and share their vision for Port Kembla. This was conducted through a variety of activities including placecheck mapping, ideas post-it boards and a visioning exercise.

The placecheck mapping was split into 'suburb wide' and 'town centre' zones to provide two different scales where specific places and issues could be identified on a map. Similarly, the visioning and ideas boards were divided into broad 'precincts' to allow a focused output of ideas around Port Kembla's diverse parts. The grouping of visioning and ideas boards came under the following precincts:

- Town Centre
- Beaches and Heritage
- Open Space and Industrial Areas

Visioning & Ideas Boards

The visioning activity was done in conjunction with the ideas boards and grouped into the three precincts identified earlier.

Each precinct table had a roll of paper with loose images and key words that could be pasted down to reflect the ideas of participants. This was accompanied by post-it notes and markers which participants could use to elaborate on their vision for the suburb.

Ideas boards were hung beside each visioning table and contained additional opportunities for community members to contribute more comments and ideas with pens and post-it notes. To recognise the previous studies undertaken with the town over the past decade, additional boards displayed the key ideas uncovered from these earlier studies. Community members then scored whether these past ideas are still relevant for today's Port Kembla through the use of red or green stickers.

Placecheck Mapping

There was two placecheck mapping tables, one with a map of the town centre and another with a map of Port Kembla as an entire suburb. On each map, community members could use green or red flags to pinpoint specific places that they identified as being a strength or a challenge to Port Kembla and its Town Centre.

Precincts \ Themes	Town Centre	Coomaditchie Lagoon & Reserve	Recreational Areas	Heritage	Port Kembla suburb
Local Lifestyle	●	●	●	●	●
Traffic / Cars	●		●		●
Connectivity: Pedestrian/ Cycle			●	●	●
Tourism			●	●	●
Art and Culture	●	●	●	●	●
Physical Appearance	●		●		
Biodiversity		●		●	

Diagram representing the focus of comments from the community during Consultation 1



Most prevalent ideas from entire visioning workshops

The word cloud above has been generated using the comments received during this consultation phase. The prominence of specific words relate to the number of times the issue or idea was referred to.

This diagram on the left graphically represents the spread of themes across the precincts discussed.

The circles represent the number of comments received, relating to the themes identified.

This diagram indicates that the focus of the community is on the local lifestyle that they enjoy and the emphasis they place on retaining and enhancing it. The importance of art and culture for this community is also apparent.

5-4 Key Ideas from Visioning Workshop

From the visioning workshops, a wide range of strengths, issues and ideas were raised about Port Kembla as a whole and for the Town Centre along Wentworth Street.

The following tables highlight the most prevalent ideas recorded from the visioning workshops and are grouped based on precincts.



The Port Kembla train station currently only has a handful of car parking spots and is difficult to reach from the Town Centre for pedestrians



Most prevalent ideas on Port Kembla as a suburb

Key Ideas on Port Kembla as a suburb

Greater focus on **tourism**; marketing PK as a tourist friendly & interesting destination

Gallipoli park is an asset; needs better maintenance and new equipment, upgrade to seating, BBQ areas and pedestrian walkways; it only has 1 gazebo and not enough other uses. Not very pleasant. Could be enhanced with more play equipment and furniture.

Healthy eating and living: more fresh fruit and vegetables shops, healthy cafés/restaurants

Improve **pedestrian** access to Port Kembla train station: need better lighting; bridge along Old Port Road feels too narrow for pedestrians and drivers especially when trucks cross too

Improved **bike** network around town connecting key areas like town centre, beaches, open spaces, train station, etc

Need better **connection** between Port and town. Attract workers to come to town

Vacant industrial areas in Port Kembla; need to be utilised better

Artworks around town with beach, indigenous and historical themes

Local **indigenous** public art - native language totem poles

Need commuter **parking** at Port Kembla train station

Future of the old school site on Military Road options: park, mid-rise residential, commercial with some space allocated for community centre

Create **buffer** between industrial and commercial/residential; **Shift industries away** from the beach: make the beach area more commercial, tourist and residential

Employment opportunity for young people

Artworks at key corners/intersections with signage towards PK town centre

Limit Industry

Opportunities for new residents, new moms and seniors to **connect socially**

Work with pubs and clubs to improve community **safety** and perception of pub users

Better **maintenance** of buildings and open space to deal with the rubbish problem all over town

Make Port Kembla **sustainable**, technologically advanced with latest renewable energy and best automation; make residential and commercial buildings green; invest in green economy

Explore **renewable energy** options for Port Kembla: perhaps the possibility of wind turbines near Hill 60

Make living, shopping and walking in Port Kembla **convenient** and safe for seniors

Improve **public transport** in Port Kembla; start community bus service for key destinations

Crossing near old Port Kembla school site is dangerous

Opportunities for **sports** and recreational venues in Port Kembla

Promote local **artwork**

Bowling Alley and sporting venues in town

Dog park

Illawara St & Cowper St **intersection** needs improvement

Create a **mini Gold Coast** with a better connection to the beach and strong advertising to bring in **tourists**.

Nes Hall should become an **affordable housing** site; Council should keep the land and get housing trust to manage it. Add interpretive signage about its history

Convert old warehouse to an **ice skating rink** and a BMX track

Improve the **entry into town** via Five Island Road; currently not good

Industrial park: usage of vacant industrial areas for public use

Create an area similar to North Wollongong

Upgrade **Downey's Bridge** to make it safer

Time capsule buried on old primary school site

Better marketing and **advertising** of PK's assets

Utilise the **skilled workforce** from PK's residents to make Port Kembla unique

Large trucks make navigation challenging

Waterpark, an annual event needs to be more frequent

Provide housing for **sex workers**

Morton Park had a community garden planned in 2012. Whats the update on that?

Deers are potentially dangerous to drivers; Better signage and warnings needed

Add/extend **bike path** at Five Island Road bend

Cement mounds are an eyesore; business needs to move

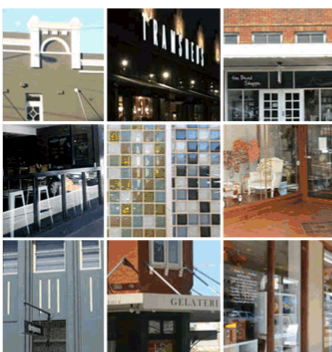
Need community gardens and **vegetable gardens**

Keep Port & industry, make it **green!**

5-4 Key Ideas from Visioning Workshop



Current trees that line Wentworth Street include pine and palm trees which provide little shade



The heart of Port Kembla is Wentworth Street, the area's historic main street with its numerous surviving retail and commercial buildings from the inter-war era

Key Ideas for community to implement
Invest in green building
Conduct tour s of islands
Start community bus service for key destinations within Port Kembla
Artworks along Military Road and Wentworth Street with beach, indigenous, historical themes in stainless steel
Vacant warehouses to be converted into office space for designers and creatives
Convert copper smelter into open air cinema and film festival venue
Renovate WW II military tunnels to use as a tourist attraction
Artworks around town with beach, indigenous and historical themes
More events & activities at the Port Kembla Pool
More public art in open spaces around Port Kembla
Add a skate park near George V Oval
Reuse vacant industrial areas for public use
Opportunities for street buskers & performances in town centre
The Vault was a popular night-time destination; it could again become important to reintroduce night-time activity
Paul's Warehouse could become an IGA or Aldi
Re-open the heated swimming pool in the old RS
Scout Hall on Keira St (now burnt down) could become a bowling alley

Key ideas on Port Kembla Town Centre
Shopfront upgrades will make a big difference: add colour & character to Town centre buildings
Weekend markets , healthy food options, fresh fruits and vegetables, artisan goods
Retain village atmosphere ; upgrade density but no high rises
Need more shade trees
More alfresco dining on main street
Opportunities for art/murals
Mini supermarket / Grocery store
More service shops/facilities: grocery, doctors, GPs, butcher, kids & teenagers drop-in centre
More aboriginal artworks & information about history of area and communities
Need central & accessible community space within town centre; a magnet where people could get together for various activities and events
Shops to stay open later: food options at night, takeaway, coffee, ice-cream, places to grab a drink (pubs are too rough) - night time economy
Low-cost housing
Playspaces in town centre for families
Traffic calming on Wentworth St & Military Rd; deter speeding along Wentworth St, portable speed humps or bumps on footpath
Need better lighting to improve safety and night-time activity
More pedestrian crossings across Wentworth and Military Roads. Roads too dangerous for kids to walk to school.
Too many empty shopfronts; Incentivise use with short-term leases and off-beat opportunities

Key ideas on Port Kembla Town Centre (contd)
Parking is a challenge on Wentworth Street
Need better amenities like shade, seating, bicycle parking, water fountain, ATMs
Need public toilets in the town centre
Need spaces and activities for youth



Most prevalent ideas from Town Centre precinct



Artists have become an integrated part of the Port Kembla community.

5-4 Key Ideas from Visioning Workshop

Additional Ideas on Port Kembla Town Centre
Shopfronts need upgrades
Retain village atmosphere: no high rises
Parking is a challenge on Wentworth St: need more parking, utilise empty spaces along Military Rd, provide improved signage for parking, connected by pedestrian only walkways
Consider planning incentives to bring buildings, businesses and people into town centre
Community Centre: widely used; redevelop with new facilities and affordable housing while still having the important Community Centre functions
Need a key cornerstone retailer
Need public toilets
No traffic lights; roundabouts instead
Enhance the Darcy St sculpture memorial park; currently underutilised, needs sculptures, greenery, safety
Incentivise development on Wentworth St; grants to encourage new businesses to set up in Port Kembla
Need to find activities and attractions to keep people in Port Kembla
Military Rd: dangerous, an eyesore, not enough signage, feels unsafe; needs better pedestrian safety and crossing
Market day where shops have tables set up in front of their shops
Need bike parking in town centre

Vacant warehouses to be converted to office space for designers / creatives; a place where ideas are shared / fed
Whiteways: used as a good shortcut; Council to buy and convert it into a permanent connector/ public space/disabled parking
Need a bank on main street
Branding: Negative perception about town, need to change it
Keep fast food shops away from PK
Residential development along Wentworth St is key; could happen at the Church St end of the strip
Play spaces in town centre for families
Wentworth St is relatively safe at night but the back alleys aren't; need better lighting & improved safety in laneways especially Military Ln
Need revised rental strategies to allow use/ rent of properties that would otherwise become derelict
Mixed use - commercial with residential on top on Wentworth St
Copper Smelter: convert into open air cinema and film festival venue; public community space like old Wollongong Amphitheatre for concerts/ performances
Need improved access (for prams wheelchairs) and directional signage in town centre
Density needs to be upgraded for viability
Need better amenities like well-located seating, shade, water fountains, bike parking
Improve youth safety in TC
Need ATMs on main street and not in pubs and clubs

Artworks along Military Road and Wentworth St with beach, indigenous, historical themes in stainless steel
Maximum 3 storey development
Fairy lights along Wentworth St are nice, but need more; Solar run fairy lights
Close down illegal brothels
Re-open the heated swimming pool in the old RS - great for people with limited mobility and for kids
Collegians car-park is underused
Church St / Military Rd pedestrian crossing is dangerous, unclear without proper signage
Pauls Warehouse has an uncooperative landlord; could become an IGA or ALDI's
Red Point artists are valuable. Save and support them
The Vault was popular and had good night-life ; has a lot of potential for great night-life
Allan St: Park widely used; to remain open as otherwise it splits people coming into Wentworth St; park needs to be completed with fixed fixtures (loose items could get stolen)
Senior Centre is currently used for youth services but more spaces for youth are needed
Replace missing street signs
Introduce bright planter boxes along shopfronts
Prostitution/ drug use most associated around the Tosti end of Wentworth St.
Billy Cart Derby: bring it back; It would have lead to more users in the town centre for shops and businesses; brings so many people, vendors, food stalls, markets

The Red Kitchen is a community favourite
Ensure ample sunlight for new park/open spaces
Five Islands Senior College holds youth services but additional places for youth to "hang out" are needed
History: working class, used to be popular, need to bring it back - perhaps a museum for old local machinery
A medical centre / rehabilitation / counselling centre at old RSL club



Port Kembla Hotel at dusk

5-4 Key Ideas from Visioning Workshop



Significant amounts of open space are found around King George V oval and provide possible locations for a skate plaza



Gallipoli Park has great views to the ocean but lacks any purposeful amenities or functionality



Most prevalent ideas from Recreational areas precinct

Key ideas on Recreational Areas including Port Kembla Beach, Port Kembla Pool and King George V Oval
Add a skate park : options old basketball courts site near George V oval, vacant site at intersection of Fitzwilliam St and Military Rd.
Traffic calming near parks and beach facilities for improved safety ; more pedestrian crossings
Need new play equipment at King George V park
Need lockers at pool and beach
Better maintenance of overgrown bush areas
Upgrade Port Kembla surf club : seating overlooking beach, viewing platforms
Need patrols at PK beach; especially monitor car-park near pool, dangerous/ illegal parking
Connect community garden, soccer oval to beach
Upgrade tennis courts ; Reopen tennis courts (BB courts used to be tennis courts)
Explore options for grey nomads parking , clear space, pump out
Interactive history panels , public art and signage at the lagoon
More events at the pool; music & movie nights
Kelly Slater wave pool
Site across from surf club could be developed into a community space ; platform for yoga, BBQ, picnic tables
Pool has cultural and historical value; it is appealing and popular because it is free. Needs to stay free and maintained for families
Fence playgrounds for improved safety
Need toilets near park
Enhance Darcy Street Sculpture Memorial Park
Boardwalk from Port Kembla to Windang



There are stunning views along the coast and potential for dolphin and whale sightings



Hill 60 lacks substantial amenities but has the potential to become a more popular tourist destination and lookout



Most prevalent ideas from the Heritage precinct

Key ideas on Heritage including Hill 60 and Breakwater Battery Museum and MM Beach (or North Beach) and Fishermans Beach
Café/ restaurant at Hill 60
Whale watching platforms to promote tourism
Need amenities at beach: BBQ, picnic facilities, shaded areas, drinking water, lockers, showers and toilets; parking
Needs to become (and be advertised as) a family friendly area; get rid of industries
Hill 60 area is underutilised especially as a tourist destination ; great lookout, need better access & directional signage for tunnels & lookout
Promenade at the beach
Need improved access to MM beach because of the level difference
Need bike rack and additional storage at Port Kembla Heritage Park
WW II military tunnels can be a major tourist attraction used for walking tours, artworks, events; unsafe in their present form, need to be cleaned up with better lighting, but without removing graffiti
Bush restoration , coastal elements protection
Hill 60 has wildlife including owls, which is a good sign, vegetation in good shape
Indigenous history boards
Keep MM beach as surf beach; no flags
Amphitheatre events on the beach
Mountain bike track down the hill
Need patrols at MM beach
Better lighting on MM bike and walking track
With Council support work on Ngaraba-aan walking trail
Hill 60 has wildlife including owls ; a good sign

5-4 Key Ideas from Visioning Workshop



Coomaditchie lagoon

Key Ideas on Coomaditchie Lagoon & Reserve
Outdoor fitness equipment at Coomaditchie Lagoon
Coomaditchie Lagoon needs barbecue tables
Harry Bagot Park: Improve family spaces near playground; BBQs, seating and shelters
Emphasis on native planting
Improved amenities & signage, and better pedestrian access
Need toilets near park
Conservation of open space for future; very important
'Sculpture by the Sea' art event – beach to Coomaditchie Reserve
Interactive history panels , public art and signage at the lagoon
Coomaditchie is the only arts centre for Kooris and mainstream aboriginal community



Most prevalent ideas on Coomaditchie Lagoon



The open space around the lagoon lacks purpose and amenities



Potential idea for fitness equipment in the precinct



Coomaditchie lagoon



Photos from Visioning Workshop 1 - the process

5-5 Targeted Engagement - Youth

Wollongong City Council engaged with students from Port Kembla Public School, Kemblawarra Public School and Five Islands Secondary College and collected data and drawings that explained the youth's thoughts and ideas on the suburb. Members from the 'Teenz Connect' and 'Girls Cafe' groups from Wollongong's Youth Centre also provided input into the visioning of Port Kembla.

Kids from the Coomaditchie United Aboriginal Corporation created visual artwork that depict their ideas of Port Kembla with an Aboriginal perspective and are shown in the adjacent photos.



Drawings from Port Kembla Public School students

5-6 Key Ideas - Youth

Council asked young people what their wish and aspirations are for Port Kembla. We received more than 200 ideas from approximately 100 inspiring young people as well as artwork such as those shown below, that depict local youth's thoughts and feelings on the future of Port Kembla.

Their key ideas are listed in the following tables.

Key Ideas on Port Kembla Town Centre
Safe streets at night
More lighting especially near the T-intersection because there are too many accidents and too much speeding
Restaurants which provide job opportunities for young people
Eat Street
Ethnic food options and op shops
Shops like Sydney
Shops within walking distance
Convert unused shops to art studios with subsidised rent

Key Ideas on Recreational Areas including Port Kembla Beach, Port Kembla Pool and King George V Oval
Life-saving club and workshop for people from diverse backgrounds
Skate Park
Sports ground
Rock Pool
Bigger play equipment
Dog Park
Parkour
Graffiti Art Wall

Key Ideas on Heritage including Hill 60 and Breakwater Battery Museum and MM Beach (or North Beach) and Fishermans Beach
Clean up MM Beach- There should be monthly litter picks on the beaches
Need flags; Lifeguards or flags on MM Beach, MM bay or Fishermans Beach
More plants by the beach

Key Ideas on Port Kembla as a suburb
Improved transport; More buses
Free shuttle around Port Kembla, especially between Warawong, train station, hospital and main street
Laser- tag
Youth centre, free girls gym, girls soccer, girls basketball
Fun park
Roller-skating rink
Science Centre, library, soccer fields, reptile park, aquarium
A better hospital
Community Garden
Water park
Paddy's Market like open market
Local animal shelter
Less bad people
Port Kembla to be more open, family-friendly, natural and a nice hangout

Bigger shopping centre; People need to travel to Warrawong for shopping, fast food, retail, pharmacy; Not enough shops
More walk paths
Better connectivity for aged and disabled
More houses
Clean up the old streets of Port Kembla
Better Employment
More trees, less pollution ; that it doesn't turn into a town full of apartments and buildings with heaps of people
Hotels
Training
Language schools
More technology school-wide; Computer coding school or classes for kids
Courses for teenagers
Agricultural animals at school



Drawings created by school children on Port Kembla's future



5-7 Key Ideas - Wollongong City Council Staff

Wollongong City Council held internal discussions between staff following the community Visioning Workshop in September 2017.

The following are key ideas recorded in these meetings with council staff on the vision of Port Kembla.

Key ideas on Port Kembla Town Centre
Public Toilet at Macedonian Welfare Association Building
PKSCC - external painting work 17/18. Mural work. PKCC Planning/design Hall kitchen
PKSSC - Improved street appeal . PKCC improved external area
Poor mobility access from Port Kembla train station to Town Centre
Skate park /facility (perhaps on Allan Street if it can be closed off)
Increased population density (also housing affordability) ie apartment living above shops on main street
Outdoor dining
Vibrant, quirky building façade and public art
Increase access for pwd
Billy cart derby
Churches - strong presence and involved in Allan Street. Involved in community
DA in for Older Homeless
Zone sections of Wentworth Street as medium residential
Affordable Housing - Capitalise on uniqueness

Key Ideas on Coomaditchie Lagoon & Reserve
Movie nightly at Coomie
Coomaditchie - Arts, Beautification of external building
Funky identity
Want land around Coomi to be managed and run by indigenous community
Grey nomad opportunity - free camping

Key ideas on Recreational Areas including Port Kembla Beach, Port Kembla Pool and King George V Oval
Access PK Beach (toilets on to beach, adult change) - would be good to undertake access appraisals of key sites to inform Plan.
King George Oval - Sporting opportunities. Major events e.g. Gala Days

Key ideas on Heritage including Hill 60 and Breakwater Battery Museum and MM Beach (or North Beach) and Fishermans Beach
Shade at MM Beach - Harsh environment
Hill 60 revitalisation - some approvals from State Government; safety audit completed
Toilets at MM Beach needed
Direct management of Hill 60 Lands by Aboriginal Community
Cultural tourism - guided tours - Hill 60
Art trail

Key Ideas on Port Kembla as a suburb
Access to fresh fruit
Provide annual funding to Port Kembla Youth Project for the provision of service to young people (operate from Senior Citizens Centre)
Sex workers in Port Kembla - If an illegal brothel in Wentworth Street - currently being investigated by Lake Illawarra Police
Not much Graffiti in Port Kembla compared to northern suburbs
Great local Artist - Anthony Jones (ayjay) connected with local community
Community capacity for running events. Increase capacity
Fix disconnected cycle track
History of migration. Great place to have a Migration Museum (social)
Improve Warrawong to Port Kembla connection
Fix Station - Hidden and disconnected
Walkability not great. Wildlife - stags/deer at Steelworks
Funky identity
Morton Park views
Increased connections/public transport
Empower community to run their own events to high standard; Cultural funding
Capitalise on incredible, unique Port Kembla history / commercial mix / landscape
Capitalise on burgeoning Arts/culture scene
Safer at night - "The Vault" event / IPAC was amazing - but scary to be in the town at night

Support for sex industry workers - how does this work in context of township?
More and better footpaths (currently no footpaths in some residential areas)
Deal with pollution from the industrial areas
Food is a key element - eg green connect / eg Jam & Bread
Libraries doing oral histories . Port Kembla now on website.
Good to have funds for local history walk
Preserve Character and improve Capacity in Built Form
Viva La Gong - could it be in Satellite areas
Seniors College facilities - Develop relationship more broadly



5-8 Ideas Workshop 2

For the second stage of the Community Engagement process, two workshops were held on the 19th October 2017, at the Port Kembla Senior Citizens Centre on Allan St.

Both workshops were 1.5 hours long, with the morning session being held at 11 am and the evening session running from 6 pm. There was a good turnout for both sessions, the first had 31 attendees, the second had 24 attendees.

These workshops followed a more structured process, which was modified slightly between the morning and the evening events.

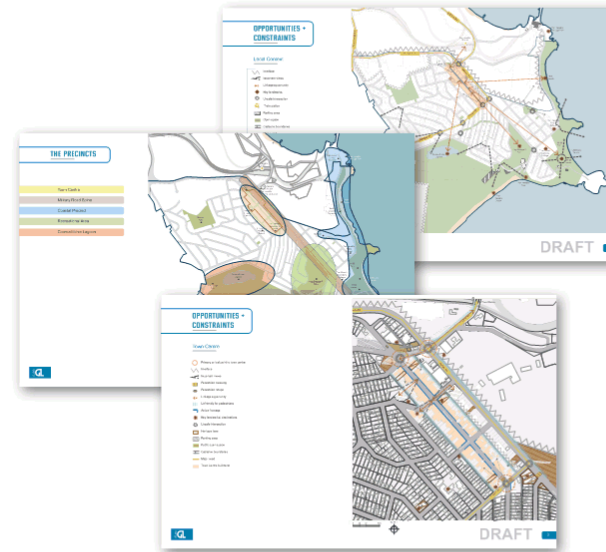
The morning session began with a brief presentation by Studio GL that referenced the feedback from Workshop 1, and a discussion around the opportunities and constraints that had been identified across the suburb. Information was also introduced around the Port's plans. Adrian Hack from HILPDA then presented a summary of the findings from the Economic Study. Following this, Studio GL presented the Vision and Strategies developed in consultation with Council, and the attendees were asked to discuss these proposed elements in their small facilitated groups. This rapidly moved on to general discussion, and so the room was directed to the presentation again to cover the Town Centre Precinct. Discussion then continued within the groups. The final fifteen minutes of the allocated time was focused on the other precincts, which were each discussed at a separate table, with attendees being encouraged to join the areas of most interest to them.

Due to concerns about the effectiveness of the discussion around the Vision and Strategies, the evening session dispensed with this segment and moved more quickly into the discussion around the Town Centre. There was also a modification, due to comments received during the first session, to more explicitly tie the feedback from the first round of workshops to the work being presented to this round.

In both instances the workshop continued after the official finishing time, with many attendees eager to input to the process.

Overall, there was a distinct difference in the focus of the two groups of attendees, the morning session indicated a strong concern that the culture of Port Kembla was retained, they were very eager for local artists to have input and for the report to more directly relate to what they perceive as Port Kembla's unique character. The evening session was more focused on the ideas of the business community, and the need to activate the town centre in order for shops and therefore the Town Centre to be sustainable.

The following tables collate all the comments and input received during these two workshops. They have been grouped according to the ideas they best relate to. Generally the Vision and Strategies were well received, although there was concern that these are not sufficient to reinvigorate the area. It was widely acknowledged that they would need to be 'backed up' by objectives and actions, which forms the next phase of this masterplanning process.



Pages from the presentation from Ideas Workshop 2



5-9 Key Comments from Ideas Workshop



Pages from the presentation from Ideas Workshop 2

Vision
Community means talk to everyone
Keep empty space - development not essential
Port Kembla to be like Kiama - Tourist destination
Social values important - not just the economic
Too generic - need to better understand Port Kembla culture
Strategies
Diverse & Vibrant Port Kembla
Creative industries
Ageing community - sectional areas
Footy & Artisan
Tourist shift
Celebrating Uniqueness
' Local feel ' - Culture is important
Invite community to work to work with an artist/s to create their vision of Port Kembla
Work with already established community groups and organisations to create community + culture of connections ; it is why people want to be here
Recognise existing projects, community providers and groups
Active & Connected
Free Shuttle bus - to connect train station, town centre and beach
Better connections to Warrawang and Wollongong
Train Station covert into a transport hub

Connect cycle way from main street to other precincts - bike storage
Arterial roads no longer exists
No good connections - Port Kembla, Town, foreshore, city centre
Bring people in ; especially from Cringella and Unanderra
Working with the Port
Steelworks visitor centre as a destination
Pay attention to interface between light Industrial and Commercial greenspace
Port needs to take ownership - beautify the interface, community garden
Port and Residential interface needs addressing
Don't grow industrial towards residential
High-rise units versus noise from industrial
Buffer zone
General Comments
80+ people with Allan St playground makeover
Feedback on Workshop 1 missing
Old School site - affordable housing
Food growing areas - supply local supermarkets
Redevelopment - why is it not feasible
Cruise boats - major tourism
Safety is a major concern for young people participating in community life
Increase signage and awareness
Park Run brings people

5-10 Key Comments from
Ideas Workshop

Town Centre



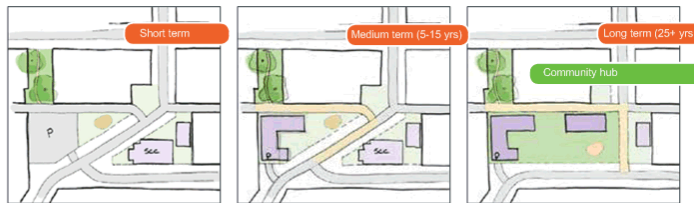
Pages from the presentation from Ideas Workshop 2

Condensed Town Centre
Wentworth Street is too long, condense town centre on the fringes
Support for consolidation , return of basic services, selling what's here
Could get rid of North end, south end is where residential is
Maybe work at the outskirts first rather than the Town Centre
Allan St / Fitzwilliam St better for through link , more central, better for Town Centre condensed
Have multiple centres , as opposed to shrinking Town Centre
The old town doesn't fit the population
Activation
Is it possible to develop a theme for the Main St
Make it specialised , art and craft, a hub of some type with speciality shops
Music, food
Collaborative workspaces to activate empty buildings
Value SOCIAL infrastructure , not just retail / commercial
Value the 'edginess' of the community - don't clean & polish everything to homogenise PK
Events like Billy Cart Derby promote the uniqueness and show people what's here
'Showcase nights' - link with PK board riders
Run a competition - 3 businesses & Council pay rent for 12 months & bring new business / start up
Try to get people out here
Attractive places lead to food and café culture
Shop-top housing

Need more residents living in the Town Centre
Not enough foot traffic , rents are too high, high turnover rate
Night time economy might draw more people in, but need population , need to look at development
Encourage people to visit the Main St - type of buildings, e.g. Five Islands Rd - nice looking buildings on old petrol station
Number of people at Hill 60, beaches, pool - but not on the Main Street
Shops close at 3 pm - that needs to change
Community to determine type of businesses they want
More diverse experiences on street
Hotel site - redevelop into a big shopping centre
Need to change perception
Deal with derelict sites
Vacant sites turned over to community for 'future planning'
NSW Tourism - involvement & promotion of town
Bring dollars from cruise ships to Port Kembla
Original zoning a problem for Wentworth St - Possibility of rezoning Wentworth St
Community out of homes, and connected
A community that says 'hi' and people listen, model that
How do we look after people
Recognise partnerships and people who are here, arms stretch
Local residents support local businesses , part of the culture of the town
Doctor, and associated services like pathology
A small grocery store

5-10 Key Comments from Ideas Workshop

Town Centre



Provide connection between Wentworth St and the Allan St carpark and community facilities through the creation of a town plaza

Increase connection from plaza to community hub

Create cluster of community facilities

Details from the presentation - town plaza

Intersection upgrade
Too much traffic, not safe
Too many cars makes it uninviting
Public Art
Red Point Artists - focal
Funding for street art is good

Town Plaza
Whiteways connection - obvious
Plaza within the shopping centre
Town Plaza site - opposite second carpark
Whiteways upgrade only good for small population
Have Red Point artists to activate the open space
Public space - grass areas where people can sit and have lunch, and get a coffee, but location not convenient
Lack of public space on Wentworth Street

Community Hub
Upgraded playground, children use regularly
Allan St playground - not adequate fencing
Basketball court is popular
BB Court - no fencing ; is a safety issue
Chemist / Post Office hub
Allan St parking - could be fuller, better signage
Focal Points - Community Centre and RSL
The most popular meeting place for the indigenous community is community centre
Need a new community centre - a modern facility with more activities for people
Character - art & culture at Allan St
The idea of a shared way is appealing

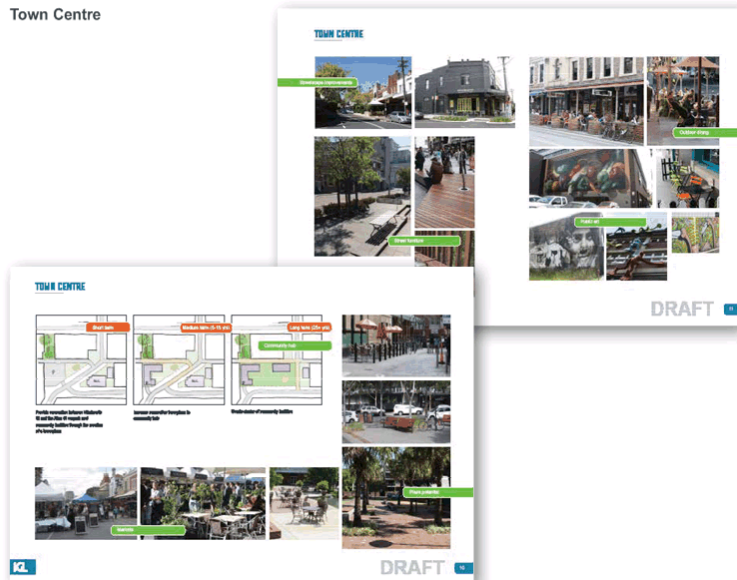
Connections
Like Kiama - all connected cafes, culture, markets
More streamline connections are better for seniors
Train station is currently disconnected , could bring students, but need improved connection and car parking
Improved connection between the beach & TC
Free shuttle bus through TC, connecting PK train station, Warrawong, Water Police, Museum
Footpath from Darcy Rd - heavily used by cyclists, pedestrians, huge trees
Trucks are a problem on Wentworth St
Access difficult to TC - prefer to go to the beach
No direct train to Sydney, have to change at Wollongong
PK Town Centre is disconnected

Streetscape Improvements
Need shade trees with canopies but without taking too much space for the tree beds
The palms & pine trees are awful; they serve no purpose and need to be replaced.
Renovate some of the historic buildings which have architectural significance
Pipduck & Paul's needs improvements to appearance
Use appropriate colours & facade improvements
Attractive buildings are scattered along Main St
Parking is a challenging given the slope ; too tough to walk with shopping bags
Need better signage
Need public toilets along Wentworth St
Carpark is under-utilised ; could use signage and public art

Outdoor dining
Better night time economy & cafés needed
No indoor eating options for families , especially mums with kids/babies
Good idea - happy to lose parking for dining
Temporary options for dining would be good
Port Kembla Hotel with active storefront improvements - for eg a bistro
Cars going through may conflict with outdoor dining
Get food trucks on main street

5-10 Key Comments from
Ideas Workshop

Town Centre



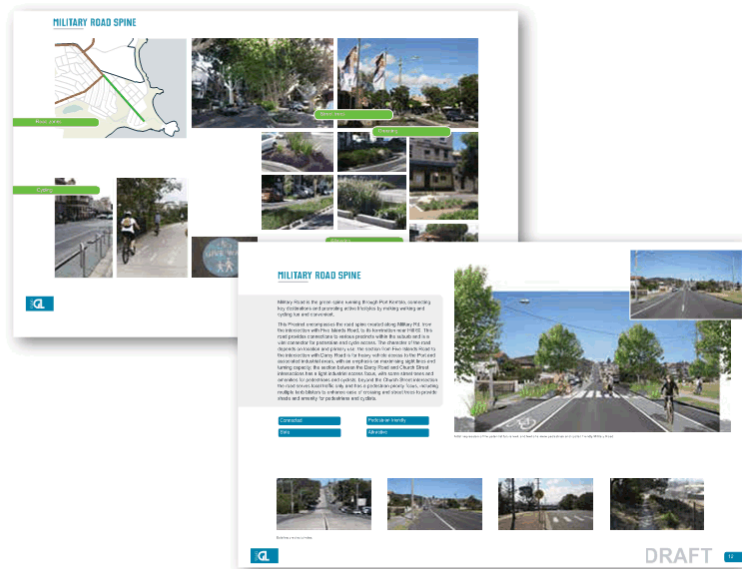
Pages from the presentation from Ideas Workshop 2

General Comments
Would rather go to the beach
Port Kembla for tourists
Business people to stop imposing their ideas on community. Community should drive the makeover for the town
Artist vision made by local PK artists would provide an example of how it could look in keeping its individuality
Homogenous images , not representative of our community
Consultation with local artists and craftspeople for development of public spaces
Entice young families to visit the town centre
Copper Smelter site shouldn't face its back
Night economy - The Vault
Restaurants which are open untill late
More restaurants bring people
Pubs should be family focussed
10 years ago, there were restaurants , much better character, more night life
Can Council help - liquor licensing, need to work with restaurants to allow midnight trading
RSL Club pool closed - needs to re-open
Improved safety during day and night
We don't need another makeover
Copper smelter site carpark empty

Make carpark - Allan St and Military Rd more attractive for retailer parking
Even with good sales and value, peopel tend to go to Warrawong
Warrawong killed the town centre ; can't compete with Woolies and Coles
Homeless people on street
Social situation unsafe - drugs, sex workers, homeless
Police Station does not feel safe with only one officer - relocate entry
Darcy House , Court House, community
Need community garden
Council use of storage not good

5-10 Key Comments from Ideas Workshop

Military Road Spine



Pages from the presentation from Ideas Workshop 2

Road Zones
North section of Military Rd to connect to Train Station and Police Station signage; most people don't know there is a train station in PK
Dangerous turning into Church St , can't see cars coming east - west
Military Rd near Tennis Courts - dingy
Tennis Courts and car park are unused
Eastern Military Rd - sold off for commercial and residential development as a buffer
Military Rd is the only buffer zone between Port and town centre
Could be developed, but too many restrictions
Move into light industrial and also green open space
Need buffer from industrial - proximity not good because of pollution
Could waste site be turned into public open space?
Paths to the industrial area are not needed
Cycling
Bike paths are a good idea
Existing cycle ways are okay but the cars are fast along Military Rd
Greening
Make it like the main street, a safe street for the neighbourhood

General comments
Like the proposed changes
Not enough people , would be better than it is now
Brand new footpaths, encourage people to use this space instead of the beach
Darcy Rd is a bit isolated to walk through
Better lighting needed along Military Rd
Improve wayfinding
Fairy lights would be nice in public spaces
Need more signage , especially Aboriginal

5-10 Key Comments from
Ideas Workshop

Recreational Area



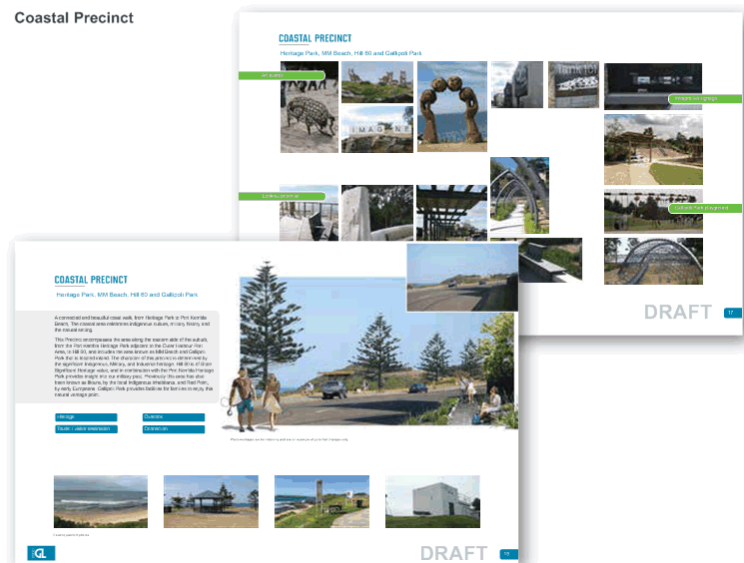
Pages from the presentation from Ideas Workshop 2

Skate Plaza
Berkeley Skate park is popular but took precedence
Youth Skate Park at Berkeley is awesome, would be good to have another in Port Kembla
Basketball and skate park at the north end
Pedestrian crossing is needed near the skate park for improved safety for kids
Amenities & furniture
Upgrade Tennis Courts
Toilets & improved safety
Pool toilets closed during off season
Need more seating, water fountain and shade trees
Pathways
Upgrade small strip adjacent to Surf Club with better seating and amenities
Cycle track from MM beach

General
Community focal point
More facilities need to be open for longer hours
Pool to be open year-round
Destination for events and small festivals, films - for locals and visitors, fringe events
Outdoor Music bowl near beach to host events (Amphitheatre), needs to be covered, King George Oval
Introduce PK markets - use existing infrastructure for festivals and markets
Area above oval - opportunity for surf view , future use
Problem with transport to this area
Need to provide better parking to attract people, currently inadequate as car park at Surf Club is always locked
Lower carpark at Surf Club can be used for running markets; trail bikes not desirable, grey nomads are okay
Enable overnight stay at lower carpark - Surf Club
Edmund Square
Do not turn into a one-way road as shown in the artist's impression

5-10 Key Comments from Ideas Workshop

Coastal Precinct



Pages from the presentation from Ideas Workshop 2

Port
Outer Harbour - can see ships close up
Port Side Park - Christie Drive side of inner Harbour
Red Point
Red Point - Up market Hotel to replace the water treatment plant

Interpretive signage
Beach - a lot of history
Community board
Personalised bricks, painted rocks, community events - let the community show its support
Lookout potential
Lookout is cool
Shading, Seating & Amenities
Need public toilets
Provide amenities at various locations in this precinct
Need shade and seating at PK Beach and MM Beach
Gallipoli Park playground
New park for kids
Provide a connection between Gallipoli Park and MM Beach
PK Heritage Park
Military history is not showcased well here
Museum at Heritage Park should be open on Saturdays
Utilise military items for an interactive park for kids, also the tank prisms
Heritage Park needs public toilets
General
Lantana removal - Coastcare
Continuous bike track
Footpath is unsafe - needs lighting and footpath maintenance

Hill 60
Hill 60 is a great spot
Hang gliding at Hill 60
Focus on Hill 60, rest will follow
Tunnels at Hill 60 should be cleaned out and opened for visitors, performing arts, events etc
Hill 60 under-utilised - could become like Noosa
Need a café at Hill 60
MM Beach
Pathways from Darcy Ave to MM Beach are in a disgraceful state, need streetscape upgrade
MM Beach connection is important - but it may not be a priority for some
MM Beach in its present state not ideal for swimming
MM Beach is good for dog walking, fishing, surfing
North of MM, the cycleway is disconnected - need to extend path
Buffer between Primary School and MM Beach needs attention, it is currently unsafe
Access form MM Beach to Hill 60 via a boardwalk or steps
MM Beach needs public toilets
Industrial heritage is represented on the beach
Parking in area adjacent to High School - connect using walking trails to Hill 60
Parking partnership with school - ask High School if they could open up car park for public use on weekends
School grounds could also hold Sunday markets

5-10 Key Comments from
Ideas Workshop

Coomaditchie Lagoon



Pages from the presentation from Ideas Workshop 2

Boardwalk
Nice idea!
Boardwalk extending to sand dunes and Surf Club
Connected cycle network
Connection to PK beach
Lighting on boardwalk for security & aesthetics - perhaps solar
Leisure
Aboriginal Heritage Trail - Coomaditchie to Hill 60
Natural trail walk through lagoon to Hill 60 with interpretation along the way
Passive recreation
Materials
Grass with seating
Regeneration of native planting
Signage
Town map
Monitor Green & Gold Tree Frogs - signage to describe the unique wildlife
Art and signage for Ngara-baan trail

Fitness Equipment
Fitness equipment on site not adequate
Playground like Stuart Park or Thirroul
Small scale amphitheatre
General comments
Sensitivity towards Aboriginal community
Improved security
Need more lighting
Install carpark and lighting around toilet block
Public toilets
Light Industrial around Coomaditchie Lagoon is questionable
Area behind lagoon could be developed as an Indigenous Nature Reserve
Underutilised space around the lagoon
A number of fires are seen at the back of the lagoon as isolated incidents
The lagoon area is largely unused - people use the lagoon for radio-controlled boats
Can't turn right near the north edge of Coomaditchie Lagoon. Car park on the other side can't be seen when driving east to west



Photos from Ideas Workshop 2

03 Exhibition Feedback

“

Native plants, make sure environment is friendly for native animals, water stations and covered bus stops, improved walkways and pedestrian crossings, walkways down onto beach, lots of shade, community veggie garden would be nice, leave space for physical activity, street crossings

”

Executive Summary

Engagement methods

The draft Port Kembla Revitalisation Plan was prepared in consultation with the community. The draft Plan was exhibited from 17 February 2018 to 23 March 2018.

A series of community engagement activities, coupled with a focused survey were used to seek community and stakeholder comments.

As with the first stage of engagement activities targeted hard to reach communities, in the Port Kembla area, to ensure that a broader more diverse representation of the community was reached, with a particular focus on young people and the Indigenous community.

A mixed methodology was used over the five (5) week period offering multiple

opportunities to offer feedback.

A total of **462** participants offered formal feedback and a total of **1195** comments were gathered.

The following activities were undertaken:

1. Two Community Kiosks
2. Online Survey
3. Targeted engagement with Youth and the Indigenous Community
4. Stakeholder forums
5. Reference Groups
6. Onsite conversations with businesses
7. Information sharing across Chamber, Social Medias, Newsletters, Websites and letter + Postcards circulated.

The draft plan was on exhibition from Saturday 17th Feb - Friday 23rd Mar 2018

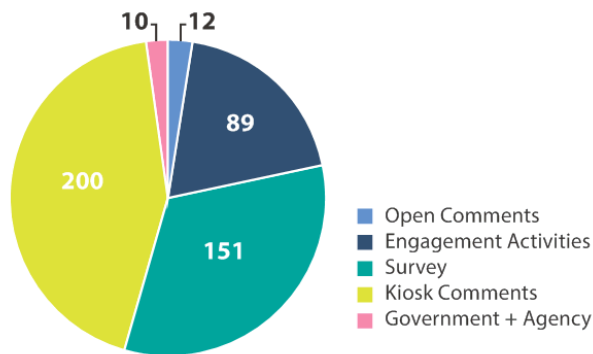
462 respondents gave feedback on the Draft Plans.

151 surveys!

Distribution of feedback

Over the five (5) week period we received hundreds of comments from 462 respondents. Some respondents gave multiple responses; hence the data reflects more comments than participants.

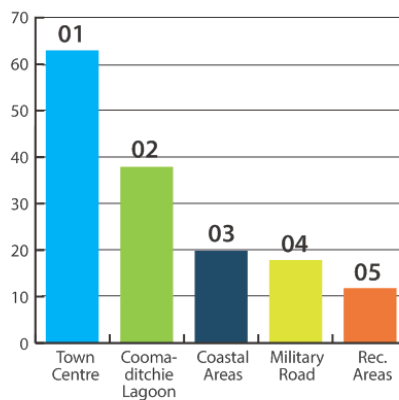
The following breakdown of feedback; 12 open comments received via email; 89 through multiple engagement activities; 151 survey submissions (of which 80 were hard copies); 200 Kiosk comments and; 10 Government and agency submissions.



Priority precincts

Council asked for feedback on the draft suburb-wide vision and strategies as well as asking the community to prioritise which precinct was the highest priority to them.

This ranking allows Council staff to adjust the actions outlined in the Implementation to the strategic priority for the community. The ranking also allows for conversations internally to help inform where resourcing is allocated within the Suburb.



Overview of results

86% of respondents were supportive of the vision and objectives of the draft Revitalisation Plan.

Responses have been grouped into strong recurring themes. As feedback yielded a diverse array of responses; some data was redirected into the more appropriate theme.

The most common themes identified within the submissions were:

- **Environment, Greening and Sustainability:** A clear and integrated environmental strategy, which includes ongoing consultation, with particular reference to the local Aboriginal community.
- **Walkability and Pedestrian Experience:** Improve connections
- **Diverse Offer:** Increase and improve retail, recreation and social opportunities, both day and night.
- **Amenity:** Improved provisions of toilets, lighting, bubblers, seating and BBQ areas.
- **Safety:** Implementation of Crime Prevention Through Environmental Design (CPTED), increased Police presents and community programming, including surf safety.

- **Public Transport:** Improved transport links both within and to Port Kembla.
- **Art and Culture:** Value the cultural and heritage of the area and utilize this as an opportunity to create a unique focus for specific locations.

Environment, greening and sustainability were a central theme suburb wide. With feedback focused on the need for a clear and integrated environmental strategy to guide the planning process, continued community consultation. Particular focus was expressed in relation to local Aboriginal consultation and driven projects in and around Coomaditchie Lagoon. Frequent supportive reference was also made to the planting of native trees, not shrubs, as these were seen as problematic in relation to visibility and maintenance.

Walkability and pedestrian experience ranked highly also, with respondents sighting this as the second most important theme. Walkability and cycling were of high priority, with respondents stating that improved links to and around Port Kembla were currently lacking.

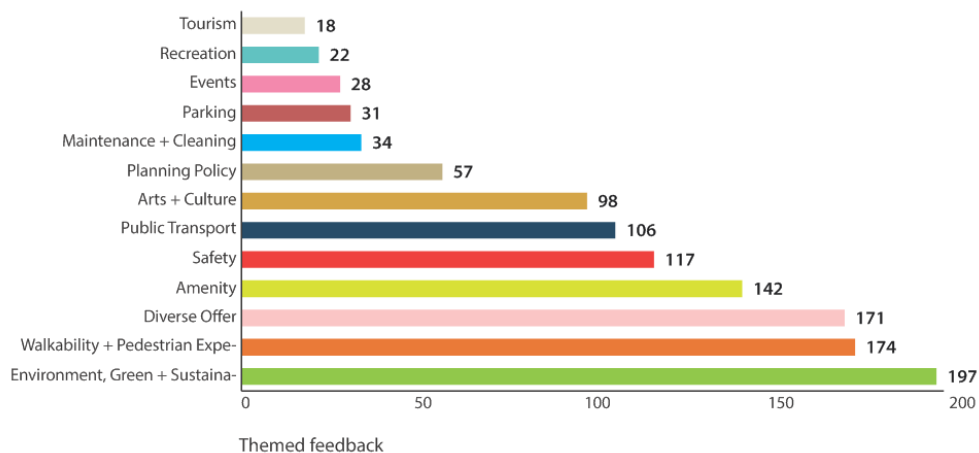
With the provisions of a Diverse Offer of recreation and other activities to draw community members to specific locations, with well facilitated amenities such as; toilets, bins, lighting, seating and BBQ areas.

Overwhelming support for the Plan

Totally 1100+ comments

“ I’m really glad that the trees council are proposing for military road are large canopy type for shade and beautification ”

“ I’m really glad that the trees council are proposing for military road are large canopy type for shade and beautification ”



Engagement feedback

Youth engagement

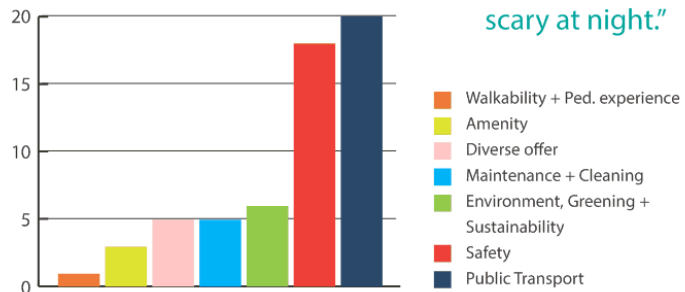
Staff engaged with:

- Port Kembla Youth Projects
- Five Islands Secondary College

50 youth participated in the feedback with commentary focused on current transport links and the need for improved consistency and efficiency. This issue raised concerns for safety, with commuters often being left stranded at different locations throughout Port Kembla. Perceptions of safety were low, with multiple young people stating that they felt unsafe, particularly at night. This was exacerbated by inconsistent transport links.

Concerns for Environmental impacts were also a topic of conversation with 6 comments about how environmental impacts will be addressed in relation to the plan.

“Public transport with in and around Port Kembla is never on time. We get left waiting, sometimes in the dark. Its pretty scary at night.”



Local Aboriginal Community

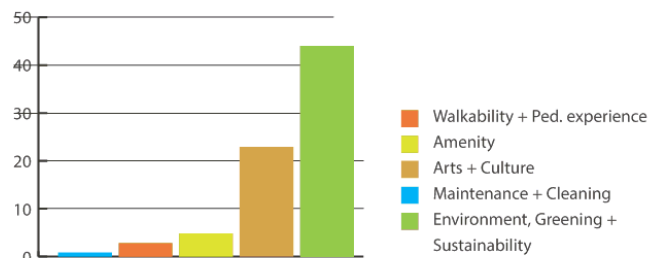
Feedback received from two informal engagements with 7 participants, of varied age groups.

There was a majority of supported for the plan, but overwhelmingly the environmental concerns in the area were highlighted and the need for further Aboriginal consultation.

A large proportion of responses referenced to Art and culture. This focus was on improving and promoting culture and heritage. Comments mentioned the potential for a new functional Cultural Centre that would build community capacity. Interpretative signage was considered a positive addition, seen as a way assist and promote the broader communities understanding of the significance of areas.



“Love the pictures, They need to make sure that the environment is looked after, including the Bell frog. And Aboriginal history”



Engagement feedback

Community kiosks

Over 200 participants attended two Kiosks held on Saturday 10 March 2018. Overwhelming participation elicited a high level of support and conversations that explored the Port Kembla Revitalisation and Implementation Plan.

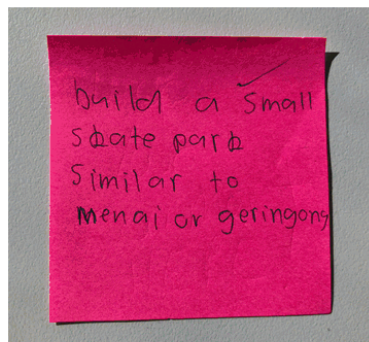
85 formal comments were received on the day.

32 comments were attributed to Environment, Greening and Sustainability. These comments related to the implications on the environment and how the natural beauty of Port Kembla was going to be sustained. A large proportion of these comments were about the limiting of planting shrubs and the planting of native trees. Community members felt that shrubs were problematic due to the lack of visibility and the ongoing maintenance.

Amenity and safety also ranked highly with comments around the lack of lighting, toilets, bubblers, seating and BBQ areas. Safety was discussed in not only the terms of crime and anti-social behaviour, but also in relation to unpatrolled beaches and the amount of hand gliders now used in the area.

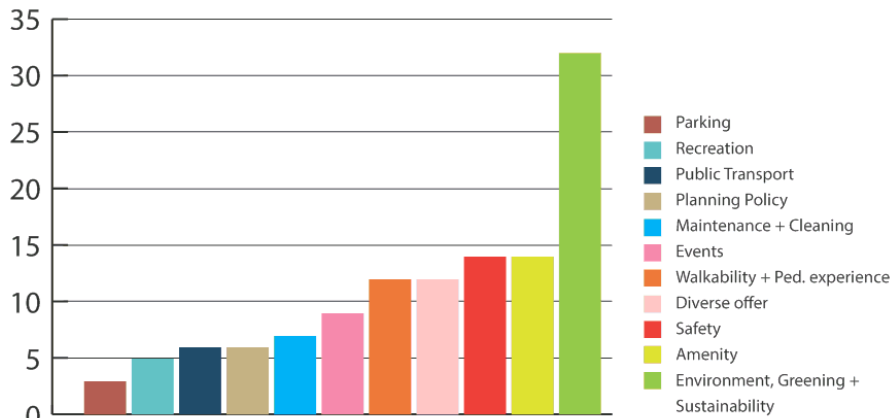
Over 200 people shared their thoughts!

85 comments placed into the comment box



“Accessible cheap trees to be planted by community”

“Not change for the sake of change.”



Engagement feedback

Email submissions (community)

Based on the feedback provided by the 12 emailed submissions, 53 comments were included.

The highest priority for these respondents was spread evenly over three main themes.

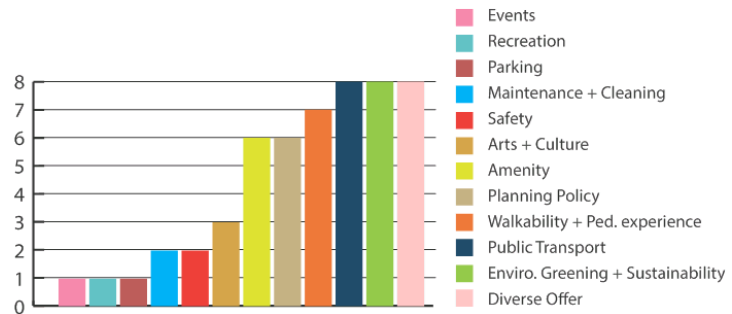
1. Diverse Offer
2. Environment, Greening and Sustainability
3. Walkability and Pedestrian Experience

Creating a Diverse Offer throughout the suburb made particular reference to higher occupation rates both in shops and the underutilised industrial lands. Respondents stated that options should be investigated into filling these spaces with new vibrant offers, which would encourage the community to shop and socialise locally.

Alongside this theme was Environment, Greening and Sustainability, This theme was highest overall; with community feedback reflecting a high degree of environmental consciousness

Walkability and pedestrian experience. Improved links throughout and to Port Kembla where welcomed by the community, with respondents feeling that these would be positive draw card to the area.

12 email submissions



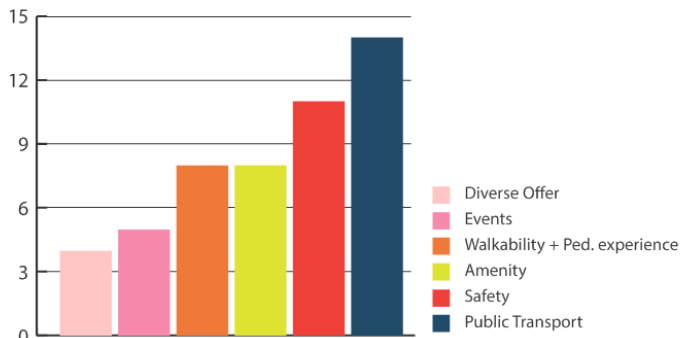
On-site conversations

22 businesses and community groups were approached throughout the town centre, and given opportunities to explore and discuss the project information and given survey options.

14 comments stressed the lack of public transport links and consistency, resulting in a lack of customers and reduced appeal to new businesses and organisations. This was further linked to comments around Port Kembla being an unsafe place with anti-social behaviour, which further deterred clients and new business.

A number of comments also highlighted the need for increased amenities and improved pedestrian movement throughout Port Kembla.

The lack of public toilets in the Town Centre and in Port Kembla as a whole was mentioned frequently throughout this engagement. Community and business owners stating that people are limited in the amount of time that they are able to spend in the area as no amenities are provided.



Engagement feedback

Wollongong Council - Have your say page

Port Kembla 2505 Revitalisation Plan 2018

Visitors Summary
Have Your Say Wollongong from 17 Feb '18 to 23 Mar '18

DAILY MONTHLY

Highlights

TOTAL VISITS	MAX VISITORS PER DAY
1.5 k	170
ENGAGED VISITORS	INFORMED VISITORS
120	743

Council officers updated the Port Kembla Have your say page frequently to ensure the community could access information and share their ideas.

This page contained the online survey, key dates, frequently asked questions and downloadable copies of the draft Plans when exhibited.

This page had high volumes of traffic with 1500 people visiting over the exhibition period and over 900 downloads of the draft Plans.

Advertisement + Social Media

Timeline Photos

City of Wollongong
Like This Page February 26

Imagine if Wentworth Street in Port Kembla looked like this! It might become a reality one day. Have a look at our plans for Port Kembla's future and let us know what you think at www.haveyoursaywollongong.com.au/pk2505-revitalisation-plan

Like Comment Share

Glenn Prior and 114 others Most Relevant

16 Shares 31 Comments

Jen Lysta-van Dyk Malika
Like Reply 9w

Shane Mason Hey I've got a great idea. Lets put some palm trees up in the air and some sandstone blocks on the sidewalk, that will freshen the place up and bring people in.
Like Reply 9w

2 Replies

Write a comment...

Council's facebook page was utilised to notify the community of the exhibition period and to encourage people to have their say on the draft Plans.

Various community group pages also shared this information for a broader reach. This post had 16 shares and 31 comments.

Survey feedback

Online Survey

The data displayed on the following pages is taken directly from feedback received via the 151 survey responses.

The survey was broken into the following sections:

1. Vision - Support, Yes/No + Comments
2. Strategic Direction - Support, Yes/No + Comments
3. Each Precinct - Support, Yes/No + Comments
 - Town Centre
 - Military Road
 - Coastal Areas
 - Recreation Areas
 - Coomaditchie Lagoon
4. Rate precincts in regards to priority with 1 being highest and 5 being lowest priority
5. Demographic Information

Some of the participants cited that their uncertainty was related to concerns for the ongoing maintenance of these areas once completed, and the need for the inclusion of a stronger focus on Environment, Greening and Sustainability. Further comments are displayed in the theming tables throughout this report

151 survey responses

81 of these came through as hard-copies



“I would emphasise public transport and enhanced natural environment more in this. Plus attracting light industry and more employment. Also increased population without sacrificing the feeling and the spaces of the suburb now.”

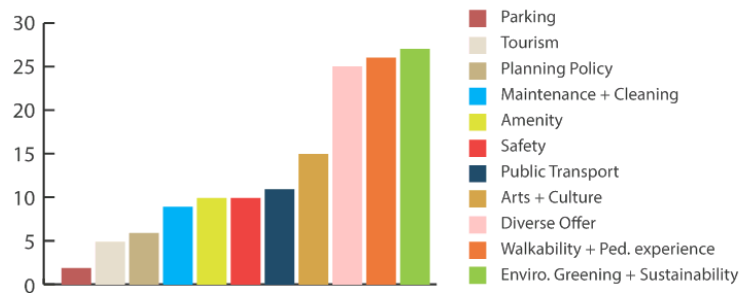
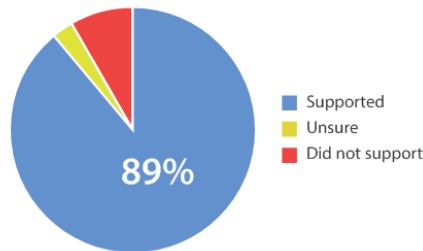
“Access to safe active transport, the greening of Port Kembla and promotion of outdoor activities is vital and the changes will be well received by the community.”

Survey feedback

01. Do you support the overall Vision for Port Kembla?

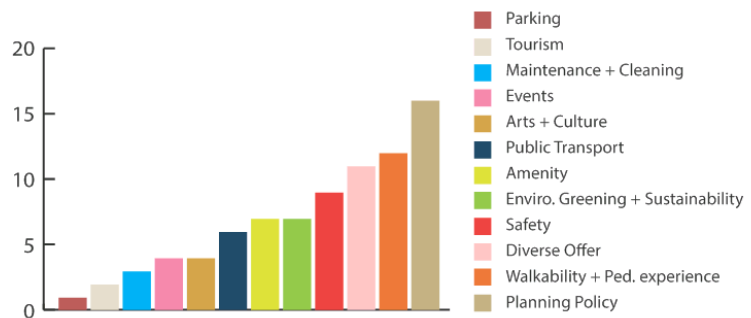
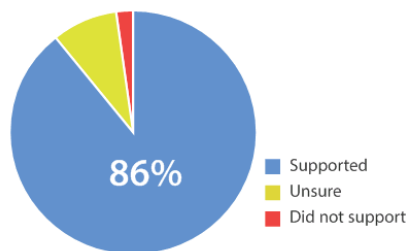
Environment, greening and sustainability were a central theme throughout the suburb wide feedback collected. With feedback focused on a clear and integrated environmental strategy to sit alongside the planning process.

Walkability and pedestrian experience ranked highly also, with respondents sighting this as the second most important theme. Walkability and cycling, Links throughout the suburb were of a high priority. With a Diverse Offer particularly focused on Art and Culture.



02. Do you support the Strategic Direction of the Revitalisation Plan?

The Strategic Direction elicited significant comment in reference to the significant amount of underutilised shop fronts and the industrial areas. Suggestions were made to rezone these to either residential or public use. Frequent support was offered for integrated walking, cycling and public transport infrastructure. The need for transparent communications around new industry and the growth of the Ports was also highlighted.



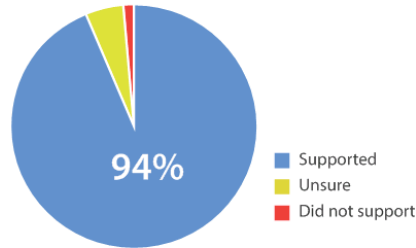
Survey feedback

03. Do you support the Plan for the Town Centre?

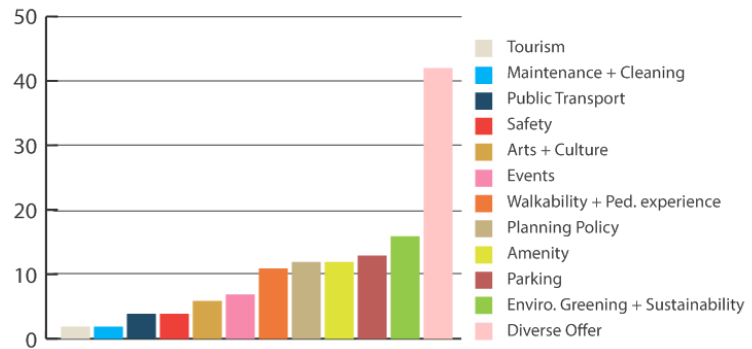
With a Diverse Offer the main focus for this area, respondents particularly focused on promoting Arts and Cultural projects, and increasing night life opportunities in the area.

Environment, greening and sustainability, tended to agree with the need for more greening of the main street, but not at the cost of reduced parking spaces. Parking comments highlighted the need for clearly sign posted directions to parking and the enforcement of parking restrictions in the main street parking.

The lacks of amenities, such as public toilets in the Town Centre and throughout the suburb were also of concern to respondents.



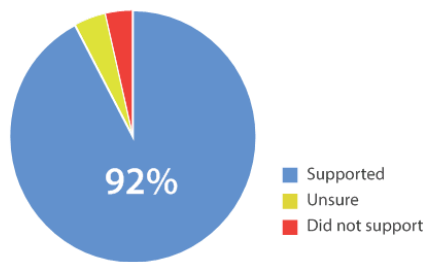
“Activated shops: but with minimisation of chain stores / multinational corps etc, but rather support and priority given to local/ small businesses.”



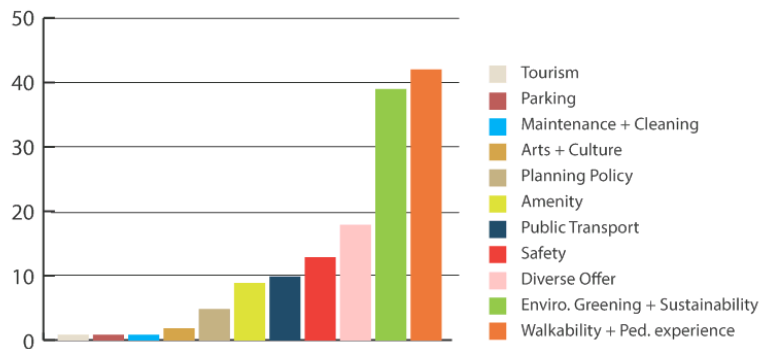
04. Do you support the Plan for Military Road?

Walkability and pedestrian experience ranked highest for this area, with respondents sighting walkability and cycling links throughout the suburb being of a high priority, but particularly important for Military road, as this was seen as an opportunity to create multiple links to other areas of interest.

Ensuring that Environment, Greening and Sustainability were central to the planning processes, and that specific destination locations offered a range of diverse opportunities for all age groups.



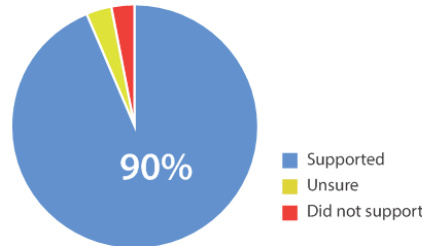
“The changes suggested to military road will not only make it more pleasant but much safer.”



Survey feedback

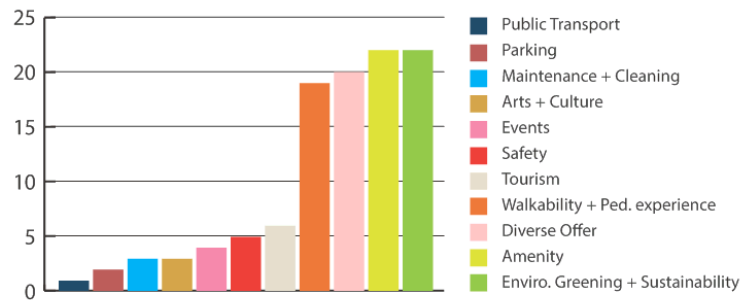
05. Do you support the Plan for Coastal Areas

Environment, greening and sustainability were a central theme for Coastal Area. With feedback focused on a clear and integrated environmental strategy to sit alongside the planning process. Maintaining the natural Coastal Areas was also a topic of concern, with community members stating that due to the proximity to industry it was important that the area had continual environmental reviews.



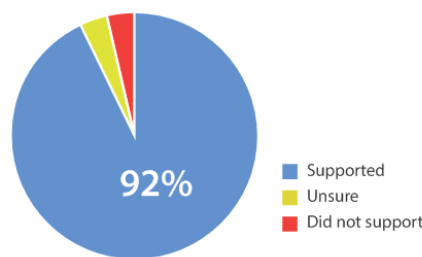
“The cultural significance should be respected and acknowledged. This is a great opportunity to raise awareness about the Aboriginal stories and history of these areas, for all residents and visitors”

The lack of amenities in and around the Coastal Area was raised equally, with also 22 respondents stating that toilets, lighting, bins and BBQ areas were currently non-existent, and that these amenities need to be provided, particularly if there is to be an increase of activity and visitors to the area.



06. Do you support the Plan for the Recreation Areas

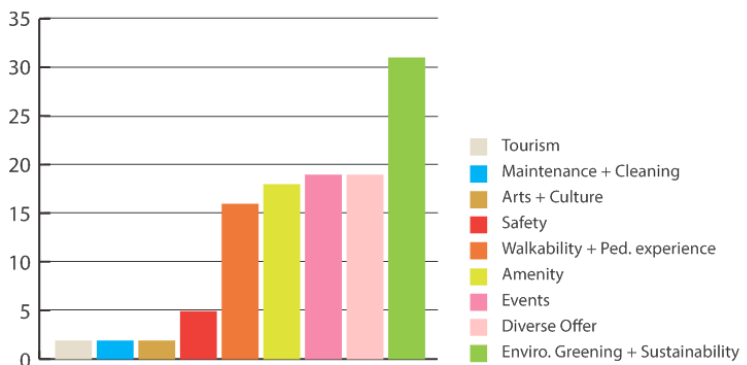
Environment, greening and sustainability were again a central theme. With feedback focused on an integrated environmental strategy that supported Aboriginal driven programs and support to sit alongside the planning process. Frequent reference was made to the planting of native trees and shrubs seen as problematic in relation to visibility and maintenance



“Please upgrade the basketball court. Some surrounding benches would be great as well.”

Respondents supported the need for a Diverse Offer in recreation areas catering for all age groups and varied activities. Particularly focus was on the maintaining the current use of sporting grounds and the introduction of community events. To facilitate this need for improved and increase amenities was frequently raised.

Walkability and pedestrian experience also ranked highly, with respondents sighting this theme as an important focus with the need to improve links throughout the suburb, were of a high priority and need to include cyclist



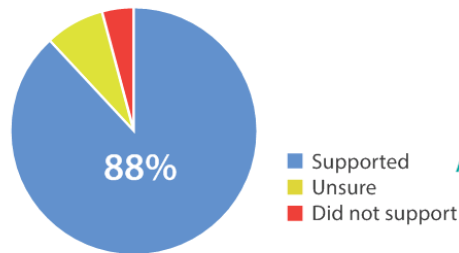
“Urgent need for pedestrians crossing between car parks at the PK Pool”

Survey feedback

07. Do you support the Plan for Coomaditchie Lagoon?

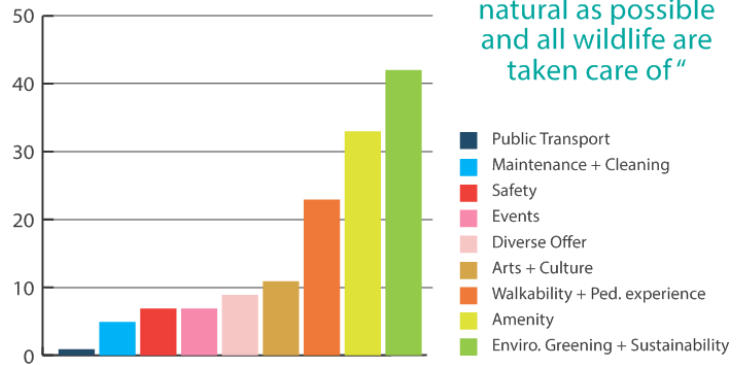
Local Aboriginal driven Environmental programs were the central theme for the Coomaditchie Lagoon, with 42 comments focused on maintaining the ongoing local Aboriginal consultation process. Frequent reference was made to the planting of native trees and shrubs seen as problematic in relation to visibility and maintenance. Attention was brought to the need to protect this area and ensure the conservation of the endangered Green & Golden Bell Frog and the habitats of numerous native birds, animals and flora.

A high volume of comments focus was on improving and promoting culture and heritage. With comments mentioning the potential for a new functional Cultural Centre as a point of celebrating the rich culture and history of the area; and interpretative signage was considered a positive addition. It was felt that these inclusions would assist in the broader communities understanding of the significance of this area and promote a healthy revival of the suburb.



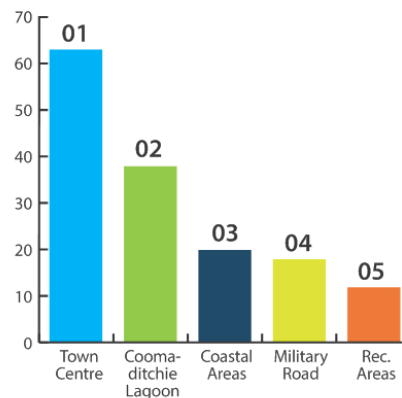
“It would be great to make this a welcoming area for everyone to learn about and celebrate the local Aboriginal people”

“As long as the lagoon is kept as natural as possible and all wildlife are taken care of”



08. Precinct priority

The following graph shows the results of question eight in the draft Port Kembla Revitalisation Plan Survey. Below is a graph showing how many times a particular area was listed as the first priority; showing the communities priority preference listing, with 63 respondents listing the Town Centre as their first priority, 38 listed Coomaditchie Lagoon, 18 Military Road and 12 respondents listing Recreation Areas as their first preference.



“It would be great to see the unused shops used as art studios or for something interesting that would bring people”

“The changes will enhance visits by the local community and visitors to the main street.”

Engagement feedback

Government + Agency Submissions

AUTHOR	MATTERS RAISED	COMMENTS/RESPONSE
<p>Office Environment and Heritage</p>	<p><u>Aboriginal cultural heritage:</u></p> <p>1.1 Support the strategic approach taken for the revitalisation of the Port Kembla area and highlight the level of Aboriginal cultural heritage significance within the Study Area .</p> <p>1.2 Request an AHIP for the Hill 60 Area with dedicated resourcing so it's secured in advance of the planned activities</p> <p><u>Energy efficiency:</u></p> <p>1.3 Suggests that strategies such as urban greening has been considered regarding their overall impact on climate.</p> <p>1.4 We suggest that the strategies outlined in this regard explicitly link to the ability to influence local climates. Such initiatives include trees, green spaces, landscaping, water features, water sensitive (WSUD) principles and the like.</p> <p>1.5 The Plan would also benefit from further reference to environmental sustainability, including detailing how revitalisation can support energy efficiency e.g LED lighting, reducing car movements and emissions and self-generated solar power.</p> <p><u>Coastal & natural environment:</u></p> <p>1.6 Significant biodiversity values in Port Kembla with threatened species on record e.g. Green and Golden Bell Frog.</p> <p>1.7 Restoration works in the dune and the wetland area around the lagoon</p> <p>1.8 Include appropriate native species to complement the adjacent native vegetation.</p>	<p>1.1 Noted.</p> <p>1.2 Refer Action 5.1 – Port Kembla Conservation Management Plan & AHIP</p> <p>1.3 & 1.4 This matter is detailed in Council’s Urban Greening Strategy. Note Action 2.6 – Urban Greening which seeks to deliver the target for increasing tree canopy cover on priority streets to 20% by 2020.</p> <p>1.5 Noted. The Plan has been amended to reference environmental sustainability across the Suburb Wide Strategies. Sustainable and Green has also been introduced in the suburb wide actions.</p> <p>1.6 Noted. The Plan has been amended to recognise this. Refer Coomaditchie Lagoon Precinct.</p> <p>1.7 Dune management is an LGA wide matter and is looked at holistically through the Dune Management Strategy. Within the Precinct Coastal Area, dune management is noted.</p> <p>1.8 This matter is detailed in Council’s Urban Greening Strategy. Note Action 2.6 – Urban Greening</p>
<p>Department of Planning – Southern Region</p>	<p>The Department is broadly supportive of the Draft Port Kembla Revitalisation Plan (the Draft Plan).</p> <p>2.1 Noted the Illustrative Masterplan on page 22 of the Draft Plan identifies a light industrial ‘buffer’ on the Three Ports SEPP interface area with Port Kembla town centre. This land is currently zoned IN3 under the Three Ports SEPP and it is not proposed to change the zoning of this land at present.</p> <p>2.2 Confirms that Action 2.1 Buffer Study is underway. Project will address land use conflicts and identify planning mechanism to minimise potential conflicts</p> <p>2.3 Confirms that Department are finalising noise mapping with the NSW ports. This work will inform the project outlined above.</p>	<p>2.1 This notation has been amended on Town Centre Master Plan diagram to identify the buffer without reference to ‘light industrial’. It is recognised that the treatment of a buffer is important.</p> <p>2.2 & 2.3 Note Action 2.1 and 2.5. Three Ports SEPP/ Residential Port Kembla I impact assessment and mitigation and Port Kembla Surplus Lands Activation Project.</p>

<p>Paul Scully Member for Wollongong</p>	<p>Generally supportive of the plan and provides the following commentary:</p> <p>3.1 Concerns that the Plan, like many others in Port Kembla lacks specific commitments from the Council to support it. Would like to see immediate commitment to specific actions.</p> <p>3.2 The community want to see all levels of government working together and committing their own financial resources to maximise benefit.</p> <p><u>Town Centre</u></p> <p>3.3 Suggestions re: Length of the street is noted and the vision supported.</p> <p>3.4 Signage – wayfinding + parking is needed to encourage people into Port Kembla is important and the temporary corflute are an inadequate.</p> <p>3.5 Action: Land owners along Military Road to maintain their frontages.</p> <p>3.6 Supports: Removal of ‘Outdoor dining’ fees for 3-5 years to remove financial strain, and diversify evening economy.</p> <p>3.7 Supports streetscape and lighting upgrades on Wentworth Street, these should be changed to a High Priority with a Short-term timeframe.</p> <p>3.8 Supports Façade upgrades and Efficiency Audits underway</p> <p>3.9 Encourages Port Kembla Town Centre become a net zero energy town centre to guide investment and attract businesses</p> <p>3.10 Council to consider introduction of free-wifi to the town centre.</p> <p>3.11 Council to acquire former Whiteways site to provide a green-link and green public space relating to the UGS.</p> <p><u>Proposed Governance and Coordination</u></p> <p>3.12 Establishment of the ‘Port Kembla Action Group’ concerns that these groups already exist and there is a concern that another group would result in funds (PKCIF) being substituted for expected expenditure of governments resulting in less fund for the community</p> <p>3.13 The community feel they do not have any representation or a voice in the assessment of the PKCIF funding and feel removed from this process.</p>	<p>3.1 Noted. The role of the accompanying Implementation Plan is to set timelines and priorities for project funding and delivery. Prioritisation of budget and investment will be determined via Council’s Annual Planning Cycle, and the Implementation Plan will be an ongoing tool to discuss, prioritise and guide the delivery of the aspirations set out by the Port Kembla 2505 Revitalisation Plan.</p> <p>3.2 Noted. The Implementation Plan identifies a range of Governance Actions (Section 1 of the Implementation Plan). Collaboration across Government is identified as important.</p> <p>3.3 Noted</p> <p>3.4 Actions 2.9 and 2.10 – Port Kembla Wayfinding look at future opportunities for wayfinding. Note that the temporary signage installed was a trial.</p> <p>3.5 Noted. There is no intention to remove frontages from Military Road. Action 4.3 Military Road Upgrade: Design would require detailed consultation and</p> <p>3.6 Idea noted. Consideration of changes to outdoor dining fees has been added to new Action 3.17 Outdoor Dining Policy Review.</p> <p>3.7 Support and suggestions noted. Action 3.10 Port Kembla Town Centre Lighting Strategy has been amended to reflect a high priority. The timeframe remains at Medium with no identified funding. High priority projects will be considered for future grant funding opportunities.</p> <p>3.8 Noted</p> <p>3.9 Noted. Themes around environmental matters are integrated into the vision document. Council supports this initiative.</p> <p>3.10 Investigation of free Wi-Fi has been integrated with consideration of infrastructure upgrades via Action 3.9 Wentworth Streetscape and Infrastructure Upgrades. It is noted that free Wi-Fi at key locations including the Community Centre could be extended indecently of this.</p> <p>3.11 Refer Action 3.14 Town Square – Identification and Acquisition</p> <p>3.12 & 3.14 It is acknowledged that there are a number of people and organisations in the community delivering positive change in Port Kembla. The intent of Action 1.3 Port Kembla Action Group is to help support a coordinated approach through a forum to coordinate actions of the Plan to check in on how all actions are moving toward delivering the vision. A forum to work together to make sure that all initiatives (big and small) move toward realising the long term vision. There are no financial implications associated with the Port Kembla Action Group, representation from Council would be via existing operational budgets.</p> <p>3.13 Noted. This comment has been passed on to representatives at the Department of Premier and</p>
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	<p>3.14 Seeks inclusion of community representatives in PK projects and transparency of progress and funding for projects with community instead of another committee.</p> <p>3.15 'Port Kembla Place Manager' funding for this position needs to be clarified prior to inclusion in final plan. This position should reflect long term financial commitment from Council and have a level of seniority to officers who helped the Wollongong CBD small bars. The benefit of this position needs to outweigh the costs.</p> <p><u>Transport Connections</u></p> <p>3.16 Notes Public transport is difficult in Port Kembla and supports the intention to lobby to improve links between train station and suburb.</p> <p><u>Port Kembla Sustainability Project</u></p> <p>3.17 Sustainability e.g. plastic bag free campaigns are opportunities to establish an ambition for the suburb and set by an objective for the town centre to help guide investment</p> <p><u>Indigenous Heritage</u></p> <p>3.18 Supports the recognition of the importance of indigenous heritage of Port Kembla and surrounds as part of the Draft Plan. Supports actions funded under PKCIF to enhance this heritage.</p> <p>3.19 Encourages council to accelerate the timeframe for development of the Coomaditchie Lagoon Master Plan and include it as a short term activity to influence future rounds of PKCIF.</p> <p><u>Port Kembla as a destination</u></p> <p>3.20 Noted Port Kembla Tourism Strategy funded via PKCIF. Although a separate piece of work, the draft plan should encourage visitation and return visitation be considered as part of the recreation areas and town centre.</p> <p>3.21 Council to commit to host one major event in Port Kembla (WCC Annual Plan 3.3.1.5) this is to be considered in addition to events targeted at the local community.</p>	<p>Cabinet for consideration.</p> <p>3.14 As noted in the Implementation Plan, the Port Kembla Action Group is intended to include community representation.</p> <p>3.15 It is intended that this position be funded via resourcing allocations within projects submitted for funding via PKCIF</p> <p>3.16 Noted. Connected public transport is an important factor of the Plan. Action 2.8 Key Walking Connections Project which seeks to connect the train station to the Town Centre and surrounds.</p> <p>3.17 Environmental initiatives are supported through the Plan in suburb wide actions. This is noted as a great initiative which is supported by Council.</p> <p>3.18 Support noted.</p> <p>3.19 Note the request to bring the timeline for the Coomaditchie Master Plan forward to be a short term activity. This has been considered to High Priority, Short Term</p> <p>3.20 Tourism and visitation in Port Kembla is promoted through the Vision, and via the pending Tourism Strategy as per Action 2.12 Port Kembla Tourism Development Plan.</p> <p>3.21 Events are identified as an important opportunity for activation and tourism in Port Kembla and are supported by the Plan.</p>
<p>Endeavour Energy</p>	<p>4.1 Endeavour energy submitted various Maps and fact sheets surrounding the location and type of power supplies existing writhing Port Kembla as well as advice on what to consider when master planning / implementing actions on land that with these services. The submission notes that <i>'The actions in the Revitalisation Plan itself will not represent a significant electrical load'</i> and raises that consideration for any future medium density residential development or residential subdivision to consider electricity supply. The submission focuses heavily on the Port Kembla School Site and future needs for infrastructure to support the site.</p>	<p>4.1 Noted. This information will inform a number of actions of the Implementation Plan. This information has been forwarded to the team looking at the Planning Proposal for the Port Kembla School Site for consideration.</p>

<p>National Trust of Australia - Illawarra Shoalhaven Branch</p>	<p><u>Town Centre Precinct</u></p>	<p>5.1 The expectation of the community is understood. The Implementation Plan has been developed to present a mix of projects for delivery in the short to long term. There will be recommendations for forward budget allocation to deliver change.</p>
	<p>5.1 Community expectations if this plan fail to proceed</p>	<p>5.2 Noted. The Plan identifies the importance of heritage in Wentworth Street, and Action 3.6 Wentworth Street Heritage and Built Form Quality Project, will focus on heritage analysis and listings.</p>
	<p>5.2 In recent months a number of unsympathetic projects have been undertaken on Wentworth Street. Recommend. Heritage Listing of individual buildings and Inclusion of Wentworth Street in a conservation areas.</p>	<p>5.3 Noted. The Council has delivered the Port Kembla Façade Program, and funds an annual Heritage Grants program that all heritage properties across the LGA can access/ apply for.</p>
	<p>5.3 Financial assistance for upkeep of heritage buildings be considered</p>	<p>5.4 It is agreed that the heritage values of Wentworth Street are important and are an asset to Port Kembla. This is reflected in the Vision for the Town Centre which that in the future the Town Centre capitalises on its rich architectural and cultural heritage, underpinned by an aim to Retain and enhance the architectural character of Wentworth Street.</p>
	<p>5.4 Concerns over tokenistic initiatives towards heritage as have been done in the past. Presented a brief history of Port Kembla. Noted that a lot of the 19th – 20th century stock remains intact and the history of PK reads clearly. This is an opportunity to capitalize on the heritage name of the precinct.</p>	<p>5.5 The Implementation Plan seeks to coordinate and guide delivery of projects. A series of large and small projects need to combine to deliver revitalisation.</p>
	<p>5.5 Works should focus on an economic piggy back on the evolving revival</p>	<p>5.6 The intent of contracting the town centre is about focussing the energy in the town centre. The look and character of Wentworth Street remains important, and will be protected, supported by future planning policy.</p>
	<p>5.6 Contracting the town centre is not recommended and inequitable.</p>	<p>5.7 Aligned with this comment, the Plan sets out a desire to increase green canopy with suitable street trees.</p>
	<p><u>Plantings</u></p>	<p>5.8 Outdoor dining and the activation of Wentworth Street is an important aspect of activating the Town Centre. It is acknowledged that the topography of Wentworth street will need to be considered in the delivery of appropriate outdoor dinging.</p>
	<p>5.7 More robust trees are recommended e.g. London Plane Tree</p>	<p>5.9 Noted. Locally design street furniture is reflected in the Plan.</p>
	<p><u>Outdoor dining</u></p>	<p>5.10 Noted. The actions of the Hill 60 Master Plan inform the Plan and the identified actions for this area, including a range of interpretive art reflecting indigenous and military heritage of Port Kembla. Relevant approvals from OEH will be sought prior to any works being carried out.</p>
	<p>5.8 Outdoor dinging needs to be re-contoured to deal with the slope</p> <p>5.9 Street Furniture – is supported as long as its locally designed and reflects the character. There was a design comp 20 years ago for a ‘Port Kembla Chair’. They remain near the pub.</p>	<p>5.11 Noted. The Plan supports comments presented around environmental matters and the area’s rich indigenous and ecological significance. These details would be further considered in detail during future detailed master planning.</p>
<p><u>Coastal Areas Precinct</u></p>		
<p>In principle NTISB support the recommendations of this area</p>		
<p>5.10 Support existing trails signage and the delivery of future signage. Improvements to the amenity of MM Beach as a result are commendable.</p> <ul style="list-style-type: none"> – Actions from the review of the CMP for Hill 60 should be used to update the Implementation Plan – More acknowledgement of the areas rich indigenous and military history through interpretative signage should be a prime concern. – Supports the need for OEH approvals 		
<p><u>Coomaditchie Lagoon Precinct:</u></p>		
<p>In principle support of the recommendations of this area particularly actions 6.2, 6.3 and 6.4.</p>		
<p>5.11 A future masterplan and Boardwalk is supported by care must be taken to not impact ecological communities or aboriginal sites.</p>		
<p>The masterplan should address the lagoons importance</p>		

	<p>and preservation as wildlife habitat.</p> <p>Acknowledgement of the areas rich indigenous and ecological significance through interpretative signage should be a prime concern.</p> <p>National Trust presents a proposal for Wentworth Street:</p> <p>5.12 Council provide advice and funding grants for colour schemes and repairs to facades</p> <p>Ensure restoration work is carried out properly. Guidance provided</p> <p>Repainting of existing brickwork should not be encouraged.</p> <p>5.13 In order to revive Wentworth Street, economic and cultural stimulus is required.</p> <p>5.14 Relocation of present multi-cultural events to Wentworth St its low traffic volumes make it ideal for festivals and street parades e.g. food fairs\</p> <p>5.15 Council to support the gaining reputation as a creative hub by assisting with provisions of public art spaces, galleries and studios.</p> <p>5.16 Wentworth street could become the cities multi-cultural centre. Council to assist community groups with e.g. Barriers and mentioned 'Seed Funding'.</p> <p>5.17 The NTISB support employment of Full-Time place manager to act as a facilitator, catalyst and promoter.</p>	<p>5.12 Council undertook façade audits and developed a design guide for properties along Wentworth Street through the Port Kembla Façade Renewal Project. This formed the basis for grants accessed by land owners and business owners for the upgrade of facades in the Port Kembla Town Centre. A heritage architect informed this process.</p> <p>5.13 Noted. The intent is that the Port Kembla 2505 Revitalisation Plan will act to support such investment.</p> <p>5.14 Noted and supported by the Plan and Action 2.14 Port Kembla Events Development Applications incl. Wentworth Street Events.</p> <p>5.15 Council recognises and supports the role of creative industries in Port Kembla. The Plan has been amended to reference creative industries in the Vision and the Town Centre Precinct Strategic moves.</p> <p>5.16 Noted, initiatives for small grants via Action 1.4 Seed Funding Grants would support these initiatives.</p> <p>5.17 Support noted.</p>
<p>Neighbourhood Forum 7</p>	<p>6.1 In general, the Plan was supported however there were a number of matters that the Forum would like to see addressed</p> <p>6.2 Actions to attract investment and population growth, and height of buildings at south of Wentworth to be increased</p> <p>6.3 NSW Ports should not be able to drive the Strategy</p> <p>6.4 Hill 60 should be developed as a tourism destination</p> <p>6.5 Council to consider work previously done by the PK Chamber of Commerce – Tourism opportunities e.g. Aged Care, conversion of MM land into adventure park, golf course.</p> <p>6.6 Support improvements to Public Transport connections within the Port Kembla</p> <p>6.7 Strategy leaves actions to others such as Destination Wollongong 2.13</p> <p>6.8 The Plan should focus on objectives within the revitalisation strategy such as tourism, CBD revitalisation, residential enhancement, commercial/business investment etc. and then what needs to be done to give life to all of these objectives</p> <p>6.9 The Plan tends to focus on further studies. Will these actions actually lead to the 'revitalisation' desired outcomes.</p> <p>6.10 Local committees need to be integrated into the 'Port Kembla Action Group'</p> <p>6.11 Redirection of Grand Pacific Drive through Port</p>	<p>6.1 Noted</p> <p>6.2 Analysis of the economic drivers for development in Port Kembla resolved that the feasibility of higher density residential development in Port Kembla was not feasible at this time, with the exception of sites with water/ ocean views. Population growth in Port Kembla will be considered in context of Action 2.3 LGA wide Housing Supply + Diversity Study.</p> <p>6.3 Noted. The intent of the Plan is to allow the community to drive the Strategy.</p> <p>6.4 Hill 60 has an established Master Plan which has been guided by the importance of the place including the natural setting, indigenous and cultural importance and military history. The site is considered to offer tourism potential based on its unique offering. The role of Hill 60 as a Tourism destination will evolve through completion of Tourism studies underway.</p> <p>6.5 Work previously prepared by the PK Chamber of Commerce and Industry informs the Plan.</p> <p>6.6 Noted, the Plan integrates aspirations for improved Public Transport connections throughout the Vision, Strategies and Action 2.7 Active Transport + Public Transport.</p> <p>6.7 Noted. The Strategy does rely on commitment across all sectors. Realising the Vision will require input and investment across all levels of government, industry and the community. This is important for the Plan to be successful.</p>

	<p>Kembla. The conclusion of the meeting mentioned above was that this plan is a positive step and when combined with Port Kembla's long-awaited entrance into the Grand Pacific Drive, the town will be well and truly <i>on the map</i> thereby providing an added dynamic for both Neighbourhood Forum 7 and Greater Wollongong.</p>	<p>6.8 Noted. The Plan does focus on these elements.</p> <p>6.9 The Implementation Plan actions present a combination of grants for community projects, delivery of infrastructure and the studies required to inform detailed design of these. The intent is that these studies will be guided by the Port Kembla vision established by the community.</p> <p>6.10 Noted. The Implementation Plan nominates the Community as collaborators in the Port Kembla Action Group.</p> <p>6.11 Noted. This matter has been raised and considered by Council at its meeting of 15 March 2018. It was resolved that: <i>Destination Wollongong be asked to include Port Kembla into discussions it has with the Grand Pacific Drive Stakeholder Group regarding the future route of the Grand Pacific Drive.</i></p>
<p>Port Kembla Chamber of Commerce</p>	<p>7.1 Chamber hope this strategy will be implemented, reviewed and used as a benchmark document to fulfil the potential of Port Kembla for everyone.</p> <p><u>Employment:</u></p> <p>7.2 Plan to be proactive in generating employment in the suburb via new innovative and creative opportunities including those for youth whilst retaining character of Port Kembla</p> <p><u>Money</u></p> <p>7.3 Plan to inform PKCIF funding with Council still committing their own resources not substituting it. Port Kembla still needs and deserves funding</p> <p>7.4 Concerns around the value if \$1 m in 99 years' time. The pool of funding could accrue interest and assist with this retention of value</p> <p><u>Oversized Town Centre</u></p> <p>7.5 Consider how we go about future zoning of the town centre to be considered and allow flexibility e.g. SP1 or adding additional uses to the Schedule 1 to encourage diverse commercial, residential and tourism uses.</p> <p>7.6 Wentworth street to offer small scale specialist retail and unconventional offers</p> <p>7.7 Rent Holiday for 18 months to encourage outdoor dining</p> <p>7.8 Council engage with Police to assist with Liquor Licences in Port Kembla</p> <p>7.9 Council review height of buildings along Wentworth St to allow for Medium Density shoptop. Encourage development utilising existing development viable. Noise Attenuation to be considered for entertainment and growing Port.</p> <p><u>Public Transport</u></p> <p>7.10 Shuttle bus to be developed – possibly using existing community owned buses.</p> <p><u>Harry Morton Park</u></p>	<p>7.1 Noted.</p> <p>7.2 The vision supports employment and has been amended to reference innovative and creative industries. Further, this would be an important aspect of Action 3.5 Marketing Port Kembla Town Centre and Action 2.4 will consider the LGA wide Employment Lands Study.</p> <p>7.3 The Implementation Plan will be an ongoing tool to discuss, prioritise and guide the delivery of the aspirations set out by the Port Kembla 2505 Revitalisation Plan. Prioritisation of budget will be determined via Council's Annual Planning Cycle. Grants, including PKCIF, allow Council to supplement competing budgets, enable key projects to be brought forward, and can extend the scope of projects. Opportunities created via PKCIF will continue to be explored to deliver projects alongside Council budget allocation.</p> <p>7.4 Noted. This comment will be shared with the Department of Premier and Cabinet.</p> <p>7.5 Noted. The review of planning mechanisms for the Town Centre will be delivered in line with Action 3.7 Planning Control Amendments. Any policy amendments would be subject to community notification and engagement.</p> <p>7.6 Agree. This is encouraged through the Plan, with particular reference in the Strategic Moves for the Town Centre and would be an important aspect of Action 3.5 Marketing Port Kembla Town Centre.</p> <p>7.7 Consideration of changes to outdoor dining fees has been added to new Action 3.17 Outdoor Dining Policy Review.</p> <p>7.8 Noted. The Council is working through the Safety Reference Group to raise awareness and work with the Police around licensing matters, and to advocate for a positive and safe evening economy.</p> <p>7.9 The current planning controls permit medium density shoptop development along Wentworth Street to 12 metres or 3 storeys. The review of planning mechanisms for the Town Centre will be delivered in line with Action 3.7 Planning Control Amendments. Any</p>

<p>7.11 Forgotten park with great potential and is not maintained at all by Council and poses a threat to the residents. Fires are lit about 3 times a year. Action required. Council to negotiate to seek future recreational offer on this land.</p> <p>7.12 Former RSL Club is an opportunity for a health and wellness precinct.</p> <p><u>Town Plaza</u></p> <p>7.13 To be located where there is already activity – Redpoint Studios or on Allan St near Senior Citizens Centre. Purchase of the old Whiteways site is poor use of public funds. Whiteways should be developed with arcade through link and artists/ affordable housing above shops.</p> <p><u>Military Road as Green Corridor</u></p> <p>7.14 Supported in theory. Would like to see general maintenance of footpath in first instance. Questions role of Council in purchasing adjacent lands and buildings to deliver the Green Corridor including PK Copper and questions is this is a good use of funds.</p> <p><u>NSW Ports / Port of Port Kembla</u></p> <p>7.15 Perception that Port of Port Kembla have a view they can dictate the future of Port Kembla. This is not appropriate, and they feel the Port does not engage with the community.</p> <p>PKCIF should not be used to fund the future expansion of the Port at the expense of the suburb.</p> <p><u>Tourism</u></p> <p>7.16 Future tourism should respect and enhance existing features e.g. Eco Tourism, Glamping, Cruise Ships and new cultural facilities without competing with existing local offers. Future tourism should consider the Significance of Cultural Tourism. For locals and visitors.</p> <p><u>Hill 60</u></p> <p>7.17 Hill 60 Masterplan should be implemented.</p> <p>7.18 Fishermans beach is not mentioned. Improvements requested: Improved access, shark nets, wreck to establish a reef for diving.</p> <p>7.19 Port Kembla Sewerage plant should be removed and a resort built</p> <p><u>Community Hub</u></p> <p>7.20 Supported in theory, but undermines the work of Our Community Project. Board would like to partner with Council to deliver affordable social housing on the current site with community centre remain on ground.</p> <p><u>Curated Lighting</u></p> <p>7.21 PK Vivid or permanent creative lighting to be</p>	<p>policy amendments would be subject to community notification and engagement.</p> <p>7.10 Noted. Public Transport is a high priority for this area. See Action 2.7 Port Kembla Active Transport and Public Transport</p> <p>7.11 Noted. Changes to park are difficult due to a Land Title Claim.</p> <p>7.12 Noted and agree. We would encourage the Chamber to advocate for this.</p> <p>7.13 This suggestion is noted. A number of influencing factors will guide the identification of a suitable site for the town square. This will be delivered through Action 3.14 Town Square – Identification and Acquisition.</p> <p>7.14 Note general support, and acknowledge comment regarding maintenance. The Military Road Green Corridor would not require additional purchase of land or property to deliver. It is intended that the project would be focussed around that part of Military Road that is 'local' and under Council control.</p> <p>7.15 This feedback is noted, and will be communicated with NSW Ports. The Plan promotes an improved relationship between the Port and the community, and this is also reflected in the delivery of Action 2.1 Three Ports SEPP/Residential Port Kembla Impact Assessment and Mitigation.</p> <p>7.16 Noted. The comments raised are in line with the Plan and will be shared to inform Action 2.11 LGA wide Cultural Tourism Study and Action 2.12 Port Kembla Tourism Development Plan – Destination Wollongong.</p> <p>7.17 Acknowledge and support this comment. Delivery of the Hill 60 Master Plan is aligned with Action 5.2 Hill 60: Master Plan Delivery.</p> <p>7.18 Noted. The Plan has been amended to include reference to Fishermans Beach in the Coastal Areas Precinct.</p> <p>7.19 This idea will be communicated to Destination Wollongong to inform Action 2.12 Port Kembla Tourism Development Plan. Any consideration of land use on Hill 60 will need to be considered against the AHIP in alliance with Action 5.1 Port Kembla Conservation Management Plan & AHIP.</p> <p>7.20 The desire to deliver affordable housing is supported. This will be communicated internally as relevant and will be considered in context of Action 2.3 LGA wide Housing Supply + Diversity Study.</p> <p>7.21 This idea is supported by the Plan. Encouraging cultural and artistic events aligns with the Vision, strategies and many actions.</p>
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	<p>considered. Could be interpretative of the industrial past.</p> <p><u>Port Kembla Surf Club</u></p> <p>7.22 Should be function centre with liquor licence.</p> <p><u>Bluescope Steel – Surplus Sites</u></p> <p>7.23 Unused dwellings on Five Islands Road should be repurposed for creative spaces.</p>	<p>7.22 This idea is supported via the Recreational Areas Vision and Action 6.3 Expand public use of Port Kembla Surf Life Saving Club.</p> <p>7.23 We would encourage the Chamber to pursue this idea. It is noted that this would be a secondary priority to activating vacant spaces along Wentworth Street.</p>
Port Kembla Copper	<p><u>Buffer Zone</u></p> <p>8.1 Stated concerns around the buffer zone being denoted on their land and a risk of this 'buffer' could sterilise the property. By reducing future owners ability to develop the site in a way that is consistent with the current zoning which could reduce the utility or value of the property.</p> <p><u>Green Walking Connections</u></p> <p>8.2 Concerns around language used in the document surrounding diagrams showing 'Green Walking Connections to be established'. These connections are shown through the PKC land.</p> <p>The suggestion of community members traversing through their land with the current uses in mind would create an unacceptable safety risk which the current owners would not willingly allow. Part of the value of the site is its contiguous nature and PKC believe that the value of the land would be severely impacted if public access were forced onto their lands.</p>	<p>8.1 Noted. The intent of the buffer is to enhance the relationship and interface of SEPP lands, and not to sterilise these lands. The buffer between the SEPP lands and adjoining residential is intended to be managed on or from both sides of the boundary. The Town Centre Master Plan has been amended to reflect this.</p> <p>8.2 The Plan does not intend to permit public access across Port Kembla Copper land. The Plan depicts in a number of illustrative diagrams connections between the town centre/ residential lands and MM Beach. This is an important link long term to enhance amenity and link to the natural asset of the beach. The Plan extends to 2043 and the aspiration for connections across to MM provide guidance should the opportunity for considering change to the Port Kembla Copper use and function arise.</p>
NSW Ports	<p>9.1 NSW Ports thanked staff for their communication and consultation throughout the development of the draft plan.</p> <p>9.2 NSW Ports support the Plan and the aim of developing initiatives to revitalise the suburb of Port Kembla. It is within the context of the Port of Port Kembla being a port of diversified trade as well as the next container port for NSW that this submission is made.</p> <p><u>Comments:</u></p> <p>9.3 Biggest risk to the future development of Port is urban encroachment.</p> <p>The Plan provides a unique opportunity to ensure sustainable freight growth through the Port can continue in to the future. This is identified by the strategy within the Plan to "Grow with the Port and Industry".</p> <p>The Actions provided by the Plan provide scope for the Port and town of Port Kembla to continue to grow sustainably together, and ensure the freight needs of the State are met. NSW Ports makes the below specific comments on Actions out of the Plan.</p> <p>9.4 Action 1.2 – Port Kembla Action Group – support establishment and involvement</p> <p>9.5 Action 2.1 - Three Ports SEPP / Residential Port Kembla Impact Assessment and Mitigation – Supports</p>	<p>9.1 Appreciation noted.</p> <p>9.2 Support for revitalisation noted.</p> <p>9.3 Working collaboratively to ensure Port Kembla to grow with the Port is an important aspect of the Plan.</p> <p>9.4 Support of Action 1.2 is acknowledged.</p> <p>9.5 Support of Action 2.1 is acknowledged. It is noted that mitigation for acoustic impacts should be managed in</p>

	<p>this action. The port needs to be unencumbered by urban encroachment. State and Local Governments to work with NSW Ports. Mitigation to be on appropriate land.</p> <p>9.6 Development controls for sites with direct lines-of-sight to the Port should not be changed to allow for increase in residents exposed to Port Impacts.</p> <p>9.7 NSW Ports seeks a hard buffer through planning controls to prevent incompatible development in affected areas. Council should ensure future impacts on port development are assessed before allowing intensification around Wentworth Street, Military Road and Mame Street</p> <p><u>LGA wide Housing Supply + Diversity Study</u></p> <p>9.8 NSW Ports would advocate that development that is incompatible with future Port operations not be located in inappropriate areas. NSW Ports supports the need for the Study and will contribute as required.</p> <p><u>LGA Wide Employment Lands Study</u></p> <p>9.9 Employment lands in close proximity to the Port of Port Kembla are vital to support freight and logistics operations. NSW Ports supports the need for the Study and will contribute as required</p>	<p>alignment with the detailed investigations currently being undertaken by the Department to delivery this Action. The role of the project is to investigate options for management of land use conflict. Council acknowledges that mitigation of noise impacts will be informed by this process, and should be managed on appropriate land.</p> <p>9.6 Council is not proposing changes to residential planning controls through the Plan. Importantly, though, Council has no evidence to support the request to restrict residential development potential of sites with a direct line-of-sight to the Port. The future potential impact of the Port is unclear at this point in time. Aligned with Action 2.1 and the findings of acoustic testing and modelling informing this work, Council will consider options for managing future potential impacts through planning policy.</p> <p>9.7 Council is open to working with the Department of Planning, NSW Ports, local industry and the community to define and understand the options for mitigating future potential impacts of the Port on residential lands. Further work needs to determine if the solution is a hard buffer through planning controls. This will be considered and resolved through Action 2.1.</p> <p>9.8 Noted. The findings of Action 2.1 will influence the delivery of the LGA wide Housing Supply + Diversity Study</p> <p>9.9 Noted. This has been shared internally with the team delivering the LGA wide Employment Lands Study. NSW Ports will be consulted through this project.</p>
<p>Peak Bodies Group (Property Council, RDA, DW,IBC,NSW Ports + UDIA)</p>	<p>10.1 The group congratulate staff on the Plan and the engagement approach undertaken to create the draft document.</p> <p>10.2 25 year timeframe is to long – actions will outlive the current population</p> <p>10.3 Incentivise Immediate Development by encouraging new investors to purchase and development land including trial incentives for 5 years within 12months of adoption of plan; Eliminate DA fees; Eliminate Section 94 Contributions; Reduce car parking requirements;</p> <p>10.4 Building height + FSR be reviewed with flexibility determined case by case</p> <p>10.5 Assist Investors with a Sustainable living focus</p> <p>10.6 Create a consistent planning panel for Das in PK including external expertise – meet regularly with consistent members with a 7 day turnaround of feedback</p> <p><u>Encourage Tourism</u></p> <p>10.7 Unique assets within PK presents an opportunity for PK to be a major tourism destination in the region. PK to preserve and enhance unique local features and establish a strong tourism offer that compliments future industrial operations</p>	<p>10.1 Noted</p> <p>10.2 Revitalisation Plans need to establish a long term vision and 25 years is a standard timeframe for this type of project. The range of project identified by the Plan and Implementation Plan will be required to evolve over time, and be revisited to check in with progress.</p> <p>10.3 Introducing incentives to promote investment is worthy of investigation in context of Action 3.7 Planning Control Amendments.</p> <p>10.4 Aligned with Council’s role as the local planning authority, Planning Proposals can be lodged for consideration at any time to investigate review of planning controls. This aligns with Action 2.2 Key Sites and Action 3.7 Planning Control Amendments.</p> <p>10.5 Sustainable living focus has been integrated into the Vision and suburb wide strategies of the Plan.</p> <p>10.6 Council acknowledges the role of Council in delivering a fast turnaround for development applications. Council does not propose to vary its processes for development application assessment, and welcomes open and up front dialogue with the planning staff to ensure efficient assessment times.</p> <p>10.7 & 10.10 Agreed. This is consistently presented by the</p>

<p>10.8 Increase and intensify economic activity</p> <p>10.9 Events – have been a huge success but are hard without funding. The group recommend event style activations as part of the seed funding criteria</p> <p>10.10 Need for creation of cultural tourism offers – priority projects to be incentivised and facilitated by local government.</p> <p><u>Provide Affordable Housing</u></p> <p>10.11 Repopulating the Main Street and surround is important. The demographics have changed from 4 person households to single persons. With the increase in value of coastal properties, low cost housing stock should be a focus of Wentworth St. Reactivating the streets with people and better quality buildings will give credibility to the business opportunities, enhancing liveability</p> <p><u>Improve Public Transport</u></p> <p>10.12 Transport is VERY isolated. Up to half an hour to station; Improve bike paths will not help everyone as the suburb is not flat; More bus stops will only work if more buses; Improving link to the station and improving public transport must be a key strategic move to improve liveability; Council to lobby state government</p> <p><u>Review Port Kembla Community Investment Fund</u></p> <p>10.13 Continue to review the PKCIF to enable funding to be brought forward to \$5 million each year to encourage substantial projects</p> <p><u>Urban Renewal</u></p> <p>Urban renewal is important for the suburb but the plan needs to identify opportunities for economic and business development to address social equity and related issues.</p> <p>Projects should demonstrate how funds will support or generate ongoing employment, social disadvantage and enhance commercial enterprise</p> <p>The scale and ambition of these projects would then increase pace of urban renewal and ensure funding is allocated to long-term benefits for the community.</p> <p>These changes could be made via an admin charge through NSW budget process.</p>	<p>Vision and Strategies of the Plan. The comments raised are in line with Action 2.11 LGA wide Cultural Tourism Study and Action 2.12 Port Kembla Tourism Development Plan – Destination Wollongong.</p> <p>10.8 The activation and stimulation of the Port Kembla economy is a key objective of the Plan, identified within the Vision and key Strategies for the Town Centre. Action 2.4 will consider the LGA wide Employment Lands Study, and Action 3.5 Marketing Port Kembla Town Centre are aligned with this.</p> <p>10.9 Noted. A range of initiatives are included to streamline the process for delivering local events, and Action 1.4 Seed Funding could be a catalyst to financially support events.</p> <p>10.11 Noted. The Town Centre Strategies seek to increase supporting population.</p> <p>10.12 The Plan seeks to enhance the connects to public transport including the train station. In support of this comment, Action 2.7 Active Transport + Public Transport seeks to promote and lobby for transport improvements.</p> <p>10.13 Noted. Noted. This comment has been passed on to representatives at the Department of Premier and Cabinet for consideration.</p> <p>10.14 Agree. The Plan endeavours to set a long term renewal plan seeking to act as a catalyst to future investment and to enhance the economic prosperity and amenity of Port Kembla. This Plan and the accompanying Implementation Plan will be utilised to discuss and steer funding into the future.</p>
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Port Kembla 2505 Revitalisation Plan

2018 - 2043



Prepared by:



In partnership with:



Acknowledgements

Wollongong City Council would like to show its respect and acknowledge the Traditional Custodians of the Land to which this Strategy applies, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

Wollongong City Council would like to thank members of the community who contributed to this Plan by providing feedback in engagement activities throughout 2017 - 2018.

Council will also like to thank the consultants that provided technical analysis to inform this document. Studio GL have provided some diagrams, visualisations and urban design advice to assist in the preparation of this report along with economic input from Hill PDA and heritage architecture input from John Oultram Heritage and Design.

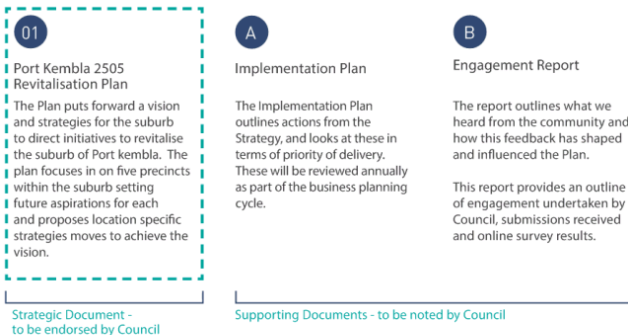
How to read this document

The Port Kembla 2505 Revitalisation Plan sets the 25 year aspirational Vision for the future of Port Kembla. The Vision establishes a benchmark for all aspects of decision making and should be used by policy makers, the development industry and land owners to guide investment and decision making.

Informed by detailed urban design analysis, economic assessment and community opinion, the Plan identifies suburb-wide actions, and drills down into Five (5) Precincts that detail 'key moves' to deliver change across the suburb.

This Plan is underpinned by an Implementation Plan. The Implementation Plan lists priority actions and will act as a tool to deliver a coordinated approach to revitalisation.

The suite of documents



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Photographs on front cover:

L: Bob Manevski
R: Zac Heywood

Consultants:

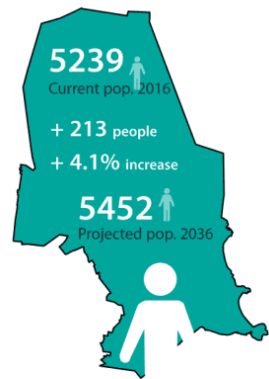


01 Introduction

Background

In 2016 Wollongong City Council successfully secured a grant, as part of the Port Kembla Community Infrastructure Funds (PKCIF), to prepare the Port Kembla 2505 Revitalisation Plan. The intent was to develop a vision and strategies that would be used to direct initiatives to revitalise the suburb of Port Kembla.

The community were consulted throughout the development of this Plan and supporting Implementation Plan to ensure the long term direction outlined in the following pages reflects their aspirations for Port Kembla.



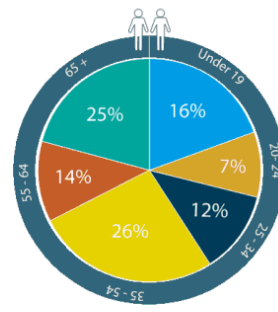
Population - Current + Projected

The study area

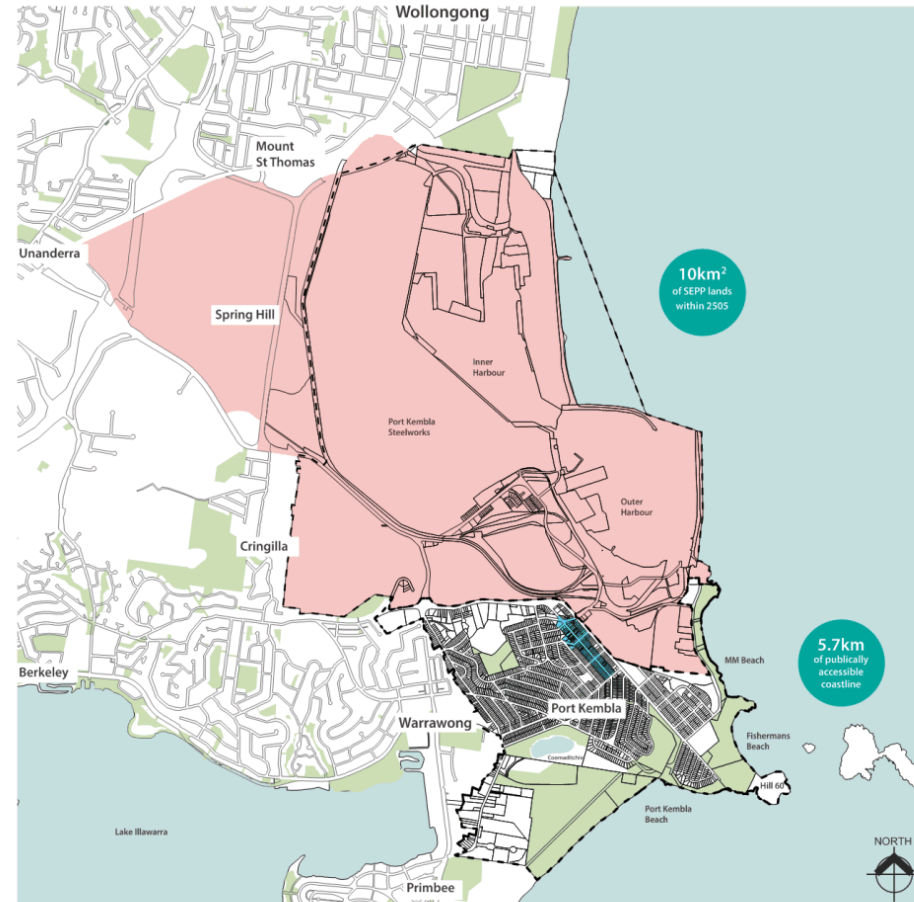
The Port Kembla Revitalisation Plan considers the suburb of Port Kembla, located on the coast approximately 6km south of the Wollongong City Centre.

The suburb has a population of approximately 5,000 people, and is well known for its industry, indigenous culture and role in military history.

While this study is focused on the whole suburb, it excludes the land identified as the 'Three Ports State Environmental Planning Policy' (SEPP) lands. This land is under the guidance of State policy. The Port and associated SEPP lands provide both a constraint and also a huge opportunity for the suburb of Port Kembla. SEPP lands within the 2505 boundary take up 69% of land in the suburb.



Demographic profile 2016



Context diagram

The Study Area, defined as the extent of the 2505 Port Kembla postcode area, less the areas defined under the Three Ports SEPP.

- Natural Areas
- Town Centre B2 Zone
- Three Ports SEPP
- Port Kembla 2505 Boundary

A beautiful place with potential to unlock

The recommendations in this Plan respond to technical analysis of the opportunities and constraints shaping the suburb and Town Centre, including an analysis of access and movement, topography, open space, land use, heritage values and economics.

A rich history that needs to be celebrated

The suburb is filled with Indigenous, military and European history but this is often concealed. Buildings along Wentworth Street have acted as time capsules of a by-gone inter-war era and remain intact.

An array of beautiful yet disconnected assets

The suburb is filled with natural and historical assets e.g. Hill 60, beaches and green spaces but they're spatially disconnected, lack purpose and act as isolated nodes of activity.

Poor Interface with the Industrial Lands

A lack of a defined buffer and mitigation measures creates a conflict between the growing Port and Heavy Industrial Lands, and the residential areas of Port Kembla.

Rare biodiversity within the suburb

Port Kembla's natural areas, such as Hill 60 and Coomaditchie Lagoon hold a great level of biodiversity value. These areas support all types of wildlife from penguins to endangered Green and Gold Bell Frog. An incredible asset, in need of conservation.

Loss of a supporting population

The dramatic decline in the number of workers involved in heavy industrial manufacturing in the immediate vicinity, combined with a very low projected increase in residential population growth - only 4.1% increase - impacts viability.

An oversized Town Centre

The Town Centre is two (2) blocks longer than is required to service the current population. The main street stretches 600m!

The Town Centre is bypassed by Military Road to Warrawong.

Warrawong provides a regional shopping centre 1km from Port Kembla, competing with offers of the Town Centre.

Public Transport is available but isolated

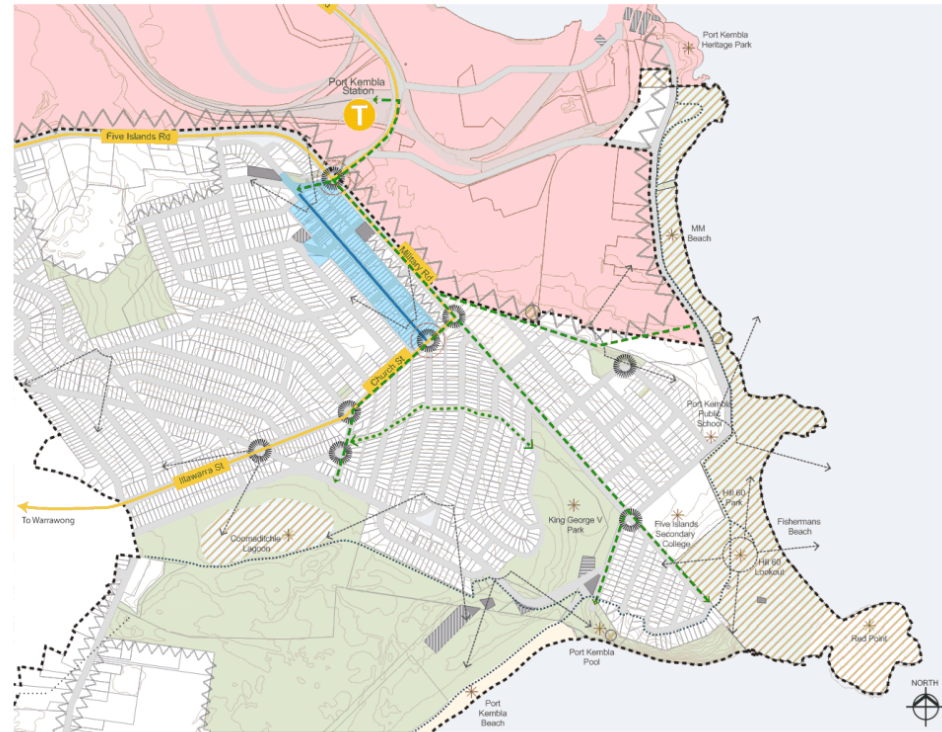
Access to trains and buses exist however timetables don't connect. This creates an unreliable public transport network. The train station is underutilised and isolated from the rest of the suburb, sitting within the Industrial Lands to the north-east.



There are stunning views and whale watching opportunities along the coast but lacks suitable amenities.



The open space around the lagoon lacks purpose and amenities.



Suburb wide analysis summary diagram

- Port Kembla 2505 Boundary
- Natural Areas
- Town Centre - B2 zone
- Wentworth Street
- Major Road
- Heritage Listed Area
- Primary arrival point
- Interface with Three Port SEPP Land
- Important views
- Linkage opportunity
- Key landmarks
- Unsafe intersection
- Train Station
- Parking

Informing the Plan

Learning from the Past

This Plan acknowledges that there have been a number of studies undertaken that have focused on Port Kembla and provided recommendations for change. An integral part of the preparation of this Draft Plan involved a comprehensive review of these documents.

The documents reviewed included:

- Port Kembla Main Street: Future Vision and Desired Character Report (2007)
- Commercial Demand Analysis – Port Kembla Main Street (2010)
- Hill 60 Draft Landscape Master Plan (2015)
- Discussion Document for the 2016 Round 1 PKCIF: A vision for the revitalisation of the Port Kembla Township (2016)
- Illawarra – Shoalhaven Regional Plan (2015)
- Navigating the Future: NSW Ports' 30 Year Master Plan (2015)

Technical analysis and input

A range of technical investigations and analyses have informed this Draft Plan:

- Urban Design analysis
Studio GL
- Town Centre Heritage analysis
John Oultram Heritage
- Economic Analysis and site assessments
Hill PDA

Input from Council officers across all divisions including: Infrastructure, Traffic, Environment, Community and Cultural Services, Property and Recreation.

What we've heard

Working with the Community and Agencies

4 workshops, 2 kiosks, 151 survey results, 20 submissions and hundreds of conversations informed the Plan

The community were invited to inform the creation of this Plan through a series of workshops, targeted stakeholder meetings and one on one conversations. At these forums ideas were shared and priorities identified.

Targeted engagement activities throughout the project sought input from young people. Over 100 local children and youth shared their ideas and dreams through stories, drawings and conversations.

During the exhibition period, feedback from the community and industry provided an overwhelming amount of support for the revitalisation of the suburb. The information gathered from the community has shaped the draft Vision, Strategies and actions for the revitalisation of Port Kembla. This input was integral in ensuring that the future direction is one that reflects the community's aspirations.

Information on how the community participated throughout this process including what we've heard and how their ideas shaped the Plan can be found in the detailed Community Engagement Report.



Graphic scribing from Visioning Workshop



Community Visioning Workshop



The community value the coastal lifestyle and abundance of natural assets

1. Environmental, green + sustainable
2. Walkability + pedestrian experience
3. Diverse Offer
4. Amenity
5. Safety

Feedback from exhibition - top 5 themes

“ Native plants, make sure environment is friendly for native animals, water stations and covered bus stops, improved walkways and pedestrian crossings, walkways down onto beach, lots of shade, community vegie garden would be nice, leave space for physical activity, street crossings ”

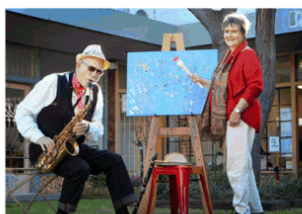
Quote from online survey submissions - community member



Council staff held conversations with 200+ People at a community kiosk, answering questions and collecting information on the draft plan.

A strong local community delivering change

Port Kembla and the local community have a lot to celebrate. Private investment, community initiative and hard work, and Council investment have delivered a range of projects over the past decade due to the passion and dedication of individuals and groups. It is important to recognise and celebrate these achievements, and the great work that has shaped Port Kembla into all it has to offer today. Some of these initiatives include, but are certainly not limited to:



Red Point artists and gallery

Formed in 2008, the Red Point Artist Association in Kembla Court plays home to art studios, a gallery for visual artists and Art on the Grass.



Community led Public Art

Urban Art Australia has set a goal to bring art to Wentworth Lane to create a destination for people to visit.



Volunteer led environmental preservation

Planting along King George V Oval, dune restoration, work on the big island, surrounds of Coomaditchie Lagoon are led by the community to ensure the environment remains strong in Port Kembla.



Coomaditchie United Aboriginal Corporation

Providing welfare and advocacy services to the local indigenous community. It seeks to build a community, care for country, preserve culture and establish relationships through art exhibitions and festivals, health services and a learning club.



Our Community Project

People centred innovation. Our Community Project has too many great initiatives to detail. Some are highlighted below.

Jam N Bread

This monthly event provides an opportunity for members of the community to come together to sing, play, bake bread, feast and share culture.

Culture Bank

An exciting new initiative to create lively and diverse events in the greater local area. Created by locals for locals, it's about making the experience of living here richer for everyone by enabling people with ideas to realise and share them.

Sewing for Zero Waste

A monthly initiative bringing together locals to sew bags from recycled material to be used in place of shopping bags.



The Foundry

The Foundry opened in 2014 as a social enterprise of The Salvation Army. It aims to be a "hand-up" rather than a "hand-out" destination for those facing unemployment.



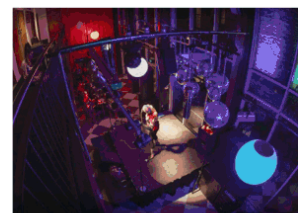
Billy cart derby

A historical event that many locals hold as fond childhood memories. The events seeks to raise the profile of the area and make people aware of how great Port Kembla is.



The Servo

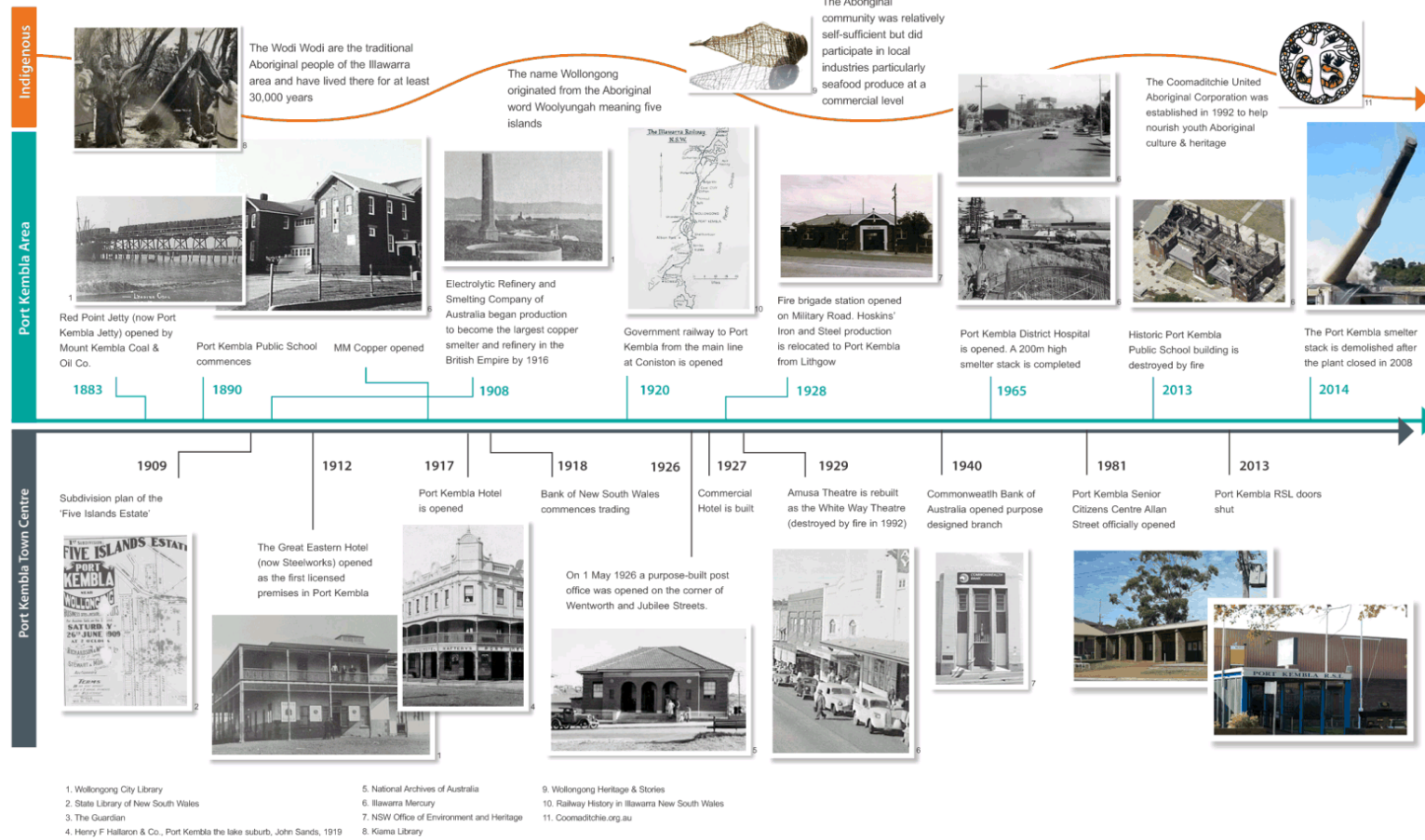
A new and exciting offer to the area, The Servo Food Truck Bar is a safe social and performance space for all ages and identities. Music. Food. Community.



The Vault

A long loved venue in Port Kembla has been reopened and revamped to create a boutique entertainment venue. Showcasing gifted local musicians and theatrical acts.

Understanding the History of Port Kembla





Port Kembla is wrapped by coastline and filled with greenspace.

02

Future Strategic Direction

The importance of revitalisation and public life

What is revitalisation?

We hear the term revitalisation a lot, but what does it mean? When we talk about Port Kembla revitalisation, we are looking at ways to enhance public life and vitality. Fundamental to the success of a place is its ability to attract people to visit, interact and spend time.

The best examples of revitalisation, all have one thing in common - people come first. It is establishing a resilience within a suburb and the process of making something grow, develop and become successful again.

Revitalisation occurs naturally through the presence of more people utilising a place, but can also be assisted and amplified by small to large scale interventions such as those proposed in this chapter.

In order to revitalise Port Kembla, we need to work with the existing assets and change that has already happened. To ensure it is a transition that is tailored to the needs of the community and their lives.

Collaborating to deliver change

The vision for Port Kembla reflects the big picture – what Port Kembla aspires to become. The vision establishes a benchmark for all aspects of decision making for Port Kembla, and should be used by policy makers, the development industry, the community and land owners to guide strategy and investment.

The Vision and Strategies have been guided by community feedback and informed by the technical analysis.

Change will come in many forms and will deliver different outcomes. Some projects will deliver visible changes to the look and feel of Port Kembla, while others will be policy focused, and work behind the scenes. Some actions affect the whole suburb, while others are focused on a specific site. What is most important is that every project will bring Port Kembla closer to achieving its Vision.



Future of the Suburb of Port Kembla

Vision

Port Kembla is a product of its unique people and exceptional natural surroundings. Its rich cultural history and diverse population contribute to a lively and active place that is inclusive and attractive for residents and visitors.

Suburb-wide Strategies



Diverse and Inviting

Port Kembla is safe and welcoming, embracing people of all walks of life. It thrives on diversity and this is part of its charm.

Investment in Port Kembla's key spaces improves accessibility and amenity. They invite people to visit, socialise and enjoy Port Kembla. The needs of the local residents are met, and are balanced with industry and tourism opportunities, to deliver a sustainable and enjoyable lifestyle.

Port Kembla continues to move towards an innovative and creative economy, encouraging sustainable industries as well as smart and liveable precincts that drive change.



Unique and Exceptional

Port Kembla respects and celebrates its outstanding natural setting, while recognising its people and culture are what make it an exceptional place to live.

Indigenous and migrant stories are told and celebrated, military heritage is respected and this important history is expressed in buildings, the landscape, spaces and events.

The character of the town centre is preserved, and views to the industrial landscape, the Five Islands and the coast are protected. The community respect and enhance the natural environment recognising it as a competitive advantage.



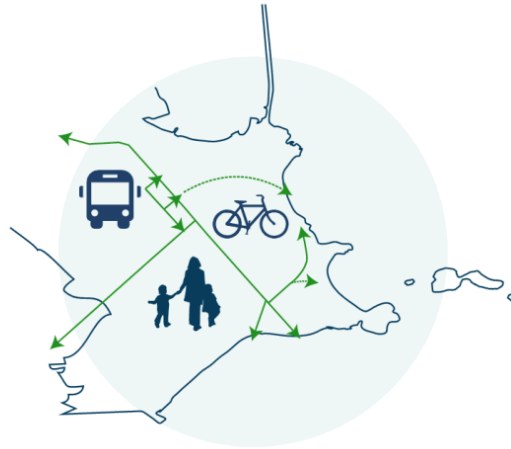
Lively and Sustainable

Port Kembla streets and spaces are alive with people day and night. It feels safe and is a dynamic place to be.

Urban Greening is visible and strong along streets and public spaces and weaves between public land and private land. The suburbs reputation for environmental sustainability is held in high regard and celebrated.

A new plaza in the Town Centre introduces curated communal space for people to gather together and enjoy their suburb.

Natural areas have purpose and a clear identity. A network of places with a variety of offers for all ages which adapt to cater to events, markets, community needs and connect people across the suburb.



Active and Connected

Port Kembla enjoys an active and healthy lifestyle. Walking and cycling between destinations is easy, and the preferred way to travel, with seamless connections between key destinations and the coast.

Military Road is transformed into the green spine connecting through the suburb making it convenient to get around.

Public transport is accessible, reliable and connects people and visitors. A shift in culture to utilise public and active transports benefits health and wellbeing as well as benefiting the environment.



Growing with the Port and Industry

The regional significance and growth of the Port is recognised and planned for, providing opportunities and benefits to the Region and suburb of Port Kembla.

The needs of the growing Port and industry are balanced with those of the neighbouring resident population; and managed pro-actively and transparently. Clearer delineation between industrial lands and residential homes brings an improved physical relationship between the two.

Vacant surplus lands are filled providing additional employment opportunities and activating the lifeless gaps within the suburb.

Delivering the Vision across the suburb

The actions below could be implemented in many areas of the suburb to bring Port Kembla closer to achieving the vision. Some actions (such as large infrastructure works) will take time to plan and need to be designed before they are seen. Other smaller projects (public art and signage) can be delivered in a shorter timeframe providing higher impact, visible change.

Sustainable and Green

Investment by both private and public partners see a combined effort to reduce emissions, energy usage and waste production, to see a shift from its old heavy industrial past to a cleaner future.

To start these efforts targets should be set by the community to benchmark where they are and where they want to go, and to establish a plan that catalyses changes from a domestic scale to large infrastructure projects.

A push for green energy options within the suburb as well as planting vegetation and banning plastic bags will lead to Port Kembla establishing themselves as more sustainable community.



Solar power incorporated into community infrastructure



A plastic bag free Port Kembla



Urban greening

Urban greening is integral in mitigating climate change and creating a pleasant pedestrian environment. Trees with spreading canopies that provide shade to pedestrians and cyclist, are most appropriate.

As outlined in Council's Urban Greening Strategy, Port Kembla will plan to deliver a target for increasing tree canopy cover on priority streets and public spaces to 20% by 2020. All greening should be guided by, and aligned with this strategy. Urban Greening throughout the suburb is the responsibility of everyone, and will be most successful if Council and the community work towards this goal together.

Greening to occur not just in the public domain but be incorporated into the built environment.



Community led planting King George V Oval



Built environment incorporating greening on public and private land

Connections

In this context, connections relates to the requirement for a well developed pedestrian, cycling and public transport infrastructure. These are the elements that enable people to move freely and easily around the area, to access all that the suburb has to offer.

Interventions may include end of journey facilities for cyclists, and improved bus shelters that provide better lighting and weather protection. With these types of improvements in place, people of all ages will be able to access the areas they need and want to.



Consistent under-awning lighting creates a safe walking environment at night



Dedicated bike lanes encourage people to cycle.

Tourism

Tourism is an important economic driver. Port Kembla has a wealth of possible tourist destinations which capitalise on its natural beauty, its history and historic town centre, the coastline, Hill 60 and Port Kembla Beach.

Green spaces have purpose, an identity and are designed to cater to a range of users through a range of activities.

To attract visitors, a key point of offer and upgraded amenities in conjunction with significant promotion and branding is needed. A collaborative approach to tourism is required through delivery of a Port Kembla Tourism Strategy.



Lookout at Hill 60



Port Kembla Pool

Wayfinding Signage

To help connect the suburb and all its unique offers, a wayfinding strategy should be designed to ensure the context and purpose of signage across the suburb is clearly defined.

Wayfinding is much more than just directional signage - although an important component - it is an opportunity to be creative and to have some fun.

Wayfinding can come in many shapes and forms, from signs and maps to murals and sculptures. It can be bold and colourful, playful or conservative. Wayfinding in Port Kembla should be developed in partnership with the local creative community to reflect the local point of difference.



Sculptural wayfinding signage



Creative directional signage wraps existing column

Public Art

Public art plays an important role in establishing and celebrating an area's local character. It can tell a story about the local history, contribute to a sense of local pride and become an attraction for visitors. Port Kembla has a vibrant artist community and has a number of prominent pieces of public art, including the mural facing the Whiteways site and laneway art pieces.

Community and Council to continue to encourage focused public art for each unique precinct and celebrate and support the creative industries and artist community established in Port Kembla.



Wall mural Wentworth Street



Sculptures on Wentworth Street



Community art at Coomaditche

Public Amenity

Public amenities are resources, conveniences and facilities continuously offered to the general public for their use and/or enjoyment. These include toilets, drinking fountains, shade, seating and free wi-fi hotspots which all enhance the experience, suitability and usability of a place.

Amenities need to be accessible, safe and conveniently located.

Clean, safe and well located public toilets are an essential amenity that is lacking in Port Kembla.



Fabric canopies provide shade



Self cleaning public toilets



Public water fountain

Activation and events

Activation relates to any offer that attracts people to a place. Activation can take many forms, including pop-up or temporary installations, Council supported use of vacant space and events such as the Billy Cart Derby or markets held regularly.

All the precincts would benefit from the creation of a Place Manager position within Council or within the Community to facilitate a comprehensive approach to temporary activation. Upgrades to supporting infrastructure is necessary for these style of events, such as access to power and water.



Markets including fresh produce and food



Outdoor events offering simple, fun play



Temporary 'parklet'

03

Five Precincts

Overview of the Precincts

How the Vision will be delivered across the suburb will vary. A series of Precincts have been identified, highlighting important locations across Port Kembla to focus investment for short, medium and long term change aligned with the Vision. In considering these Precincts, it becomes clear how the Vision can be translated to 'on the ground' change.

Delivery of actions identified in this Plan will occur incrementally, aligned with the Vision and as detailed in the Implementation Plan. The Port Kembla Implementation Plan, accompanying this document, sets out the actions to deliver both the suburb wide and Precinct specific actions. It nominates a series of projects, priorities and commitments to budget.

Council will consider and review the Implementation Plan annually in accordance with Council's Annual Planning Cycle and to help inform priorities of the Port Kembla Community Investment Fund (PKCIF). These Plans will be an ongoing tool to discuss, priorities and guide the delivery of Port Kembla 2505 Revitalisation Plan.

Through consultation with the community, five key precincts have been identified:

- A. Port Kembla Town Centre**
- B. Military Road Spine**
- C. Coastal Areas**
- D. Recreational Areas**
- E. Coomaditchie Lagoon**

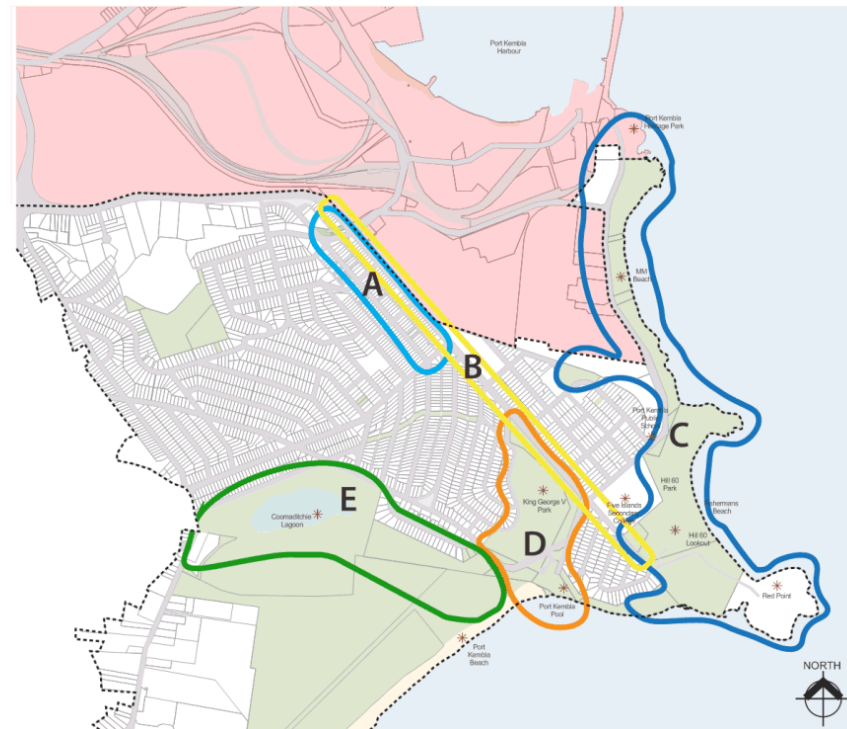
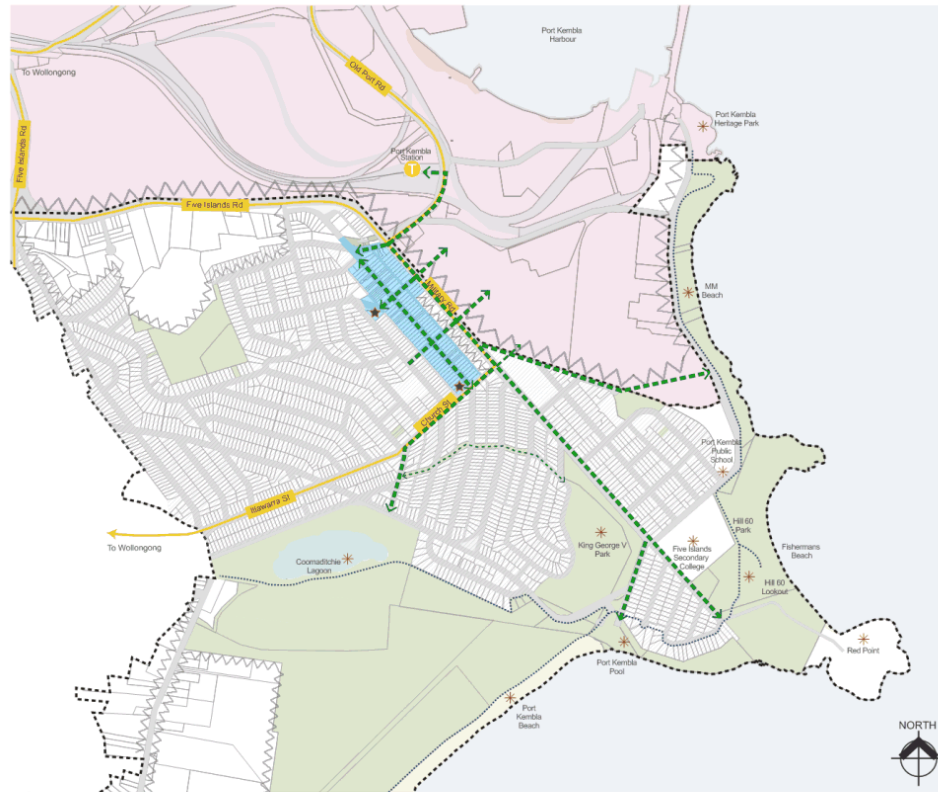


Diagram outlining the identified precincts within the Suburb

Town Centre

Town Centre context



- Existing Town Centre (B2 zone) including 600m retail strip on Wentworth St
- Three Ports SEPP Area Industrial lands adjacent to the Town Centre
- Buffer to be established to mitigate land-use conflicts between Residential + Industrial
- Supporting residential population with the capacity for growth
- Green Walking Connections to be established to connect the town centre with key sites
- ★ Community Facilities currently sit on either ends of the centre, and will be consolidated

Strengths

- Unique urban setting including proximity to natural, open space and heritage assets
- Adaptive reuse opportunities
- Strong, passionate and active community with rich artistic skills
- Existing potential for residential population to increase through infill low rise medium density development surrounding the town centre
- Proximity to Port Kembla and Wollongong employment lands
- High quality main street with historic architecture worthy of conserving

Challenges

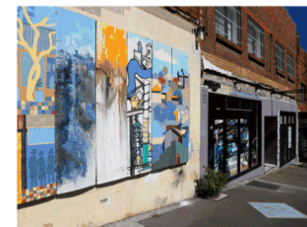
- Approximately 1/3 of retail premises are vacant
- Adverse safety and crime perceptions
- Subdued business confidence
- Poor pedestrian link to railway station
- Existing town centre commercial zone is too large to be supported by the projected population (2036)
- Steep topography of Wentworth Street makes it hard to walk
- Largest anchor tenant retailer is a bottle shop in an isolated location
- Competition from nearby Warrawang shopping centre
- Low projected population growth
- Declining employment population from steelworks
- Disconnected from the coastline
- 69% of the suburb is Industrial Lands.



Sleeved by a dramatic coastline and generous natural spaces - Port Beach + Pool, King George Oval, Hill 60, MM Beach and Fishermans Beach.



A 600m retail strip with undulating topography contributes to a diluted centre that is economically hard to sustain, and difficult to walk.



Intact inter-war buildings interlaced with large format artworks concealing vacant shopfronts.

Vision

The Town Centre supports the day to day needs of the local community and capitalises on its unique setting and rich architectural and cultural heritage to create a vibrant, viable and active centre.

The role of Town Centres

Town and Village centres cater to a variety of people and purposes. A vibrant town centre provides a level of service appropriate to the needs of the population and its economic and cultural identity. A town centre is not only a place to shop, it should also provide an attractive place to live, work, play and visit.

Town centres are supported by their residential and employment populations, as well as those visitors attracted to the area due to the unique offer it provides. This Plan supports the growth of the population in and around the Port Kembla Town Centre to bring more investment, energy and support to Wentworth Street as the local centre.

The Town Centre Vision is underpinned by 3 aims:

1. Make the Town Centre a vibrant, walk-able, safe and community-centric place
2. Retain and enhance the architectural character of Wentworth St
3. Retain commercial and residential affordability



Artist's impression - Please note photomontages are for visioning purposes, and are an example of potential changes only

- 01 Architectural character, heritage and history is recognised, protected and celebrated.
- 02 Upgraded shop fronts and streetscape upgrades build character and improve Experience.
- 03 Kerb blisters increase width of footpaths, allow for outdoor dining and make it easier to cross the road.
- 04 Street trees add colour and provide shade improving comfort.
- 05 Contracted town centre focuses energy and offers to the northern end of Wentworth St.



Strategic Moves

The following strategic moves are designed to realise the Vision and achieve the three (3) aims. The moves focus on increasing population, economic viability, built form quality and amenity within the Town Centre. The need for these interventions has been established through community consultation and shaped by technical input from Council staff, urban designers and economic consultants.

The Illustrative Masterplan on page 22 spatially demonstrates the strategic moves. The attached Implementation Plan outlines their associated actions.

AIMS

1. Make the town centre a vibrant, walk-able, safe and community - centric place
2. Retain and enhance the architectural character of Wentworth St
3. Retain commercial and residential affordability

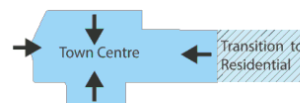
Contract the size of Town Centre and create a focus

Clustering retail and commercial land uses will create a focus and bring energy to the street. It will make the Town Centre easier to activate and navigate as a visitor.

Contract the size of the Town Centre to concentrate activity and promote viability.

Implement flexible land use controls at ground level to encourage transition to residential between Fitzwilliam and Church Street encouraging affordable rental options.

Ensure that building design controls are in place to assist in the transition to residential on ground level and to create high-quality outcomes for the tenant as well as the Town Centre.



Viability and activity within the Town Centre improves with a condensed commercial zone. Increase in residential population to the south supports the Town Centre.

Conserve and celebrate the historic main street character

Continue to implement facade upgrade program and associated Design Guide.

Implement a conservation area for Wentworth Street to retain and protect the streetscape.

Review and update location specific controls for Port Kembla to ensure they provide appropriate building envelopes and requirements to support the conservation of Wentworth Street.

A Port Kembla Design Guide ensures new development within the Town Centre is contextually appropriate and sensitive to its setting.



Wentworth Street looking south ca. 1960s. - strong inter-war architectural character mostly still remains.

Increase the supporting population

Encourage adaptive reuse of existing buildings along Wentworth Street for residents.

Within existing controls, promote low rise medium density development in Port Kembla to increase housing capacity.

Encourage a diversity of housing stock to support existing and new populations - dual occupancies, terraces and town-houses, 'manor homes', low rise residential flat buildings.

Redefine the Town Centre and bring flexibility to land uses along Wentworth Street between Fitzwilliam and Church Streets, to allow residential at ground level.



A contextually inspired medium density residential development. This project reinvigorates a prominent industrial site in Pyrmont NSW. Designed by TZG

Fill vacancies and activate shop fronts

Engage with local land owners and retailers to activate vacant properties on Wentworth Street, including trial of short term tenancy 'pop ups'.

Encourage adaptive reuse of existing buildings for varied uses to build on the unique creative offer of Port Kembla.

Permit the transition of Wentworth Street between Fitzwilliam and Church Streets to residential at ground level.

Encourage local offers such as a small grocer or farmers market in the Town Centre to support the day-to-day needs of the residents. Offers with trading hours outside of 9-5 will add to the evening economy of Port Kembla.



Residential shopfront conversion in a quiet main street. Front glass has a marbled pattern to create a point of interest visible from the street when lit from within at night.

Great mainstreet experience

Deliver consistent, well designed footpaths along the main street and lanes, extending the footpath to allow for outdoor dining in key locations.

Outdoor dining and free wifi will encourage people to stay, adding vibrancy and passive surveillance to the street.

Comfortable, attractive street furniture at key locations including bus stops that is designed locally and reflects the character of Port Kembla.

An increase in green canopy with suitable street trees and continuous awnings to improve walking connections and shade footpath and seating areas.



Streetscape upgrade includes locally designed, custom furniture and lighting. Project improves the amenity and function of the Singleton Town Centre. Designed by SMM.

Enhance and prioritise pedestrian movement

Undertake detailed design of key intersections to encourage pedestrian movement and deter heavy vehicles.

The creation of pedestrian priority areas in Allan Street slow traffic and connect community spaces and focus on the needs of people.

Develop a wayfinding system in conjunction with the wider suburb strategy.



Clearly defined pedestrian bays allow for safe designated crossing points along wider roads.



Example of a highly visible and level pedestrian crossing.

Establish a town plaza

Identify an appropriate site for a town plaza within the Town Centre.

The town plaza will connect with Wentworth Street and be designed for a range of community activities.

The space will be activated by adjacent buildings with high quality shopfronts and tenancies that extend life out into the space.

The role and programming of the town plaza will be developed in partnership with the community.



This re-purposed site in Sydney works as a key connection and public resting space.



Artists Impression of Makers Quarter Park by Peterson Studio creates a landscaped, green space for the community off a main street.

Accessible and convenient car parking

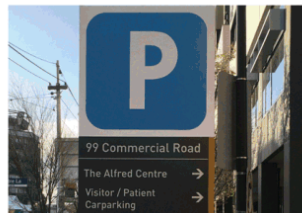
Car parking is necessary within a town centre for those who visit and for those who work there.

Wentworth Street 'on street' parking is extended to encourage lingering and shopping within the precinct.

All day parking is catered for in two Council car parks either end of Allan Street in walkable locations connecting to the mainstreet. Car parks are to be well lit and maintained, and are supported with signage.



Car park with planting, marked bays and clear sight lines.



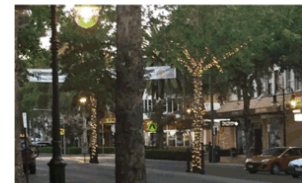
Clearly marked car parking signage.

Curated lighting enhances ambience

Lighting is an important factor for perceptions of safety and in providing an inviting atmosphere in a place, encouraging people to utilise the centre at night.

Deliver a lighting strategy that considers street lighting (including lanes), uplighting of trees, the use of fairy lights and the installation of lighting under awnings.

Lighting can be used to highlight character detailing on facades. It can also illuminate public spaces such as town plazas to create atmosphere and increase visual prominence of these areas.



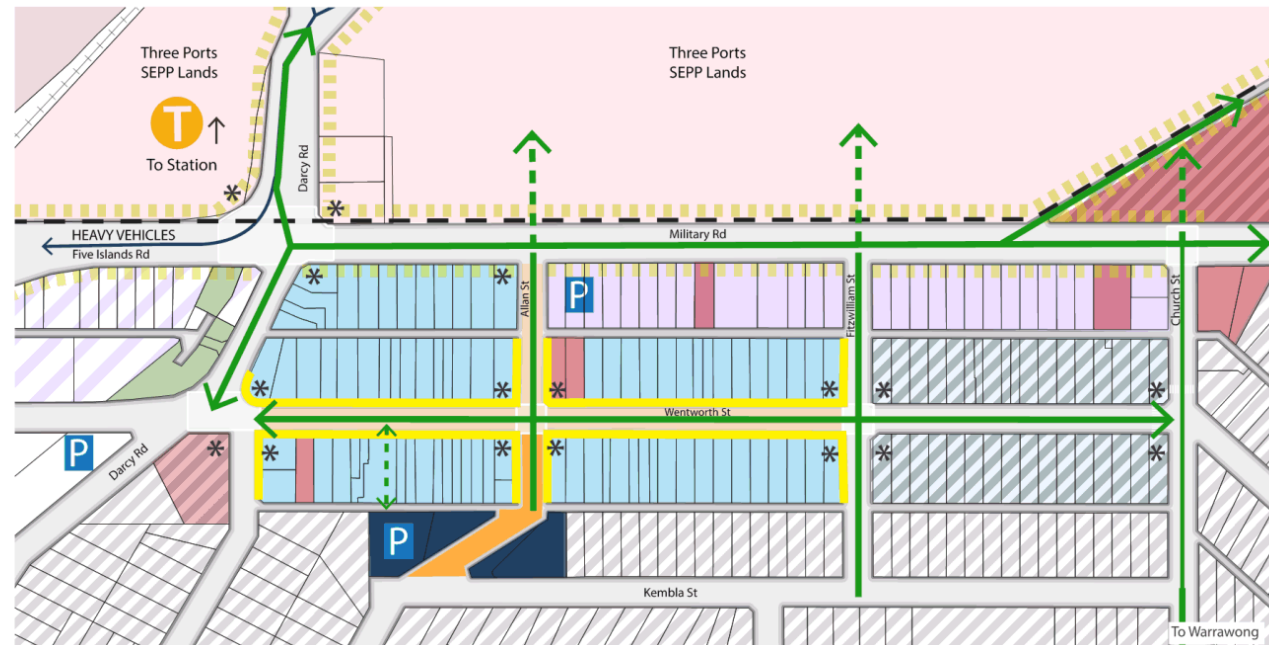
Feature lights add warmth at night to create a welcoming feel and draws people through.



The built form acting as a canvas to project art, culture and share stories.

Illustrative Masterplan

The Illustrative Masterplan spatially demonstrates how the strategic moves work across the Town Centre.



Key

- Contracted **commercial core** (B2 Zone)
- Transition Zone** allows residential tenancies at ground
- IN2 Industrial zone
- Transition to buffer land
- Land to mitigate impacts via a **physical buffer** to the Heavy Industrial Lands
- Existing Heritage Items**
- Supporting residential population**
- High-Quality Pedestrian Main-Street**, traffic slowed, accessible.
- Allan Street Shared Zone** slows traffic, creating a walkable community precinct
- Consolidated **community facility 'Hub'**.
- Active Frontages** interact with the street and improve experience and safety
- * **High Visual Impact sites** e.g. corners to be articulated and well-designed
- Existing Visual + Physical pedestrian Connections** to key destinations to be enhanced
- Proposed Visual + Physical pedestrian Connections** to key destinations established
- Intersection upgrades** for accessible, safe crossing points for everyone



Artist's impression - potential activation on the corner of Darcy Road and Wentworth Street

Military Road Spine

Vision

Military Road is the green spine running through Port Kembla, connecting key destinations and promoting an active lifestyle by making walking and cycling fun and convenient.

This Precinct encompasses Military Road from its intersection with Five Islands Road to its termination near Hill 60. This road provides connections to key areas within the suburb and is a vital connector for pedestrian, cycle and vehicular access between the Beach and the Station.

The character and role of the road will reflect its location and primary use:

01 - Five Islands Road to the intersection with Darcy Road is required for heavy vehicle access to the Port and associated industrial areas, with an emphasis on maximising sight lines and turning capacity;

02 - Darcy Road to Church Street intersections has a light industrial access focus, with the opportunity for additional street trees and amenities for pedestrians and cyclists;

03 - Church Street to Hill 60 serves local traffic only and has a pedestrian priority focus. Walkability and accessibility is improved through multiple kerb blisters to enhance ease of crossing and street trees to provide shade and amenity for pedestrians and cyclists.



Note: Any changes to Military Road are subject to discussion with RMS.



Artist's impression - Please note photomontages are for visioning purposes and are an example of potential changes only.

- 01 Landscape treatments along verge and kerb blisters to increase width of footpath make it easier for pedestrians to cross the road.
- 02 New street trees to enhance amenity, shading and reduce perceived width of street slowing traffic.
- 03 Additional pedestrian crossings to increase safety and accessibility within and around the recreational precinct.
- 04 Introduce proposed cycle paths along Military Road, that help connect the suburb.

Community priorities identified through consultation for this precinct.

Trees
Buffer
Safety
Light Industrial
Pedestrian Crossing
Footpaths
Access to Station
Green Zone
Signages
Lighting
Bike Paths

Improving the experience and role of Military Road

Military Road has been separated into three user zones:

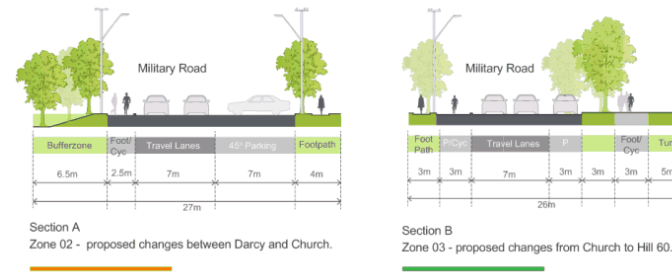
Zone 01 (red) is used by heavy vehicles accessing the Port and surrounding industrial facilities. There is no anticipated change to this section.

Zone 02 is used by a range of vehicles accessing the adjacent Light Industrial areas, the intent here is to increase street trees and provide a shared path, at road level, along the eastern side to avoid conflict with access.

Zone 03 (green) will remain designated to Local Traffic with a pedestrian focus. Increased crossing points, continuous shared path and street trees will slow traffic.



Diagram showing three desirable zones along Military Road.



Section A
Zone 02 - proposed changes between Darcy and Church.

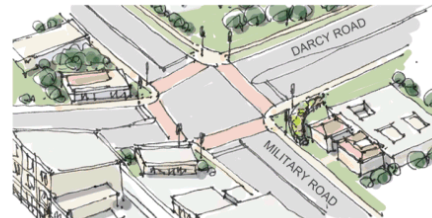
Section B
Zone 03 - proposed changes from Church to Hill 60.

Intersection and infrastructure upgrades

The upgrade of the Darcy Road / Military Road intersection, incorporating traffic signals for safe access to the Town Centre and Station. Signage upgrades along Military Road direct you to key attractors.

Infrastructure improvements along Military Road and at key intersections such as Church Street assist in creating safe crossing points along the length of the road. These would include accessible kerb ramps, blisters, continuous footpaths and lighting.

Traffic calming measures to be investigated. Planting of trees and narrowing of parts of the road will assist with issues surrounding speed of cars.



Artists impression of potential intersection upgrades.
Note: changes to this intersection are subject to discussion with RMS.

Cycling network

Wollongong City Council's 2017 Bike Plan designates Military Road as a future cycleway route.

The intent is that this cycle path will encourage people to move between the coastal areas, the town centre and residential surrounds.

The benefits of cycling for health and wellbeing are considerable. Delivering a safe cycle network will change the way people actively move throughout the suburb as both a reliable form of transport and a leisure activity for all ages.



On-road cycling path and bike rack.

Coastal Areas

Includes - Heritage Park, MM Beach, Five Islands, Fishermans Beach, Hill 60 and Gallipoli Park

Vision

A connected and beautiful coast walk, from Heritage Park to Port Kembla Beach. The Coastal Area is a precinct that celebrates indigenous culture, military history and its outstanding natural setting.

Historically known as Illoura by the local Indigenous inhabitants and Red Point by early Europeans, Hill 60 and the Port Kembla coastline is a destination renowned for its natural beauty, telling stories of its past.

The precinct is valued as a heritage listed place and is recognised for its indigenous and military history. This significance is respected and guides the offer and experience of the precinct and which is celebrated through interpretive art and signage, telling the stories of the past. Military history is better communicated from Heritage Park to Hill 60, and shared through the opening and interaction of military elements including the Hill 60 tunnels and battery.

Five kilometres of pristine coastline is a local and Regional attraction for walking and recreation, a place to explore local wildlife and to enjoy the beautiful beaches and rock pools. The Ngaraba-aa Trail designates spaces to reflect on and learn about the past as well as opportunities to experience the iconic Five Islands, migrating whales and other unique wildlife.

Over time, this coastline is better connected with the suburb of Port Kembla, with locals and visitors easily utilising this remarkable asset.



Note: Any changes to this precinct are subject to approvals.



Artist's impression - Please note photomontages are for visioning purposes and are an example of potential changes only.

- 01 Introduce trees along the coast line to enhance 'look and feel' of the precinct.
- 02 Wayfinding and interpretative signage draws you along the coast directing you to attractions.
- 03 Street lighting improves amenity and safety of the footpath for pedestrians and cyclists.
- 04 Enhance interface to industrial area opposite MM Beach with trees and street furniture.
- 05 Enhance and restore dune vegetation, which provides dune stability and protection from erosion during storms.



Community priorities identified through consultation for this precinct.

Hill 60 Masterplan

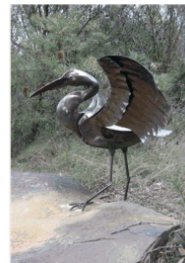
To enhance this valuable asset, Council has developed a masterplan setting out proposed improvements in this precinct. Focusing on improving access, landscaping and providing interpretive signage and art. Integral to this work is the creation of the Ngaraba-aan Trail, an Indigenous interpretive trail, that extends from Heritage Park to the Coomaditchie Lagoon.

It is recommended that toilet facilities be provided as part of this upgrade. The provision of a at Hill 60 café would also enhance the experience of this important site.

Note: delivery of the masterplan is subject to approvals.



Informative, historical signage.



Sculptures can act as markers, whilst interacting with their setting.

Natural Amenity

The natural amenity of this precinct is arguably the best in the area. With pristine coastline, rock pools and rich in creatures big and small.

Significant vegetation management, regeneration and bush care works are undertaken along this coast to protect the preserve its significance.

The islands off the coast are unique to Port Kembla. Big Island - which can be seen in the distance of the montage is home to burrowing seabirds including Little Penguins and Shearwaters. This is an asset that will need to remain protected.

Infrastructure improvements should enhance, conserve and celebrate this incredible offer.



View of Big Island from Hill 60.



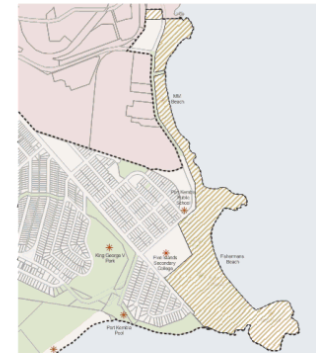
Big Island Little Penguin from Port Kembla.

Aboriginal Significance

The precinct contains a rare suite of Aboriginal sites which showcases the evolving pattern of Aboriginal cultural history and the Aboriginal land rights struggle. The quality, extent and diversity of archaeological remains are rare on the coast and include extensive shell midden deposits rich in stones, artifacts and burials.

Famous for its fishing, The Hill was home to a successful Aboriginal fishing enterprise in the late 1800s supplying the local and Sydney market.

Cultural affiliation with the place still remains within the Aboriginal community.



Map depicting Heritage Listing area from Heritage Park to Hill 60.

Gallipoli Park

This park is to be developed with a family focus. Additional playground equipment, combined with shade and facilities such as BBQ picnic tables and toilets would help to make this a more popular destination for locals.

This location also enjoys extensive views and provides a great vantage point for overlooking MM Beach and the coastline. Enhancing its usability as a destination for celebrations and other small gatherings. Provision of an upgraded pathway, between this location and the beach is desirable and would replace the informal 'goat track' used currently.



Bike facilities to encouraging riding.



Engaging children's play equipment.



Sydney Park amenities block becomes a feature in the park.

Recreational Areas

Includes - King George V Oval, Port Kembla Pool and Surf Club

Vision

A vibrant and active recreation area, balancing a youth focus with organised sport facilities, catering to people of all ages.

The Recreational Areas is made up of two distinct areas, King George V Oval, and the Port Kembla Pool and Surf Club, the 'beach front'. These two areas join together to deliver an outstanding recreation offer for the people of Port Kembla and its visitors. This precinct supports the local community's active lifestyle, and attracts visitors from across the region.

King George V Oval offers a range of active recreational opportunities for all. A Masterplan for the area would focus on additional offers for youth and organised sports. This beautiful open space has the opportunity to host programmed cultural and music events with the inclusion of a stage facility and supporting amenities.

Port Kembla Beach delivers an exceptional coastal destination sitting along the Ngaraba-aan Trail. The Surf Club and Pool capitalise on their location diversifying with food and beverage offers from casual cafe dining to events and functions.



Artist's impression - Please note photomontages are for visioning purposes, and are an example of potential changes only.

- 01 Additional trees within the recreational area to provide shading and places to sit and picnic beneath.
- 02 Retain and enhance sporting activities within the precinct.
- 03 Provide paths and routes that improve connections within and through the park paired with lighting and planting.
- 04 New infrastructure provides facilities and activity spaces that cater for youth.



Community priorities identified through consultation for this precinct.

Active youth focus

This precinct will have a youth focus, supported by the provision of amenities, such as skating. New elements will be integrated into this existing sports focused area and will sit adjacent to the more traditional elements including the oval, cricket pitch and soccer field.

The open and highly visible nature of this area will help to increase passive surveillance and encourage positive interactions between a range of community groups.



Lines could be remarked on existing court to create a multi-use court.



Small scale skate obstacle in a public place.

Foreshore and surf club

Substantial public assets like community buildings, provide opportunities for revitalisation. They are often the focus for specific segments of the community, who can be enlisted to support the proposed improvements.

The Port Kembla Surf Club currently provides a venue for community events. Further development of this facility to enable larger events to be held, would be beneficial. A short term upgrade to provide a food offer distinct from that provided at Port Kembla Pool would improve the amenity of this area.



Kempsey-Crescent Head Surf Club with function space.



Café operating underneath a surf club interacts with footpath.

Landscaping and pathways

Currently the Oval and Beach precinct is a large open space with limited connectivity between key facilities.

Landscaping has occurred slowly with most being improved by the community who planted a trail which helps to break up the space and add much needed shade. Ongoing maintenance of this planting is needed to ensure it is a safe place.

The provision of additional pathways and further landscaping would break up the expansive space, help focus activity and encourage movement within and around the recreational space. This could have huge benefits to the health of surrounding residents by encouraging passive recreation.



Australian natives add colour and texture.



Well lit pathways, with high visibility allow for uses day and night.

Event activation

Parts of this area are ideally located to be used for local community events such as markets, cultural celebration days and an outdoor pavilion for live music and arts.

Events targeted at the local community should be the initial focus and then as they become established, they can grow.

In developing a Recreational Master Plan, the focus should be on creating a distinct destination, providing amenities that support the projected usage, e.g. access to appropriate amenities such as toilets, shade and water and access to power supplies for lighting and sound.



Outdoor pavilion with access to power could be used to host small scale concerts and shows in the park.



Outdoor food markets on the foreshore.

Coomaditchie Lagoon

Vision

A place which celebrates the local Indigenous heritage, stories and ecological significance of the lagoon landscape.

This precinct continues to be a focal point for the local Indigenous community and provides a natural landscape venue for locals to enjoy the outdoors. All future works in this area should be carefully considered and involve extensive community engagement.

The Coomaditchie United Aboriginal Corporation is based here, and supports the local Indigenous community through a focus on community, country, culture and art. Opportunities exist for this precinct to be further supported as a venue for Indigenous celebration and outreach.

Coomaditchie Lagoon is the largest fresh water lagoon in Wollongong. The lagoon is heritage listed for its significant ecological value and rarity. It provides important habitat for wildlife including the Golden Bell Frog and a variety of seabirds.

This precinct provides opportunities for the local community, with the Indigenous community, to see this area offer more active recreation as an asset to their community centre. Improved connections with Port Kembla beach via the Ngaraba-aan Trail would also bring opportunities for enhancing residential areas adjacent to the Lagoon.



Artist's impression - Please note photomontages are for visioning purposes and are an example of potential changes only.

- 01 Construction of a boardwalk to help increase access through the reserve.
- 02 Educational interpretative signage that depicts natural environment and Aboriginal culture / art / history.
- 03 Introduction of places to sit and shelter, BBQ, picnic and fitness equipment.
- 04 Planting of additional canopy trees to provide definition within the park and provide shading opportunities.

Signage
Harry Bagot Park
Lighting
Barbecue Tables
Outdoor Fitness
Conservation
Aboriginal
Toilets
Native Planting
Pedestrian
Boardwalk
History Panels
Arts Centre

Community priorities identified through consultation for this precinct.

Cultural events

Events are a vibrant way to attract people, either locals or visitors, to a location. They can be annual, monthly, weekly or one-off opportunities for an area to show-case talent and present itself to the wider community.

As a significant location that is integral to the identity of the local Indigenous community, the area around Coomaditchie Lagoon has the potential to be a meeting place for cultural exchange and celebration. There are opportunities for markets, for art installation and for events showcasing Indigenous knowledge and culture.



Image from Coomaditchie United website - cultural event.

Improved facilities

This precinct is identified as one focused on passive recreation. Elements that can be provided to support this include tables and chairs, various forms of seating, electric or gas BBQ and public amenities blocks. Areas of the proposed boardwalk can be expanded to facilitate stopping and sitting to enjoy the view and the proximity to nature.

Introduction of seating options and the inclusion of fitness equipment will also help promote visitors and residents to utilise the space. Active connections between the rest of the suburb will encourage active and passive recreation improving the overall health and wellbeing of the community.



Public amenities block - clean and accessible.



Accessible beach-side picnic and BBQ areas.

Environmental conservation

Due to the ecological significance of the Coomaditchie Lagoon and surrounds, work should ensure preservation and celebration of this natural habitat.

As per the Heritage item, a Plan of Management is needed to guide restoration of endemic species, suggest providing artificial islands for nesting waterbirds. Shoreline planting around the edge of the lagoon will also encourage native wildlife to the area.

The lagoon presents an opportunity to attract people to the area for environmental restoration and conservation activities facilitated by the local Indigenous community, volunteers or bushcare.



Endangered Golden Bell Frog at Coomaditchie.



Seabirds gathering in the lagoon.

Boardwalk and educational signage

Coomaditchie Lagoon and the area surrounding it is of ecological importance and is associated closely with the local Indigenous community and the lagoon. A sensitive boardwalk linking the lagoon to the foreshore, over the sand dunes to Port Kembla Beach, would enhance enjoyment of this natural asset and would ensure protection of its ecological value.

Educational signage would provide insight and information about natural features could also provide Indigenous insight into this area. A safe, well-lit path would allow locals and visitors alike to enjoy this destination. This would also cater for walking tours and events around the ecology of the lagoon.



Integrated, informative boardwalk signage Bicentennial Park, NSW.

Conclusion + Implementation Plan

Revitalisation is a long term process which requires commitment over time. The Port Kembla Revitalisation Plan sets the strategic direction and Vision for Port Kembla over the coming 25 years. It identifies a range of large and small initiatives across policy, infrastructure and community capacity building to deliver the Vision.

Delivering against the Vision will require collaboration between the community, government and private industry. All projects which contribute to change, big and small, need to be celebrated.

The Port Kembla Implementation Plan accompanies, outlining actions as defined throughout the Revitalisation Plan and setting clear priority projects for delivery. This will be a tool for the community, government and Council to work collaboratively toward revitalisation.



Photograph by Nikolajs Ozolins, as part of the PK2505 Photo competition on Facebook

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Port Kembla 2505 Implementation Plan

Prepared by:



In partnership with:



Acknowledgements

Wollongong City Council would like to show its respect and acknowledge the Traditional Custodians of the Land to which this Strategy applies, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

Wollongong City Council would like to thank members of the community who contributed to this plan by providing feedback in engagement activities throughout 2017 - 2018.

How to read

The Port Kembla 2505 Revitalisation Plan sets the Vision and Strategic direction to guide future investment in Port Kembla.

Delivering against the Vision will require collaboration across government agencies, private industry and the community.

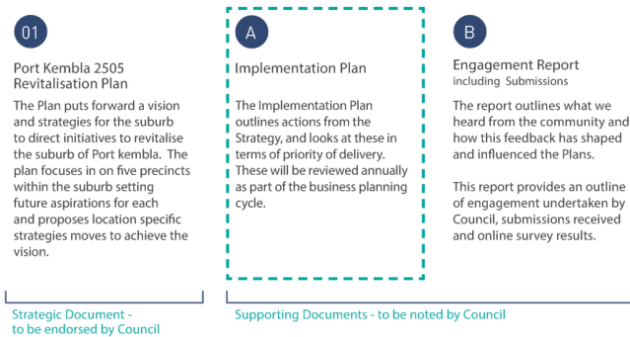
The Port Kembla Implementation Plan is reviewed annually in accordance with Council's Annual Planning Cycle and with external funding opportunities such as PKCIF and will be an ongoing tool to discuss, prioritise and guide the delivery of the Plan.

The Port Kembla Implementation Plan included in this document sets out the actions to deliver Suburb-wide and Precinct specific outcomes outlined in this report. It provides a series of projects, priorities and commitments to budget.

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The suite of documents



Background

Why we've developed this plan

The Port Kembla Implementation Plan has been developed in parallel with Port Kembla 2505 Revitalisation Plan. The purpose of the Implementation Plan is to guide the programming and delivery of key projects and actions in a collaborative and coherent way.

This document complements the Revitalisation 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 reporting unfunded projects.
- **Governance** is tested – with a requirement for Council to review the processes and framework needed to give weight to the intent of A City for People in planning and resourcing.
- **Priority** projects are defined in sufficient detail enabling the implementation process to commence.

How we have developed this plan

The Port Kembla 2505 Revitalisation Plan provides a vision for the future of Port Kembla. The Plan and accompanying documents including this Implementation Plan, detail specific strategies and actions to work towards realising this vision over the next 25 years.

The actions detailed in the Implementation Strategy are guided by community aspirations and aligned with the vision and strategies of the Revitalisation Plan.

Comprehensive community engagement has to date gathered invaluable feedback across a number of forums from a wide variety of participants, including school students, community groups, businesses, residents, agencies and interested individuals.

Strategic Alignment

Relationship to Councils Strategic Planning

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

Strategy 5.1.6 - Urban Areas are created to provide a healthy living environment for our community.

Relationship to Illawarra - Shoalhaven Regional Plan

This report contributes to the delivery of direction 3.3.2 to Support Council-led revitalisation of centres.



Guiding Implementation

The implementation Plan itemises projects to deliver in the short, medium and long term and will inform the annual planning cycle and future funding opportunities such as the PKCIF.

Providing a balance of shorter term/temporary actions alongside longer term/permanent change offers a flexible and achievable framework for delivering change across the suburb. The Vision will only be realised when the suburb works collaboratively to implement change, through public and private investment.



Financial Impact Statement

This Implementation Plan will be used to inform annual planning priorities and budgeting processes. The role of the Implementation Plan is to align actions and future capital works to strategic aspirations, clarify priorities for Port Kembla, to give weight to funding proposals, including Council's internal budgeting and external grant funding proposals.

A living, changing document

The role of the Implementation Plan

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 and will continue to be refined over time.

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 robust document which can evolve over time, respond to changing demands and allow for transparent reporting. It is also a tool to communicate with investors and the community about future opportunities to partner in the delivery of projects.

The Implementation Plan Table will be reviewed regularly to ensure its ongoing relevance, 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 Draft Port Kembla 2505 Revitalisation Plan.

This plan is designed to be reviewed annually.

Port Kembla Community Investment Fund (PKCIF)

The Port Kembla Community Investment Fund supports projects that activate, enhance and build community amenity in the area. The Port Kembla Community Investment Fund will be delivered through successive rounds and is linked to the long term leasing arrangement of Port Kembla.

So far, there have been two rounds of the PKCIF in which Council, community and other agencies have received funding to undertake studies and deliver changes across the suburb:

- Round one in 2016, 14 projects received funding.
- Round two in 2017, 11 projects received funding.

Some of the projects awarded as part of the PKCIF directly influence projects and actions within the Port Kembla 2505 Revitalisation Plan and have been included in this Implementation Plan.

The Port Kembla 2505 Revitalisation Plan establishes a benchmark for all aspects of decision making for Port Kembla, and should be used by policy makers, the development industry, the community and land owners to guide strategy and investment. This Plan is a tool to help applicants deliver projects across the suburb in alignment with the vision and actions outlined in this Plan.

For a list of all the PKCIF projects, please visit the NSW State Government website: www.nsw.gov.au

List of abbreviations (project leaders and partners)

Council Divisions

ESP	Environment Strategy Planning
CCED	Community Cultural + Economic Development Assessment + Certification
DAC	Development Assessment + Certification
PR	Property + Recreation
PD	Project Delivery
ISP	Infrastructure Strategy and Planning
F	Finance
LC	Library + Community Services
RE	Regulation + Enforcement
GI	Governance and Information
HR	Human Resources
CWS	City Works + Services

External Agencies

DPC	Department Premier Cabinet
PKCIF	Port Kembla Community Investment Fund
IBC	Illawarra Business Chamber
PKBC	Port Kembla Business Chamber
DW	Destination Wollongong
RMS	Roads and Maritime Services
DPE	Department of Planning and Environment
ST	Sydney Trains
OEH	Office of Environment and Heritage
EPA	Environmental Protection Authority
ILALC	Illawarra Local Aboriginal Lands Council

* Please note this is not an exclusive list and all partners may not be listed and additional partners or project leaders may emerge. Many actions within the Implementation Plan will involve community engagement and future consultation activities.

Glossary

Strategic Priority

H	High
M	Medium
L	Low

Timeframe

S	Short Term (up to 2 years)
M	Medium Term (2 - 5 years)
L	Long Term (5+ years)

PORT KEMBLA 2505 IMPLEMENTATION PLAN

01 - GOVERNANCE AND COORDINATION															
	Action	Description	Priority	Lead Team	Lead	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5 + 21/22	
1.1	Port Kembla 2505 Revitalisation Implementation Agreement	Wollongong Council and NSW Department of Premier & Cabinet to jointly commit through a written agreement to deliver and resource the actions of the Implementation plan. This will include sourcing or providing funding for the actions and establishing the Port Kembla Action Group.	H	DPC	Department of Premier and Cabinet	Council, DPE, NSW Ports	N/A	Funded Operational staff time	S	x	✓	✓	✓	✓	
1.2	Port Kembla Place Management	Place Management will facilitate community activation projects, manage the delivery of Seed Funding Grants and the management of the Port Kembla Action Group. Facilitated by a Place Manager to undertake liaison with relevant stakeholders, help community apply for, distribute and deliver projects from seed funding in collaboration with the Action Group.	H	CCED	Wollongong City Council	Community, PKCCI, NHF	\$100,000 p/a over 10 years	Unfunded Subject to external funding PKCIF	S	x	✓	✓	✓	✓	
1.3	Port Kembla Action Group	The role of this group is to coordinate, monitor and be accountable for delivery of the Port Kembla 2505 Revitalisation Implementation Plan. The Port Kembla Action Group is to include representatives from each lead agency and major stakeholders / community to ensure it has input and engagement from end users as well as investment by those with the power and resources to enact the actions.	H	CCED	Wollongong City Council	Community, DPC, DPE, NSW Ports, IBC, RMS, PKCCI, NHF	N/A	Unfunded Subject to external funding PKCIF	S	x	✓	✓	✓	✓	
1.4	Seed Funding Grants	Managed by the Port Kembla Place Manager. Council Seed Grants process allows for a simplified mechanism to receive small grants for projects that align with the strategic direction of the Port Kembla Revitalisation plan. This will provide an ongoing mechanism for the community to apply for grants for smaller activation or community benefit projects.	H	CCED	Wollongong City Council	Community, PKCCI, NHF	\$100,000 p/a over 10 years	Unfunded Subject to external funding PKCIF	S	x	✓	✓	✓	✓	

02 - SUBURB WIDE ACTIONS															
	Action	Description	Priority	Delivery	Lead Agency	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5 + 21/22	
2.1	Three Ports SEPP/Residential Port Kembla impact assessment and mitigation	Investigate options for management of land use conflict between the Port, Heavy industrial area, freight network and surrounding land uses into the future. Aim to minimise and mitigate noise and other environmental impacts on residential development to ensure efficient functioning of the port and industrial lands. Aligned with Regional Plan action 1.2.1	H	DPE	Department of Planning and Environment	Council, DPC, NSW Ports, EPA, Key Agencies	\$60,000	Funded External by PKCIF	S	✓	x	x	x	x	
2.2	Future opportunities for Key Sites	Work with land owners across key sites to discuss future investment and development opportunities aligned with the vision and strategic direction of Port Kembla.	L	ESP	Wollongong City Council	Landowners, DPE	N/A	Separately Funded WCC	Ongoing	✓	✓	✓	✓	✓	
2.3	LGA wide Housing Supply + Diversity Study	Ensure that the strategic direction for the growth of the town centre and suburb is included in the work of the LGA wide Housing Study, and is informed by the growth of the Port. Consider opportunities for affordable housing in the Town Centre.	H	ESP	Wollongong City Council	DPC, NSW Ports, EPA, Key Agencies	\$30,000	Separately Funded WCC	S	✓	✓	x	x	x	
2.4	LGA Wide Employment Lands Study	Ensure that the strategic direction for the growth of the town centre and suburb is included in the work of the LGA wide Employment Lands Study, and is informed by the growth and needs of the Port	H	DPE	Department of Planning and Environment	Council, DPC, NSW Ports, EPA, Key Agencies	\$30,000	Separately Funded WCC	S	✓	✓	x	x	x	
2.5	Port Kembla Surplus Industrial Land Activation Project	Port Kembla Surplus Industrial Land – precinct activation project. Activities include studies, investigations, infrastructure planning and legislative amendments to address key constraints preventing the release of surplus industrial land in Port Kembla for alternative employment generating uses.	H	DPE	Department of Planning and Environment	Council, EPA, Key Agencies	100,000	External Funding - PKCIF	S	✓	x	x	x	x	

2.6	Urban Greening (LGA Wide)	Plan how to deliver the target for increasing tree canopy cover on priority streets to 20% by 2020. Ensure street upgrades, masterplans etc. deliver on the principles and objectives of the Urban Greening Strategy. Where possible, Urban Greening will be integrated into detailed design and master planning of key areas.	M	I+W	Wollongong City Council	RMS, land Owners	TBD	Separately Funded WCC	M	✓	✓	✓	✓	✓
2.7	Port Kembla Active Transport + Public Transport	Promote Public Transport use by prioritising improvement of access and wayfinding to Train Station and Bus Stops. Ensure the aims of the Draft Pedestrian Plan and Bike Plan are incorporated into the relevant masterplans for different precincts. Council to advocate for consistency between Train and Bus timetables.	M	I+W	Wollongong City Council	RMS, Sydney Trains, DPE	TBD	Unfunded	M	x	x	✓	✓	x
2.8	Port Kembla Key Walking Connections Project	Establish new and strengthen existing walking connection to key destinations including the train station, east - west walking connections to between the Town Centre, beaches and surrounding residential areas. This will include footpaths, safe crossing points, lighting, urban greening, bike paths. (See precincts for specific locations)	M	CWS	Wollongong City Council	RMS, Sydney Trains, DPE	TBD	Unfunded	M	x	x	✓	✓	x
2.9	Port Kembla Wayfinding: Concept and Strategy	Work closely with the local community to develop a strategy that explores creative ways to improve ease of access and orientation from outside and within Port Kembla. The strategy will be unique to Port Kembla and bring together the various wayfinding elements already in place and augment these to create a cohesive set of projects to be implemented. This work will be aligned with 2.8 above.	M	Design Consultant + CCED	Wollongong City Council	Community, PKCCI, NHF, Council	\$100,000	Unfunded	M	x	x	✓	x	x
2.10	Port Kembla Wayfinding: Delivery	Design, construct and install creative wayfinding solutions as specified in the Port Kembla Wayfinding Strategy and Concept. Explore opportunities to engage local artists and fabricators to collaborate with.	M	PD + CCED	Wollongong City Council	Community, PKBC	TBD	Unfunded	M	x	x	x	✓	x
2.11	LGA wide Cultural Tourism Study	Develop a cultural tourism strategy which draws on and celebrates aspects of the city's natural and built heritage, social history and cultural attributes through an inter-divisional working party. The strategy would also identify new celebrations and festivals which reference aspects of the City's capabilities, history and character.	M	CCED	Wollongong City Council	Community, PKCCI, NHF	\$60,000	Funded WCC 2017/18	S	✓	✓	x	x	x
2.12	Port Kembla Tourism Development Plan - Destination Wollongong	The Tourism Development Plan for Port Kembla will focus on precinct activation and will assess public and public land for new or enhances tourism attractions.	M	DW	Destination Wollongong	Council, Community, PKCCI, NHF	\$32,000	Unfunded Subject to external funding	S	✓	x	x	x	x
2.13	Port Kembla: Heritage Interpretation and Public Art Coordination Project (Indigenous + European)	An audit of existing and current heritage interpretation and public art projects in Port Kembla in order to establish a strategic framework for their management, improvement and augmentation. The framework will ensure that art and interpretation across the suburb will be linked, accessible and carefully curated. This work will building on the Hill 60 heritage interpretation and public art projects and look at ways to connect public art across the suburb.	M	CCED	Wollongong City Council	Community Incl. Local Artists and Indigenous Community	\$45,000	Unfunded	M	x	x	✓	✓	x
2.14	Port Kembla Events Development Applications	Council to assist community to apply for blanket DA for festivals, markets, cultural celebrations in Wentworth Street; King George V; MM Beach; Port Kembla Pool. Key requirements and aims of events to be established and communicated by Council. Infrastructure Services to be supplied via action 7.11	H	CCED + ESP	Wollongong City Council	Community, PKCCI, NHF	\$20,000	Unfunded	S	x	✓	x	x	x
2.15	LGA wide Amenities Review and Audit	Aligned with the LGA wide Toilet Strategy to audit existing amenities across the suburb. This work will be used to inform any additional amenities in the future. Ensure existing masterplans align with the requirements of the strategy and input from PK 2505 consultation.	H	CCED	Wollongong City Council	Community	\$25,000	Separately Funded WCC	S	✓	x	x	x	x
2.16	Port Kembla Pilot Projects	Provide funding for a range of small pilot projects (<\$5,000 capital works) to build community capacity and deliver change in the public realm. Develop a criteria for assessing applications and evaluating outcomes.	M	CCED	Wollongong City Council	Community, PKCCI, NHF	\$100,000	Unfunded	M	x	x	✓	✓	✓
2.17	Deliver against the Disability Inclusion and Access Plan	Deliver accessible footpaths to key community infrastructure, including playgrounds and amenities in alignment with the DIAP.	H	ISP	Wollongong City Council	Community	\$550,000	Funded (WCC draft AP)	S	x	✓	✓	x	x
2.18	Port Kembla Environmental Project	Report on heavy metal contaminants from industrial activity in Port Kembla – Environmental project	H	EPA	EPA	Council, Industry	\$44,000	Funded External Funding - PKCIF	S	✓	✓	x	x	x

2.19	Sustainable Port Kembla	Upgrade of IHT properties in Port Kembla to deliver energy efficient, solar electricity generation and urban greening upgrades	H	IHT	IHT	Community, Industry, Council	\$300,000	Funded External Funding - PKCIF	S	✓	✓	x	x	x
2.20	Port Kembla Sustainability	Continue to implement a range of environment and sustainability actions for Port Kembla guided by LGA wide Environmental strategies including: Environmental Sustainability Strategy 2022 Illawarra Biodiversity Strategy Illawarra Regional Food Strategy Dune Management Strategy Wollongong Waste and Resource Recover Strategy 2022	H	Wollongong City Council	Wollongong City Council	Council, Community, Business, EPA, Key Agencies	TBD	Part Funded Part Unfunded	Ongoing	✓	✓	✓	✓	✓

03 - PORT KEMBLA TOWN CENTRE														
	Action	Description	Priority	Delivery	Agency	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5+ 21/22
3.1	Facade Program Delivery	Council to continue to support successful applicants to deliver approved upgrades to their facades.	H	Land + Business Owners	Wollongong City Council	Community, IBC, PKBC	\$330,000	Funded External Funding - PKCIF	S	✓	✓	x	x	x
3.2	Laneway activation projects	Continue to deliver attractive and activated laneways. An innovative project to deliver visible change, to activate the laneways through the introduction of art, colour and light.	H	Community	Community	Council, Business and Land Owners, PKCCI, NHF	\$15,000	Unfunded Subject to external funding	S	✓	x	✓	x	x
3.3	Vacant Spaces activation project	Curate the activation of vacant shopfronts/tenancies and underutilised land within the Town Centre. E.g. to house temporary pop-ups, artworks etc.	H	CCED	Wollongong City Council	Business and Land Owners, PKCCI	\$100,000	Unfunded	S	x	✓	✓	x	x
3.4	Wonder walls, Port Kembla	As funded through the PKCIF round 2. This precinct activation project includes the installation of 10 medium to large scale wall murals by acclaimed artists on Port Kembla buildings within the Wentworth Street town centre precinct.	M	Verb Syndicate	Our Community Project Inc.	Business and Land Owners, PKCCI	\$109,482	Funded External Funding - PKCIF	S	x	✓	✓	x	x
3.5	Marketing and Business Development Strategy: Port Kembla Town Centre	Work with local land and business owners and Business Chamber to develop a strategy to help market the unique offer of the Town Centre to encourage new tenancies, offers and people to visit and experience all that Port has to offer.	M	PKCCI	PKCCI	Council, Community, IBC, Business Owners, Agencies	\$80,000	Unfunded	M	x	x	✓	✓	✓
3.6	Wentworth Street Heritage and Built Form Quality Project	Heritage and Conservation Area Listing Review and new DCP chapter. Amend LEP and develop a new DCP Chapter to ensure Heritage character is conserved and enhanced and quality built form outcomes in future development are achieved.	H	ESP	Wollongong City Council	Land Owners, OEH, DPE, PKCCI, Community	\$80,000	Unfunded	S	x	✓	✓	x	x
3.7	Planning Control Amendments	Adding to the work undertaken in Action 3.6 Council to facilitate high-quality development, business activation and improve design outcomes by investigating amendments to planning controls to assist in sustainable land-uses, filling of vacancies and developments in the Town Centre. Any future amendments will be informed by actions 2.3 and 2.4.	M	ESP, DPE	Wollongong City Council	Community, IBC, PKCCI, Land Owners	\$50,000	Unfunded	M	x	x	x	✓	✓
3.8	Wentworth Street Heritage Interpretation / Public Art Project	Engage with the local community to deliver a Heritage Interpretation and Public Art Project to celebrate the historical and cultural identity of Wentworth Street. Ensure the project aligned with the Strategic Framework developed through action 2.13	L	ESP	Wollongong City Council	Council, OEH, PKCCI, Community	\$120,000	Unfunded	M	x	x	x	✓	✓
3.9	Town Centre Streetscape and Infrastructure upgrades	In consultation with the community, Council to engage an Architect to design and deliver streetscape improvements including appropriate canopy trees, lighting improvements, kerb blisters to increase footpath width, safer and easier crossing and shaded seated zones and free Wi-Fi. Align with UGS, action 2.6.	M	PD, CC+W	Wollongong City Council	Community, PKCCI, Land + Business Owners	\$500,000	Unfunded	M - L	x	x	x	x	✓
3.10	Port Kembla Town Centre Lighting strategy	Wentworth Street Lighting upgrade will improve safety, and create an atmosphere that encourages people to utilise the Town Centre at night. Council to consider 'playful' lighting options that are unique and appropriate to Wentworth Street.	M	Lighting Specialist	Wollongong City Council	Community, PKCCI, Land + Business Owners	\$70,000	Unfunded	M	x	x	✓	✓	✓

3.11	Improve Pedestrian Priority on Allan Street	Investigate options to slow traffic and establish clear, safe pedestrian crossing point on Allan Street connecting the car park, playground and Senior Citizens Centre	M	ISP	Wollongong City Council	Community, PKCCI, Land + Business Owners	\$80,000	Unfunded	M	x	x	✓	✓	✓
3.12	Town Centre Car parking upgrades	Council to upgrade and maintain the two existing off-street parking facilities on Allan Street. Upgrades to eastern car park is the priority to include tree maintenance, lighting, line painting and signage to car parking. Council to improve on-street car parking and establish appropriate timed parking.	H	CC+W	Wollongong City Council	Community, PKCCI, Land + Business Owners	\$140,000	Funded (WCC draft AP)	M	x	x	✓	✓	x
3.13	Senior Citizens Club refurbishment	Maintenance and minor improvements to kitchen, installation of interpretive art and improvements to exterior lighting of facility	L	L+CS	Wollongong City Council	Community	TBD	TBD	Ongoing	✓	✓	✓	✓	✓
3.14	Town Square - Identification and Acquisition	Council to identify and acquire appropriate land within the Town Centre for the purpose of a Town Square for the community.	H	PR	Wollongong City Council	Community, PKCCI, Land + Business Owners	TBD	Unfunded	S	x	x	✓	✓	✓
3.15	Town Square - Design and Delivery	In collaboration with the community a concept design to be prepared for the Town Square.	M	Architect TBD	Wollongong City Council	Community, PKBC, Land + Business Owners	TBD	Unfunded	M	x	x	x	✓	✓
3.16	Town Centre Community Hub Concept & Business Case	Develop business case and concept plan for the staged delivery of a consolidated Community Hub area to and improve community service provision in the Town Centre.	L	PR, L+CS	Wollongong City Council	Community, PKBC, Land + Business Owners	TBD	Unfunded	L	x	x	x	x	✓
3.17	Outdoor Dining Policy Review	With a focus on the Port Kembla Town Centre, and the strategic intent to activate the main street, review the Outdoor Dining Policy to identify levers to promote outdoor dining in Port Kembla. This review will consider fees, physical locations to support outdoor dining and the approvals process.	M	PR	Wollongong City Council	PKCCI, Business Owners	\$50,000	Unfunded	M	x	✓	x	x	x

04 - MILITARY ROAD SPINE														
	Action	Description	Priority	Delivery	Agency	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5+ 21/22
4.1	Greening of Military Road	Based on the principles and recommendations set out on the Urban Greening Strategy plant canopy trees along Military road to encourage walking between the Town Centre, King George and Pool and add colour and shade to the street.	M	I+ W	Wollongong City Council	RMS, land Owners	\$200,000	Unfunded	M	x	x	x	✓	✓
4.2	Military Intersection upgrades	Council to work with RMS to create signalised, safe designated crossing points for pedestrians at this key intersection. Council to push for mechanisms to slow traffic, improve sight lines and encourage heavy vehicles to utilise Five Islands Road.	H	RMS	Wollongong City Council	RMS, DPE	\$260,000	Unfunded	L	x	x	x	✓	✓
4.3	Military Road Upgrade: Design	Design to enable improved conditions for local traffic; pedestrian amenity; increased crossing opportunities; bike path. Collaborate with Wayfinding (2.8) and Urban Greening (2.16) strategies.	M	ISP	Wollongong City Council	RMS, DPE	\$60,000	Unfunded	L	x	x	x	x	✓
4.4	Military Road Upgrade: Delivery & Construction	Staged construction of Infrastructure improvements proposed in the Military Road Upgrade.	M	CC+W	Wollongong City Council	RMS, DPE	TBD	Unfunded	L	x	x	x	x	x

05 - COASTAL AREAS														
	Action	Description	Priority	Delivery	Agency	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5+ 21/22
5.1	Port Kembla Conservation Management Plan & AHIP	Review and deliver a updated Conservation Management Plan and AHIP to cover MM Beach, Hill 60, Heritage Park and Port Kembla Beach. This will enable the delivery of the Hill 60 master plan and MM Beach master plan.	H	PD	Wollongong City Council	DPE, OEH, DPC, ILALC, Community	\$150,000	Funded (WCC draft AP)	S	x	✓	✓	x	x

5.2	Hill 60: Master Plan Delivery	Continue to progress with the work outlined in the Hill 60 Masterplan (DATE). Ensure that the plan adapts to reflect the PK 2505 feedback and alignment with broader WCC strategies (i.e., Urban Greening, Toilet Strategy etc.)	H	PD	Wollongong City Council	DPE, OEH, DPC, ILALC, Community	\$2,000,000	Part Funded Part Unfunded + External Funding - PKCIF	S - L	✓	✓	✓	✓	✓
5.3	Hill 60 Car Park Renewal	Design and construct renewal of Hill 60 car park	H	ISP	Wollongong City Council	ILAC, Community	\$210,000	Funded (WCC draft AP)	S	×	✓	✓	×	×
5.4	Port Kembla Wetlands Project - Stage 1	Port Kembla Wetlands Rehabilitation- environmental project. Stage One activities include the rehabilitation of the Port Kembla Heritage Park pond and engagement of community volunteers in Green and Gold Bell Frog monitoring surveys across Port Kembla.	L	ATCV	ATCV	Council, DPE, OEH, DPC, ILALC, Community	\$31,000	External Funding - PKCIF	S	✓	✓	×	×	×
5.5	Fisherman's Beach Access Ramp	Replace/ Upgrade Fisherman's Beach Access Ramp.	H	ISP	Wollongong City Council	Community	\$30,000	Funded (WCC draft AP)	S	✓	✓	×	×	×
5.6	Port Kembla Coastal Areas: Hill 60: public art	Implement public art opportunities at Hill 60 Reserve	H	CCED	Wollongong City Council	Community	TBD	Part Funded (PKCIF) Part Unfunded	S-M	✓	✓	✓	×	×

06 - RECREATIONAL AREAS

	Action	Description	Priority	Delivery	Agency	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5+ 21/22
6.1	Support Outdoor Events	Explore opportunities with the community for the hosting of events (big and small) across the suburb. Pool events, King George events could include movie nights, music shows etc. by providing access to infrastructure including lighting, power, amenities. Council to provide simple, easy-to-follow applications processes for community run events.	M	Community + CCED + PR	Wollongong City Council	Community	\$100,000	Unfunded	M	×	×	×	✓	✓
6.2	Transformative Recreation Space	Council to work with the community to investigate a re-imagined youth centric space with things to do, see and enjoy. The spaces will be low cost but high impact to test a use to inform the King George V Masterplan.	H	Community + CCED + PR	Wollongong City Council	Community, Youth	\$150,000	Unfunded	S	×	×	✓	✓	×
6.3	Expand public use of Port Kembla Surf Life Saving Club	Support for Surf Clubs to design and deliver upgrades to the facility and encourage the surf club to improve the offer and access to the public. Council to continue delivering against the Surf club Maintenance Strategy.	M	Surf Club + PR	Wollongong City Council	Community, ILALC	TBD	Unfunded	M	✓	×	×	×	×
6.4	Improve Safety and use of Port Kembla Surf Club Lower Carpark	Investigate opportunities to better utilise the carpark near the Surf Club to help activate the area and discourage anti-social behaviour by increasing passive surveillance.	M	PR, CC+W	Wollongong City Council	Community, ILALC, DPE	\$100,000	Unfunded	S	×	×	✓	✓	✓
6.5	King George V Recreation Concept Masterplan: Design	Concept Masterplan is to consider ways to deliver a high quality destination recreation space which caters to a range of formal sporting and passive recreational uses, including destination youth play; designed spaces for events; a range of other sporting facilities and supporting amenities. A permanent new Youth Space (action 5.3) will be included in the masterplan.	H	PR	Wollongong City Council	Community, Sporting Groups	\$80,000	Unfunded	M	×	×	✓	✓	✓
6.6	King George V Recreation Master Plan: Delivery	Detailed design and delivery of the Concept Masterplan. Depending on the findings of the design process, this could include a staged construction of the project.	M	PD	Wollongong City Council	Community, Sporting Groups	TBD	Unfunded	L	×	×	×	×	✓

07 - COOMADITCHIE LAGOON

	Action	Description	Priority	Delivery	Agency	Collaboration	Cost Estimate	Resourcing	Timeframe	Year 1 17/18	Year 2 18/19	Year 3 19/20	Year 4 20/21	Year 5+ 21/22
7.1	Kemlawarra Community Hall maintenance	Council to continue to maintain the Hall facilities.	M	L+CS	Wollongong City Council	Coomaditchie	TBD	TBD	Ongoing	✓	✓	✓	✓	✓

7.2	Coomaditchie Cultural Events	Allocation of funds to support local events that bring the community together to celebrate the local indigenous culture through art, music and storytelling.	H	Community, CCED	Wollongong City Council	Coomaditchie, Community, ILALC	\$30,000	Unfunded	S	x	x	✓	✓	✓
7.3	Master Plan: Design	Design with the community to enable a diversity of recreational uses including picnics, walks, exercise, engagement with art and heritage interpretation. Important links to be established with Town Centre, Ngarabaan Trail, beaches and surrounding residential areas. This work would consider a future site specific Plan of Management and AHIP for these lands if required.	H	TBD	Wollongong City Council	Coomaditchie, Community, ILALC	\$100,000	Unfunded	S	x	x	✓	✓	x
7.4	Master Plan Delivery/ Construction	Delivery of Master Plan elements/ actions.	M	PD	Wollongong City Council	Coomaditchie, Community, ILALC, Council, Architect	TBD	Unfunded	L	x	x	x	x	x
7.5	Health Facilities Options and Recommendations Paper	Working with Coomaditchie, investigate opportunities to better incorporate health facilities to the Coomaditchie Kemblawarra Community Hall to support the local residents. Design of this facility would take place in line with actions 6.4 and 6.6	H	TBD	TBD	Coomaditchie, Community, DPE, NSW Health	\$50,000	Unfunded Subject to external funding	M	x	x	x	✓	✓
7.6	Kemblawarra Community Hall Outdoor space: Design and Construction	Working with the local residents, and the Coomaditchie community to design the external areas to deliver natural elements, eating areas, shade and upgrade of the adjacent tennis courts to enable flexible use by a range of age groups; defined driveway and entry and associated car parking. Options to be considered during Master planning Process 7.3.	M	PR	Wollongong City Council	Coomaditchie, Community, ILALC	TBD	Unfunded	M - L	x	x	x	x	✓
7.7	Renewal of ILALC housing lands	Facilitate Partnerships between appropriate agencies, corporations and ILALC to investigate the potential for the renewal of ILALC housing lands	L	ILALC	Illawarra Local Aboriginal Lands Council	Council, Coomaditchie, Community, DPE	TBD	Unfunded	L	x	x	x	x	x

ITEM 2

DRAFT PLANNING PROPOSAL: FORMER PORT KEMBLA PUBLIC SCHOOL SITE LOT 1
DP 811699 MILITARY ROAD, PORT KEMBLA

Council at its meeting of 26 June 2017 considered a report on the proposed rezoning of the former Port Kembla Public School site seeking to rezone the site to permit residential development. Council resolved to defer the draft Planning Proposal and seek a further report on the preparation of a Port Kembla Precinct Plan, including Port Kembla Harbour and Industrial Lands.

This report addresses the resolution and assesses additional information provided by the proponent. It is recommended that Council support the preparation of a draft Planning Proposal and seek a conditional Gateway determination to require additional urban design analysis to be submitted and assessed prior to exhibition.

RECOMMENDATION

- 1 A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 for Lot 1 DP811699 Military Road, Port Kembla (the former Port Kembla Public School site) to enable medium density residential development, including:
 - a Rezone Lot 1 DP811699 Military Road, Port Kembla from B4 Mixed Use to R3 Medium Density Residential and possibly part RE2 Private Recreation;
 - b The potential Floor Space Ratio, Height of Buildings and Minimum Lot Size controls to be determined by the Urban Design Review process and reported to Council prior to exhibition;
 - c Amend the Heritage Schedule to refer to the site as “Site of former Port Kembla Public School”;
 - d Amend the Key Site Map to identify the site as a Key Site under Clause 7.18 Design Excellence; and
 - e Agreement to provide at least 5% Affordable Rental Housing within the development including details of the proposed management arrangements of the dwellings and the proposed housing needs sector to be targeted.
- 2 The draft Planning Proposal also rezone Gallipoli Park (Lot 301 DP878127) Marne Street/Gallipoli Street, Port Kembla from R2 Low Density Residential to RE1 Public Recreation, and remove the floor space ratio provision associated with the site.
- 3 The draft Planning Proposal be referred to the NSW Department of Planning and Environment for a conditional Gateway determination and the following additional information be requested to be prepared:
 - a The proposed future built form of the site be guided by an Urban Design Review process involving the site owner and consultants, a representative of Council’s Design Review Panel, NSW Ports, the NSW Department of Planning and Environment and a representative of the Port Kembla Chamber of Commerce.
 - b The Urban Design Review process is to be reported to Council to enable the built form controls to be incorporated into the draft Planning Proposal.
- 4 Should a Gateway determination be issued, consultation be undertaken with the following agencies and stakeholders during public exhibition:
 - a EPA;
 - b NSW Office of Environment and Heritage;
 - c NSW Heritage Council;
 - d Endeavour Energy;
 - e Transport for NSW – Roads and Maritime Services;

- f Sydney Water;
 - g Illawarra Local Aboriginal Land Council; and
 - h NSW Ports.
- 5 A site specific DCP Chapter be prepared by the proponent in accordance with the “Key Site’s” Map designation based on the Urban Design Review process and submitted prior to the finalisation of the draft Planning Proposal. The DCP chapter should also include:
- a Consideration that future potential port intensification may result in increased port noise impacting the proposed development, site specific noise amelioration controls and design measures are to be identified and incorporated within the residential design of the Plan. As a conservative measure, a minimum acoustic glazing requirement (Rw32 and Rw35) for all north facing dwellings is recommended. Furthermore, engineering and design solutions addressing dwelling design and layout are to identify and address activities that are carried out in open air and the noise sources which are not able to be eliminated or easily mitigated. The design solutions are to improve quality of life within the residential development by minimising potential noise impacts.
 - b A Heritage Interpretation Management Strategy which is to comprise of the following and will inform the design guidelines of the site:
 - i Key views and site lines into and out of the site;
 - ii Historic built form locations and building sitings, access points etc;
 - iii Social History of the site and the significance of past debates over conflicts with adjacent industrial development and the school and school activism in this space which eventually led to the relocation of the school;
 - iv The role of the school in providing education to the local Aboriginal community;
 - v Appropriate means for providing on site interpretation and recognition of historic significance of the site; and
 - vi Consideration of any special Aboriginal Cultural Significance, and/or archaeological significance attached to the site.
- 6 The draft Planning Proposal be exhibited for a minimum period of 28 days.
- 7 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.

REPORT AUTHORISATIONS

Report of: Wayde Peterson, Manager Environmental Strategy and Planning (Acting)
Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Location Map
- 2 Current Zoning Map
- 3 Submitted Concept Plan
- 4 Proposed Possible Planning Controls

BACKGROUND

The site

Subject site

The site is known as Lot 1 DP 811699 Military Road, Port Kembla and was previously occupied by the Port Kembla Public School from 1890 until 1999. The site is bounded by Military Road, Marne Street, Reservoir Street and Electrolytic Street. The site has an area of 2.195 hectares and is somewhat trapezoidal in shape. The site has a width of 97m and a length of 301m along Military Road and 143m along Reservoir Street (Attachment 1).

The site slopes to both the north and the south, from a crest that runs from near Third Avenue to Marne Street / Reservoir Street. The elevation at the crest is some 33m above sea level, sloping down to 28m at Marne Street / Military Road and to 26m at Electrolytic Street. At 33m above sea level, the site is awarded with views in all directions. To the west, the site looks over Port Kembla and Warrawong to the escarpment. It captures views of the ocean to the east; and south, the site looks towards Hill 60. With no development on the subject site, views to the ocean are captured from Church Street.

Background

In 2000, the site was bought by Port Kembla Copper (PKC), due to health concerns the Public School relocated to Gloucester Boulevard. At that time, the site was rezoned from 2(b) Medium Density Residential, to 3(a) General Business by the former Wollongong Local Environmental Plan 1990, (Amendment No. 184). The school buildings were heritage listed identified as being of local heritage significance.

In 2010, the site was rezoned to B4 Mixed Use as part of the introduction of Wollongong Local Environmental Plan 2009 (Attachment 2). This was partially in response to the over-supply of commercial land in Port Kembla (although retail development was still permitted) and to facilitate a mixed use development proposal that involved residential development and artists' studios. A site specific Clause 7.17 Former Port Kembla Public School enabled a limited amount of tourist and visitor accommodation to no more than 10 bedrooms (proposed artist accommodation in the school building).

Under the B4 Mixed Use zoning, a range of residential and commercial uses is permitted with consent. One of the B4 zone objectives is "to integrate suitable business, office, residential, retail and other development in accessible locations, so as to maximise public transport patronage and encourage walking and cycling". Development in the B4 zone also requires ground floor retail, which has limited development potential.

Under Wollongong LEP 2009 the site currently has a maximum floor space ratio of 0.5:1, a maximum building height of 9m and minimum lot size of 1,999m². The site also retains its heritage listing.

The school building was destroyed by fire in January 2013 along Military Road. The site is currently vacant, although the foundations of the school building remain.

The site is adjacent to a cluster of heritage items along Military Road including:

- Former Port Kembla Fire Station at 59 Military Road;
- St Stephen's Anglican Church of Australia including Rectory and Hall at 99 Military Road; and
- House and shop at 111 Military Road.

PKC ceased operation of the Copper Smelter and the company had no further need to retain the land. In 2015, PKC sold the site and it was purchased by the current owner, on whose behalf the request for a Planning Proposal has been lodged.

Context

The site is located to the south of the former Port Kembla Copper (PKC) site (zoned IN3 Heavy Industrial), and to the east of the Port Kembla Town Centre (zoned B2 Local Centre). To the south and east of the site is low density residential development (zoned R2 Low Density Residential). There is a

strip of RE2 Private Recreation zoned land separating (buffering) the Residential R2 land along Marne Street, from the Heavy Industry zoned land (Attachment 2).

The site is located within ten kilometres of Wollongong City Centre and is accessible to Wollongong by bus (at Military Road frontage), train (850m to station) and private vehicle. In addition, it is located within five minutes' walk of the coastline and the public park at the eastern end of Electrolytic Street (zoned R2 Low Density Residential) and King George V oval to the south. It is less than five minutes' walk from the site to the Port Kembla Town Centre.

Port of Port Kembla

The Port of Port Kembla is identified as State Significant Infrastructure. In 2006-2007, Council completed the Port Kembla Land Use Strategy with the intention of it strategically guiding the zoning and planning controls for the Port. The controls evolved into State Environmental Planning Policy (Three Ports) 2013. The aims of this Policy include the protection and efficient development of land at Port Kembla and to ensure that surrounding land is maintained for port-related and industrial uses. Under the Policy, the Port land is zoned IN3 Heavy Industry, and SP1 Special Activities - Port. In 2012 the State Government leased the Port to NSW Ports for 99 years.

The site adjoins the Three Ports SEPP area. Specifically the site is located adjacent to the former Port Kembla Copper (PKC) site which is currently being used for the storage of motor vehicles.

Development Proposal

The submitted draft Planning Proposal seeks to rezone the site from B4 Mixed Use to part R3 Medium Density Residential and part RE2 Private Recreation (Attachment 4). In conjunction with the rezoning, the Proposal seeks to amend the floor space ratio controls from 0.5:1 to 0.75:1, reduce the minimum lot size from 1,999m² to 299m² (within the proposed R3 zoned area) and increase the building height from 9m to 11m.

The indicative Concept Plan (Attachment 3) illustrates some 110 dwellings comprising:

- Small lot housing fronting Marne Street to the south (1-2 storeys);
- Medium density housing products such as townhouses and terraces (2-3 storeys) through the middle of the site, some with basement parking and some with individual garages at ground level;
- Pedestrian access ways (or laneways) through-links from Military Road and Reservoir Street. Controlled access points for vehicular movements are identified from Marne, Reservoir and Electrolytic Streets to and from the overall site;
- Three storey residential flat buildings at the northern end of the site, closer to nearby commercial and industry land uses; and
- A 'green zone' is proposed along the northern boundary (Electrolytic Street) as a buffer from nearby industry land and activities.

The following studies were submitted by the proponent in support of the Planning Proposal request:

- Planning Proposal amendment to Wollongong Local Environmental Plan 2009, proposed Rezoning of Land for Residential Purposes and Former Port Kembla Public School Site Lot 1 Military Road Port Kembla (September 2016) MMJ Wollongong;
- Detailed Site Investigation (December 2013) Golder Associates;
- Report on Data Re-assessment For Rezoning (September 2016) Douglas Partners;
- Report on Conceptual Remediation Action Plan (September 2016) Douglas Partners;
- Green and Golden Bell Frog Due Diligence Assessment (May 2015) Biosis; and
- Urban Design Report (June 2016) DWA.

Council at its meeting of 26 June 2017 considered a report on the draft Planning Proposal request and resolved as follows:

- “1. Council defer the draft Planning Proposal for the former Port Kembla Public School site and notify owners, until,
2. A report comes to a future meeting of Council considering the preparation of a Port Kembla Precinct Plan, including Port Kembla Harbour and Industrial Lands. This report to include associated costs in preparing the Plan, benefits and financial/budgetary considerations.”

PROPOSAL

Port Kembla Precinct Plan

On 26 June 2017, Council resolved for a report on the costs and benefits of preparing a Port Kembla Precinct Plan, including Port Kembla Harbour and Industrial Lands.

There are currently three separate studies that are considering parts of Port Kembla:

- 1 Port Kembla 2505 Revitalisation Plan – Council has prepared and exhibited the Port Kembla 2505 Revitalisation Plan which is subject to a separate report on the agenda, seeking adoption. The Port Kembla 2505 Revitalisation Plan was funded by a grant of \$263,636 (exclusive of GST) through Port Kembla Community Infrastructure fund and developed over two years. A requirement of the grant was that it exclude the NSW Ports and the Three Ports SEPP lands.
- 2 Port Kembla Land Use Conflicts Management Study – the NSW Department of Planning and Environment has engaged a consultant to undertake a study on how to manage land use conflicts and buffer lands surrounding the Port of Port Kembla and its supporting freight network. This includes a focus on identifying suitable employment uses for under-utilised industrial land on the interface of the Three Ports SEPP area and the suburb of Port Kembla. This study is still in preparation.
- 3 Port Kembla Harbour Noise Assessment – the NSW Department of Planning and Environment is also preparing an acoustic model and noise contour maps showing the noise impacts of Port and other industrial activities on the surrounding lands. The noise maps are being modelled on both current operations as well as those forecast for 2045.

Both these two later studies are in response to Action 1.2.1 in the Illawarra Shoalhaven Regional Plan which states: *Reduce land use conflicts by managing buffers around the Port and its supporting freight network.*

In 2015 NSW Ports prepared a 30 year Masterplan for the Port Kembla Harbour which shows an indicative future vision, including a container terminal in the Outer Harbour.

Based on the budget of the Port Kembla 2505 Revitalisation Plan, it is likely that an additional \$300,000 would be required over two years, to expand the Plan to include the industrial and Ports land which would include the cost of staff resources and consultants.

It is considered that a further study by Council that considers both the residential and the industrial and Ports land is not warranted.

Additionally, any recommendations to amend the planning controls for the industrial and Ports lands would need to be made through the Three Ports SEPP. Council would require the support of NSW Ports, land owners and the NSW Department of Planning and Environment.

Planning Proposal Request

The proponent has submitted the following justification seeking a resolution to progress the Planning Proposal:

“...this Planning Proposal has been deferred by Council without action ever since. In the main, it is considered that this resolution outcome is open ended with regards to timing, costs, coordination and may be difficult for Council alone to prepare such a report within a reasonable timeframe. To this end, it

is unreasonable for this deferred matter to continue to delay the progress of the subject planning Proposal any further, particularly with regard to the uncertainty and practicality of preparing a wider scale Port Kembla Precinct Plan, including Port Kembla Harbour and Industrial Lands (all of which is out of the control of the subject landowners). Especially when it must be practically acknowledged that the needs for this greater Precinct Plan of Port Kembla is outside the relevance of appropriate consideration for the subject PP.

The landowner proactively wishes to progress this Planning Proposal further with the matters/documentation that they can reasonably provide for and, to this end, supplementary specialist input has now been engaged and prepared around traffic, noise and heritage impacts (specific to this proposal).

In this regard, the proponent believes that the information submitted is in direct response to the key matters identified in Council's report prepared for the Meeting of Council on 26th June 2017, which provides for a preliminary assessment of the proposal and recommends that Council resolve to prepare a draft Planning Proposal for the site enabling residential development.

The following additional studies have been submitted by the Proponent in support of the Planning Proposal:

- Traffic Noise Intrusion Assessment Proposed Residential Development (rezoning) prepared by Harwood Acoustics;
- Aboriginal due diligence report prepared by Biosis Pty Ltd;
- Historical Heritage Assessment Lot 1, Military Road, Port Kembla prepared by Biosis and dated 22 March 2018; and
- Traffic Impact Assessment prepared by Bitzios Consulting.

ASSESSMENT OF ISSUES

Loss of Employment Lands

The site is currently zoned B4 Mixed Use which permits commercial and retail uses as well as shop-top housing and residential flat buildings (ground floor retail required) and some light industrial uses. The Port Kembla 2505 Revitalisation Plan and Port Kembla previous studies have identified that there is an oversupply of retail zoned land in Port Kembla. The development of the site for retail use may further erode the viability of businesses in Wentworth Street, Port Kembla.

The majority of the site is adjoined by land zoned R2 Low Density Residential, noting that land on the western side of Military Road north of Church Street is zoned IN2 Light Industry and the Port Kembla Copper site is zoned IN3 Heavy Industry (under the Three Ports SEPP). The use of the northern part of the site for light industrial uses may provide a buffer to the heavy industrial zone in the SEPP area. Conversely, the further encroachment of industrial lands into the residential part of Port Kembla may not be supported by the community.

Overall it is considered that the site should revert to a residential zoning (which existed prior to 2000). The residential use of the site would support the Port Kembla Township by increasing nearby residential population. The Port Kembla 2505 Revitalisation Plan identifies the site as being appropriate for residential use.

Contamination

A key issue is whether the site is suitable for residential development. The former school closed and was relocated due to its proximity to the former PKC smelter and stack. Advice from the EPA reiterates that Council is responsible to consider contamination issues under SEPP 55 as part of the Planning Proposal request.

Three reports addressing contamination issues were submitted with the rezoning request:

1 Detailed Site Investigation (December 2013) Golder Associates

Golder Associates reviewed previous site investigation studies (1996-2012) and collected and analysed soil samples from 30 locations on site and two locations off-site. Golder also installed four shallow water monitoring wells and sampled groundwater from two existing deep monitoring wells.

Golder Associates found:

- Coal washery reject in one-third of locations;
- Asbestos was identified at seven locations situated in the northern and central portions of the site. One sample had a concentration of non-friable asbestos above the investigation value for residential B and commercial / industrial D land use scenarios;
- The concentrations of chemicals of interest were not greater than the limits of reporting and/or health investigation levels adopted for mixed business and medium density residential use;
- The concentrations of three samples of arsenic, 22 samples of copper and seven samples of zinc exceeded the adopted ecological investigation levels;
- The concentrations of total recoverable hydrocarbons at two sample sites were greater than the residential ecological screening levels;
- The concentration of chemicals in groundwater samples were not significant with the exception of:
 - Cooper and zinc, which were greater than adopted marine ecosystem criteria; and
 - Chromium, copper, lead, nickel and zinc, which were greater than adopted freshwater ecosystem criteria.

Golder Associates concluded that the contamination could be managed by on-site retention (eg burial under roads) and implementation of an Environmental Management Plan.

2 Report On Conceptual Remediation Action Plan (December 2015 and revised September 2016) Douglas Partners

The Remediation Action Plan (RAP) sets out the conceptual methodology by which the site could be remediated in an acceptable manner, with minimal environmental impact, to a condition suitable for the proposed medium density residential land use. The report notes that further data assessment following finalisation of the proposed development design may be required. Further, a detailed asbestos investigation is required prior to remediation.

The report states that the objectives of the final remediation and validation program will be to:

- Render the site compatible for a proposed medium density residential land use;
- Maintain records of the remediation works undertaken and validate the success of the remediation works;
- Mitigate adverse impacts on surrounding land and waterways during the remediation works by the management of dust, water and noise emissions; and
- Maximise the protection of workers involved with remediation and earthworks.

The report reviewed the Golder Associates work and advice prepared by Senversa Pty Ltd "Management Options, Former Port Kembla Public School" (2015). Douglas Partners found that the site can be rendered suitable for the proposed medium density residential development subject to further data assessment following finalisation of the proposed development design, review of the conceptual remediation strategies and subsequent remediation of the identified contamination issues. A detailed asbestos assessment to delineate the actual extent of asbestos impacted material is considered prudent prior to any remediation. However, it is considered that there is sufficient information for the development of conceptual remediation strategies such as excavation

for on-site management or off-site disposal, subject to appropriate ongoing management or appropriate waste classification (respectively).

3 Report On Data Re-assessment For Rezoning (September 2016) Douglas Partners

Douglas Partners reassessed the Golder Associates report data to establish the site contamination issues relevant to the proposed rezoning to a mixed residential use (including low to high density residential) and assess if the site can be made suitable for the most sensitive residential land use, being residential with gardens or accessible soil.

Douglas Partners found that the site could be rendered compatible for the proposed low to high density residential land use subject to further investigation, subsequent development of appropriate remediation strategies and subsequent completion of the appropriate remediation and validation in accordance with the finalised Remediation Action Plan. They recommended that the following further investigation be undertaken in order to finalise the remediation strategies;

- Vertical delineation and leachability assessment of the heavy metal impacted soils;
- Further investigation of the localised total recoverable hydrocarbons contamination in order to establish the source, its extent and the potential risk; and
- A detailed asbestos investigation.

Douglas Partners indicated that the further investigation could be undertaken once the land has been rezoned to mixed residential (ie as part of the development application process).

Douglas Partners indicated that potential management strategies for the heavy metal, total recoverable hydrocarbons and asbestos contamination could include off-site disposal, on-site treatment, off-site treatment or on-site containment.

Based on the submitted reports, it is concluded that the site is contaminated, although can be rehabilitated to enable residential development. A site auditor will be required to monitor the development.

Proximity to the Port/Industrial Uses and Noise Impacts

Another key issue is the proximity of the site to the Port of Port Kembla. The EPA and NSW Ports are concerned that future residential development on the site may lead to complaints that could limit 24 / 7 operations at the Port. The Port is a key economic driver for the State and region.

There are questions as to whether noise and amenity controls should be located at the source (within the Port) or at the receiver (within the surrounding development), or both. Control measures will be required at both the source and receiver. The proposed 10m green zone / landscape buffer is not considered to be an adequate control measure and further design work is required to ameliorate against Port generated noises.

A noise or acoustical report was not submitted as part of the original rezoning request. A Traffic and Industrial Noise Intrusion Assessment (Harwood Acoustics) has been submitted as part of the additional information. The following key findings were concluded:

- *Traffic and industrial noise levels across the Site range between 61 and 52 dBA Leq, 15 hour during the day and from 55 to 46 dBA Leq, 9 hour during the night.*
- *Acoustical treatment will be required for future dwellings in close proximity to Military Road and the northern end of the Site overlooking the Port. However, this acoustical treatment to the dwellings is not considered likely to be onerous, and internal noise level recommendations set by Clause 102 of SEPP (Infrastructure) 2007 can be achieved for any future residences based on typical constructions.*
- *Living areas of any future dwellings fronting Military Road may be required to be ventilated in accordance with the Building Code of Australia. (But this will need to be determined at DA/CC stage).*

- *The level of noise emission from any future industrial premises or expansions within the Port will not increase the construction requirements for future dwellings providing the new premises comply with the EPA's Noise policy for Industry 2017 as should be required.*
- *From an acoustical impact perspective, there is no reason why future residential development could not be considered for the subject site.*

The acoustic report concentrates on existing traffic and industrial noise and does not consider future scenarios of the Port such as a container terminal.

The proximity of residential development, to port activities and likely noise impacts is a regular concern raised by Port Kembla Port Corporation. The EPA and Port Corporation previously raised concerns that future residential development on the site may lead to complaints that could limit 24 / 7 operations at the Port. The current noise measurements do not indicate the need for a higher level of amelioration provisions. The future port intensification may result in increased port noise impacting the proposed redevelopment and surrounding locality.

Council has specific requirements regarding noise amelioration provisions as identified in Wollongong DCP Chapter B1, Residential Development (Clause 6 Residential Flat Buildings Sub clause 6.7). Furthermore, the Apartment Design Guide SEPP 65 – Design Quality of Residential Apartment Development would also be a consideration as the guide provides design solutions to minimise potential noise impacts. Each application is considered on its merits, Council is able to exercise its legislative planning controls to ensure appropriate measures are put in place, hence if in recognition that future port intensification may result in increased port noise impacting the proposed development, Council may require a higher level of acoustic glazing and/or other appropriate amelioration design control measures to ensure that appropriate amenity levels are maintained for future residents.

In the vicinity of the subject site there is evidence of improvement of existing housing stock, a mix of large dwellings at the eastern end of Electrolytic Street and more recently the construction of two attached dual occupancies at Nos 18 and 20 Marne Street adjacent to the site. A review of the Development Consents did not require any higher level acoustic treatment for the proposed dwellings, irrespective of the fact that they are located within similar distance to the Port area nor were any submissions received raising any potential noise concerns emanating from the Port with respect to potential increased operations upon the proposed residences.

Taking into consideration the submitted acoustic assessment which denotes that any future residential development is capable of achieving compliance with noise measures applicable to the site and the current residential re-development within proximity of the site, it can be concluded that from an acoustic perspective there is no reason why rezoning of the subject site to the proposed residential zone cannot occur. In addition, it is recommended the provision of more stringent noise mitigation measures be incorporated within the design controls of the site to ensure that the future residential amenity is protected.

Traffic Impact Assessment

Bitzios Consulting was engaged by the proponent to prepare a traffic impact assessment for the subject site. The key findings were noted as follows:

- *The proposed development is expected to generate 66 vehicle trips in the AM peak hour and 67 vehicle trips in the PM peak hour.*
- *The existing Military Road / Marne Street and Military Road / Church Street intersections can sufficiently cater for design traffic for the 10-year design horizon.*
- *It is recommended that Electrolytic Street be restricted to eastbound one-way traffic flow with signage and line marking provided as required in accordance with AS1742.*
- *It is recommended that existing bus stops on Military Road fronting the site be upgraded to formalised bus shelters designed in accordance with requirements outlined in AS1428.1: Design for Access and Mobility.*

- *Pedestrian footpaths around the site need to be established / upgraded to improve pedestrian connectivity and mobility.*
- *As the existing pedestrian crossing on Military Road is non-compliant, it is recommended that it is upgraded or replaced with an alternative pedestrian treatment. (Although it is noted that Council appear to be currently upgrading pedestrian crossings/thresholds across Military Road at present already).*
- *There are no significant traffic or transport impacts associated with the proposed residential development to preclude its approval and relevant conditioning on transport planning grounds.*

Council officers reviewed the submitted documentation and were commensurate with the proposal noting as follows:

“The land identified for rezoning is on the edge of a residential area in close proximity to nearby shops and services within the B2 zone. It has proximity to public transport links and good pedestrian connectivity.

The TIA has found that the intersections will operate within capacity and the layout is generally acceptable, subject to further detailed design.

The closure of Electrolytic Street between Military Road and Reservoir Street could be supported by the Traffic Section, subject to further detailed design as it would remove a trafficable intersection onto Military Road (major collector) which has substandard geometry (not perpendicular to Military Road). The removal of this traffic 'conflict point' could provide benefits to local area traffic safety by reducing vehicle friction/conflicts at this point. The closure would require an updated Traffic Impact Assessment Study which would need to consider updated signs and lines at Reservoir Street and Electrolytic Street.

Pedestrian links along Electrolytic Street would need to be retained to preserve the permeability of the site. Future DA's for the site would need to demonstrate compliance with the relevant Australian Standards, and DCP car parking rates etc”.

Aboriginal Due Diligence

Biosis Pty Ltd was commissioned to provide Aboriginal due diligence advice for the proposed redevelopment of the subject site for residential purposes (and rezoning). The primary purpose of this was to determine whether the future planned project will involve activities that may harm Aboriginal objects and to determine whether consent in the form of an Aboriginal Heritage Impact Permit (AHIP) is required. In this regard, the key findings of this review were:

- *The majority of the study area revealed extensive ground disturbance and modification as a result of the construction and deconstruction of the former Port Kembla Primary School.*
- *The disturbance of the ground surface along with the limited depth of soil deposits due to the rocky nature of the geology and soil landscapes within the study area would limit the probability of artefact bearing deposits.*
- *The whole of the study area has been determined to have low potential for the discovery of Aboriginal objects; therefore, the works may proceed with caution.*
- *No further archaeological work is required for redevelopment, although an unexpected finds protocol should be put in place for the construction process.*

The Due Diligence Assessment addresses the Aboriginal archaeological issues related to the site and provides clear evidence of significant site disturbance which would indicate that the site is unlikely to contain Aboriginal archaeological material of significance. It is noted however that whilst this is accepted, the use of due diligence does not rule out the need to address additional archaeological requirements in the event that Aboriginal archaeological sites or material are identified during future development stages. Further to this, it is noted that the Due Diligence Assessment Report does not provide any consideration, consultation or assessment of the potential Aboriginal cultural heritage significance of the school site. Given the early date of the school and its location in the vicinity of Hill 60,

the school is likely to have played an important role in the education of Aboriginal people during a period of conflict and negotiation up to, and following the removal of Aboriginal people from the Hill 60 site.

It is recommended that the Aboriginal community are consulted in relation to the cultural significance of the site during the public exhibition process.

Historical Heritage Assessment

The former Port Kembla Public School is listed as a local heritage item in the Wollongong LEP 2009. As noted the school buildings burnt down in 2013 and were subsequently demolished.

Biosis Pty Ltd was commissioned to undertake a heritage assessment and statement of heritage impact of an area of land proposed for development of future residential uses. This was to identify if any heritage items or relics exist within or in the vicinity of the study area; assess the heritage significance of these heritage items; and determine the most appropriate management strategy required from a heritage perspective (if any). The key findings are noted as follows:

- *The assessment has identified that the study area contains one locally listed heritage item (former school) and three locally listed heritage items adjacent to the study area (the former Port Kembla Fire Station, St Stephens Anglican Church and the House and Shop).*
- *A physical inspection confirmed that there were little remains of the Port Kembla Public School and its associated buildings.*
- *An assessment of the archaeological resources likely to be present within the study area has concluded that these are likely to be limited to structural and depositional remains associated with the 1916 and 1932 buildings.*
- *There will be no impacts to built fabric within the study area as the former Public School Buildings have been demolished to ground level.*
- *Whilst archaeological remains associated with the footings and occupational deposits may be present within the study area, these have been assessed as possessing limited archaeological research potential.*
- *The proposed development thus will not have a significant impact on the item as the items significance relates to intangible elements such as its historical, associative and social significance. These elements would be best managed through a program of interpretation that is incorporated into the proposed development and that celebrates the sites contribution to Port Kembla.*
- *The project will result in an indirect aesthetic impact upon the significance of the adjacent heritage items along Military Road, Port Kembla. These are considered to be minor and can be managed through ensuring that the developments design and landscaping is sympathetic to these items.*
- *A heritage interpretation plan is suggested that celebrates the history of the study area as the former Port Kembla Public School and its contribution to Port Kembla as a suburb.*
- *The project should use sympathetic colour treatments. Colours that match the existing palette will ensure that the adjacent heritage items are not visually dominated by the proposed works.*

The site has been identified as a prominent location with potential to reflect its past social significance as a school. In relation to the site's heritage status it is considered that heritage interpretation could be utilised to reflect the historical significance of the site. A Heritage Interpretation Plan is to be prepared prior to the finalisation of the Planning Proposal.

The site sits adjacent to three other heritage items, St Stephen's Anglican Church, former Fire Station and a dwelling house / shop on the corner of Third Avenue / Military Road.

The heritage value of the site and its context, sitting adjacent to a number of heritage items should also inform the future interpretative strategy of the site.

It is recommended that a Heritage Interpretation Management Strategy be developed prior to the finalisation of the Planning Proposal.

The applicant proposes to retain the heritage listing of the site as part of the Planning Proposal. As no physical structures remain, it is recommended that the current heritage listing identifying the school building structure be updated with a listing covering the site to reflect the historical significance of the site. The listing as detailed should be updated and the significance of the site acknowledged accordingly, to focus more on the history of the site, its cultural significance and contribution, and the interpretation of this to ensure the stories associated with the school, and its controversial location are not lost.

As such it is recommended that the Heritage listing be amended to read "Site of former Port Kembla Public School".

Electrolytic Street

In association with the proposed rezoning and in support of the Port Kembla 2505 Revitalisation Plan, connectivity and linkage of the site with the surrounding locale should be a primary consideration. The Concept Plan identifies two pedestrian access paths through the site but has noted they are identified as "private".

A primary point of connectivity using Electrolytic Street between Military Road and Reservoir Street is to be developed intensifying a direct link between the site, the coast and Port Kembla Town Centre. This will not only encourage pedestrian movement, provide additional buffer and further delineate the industrial and residential area, but encourage green pedestrian connections to key destinations in support of Council's Masterplan for Port Kembla.

It is recommended that further consideration within the design and development phase of the proposal be carried out to encourage a connected and accessible pedestrian/cycleway environment.

Ecology

The site has been cleared of native vegetation. The site does contain trees that were planted during its life as a Public school. Since the schools' closure, weeds have grown.

The State and Commonwealth listed threatened species Green and Golden Bell frog is recorded to occur near the site. Council's preliminary assessment identified the need to assess the site's potential impact of the Green and Golden Bell Frog. An initial due diligence assessment was carried out by Biosis to determine the presence of breeding, foraging and dispersal habitat for the Green and Golden Bell Frog *Litoria aurea* within the property.

The assessment concluded as follows:

"Overall the property itself has minimal habitat values for the Green and Golden Bell Frog and there should be no limitations for development with regard to this species. In our opinion, no further assessments are required for the Green and Golden Bell Frog."

However, they recommended that during future development, a qualified Ecologist should be contacted in the event that a Green and Golden Bell Frog is discovered on site. All safeguards identified by Biosis, can form part of the conditions attaching to a development consent for future development of the site.

Urban Design Issues

The proponent submitted an Urban Design Report (2016) which outlines the site's context, provides analysis of the site, and presents one site concept design (as detailed earlier).

It is considered that the concept design has a number of matters which require further consideration:

- Only presents one design massing without presenting design principles or relevant design criteria for high quality outcomes for the site;
- Should the site be developed as a whole or a series of streets;
- Building Height options;
- An adequate buffer to the Port;

- Density and design options – low, medium or high;
- Lack of character direction;
- Doesn't present information to explain building massing or Gross Floor Area calculations and how these relate to floor space ratio;
- Doesn't look at broader connections / open space, key crossing needs etc;
- Consideration of public space / private;
- Street grid alignment; and
- Doesn't respond to the local housing market or economics, including housing affordability and adaptability.

It is considered that further urban design work including scenario modelling and testing is required to guide the future built form housing mix and required planning controls. It is proposed that an Urban Design Review process be undertaken involving the owner and their consultants, Council's Design Review Panel, NSW Ports, the NSW Department of Planning and Environment, and a representative of the Port Kembla Chamber of Commerce.

Wollongong LEP 2009 (Clause 7.18) allows for the designation of certain sites as "Key Sites". These are sites which are of their nature reasonably large and have the potential to revitalise town centres and provide both significant economic or social return and significant public domain benefit. The LEP clause provides that key sites can only be developed if they deliver the highest standard of Architectural and Urban Design. If Council identifies a site which has the qualities to become a Key Site the site can attract development bonuses and any development application in relation to it, must be referred to Council's Design Review Panel. It should be noted that, while the proponent does not specifically refer to the potential of the subject site to be considered a "Key Site", the proposal seeks the increase of both the permissible floor space and the permissible building height over the site.

The proposal was not accompanied by an economics' report which considers Port Kembla's housing supply and demand. Council's Community Profile indicates that Port Kembla has a population of 5,234 persons, who occupy 2,139 dwellings the majority of which are single dwelling houses (74.8%). Port Kembla has a SEIFA Index of Disadvantage of 872.4 which is the fifth most disadvantaged community in the LGA. This is a combination of a higher unemployment rate (11.2%), lower average incomes, lower educational attainment and more workers in lower skilled jobs.

It is important that Council considers the proposed built form and housing mix as part of the proposal and how it may benefit Port Kembla. There may be opportunity to consider increasing the floor space ratio and height controls where there is a community benefit of providing some low income or social housing within the development. This could be achieved through inclusionary zoning, a Planning Agreement or a specific provision in the LEP. It is proposed that a target of 5% Affordable Rental Housing be included and that this issue be considered as part of the Urban Design Review.

Additional Zoning Amendment

In considering the rezoning of the subject site an anomaly was identified upon Council's zoning Plan whereby "Gallipoli Park" (Lot 301 DP 878127 Marne Street and Gallipoli Street, Port Kembla) is mapped as R2 Low Density Residential. In order to rectify this anomaly it is sought to incorporate this amendment with the Planning Proposal amending the zoning to RE1 Public Recreation in accordance with the use of the site.

CONSULTATION AND COMMUNICATION

Preliminary agency and internal staff communication was carried out as part of the assessment for the draft Planning Proposal request. Additional comments were sought as follows:

Internal Stakeholders

	COMMENTS
HERITAGE	Generally supportive of proposal with recommendation to amend Heritage listing of the subject site.
ENVIRONMENT	Generally supportive of proposal subject to provision of additional studies with respect to contamination, acid sulphate soils, ecology and noise amelioration provisions.
TRAFFIC	Generally in support of the proposal including the potential to close off Electrolytic Street creating pedestrian/cycleway link and buffer to the SEPP Three Ports delineated area.

Consultation with Public Agencies

The supplementary information was forwarded to NSW Ports and no additional submission was received.

The NSW Ports earlier submission drew attention to the objectives of the IN3 Heavy Industry zone, as outlined in the Three Ports SEPP, principally: to provide areas for those industries that need to be separated from other land uses and; to minimise any adverse effect of heavy industry on other land uses. NSW Ports suggest that freight and logistics activities are likely to impact on noise levels and the general amenity of the surrounding areas to some extent.

The acoustic study commissioned by the (former) Port Kembla Port Corporation for the Outer Harbour proposal, confirmed that noise impacts would occur, but concluded that these did not fall outside acceptable exceedance levels, in any event, noise levels could be managed with appropriate barriers constructed as necessary – and within the PKC land.

NSW Ports suggested that an area zoned IN2 Light Industry, would provide a more appropriate buffer between port-related industry and residents (than the narrow RE2 Private Recreation open space buffer indicated on the request for Planning Proposal concept drawings) indicating that the Proponent had not undertaken any studies to assess the potential impact of future development (of the PKC land) on the site.

NSW Ports also suggest that the proposal contravenes the priorities established in the Illawarra-Shoalhaven Regional Plan.

Comment

The site adjoins, but is not located within the boundary of the Three Ports SEPP area. The Three Ports SEPP was proposed partially to prevent inappropriate development from encroaching into the Port area, to “ring fence” the Port. The Three Ports SEPP does not apply beyond the Port. It is agreed that future development within the Three Ports area may impact on the amenity of the surrounding area, and that the operations of the Port should not be limited by the surrounding development. For example, the Port operates 24 / 7 and a night curfew, similar to Sydney airport, would restrict its operations. Noise and amenity controls should be located at the source (within the Port) and at the receiver (within the surrounding development).

It is recommended that the proposed Urban Design Review process include a representative of NSW Ports to enable their concerns to be considered in the design outcome of the site. In addition within this process it is deemed appropriate to include more stringent noise mitigation measures and design solutions for the proposed residential dwellings ensuring that the future residential amenity for each premise is protected.

PLANNING AND POLICY IMPACT

Illawarra-Shoalhaven Regional Plan 2015

The *Illawarra Shoalhaven Regional Plan* (the Plan) was released in 2015 by Department of Planning and Environment. The plan sets out to guide strategic planning within the region for the next 20 years. The plan has set down goals to provide “a region with a variety of housing choices, with homes that meet needs and lifestyles” and also “a region with communities that are strong, healthy and well-connected”, which are relevant to this Planning Proposal.

In particular, this draft Planning Proposal request is supportive of the following directions:

DIRECTION 1.2 Grow the capacity of the port of Port Kembla as an international trade gateway

ACTION 1.2.1 Reduce land use conflicts by managing buffers around the port and its supporting freight network

The subject site will not limit the capacity of the port to grow however, through the rezoning may present as a potential conflict. With appropriate buffer areas and inclusion of noise amelioration measures within the design and development of the proposal it is considered that the potential conflict can be appropriately managed.

DIRECTION 2.1 Provide sufficient housing supply to suit the changing demands of the region

DIRECTION 2.2 Support housing opportunities close to existing services, jobs and infrastructure in the region’s centres

Council is required to plan for a diverse mix of housing that suits the projected growth, changing demographics and market demand particular to their area. This means that in some cases, zonings and planning controls can increase capacity for housing to promote development opportunities. The proposed amendments to Wollongong LEP 2009 seek to facilitate a diverse housing choice within a medium density zoning from single dwelling, semi-detached dwellings, townhouses, attached dwellings and residential flat buildings.

DIRECTION 3.2 Enhance community access to jobs, goods and services by improving connections between centres and growth areas

DIRECTION 3.3 Build socially inclusive, safe and healthy communities

The Regional Plan invites development which: *increases housing density around centres that have access to jobs and transport and are appealing to residents; locates new growth to build the environmental performance of our urban areas and; delivers greater housing choice to suit the changing population needs.*

The subject site has the potential to provide a diverse mix of housing close to existing services offered by Port Kembla Town Centre providing connectivity and direct linkage to public transport, public facilities and the coast. Physical evidence of new housing adjacent to the subject site indicates that new residents are now establishing or moving into, the immediate area and are building new homes. The area has proximity and easy access to both Wollongong City Centre and the coastline. Increasing the number of residents adjacent to a declining local shopping centre, has the potential to allow it to regain lost economic momentum and thereby, to offer lost and new services.

DIRECTION 3.4 Protect the region’s cultural heritage

A Heritage Impact Statement has been submitted in support of the draft Planning Proposal request. It is proposed to retain the heritage listing of the site as part of the Planning Proposal. The site is also a prominent location with potential to reflect its past social significance as a school. In relation to the site’s heritage status it is considered that heritage interpretation could be utilised to reflect the historical significance of the site. A Heritage Interpretation Plan can be undertaken as part of the required studies should the Planning Proposal proceed past a Gateway determination.

Wollongong Housing Study (2005)

The Wollongong Housing Study (2005) found:

- West Dapto was the only area suitable for greenfield residential development;
- While Wollongong had an oversupply of low density housing, there were 40% too few medium density dwellings in the local government area;
- Demand for affordable housing was increasing; and
- In excess of 32,000 dwellings were required by 2031, with 31% of those to be townhouses and 19% to be medium / high density.

Rezoning the subject site from mixed use to residential is appropriate in this context.

A new Housing Study is in preparation.

Wollongong Retail Centre Study (2004)

The Wollongong Retail Centre Study (2004) study confirmed that it is in the south-west corridor that much of the potential for new residential and employment growth is concentrated ie west of the highway at West Dapto and Kembla Grange. However, the study also found that the new container terminal at Port Kembla is expected to generate up to fifteen hundred jobs.

In relation to Port Kembla Town Centre, it found that 55% of the retail floor space was empty and that the centre had at best, "Local Centre" status. The study suggested that the future role of Port Kembla Shopping Centre was to meet the limited needs for convenience shopping and entertainment.

Council has also carried out studies into the revitalisation of Wentworth Street, Port Kembla as a main street. These have found that there is currently insufficient demand to support the current town centre.

Rezoning the subject site from mixed use to residential is considered appropriate in this context.

Port Kembla 2505 Revitalisation Plan

The Port Kembla 2505 Revitalisation Plan is subject to a separate report.

The **Vision** states:

"Port Kembla is a product of its unique people and exceptional natural surroundings. Its rich cultural history and diverse population contribute to a lively and active place that is inclusive and attractive for residents and visitors alike."

The Plan specifically seeks to deliver on the following strategies which are designed to realise the vision and achieve the nominated aims. Primarily the focus being on increasing population, economic viability, built form quality and amenity within the Town Centre and including:

"Lively and Diverse" – *Port Kembla streets and spaces are alive with people day and night.*

"Active and Connected" – *Port Kembla enjoys an active and healthy lifestyle. Military Road is transformed into the green spine connecting through the suburb making it convenient to get around.*

"Grow with the Port and Industry" – *The regional significance and growth of the Port is recognized and planned for, providing opportunities and benefits to the Region and suburb of Port Kembla, and more importantly - The needs of the growing Port and industry are balanced with those of the neighbouring resident population and managed proactively and transparently.*

The Proposal is commensurate with the Revitalisation Plan as it supports the key noted strategies through its intent of increasing residential population, increasing housing choice, providing key linkages throughout the site, to the coast and to the Town Centre, highlighting the heritage significance of the site whilst managing its interface with the Port area.

Community Strategic Plan

The Wollongong 2022 Community Strategic Plan outlines the community’s priorities and aspirations, providing directions for the provision of key projects and services.

This report contributes to the delivery of Wollongong 2022 goals “*We are a healthy community in a liveable city*”.

It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
5.1.5 The long term needs of the community, including our people and our places, are effectively planned for	5.1.5 Continue to undertake social, land use and environmental planning activities that assist in service planning	Assess rezoning submissions and progress supported Planning Proposals

FINANCIAL IMPLICATIONS

There are no financial implications arising from this Council report.

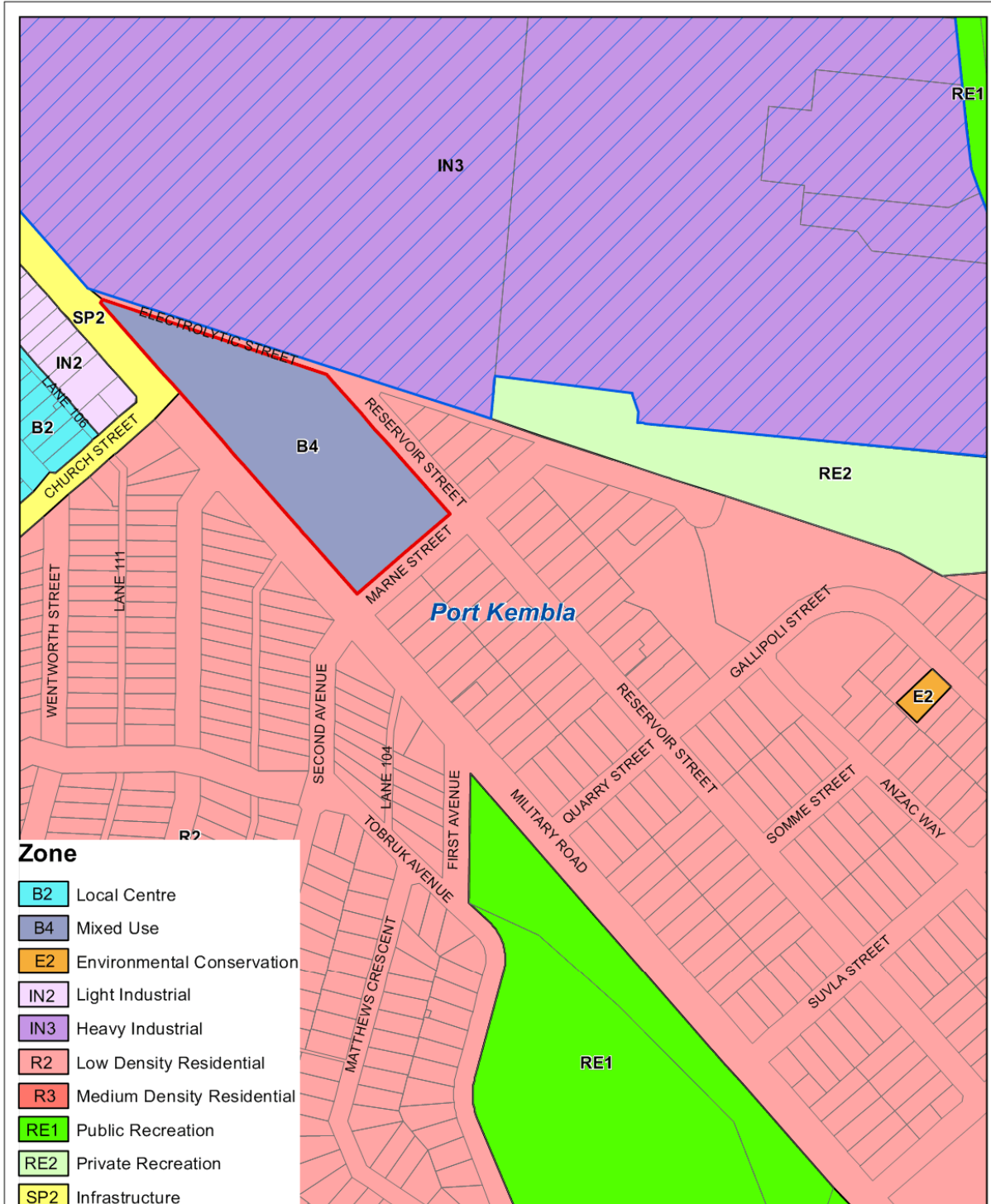
CONCLUSION

The draft Planning Proposal comprises strategic merit to progress to Gateway subject to the provision of additional detail prior to public exhibition and finalisation of the Plan. It is therefore recommended that Council support the progression of the draft Planning Proposal and submit it to the NSW Department of Planning and Environment seeking a Gateway determination enabling public exhibition.



LUP Ref: Military Rd Port Kembla Location Plan.mxd

	<h2 style="text-align: center;">Location Plan</h2>	Drawn By: H.Jones Date: 05-04-2017	
		Date of Aerial Photography: 2017	
Legend Subject_Site_05-04-17			



Zone

B2	Local Centre
B4	Mixed Use
E2	Environmental Conservation
IN2	Light Industrial
IN3	Heavy Industrial
R2	Low Density Residential
R3	Medium Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure

Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Existing Zoning - LEP 2009

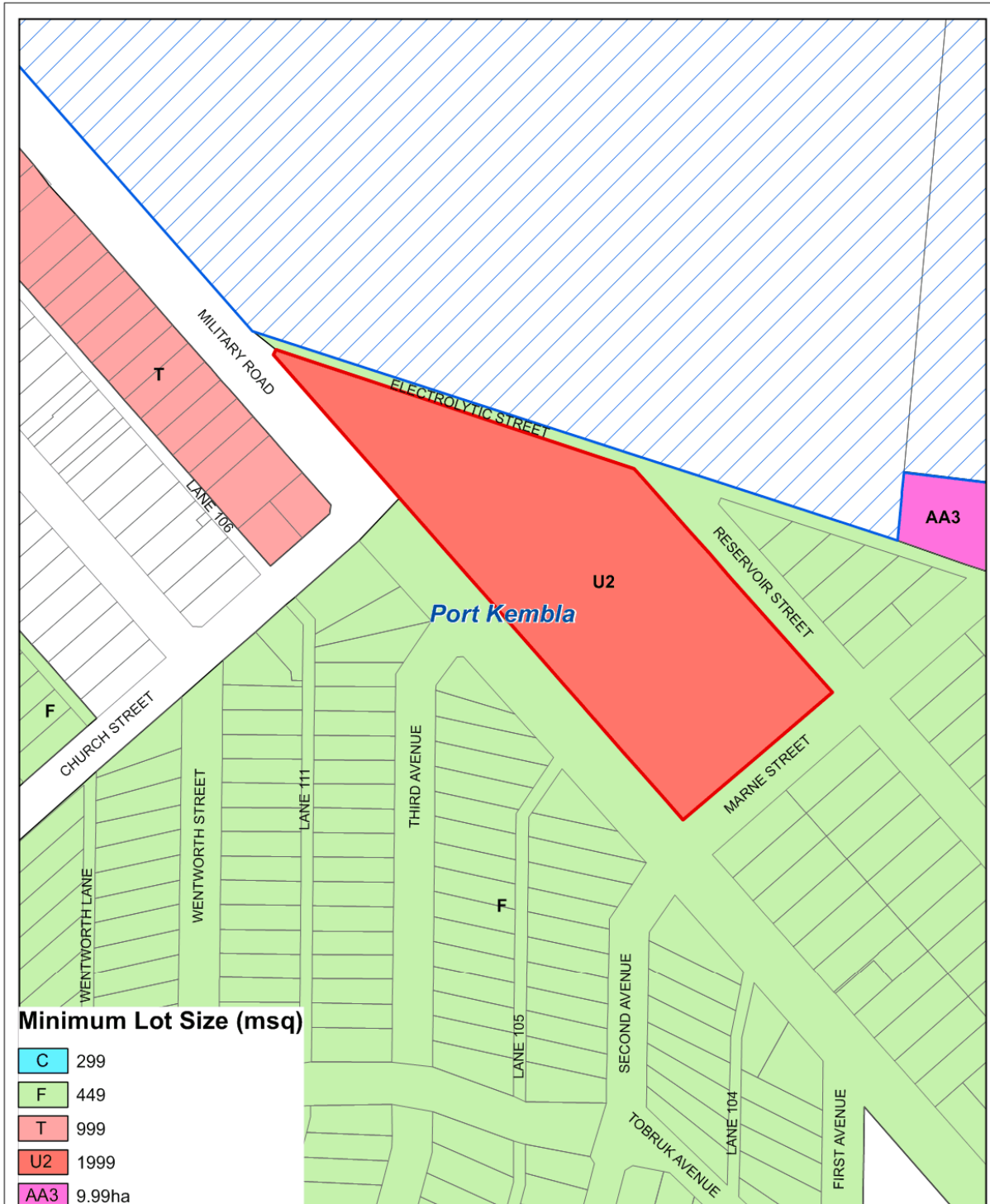
N
Projection: GDA 1984
MGA Zone 56

Scale 1:4000 @ A4

Map identification number:
Military Road Existing LEP.mxd

SEPP (Three Ports) 2013

 Subject Site



Minimum Lot Size (msq)

C	299
F	449
T	999
U2	1999
AA3	9.99ha

Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Existing Minimum Lot Size Map

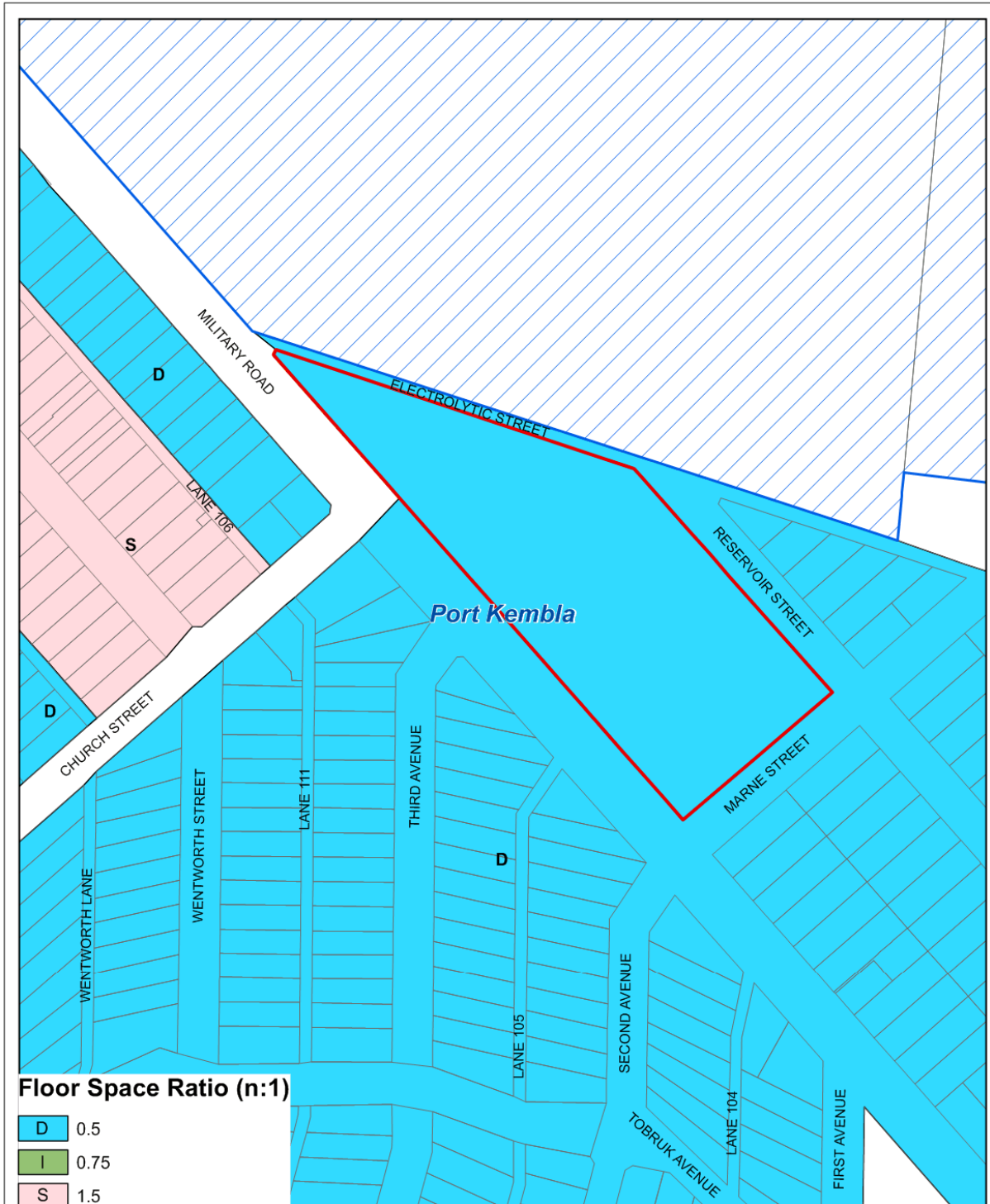
Projection: GDA 1994
MGA Zone 56

0 40
Meters

Scale 1:2500 @ A4

Map Identification number:
Military Road Existing MLS.mxd

SEPP (Three Ports) 2013
 Subject Site



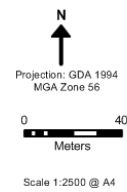
Floor Space Ratio (n:1)

D	0.5
I	0.75
S	1.5

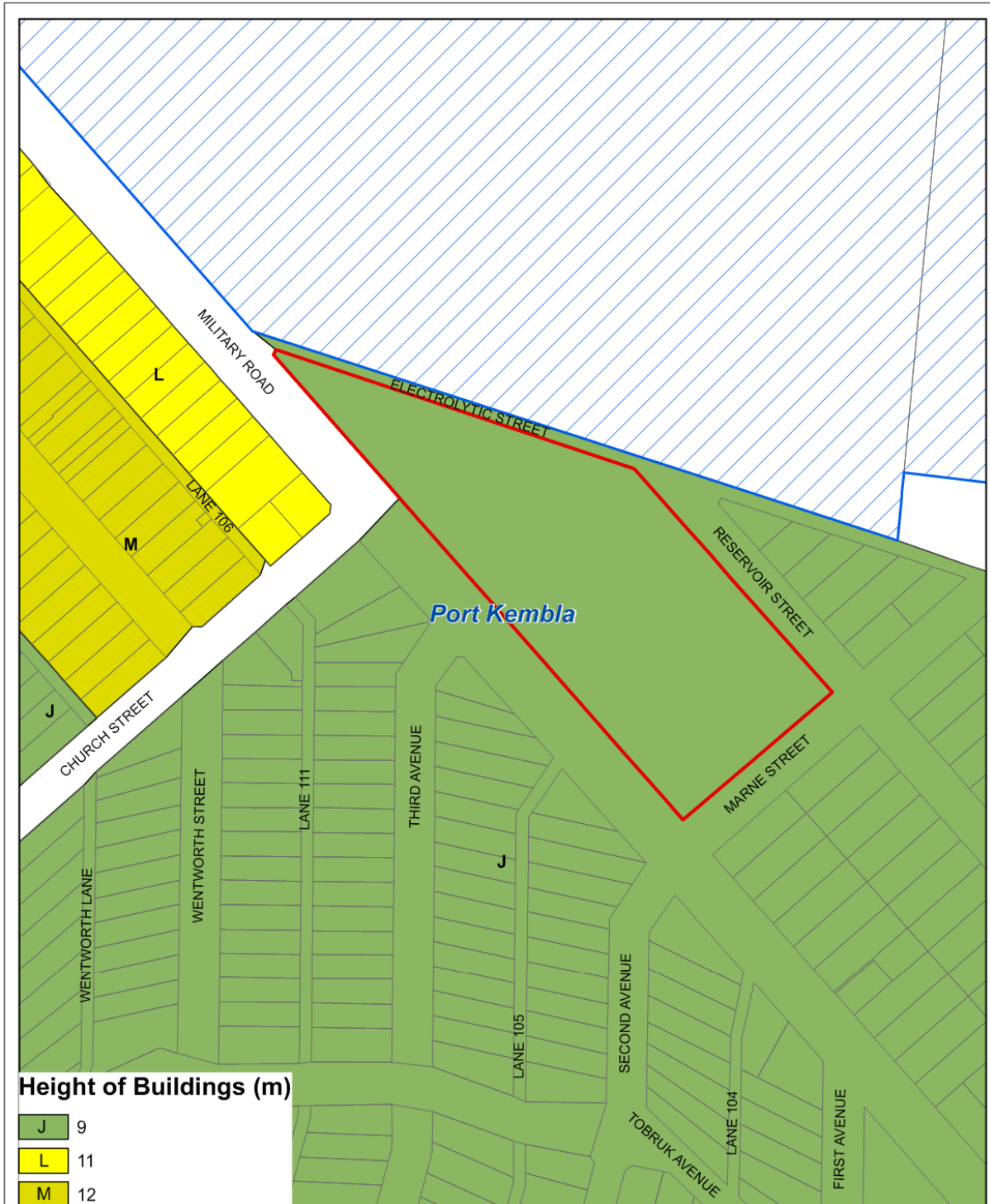


Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Existing Floor Space Ratio Map

- SEPP (Three Ports) 2013
- Subject Site



Map identification number:
Military Road Existing FSR.mxd



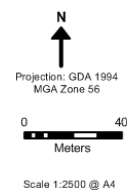
Height of Buildings (m)

J	9
L	11
M	12

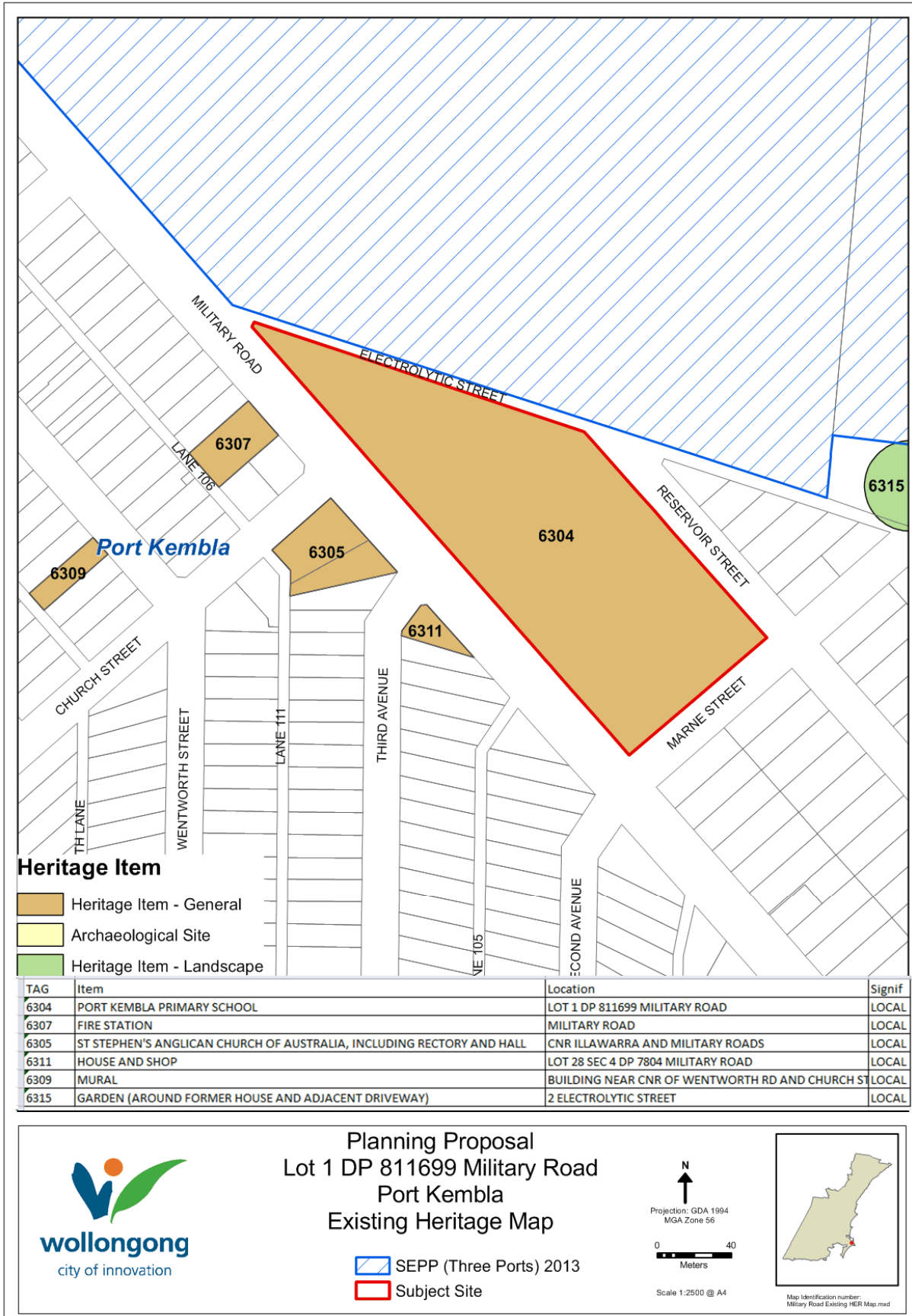


Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Existing Height of Building Map

- SEPP (Three Ports) 2013
- Subject Site

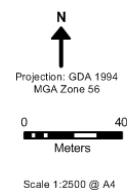


Map identification number:
Military Road Existing HOB.mxd



Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Existing Heritage Map

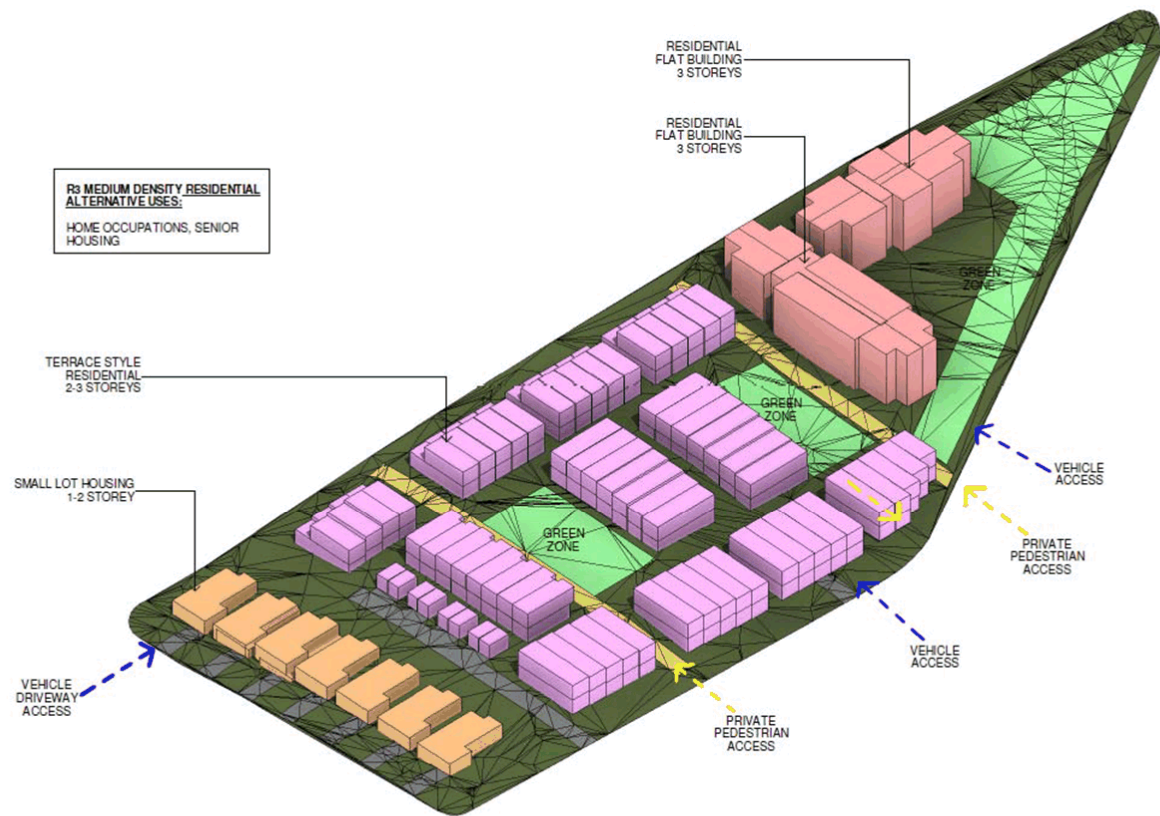
- SEPP (Three Ports) 2013
- Subject Site

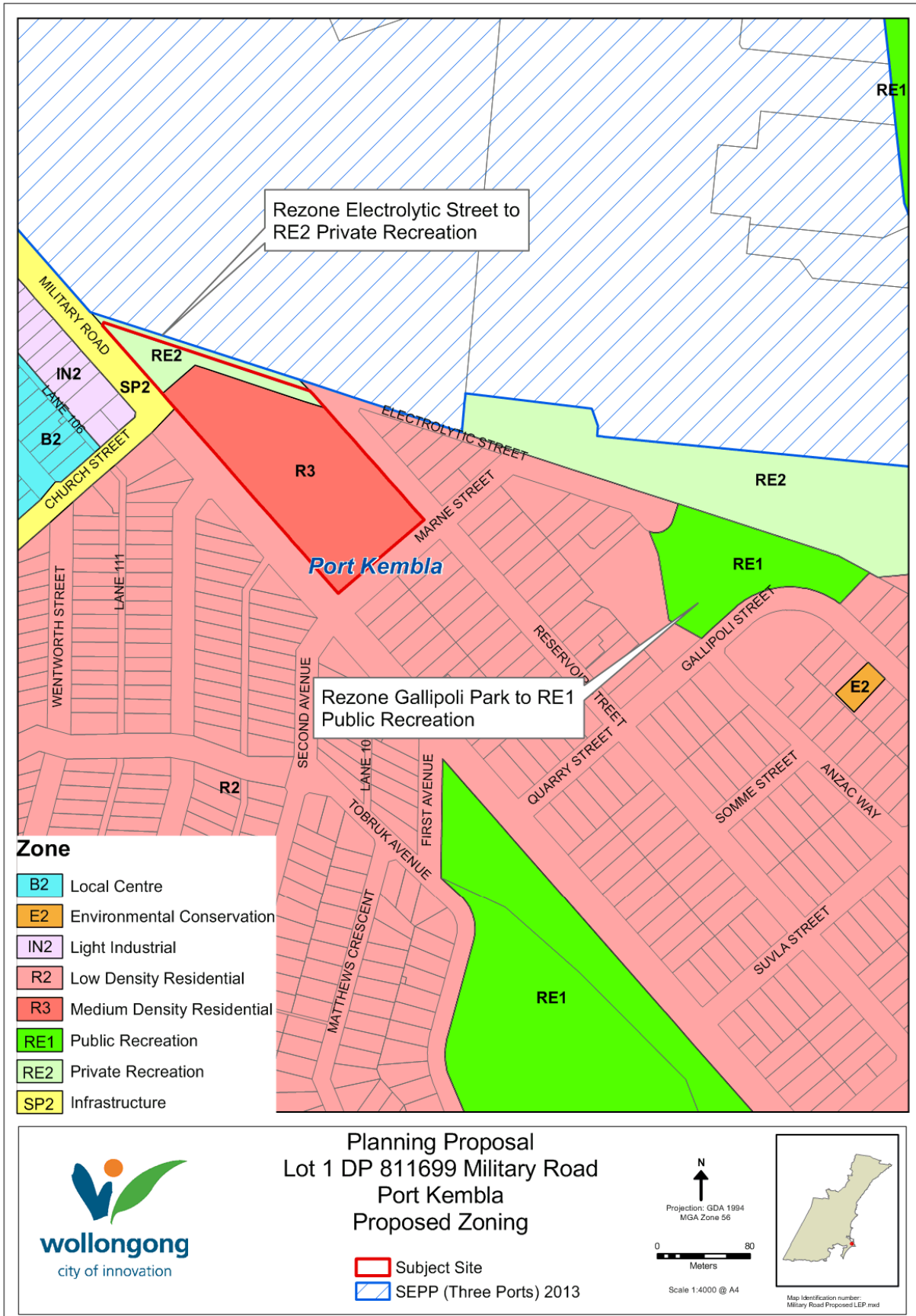


Map Identification number:
Military Road Existing HER Map.mxd

ATTACHMENT 3 – Submitted concept plan

Proposed Site Development - 3d

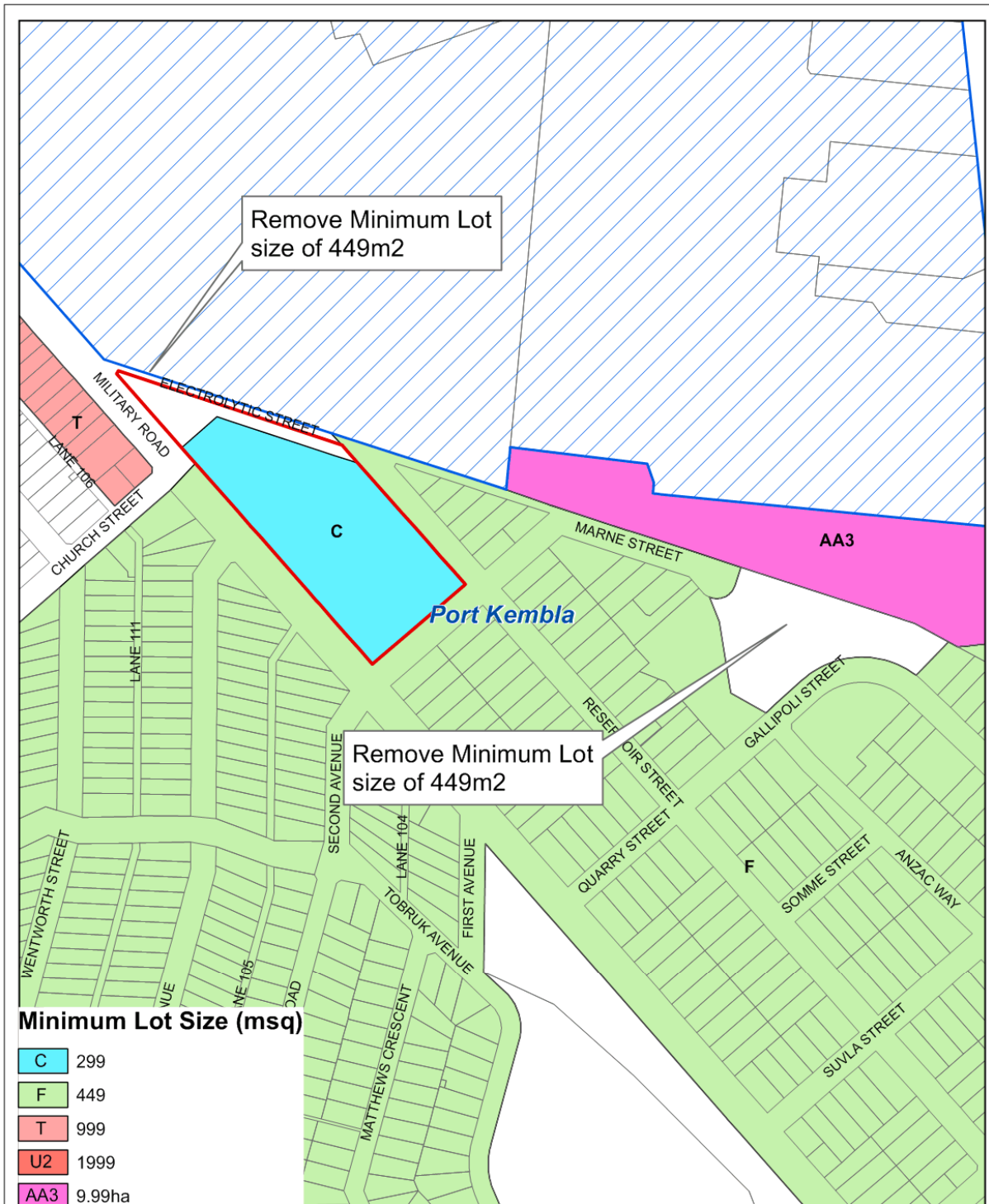




Rezone Electrolytic Street to RE2 Private Recreation

Rezone Gallipoli Park to RE1 Public Recreation

Port Kembla

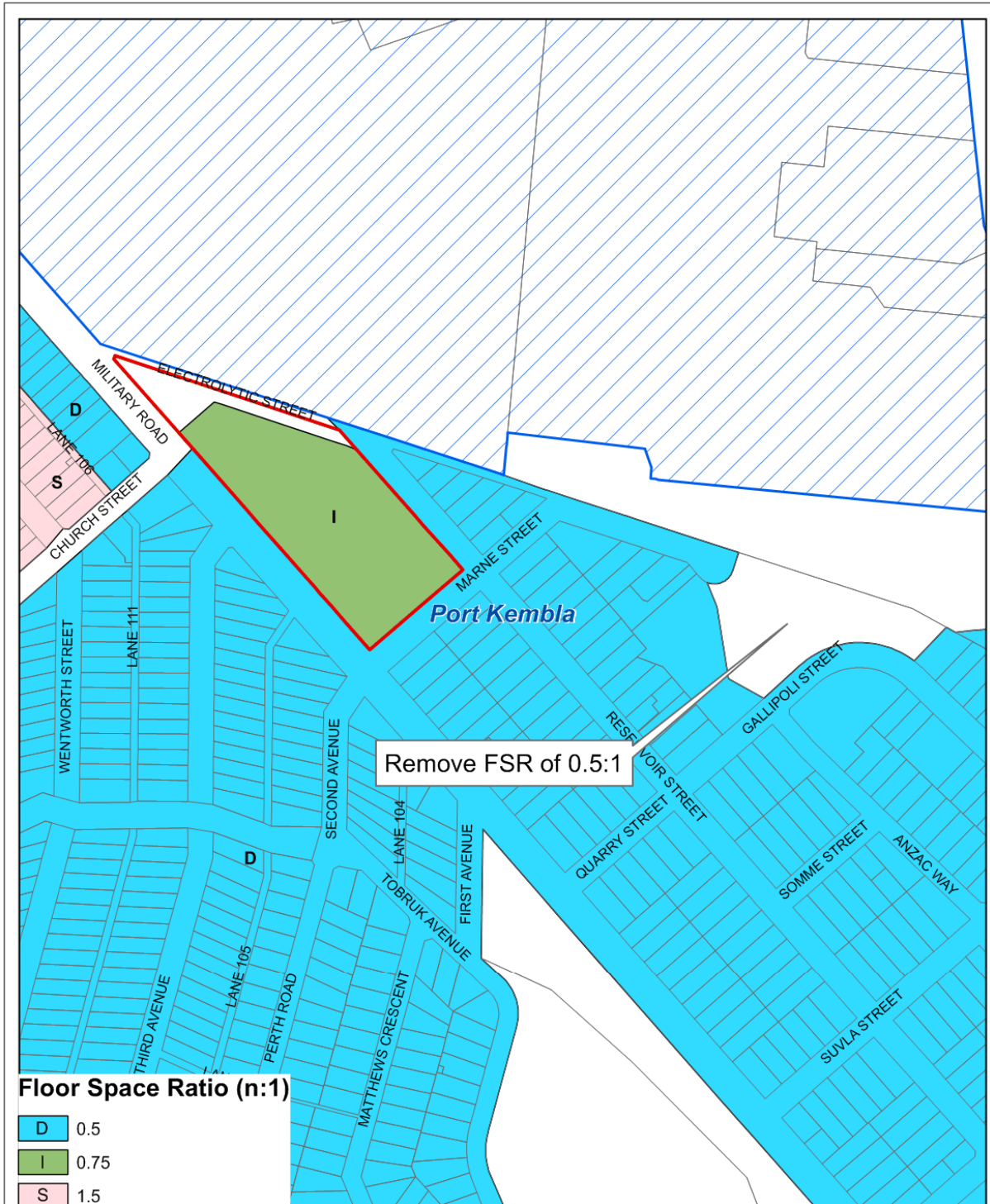


Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Proposed Minimum Lot Size Map

Projection: GDA 1994
MGA Zone 56
0 80
Meters
Scale 1:4000 @ A4

Map identification number:
Military Road Proposed MLS.mxd

SEPP (Three Ports) 2013
 Subject Site



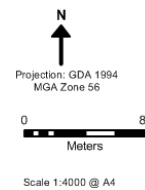
Floor Space Ratio (n:1)

- D 0.5
- I 0.75
- S 1.5

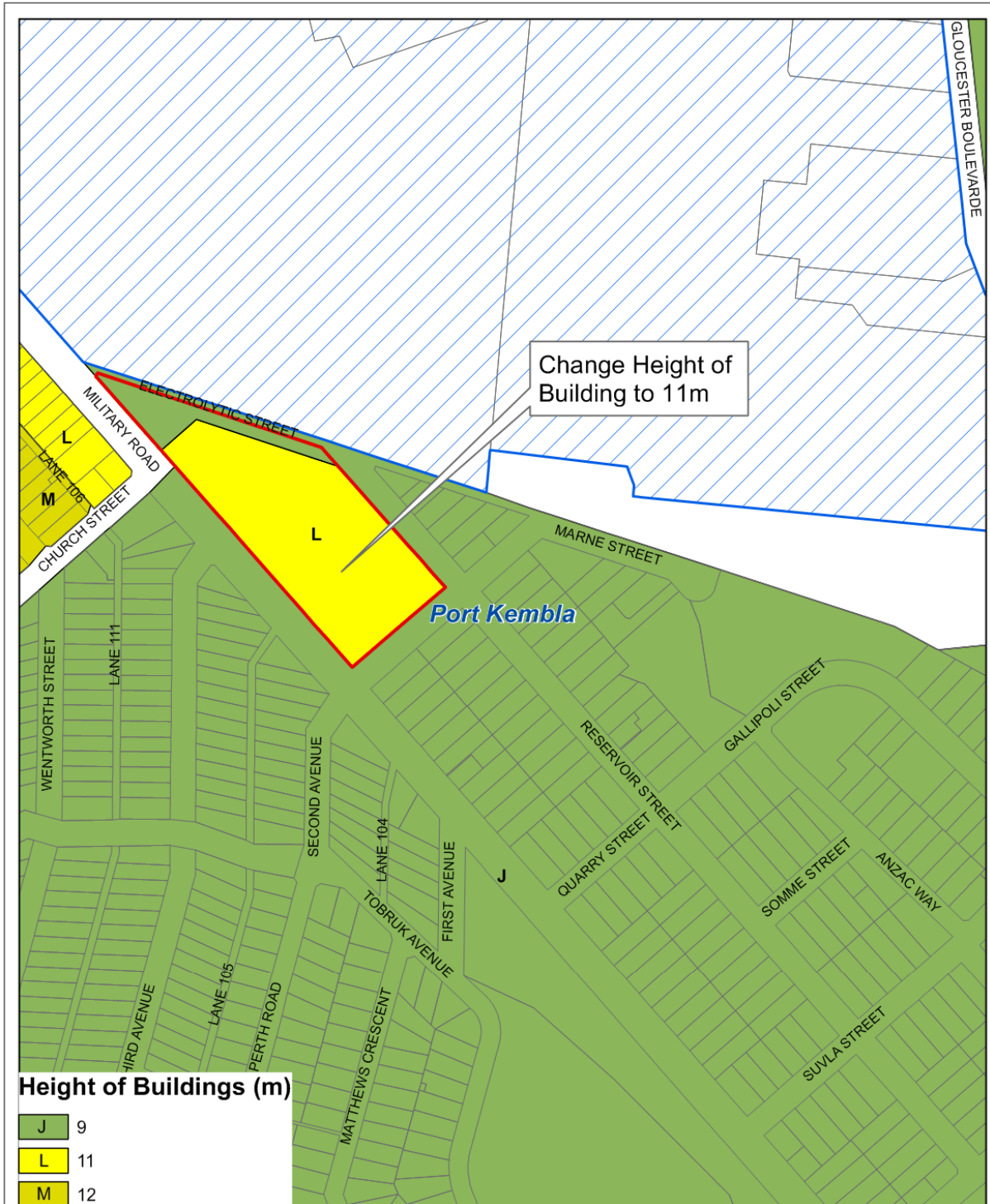


Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Proposed Floor Space Ratio Map

- SEPP (Three Ports) 2013
- Subject Site



Map identification number:
 Military Road Proposed FSR.mxd



wollongong
city of innovation

Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Proposed Height of Building Map

N

Projection: GDA 1994
MGA Zone 56

0 80
Meters

Scale 1:4000 @ A4

Map Identification number:
Military Road Proposed HOB.mxd

SEPP (Three Ports) 2013

 Subject Site



Planning Proposal
Lot 1 DP 811699 Military Road
Port Kembla
Proposed Key Sites Map

Projection: GDA 1994
MGA Zone 56

0 40
Meters

Scale 1:2500 @ A4

Map identification number:
Military Road Key Sites Map.mxd

SEPP (Three Ports) 2013

Subject Site

ITEM 3

BEATON PARK, GWYNNEVILLE - DRAFT PLAN OF MANAGEMENT AND PLANNING PROPOSAL - POST EXHIBITION

On 29 May 2017, Council resolved to exhibit concurrently the draft 2017 Beaton Park Plan of Management (PoM) and a draft Planning Proposal to add the additional uses of medical centre, community health facilities and registered club to land at Beaton Park. The draft Plans were exhibited from 2 November 2017 to 15 December 2017 and a public meeting was held on 20 February 2018. This report considers the submissions received and the issues raised at the public meeting and recommends that the Plans be finalised.

Many of the submissions commented on proposals to expand or upgrade sporting facilities. These comments will be considered as part of the draft Beaton Park Master Plan which is currently in preparation.

RECOMMENDATION

- 1 The Beaton Park Plan of Management (Attachment 8) be adopted in accordance with section 40 of the Local Government Act 1993.
- 2 The draft Planning Proposal to add “medical centre” and “community health facilities” for Lots 113 DP 788462, 104 DP 594259, 401 DP 1128781 and “registered club” for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment be finalised.
- 3 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, noting that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under section 3.36 of the Environmental Planning and Assessment Act 1979 in relation to the final Planning Proposal.

REPORT AUTHORISATIONS

Report of: Wayde Peterson, Manager Environmental Strategy and Planning (Acting)
Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Location Map PoM Area (*Under Separate Cover*)
- 2 Location Map Draft Planning Proposal (*Under Separate Cover*)
- 3 Wollongong Swim Club, Inc Submission (*Under Separate Cover*)
- 4 Form Letter supporting the Swim Club submission (*Under Separate Cover*)
- 5 Beaton Park Public Meeting Report by Independent Chairperson (*Under Separate Cover*)
- 6 Beaton Park Vegetation Management Plan along unnamed tributary of Fairy Creek (*Under Separate Cover*)
- 7 Submission Table for the Draft Plan of Management (*Under Separate Cover*)
- 8 Beaton Park Plan of Management with proposed minor amendments in light of submissions (*Under Separate Cover*)

BACKGROUND

Beaton Park is a sporting area of regional importance located in the suburb of Gwynneville, just two kilometres from Wollongong CBD (Attachment 1). The site supports a variety of sporting codes, sporting clubs, as well as community and commercial uses. Beaton Park has an area of 13.8 hectares and includes six land parcels of community land (Lot 113 DP 788462, Lot 104 DP 594259, Lot 401 DP 1128781, Lot 105 DP 594259, Lot 2 DP 700616 and Lot 102 DP 611233). The site is zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009. Within the site is the Beaton Park Leisure Centre (BPLC), Wollongong Tennis Club, Illawarra Basketball Stadium (the Snake Pit), Beaton Park Sportsground, the Kerry McCann Athletics Centre and a children’s playground. The development

of the sporting facilities started in the late 1950s, with a number of facilities developed in the late 1980s as summarised below.

History of the Beaton Park PoM Area

- 1951 - Wollongong City Council first formed Beaton Park in 1951 from the consolidation of two adjoining private land areas.
- 1957 - The first major development on site was the creation of the Wollongong Tennis Lease in 1957 and development of tennis courts.
- 1964 - The Snake Pit (four court stadium) was developed on site and leased to Illawarra Basketball.
- 1973 - Due to demand for more sports and recreation facilities, the park area was further expanded by 2.89 ha with Council acquiring more land.
- 1978 - The park area was expanded again by 1.056 ha by incorporating adjacent excess railway land.
- 1980-81 - The land area where Beaton Park Leisure Centre (BPLC) is located was purchased from the Department of Defence.
- 1981 - BPLC was completed and consisted of indoor sport and recreation facilities.
- 1983 - The BPLC outdoor heated pool was added to the facilities.
- 1986 - The BPLC outdoor swimming pool was covered with a tension membrane roof.
- 1993 - The synthetic athletics track and field areas were opened.
- 1997 - The first Plan of Management for Beaton Park was adopted in December 1997.
- 1999 - The current Plan of Management for Beaton Park was adopted in December 1999 to ensure compliance with the Local Government Act 1993 which was amended by the introduction of the Local Government Amendment (Community Land Management) Act 1998 which became effective on 1 January 1999.
- 2001 - The athletics track grandstand was built.
- 2005 - The playground at Beaton Park was installed.
- 2007 – A minor amendment was made to the current PoM for Beaton Park to provide the opportunity for a Table Tennis Facility to be built in the future as an addition to an existing amenities block. This facility has not been built.
- 2015 – A Beaton Park Precinct Needs Assessment, including Wiseman’s Park, was undertaken. The aim was to meet needs into the 2030s. The December 2015 Final Report proposed expansion of existing health/fitness areas (including gymnasium), aquatic leisure water facilities for family and children’s use, wellness/medical facilities, warm water pool area for older adults and warm water programs, new food/beverage and merchandising areas and indoor stadium to enable co-location of indoor sports (basketball, badminton and table tennis at a minimum) and expanded/upgraded Athletics Track and sportsgrounds.

On 9 May 2016, Council considered the Needs Assessment Final Report and resolved:

- 1 *Council note the Beaton Park Needs Assessment.*
- 2 *A review of the Plan of Management be included in the 2016/17 Annual Plan and appropriately resourced.*
- 3 *Investigations into the reclassification of identified land be commenced.*
- 4 *Investigations into the feasibility of acquisition of Defence Lands be commenced.*
- 5 *A staging plan be developed for implementation of the Plan.*

- 6 *A further progress report be submitted to Council.*
- 7 *The community-developed concept plans for Wiseman’s Park and related elements of the Gwynneville-Keiraville Community Planning Project, be included in the documents that help inform the future character of that site.*
- 8 *Consideration be given to including Gilmore Park within the study area.*

The outcome of the review of the 1999/2007 Beaton Park PoM (Point 2) was that a new Plan of Management was required. The draft 2017 Beaton Park Plan of Management was developed in response to the review.

Draft 2017 Beaton Park Plan of Management (PoM)

Beaton Park is valued by the community as an existing regional centre of sport, recreation, and health and wellbeing. This overarching value has resulted in the PoM Aim and Vision that will guide future improvements at Beaton Park so its value to the community does not decline. The PoM has set the following shaping values to guide future enhancements that are aimed at increasing Beaton Park’s value to the community: Health, Integration, Accessibility, Quality, Financial Sustainability, Utility, and Flexibility. The PoM Aim, Vision and Values are as shown in Table 1 below:

Table 1: Beaton Park PoM Aim, Vision, and Values

PoM Aim	“Develop Beaton Park as a Regional Centre of Excellence with High Performance and Event Facilities that are complemented with improved local open space/parkland areas”.
PoM Vision	“Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities”.
PoM Values	
Health	To contribute positively to the health outcomes of our community and visitors.
Integration	To further develop Beaton Park with an integrated range of recreational, community, health and primary care facilities and options in pursuit of excellence in sporting, lifestyle, medical, allied and related facilities and services.
Accessibility	Affordable and well-designed facilities, services and programs that provide greater accessibility to the community.
Quality	Facilities that are presented to the highest quality standards.
Financially Sustainability	The development of a financially sustainable regional centre of sport, recreation and health and wellbeing facilities and services.
Utility	Increasing utilisation by providing a mix of sport, recreational, health and wellbeing opportunities.
Flexibility	Flexible design that can grow and develop with changing community needs.

Table 2: How the Draft Beaton Park PoM meets Site Specific PoM Requirements under the Local Government Act 1993

Site Specific PoM Requirements under the Local Government Act 1993	Section in PoM (see Attachment 8 to this report)
Community land is categorised as either an area of cultural significance, sportsground, park, general community use or type of natural area - foreshore, bushland, escarpment, watercourse or wetland. (These categories are prescribed legislatively under the Act). The community land categories that apply to land in the 2017 Beaton Park Plan of Management are Sportsground, General Community Use and Natural Area Watercourse as shown in the Community land Category Map in Attachment 8 to this report.	Section 2.2 and Community Land Category Map
Objectives and performance targets identified with proposed means by which they are met and methods for assessment of progress.	PoM Action Plan
May require the prior approval of the Council to the carrying out of any specified activity on the land. (Existing legislative requirements – EP&A Act 1979 for example).	Section 2
Description of the condition of the land, and any building or improvements on the land as at the date of the adoption of the plan.	Sections 1.3 and 1.4
Specify the purposes for which the land and any such improvements will be permitted to be used.	PoM Permissible Uses Table
Specify the purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise.	PoM Permissible Uses Table
Describe the scale and intensity of any such permitted use or development.	Section 4.1

The outcome of the investigations into the proposal to reclassify the land (Point 3) of the 2016 resolution concluded that reclassification is not required to facilitate the expansion and updating of the regional facilities at Beaton Park.

Instead, the preparation of a draft Planning Proposal to add the additional uses of medical centre, community health facilities and registered club to land at Beaton Park would enable Council to consider enhancing the current medical/health and well-being services available at Beaton Park and to provide the Wollongong Tennis Club with the ability to consider how to best meet the future needs of their members as a community based registered club of long standing.

Draft Beaton Park Planning Proposal

Within the Beaton Park Leisure Centre is the Illawarra Sports Medicine Clinic, which was approved in 1981. If built today, the Illawarra Sports Medicine Clinic would be considered a medical centre or a community health services facility under the Wollongong Local Environmental Plan (LEP) 2009 as the Sports Clinic currently supports physiotherapists, sports doctors, dieticians, podiatrists and massage therapists. A “medical centre” or “community health services facilities” are not permitted in a RE1 Public Recreation zone under the LEP. Additionally, Registered Clubs, such as the Wollongong Tennis Club, are not permitted in the RE1 Public Recreation zone under the LEP (although were permitted under the previous 6(a) Public Recreation zone). Attachment 2 to this report is a Location Map of the draft Planning Proposal.

The draft 2017 Beaton Park PoM includes the Action “*Increase the ability of current and future leasees and licensees to provide organised sport, recreational, fitness, wellbeing, and medical services and social interaction to attract more people of all ages to Beaton Park by capital and services improvements*”. Finalising this Planning Proposal is one part of the process to facilitate an expansion of well-being health services at Beaton Park and also provides flexibility for Wollongong Tennis Club facilities to be upgraded as a permissible use rather than relying on existing use rights to assist the long term financial viability of the sporting facility.

Any future development application relating to these additional uses would be required to comply with the EP&A Act 1979, any adopted Plan of Management and any Endorsed Masterplan for the area at a minimum. At the development application stage additional technical assessments may be required regarding constraints, such as but not limited to, traffic, floodplain and storm water management, designed to the appropriate level for the scale of development proposed in the future development application.

Points 4-8 of the 2016 resolution (see page 2) relate to the future Beaton Park Masterplan process which is the subject of a separate report to Council.

On 29 May 2017 Council considered a report on the draft PoM and draft Planning Proposal and resolved that:

- 1 *The 2017 Draft Beaton Park Plan of Management (PoM) be endorsed for exhibition for a minimum of 28 days with a further 14 days to receive written submissions.*
- 2 *A Draft Planning Proposal be prepared to add “medical centre” and “community health facilities” for Lots 113 DP 788462, 104 DP 594259, 401 DP 1128781 and “registered club” for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment, and refer the draft Planning Proposal to the NSW Department of Planning and Environment for Gateway determination.*
- 3 *The Department be advised that as the draft Planning Proposal involves Council land, Council does not request delegated authority to finalise the Planning Proposal.*
- 4 *The Draft Plan of Management and the Draft Planning Proposal be exhibited concurrently, subject to Gateway determination for the Draft Planning Proposal.*
- 5 *A Public Meeting/Hearing conducted by an independent chairperson on the draft PoM and draft Planning Proposal be held at least 21 days after the close of the date for written submissions so that notice may be given to any person who has made a submission of the date of the public meeting/hearing.*
- 6 *A further report be submitted to Council on submissions received and issues raised at the public meeting/hearing to enable a draft Plan of Management and draft Planning Proposal for Beaton Park to be finalised.*
- 7 *Council write to the Minister for Defence, Senator The Hon Marise Payne, to formally request a dialogue leading to consideration of a land swap with Council for Defence land adjacent to Beaton Park.*

PROPOSAL

The draft Plan of Management for Beaton Park and the draft Planning Proposal were exhibited concurrently from 2 November 2017 to 15 December 2017. A public meeting was held on 20 February 2018 and was attended by 23 persons. The public meeting was chaired by an independent person and their report on the public meeting is attached (Attachment 5). Further detail on the exhibition arrangements is discussed in the Consultation and Communication section of this report.

Submissions

As a consequence of the exhibition 109 submissions were received which included 80 form-letters.

Attachment 7 provides a summary of the comments received on the draft Planning Proposal and on the draft Plan of Management from written submissions and discussion at the public meeting. Many of the submissions included comments on both the Planning Proposal and the draft PoM.

There were multiple submissions supplied before and during the exhibition period and at the public meeting by the same persons or organisations. These have been treated as one submission by the relevant person or organisation and all issues summarised. Most submissions included multiple suggestions or comments regarding either the draft Planning Proposal or draft Plan of Management. Table 3 summarises the submitters by government agency, community organisation or individual.

Table 3: Submissions by Type

Government Agencies - 4	Organisations - 11	Individuals - 94
NSW Office of Sport	Athletics Wollongong	Have Your Say Online - eight
NSW Police	Football South Coast	Letters - two Individuals (multiple letters)
NSW Rural Fire Service Records Management	Illawarra District Table Tennis Association	Kiosk Community Feedback Form - four Individuals
Roads and Maritime Services	Illawarra Basketball Association	80 Form Letters supporting Swim Club
	Keira Cricket Club	
	Neighbourhood Forum 5	
	Peoplecare	
	Tennis NSW and Wollongong Tennis Club	
	University of Wollongong	
	Tennis Wollongong	
	Wollongong Swim Club, Inc.	

Of the submissions:

- 22 submissions were supportive of the draft Plans for Beaton Park, some offering suggestions for improvement of the draft Plan of Management, and some raising operational needs that can be further explored with the future Beaton Park Masterplan community consultation processes.
- Eight submissions and the 80 form-letters requested that a 50m indoor heated pool be built at Beaton Park:
 - The Wollongong Swim Club Inc. submission (Attachment 3) provided conceptual drawings for a standard Olympic indoor heated 50m pool, an action 25m pool and Wellness Centre. The club included an rationale for why the proposal is needed and a request for Council to seek State and Federal funding to make up the financial gap relating to the 50m indoor heated pool.
 - 80 submissions were form-letters supporting the Wollongong Swim Club's proposal (Attachment 4).
 - Six submissions from individuals requested a 50m indoor pool and one submission proposed a 100m long pool.

- No submissions objected to the draft Planning Proposal. The NSW Office of Sport suggested that the draft planning document “include the additional expected social and economic benefits such as increasing sport participation as well as the attraction of regional events and increased service provision level, particularly in relation to medical and community health”. Those identified benefits will be included in the finalised Planning Proposal document submitted to the NSW Department of Planning and Environment.

The Key issues raised in submissions were:

- Redevelopment of the Beaton Park Pool Facility (1);
- Support for specific upgrades at Beaton Park (2);
- Better Coordination between User Groups (3); and
- Request to Categorised more area as Natural Area Watercourse (4).

1 Redevelopment of the Beaton Park Pool Facility – 50m Indoor Heated Pool

The current and draft PoM permit an aquatic centre at Beaton Park and do not specify the size of the pool(s). The provision of a 25m, 50m or even a 100m indoor heated pool(s) would be a permissible use under the draft PoM, as long as it is consistent with Council’s Pool Strategy and any future endorsed Beaton Park Master Plan.

The Future of our Pools Strategy (2014) was developed with the input of over 1,670 community members and took a holistic view to the management of Council’s existing nine public pools and nine rock pools, rather than looking at each pool in isolation. Seven of the nine existing public pools are 50m pools, with two of those heated all year round. The Strategy guides Council on how to best meet future needs while maintaining the current level of all aquatic services. In terms of Beaton Park, the Strategy identified the need to include more warm water space, to specifically meet the growing needs of learn to swim, rehabilitation and older adults. The Strategy did not identify the need for an additional 50m pool at Beaton Park.

The Wollongong Swim Club questions both the Needs Assessment and the Future of Our Pools Strategy, in terms of lack of support for a 50m pool, and also believes that the University of Wollongong’s (UoW) outdoor heated 50m pool is at capacity. The UOW has advised that their pool is not at capacity.

The draft PoM Action Plan Management Objective Number 20 enables the redevelopment of the Beaton Park pool facility, but requires that Council’s 2014 – 2024 Future of Our Pools Strategy to guide the aquatic facility design (Attachment 8).

No change to the draft PoM is proposed in relation to this issue.

2 Suggested improvements at Beaton Park, excluding pool upgrades

Twelve submissions suggested specific improvements for Beaton Park (summarised in table 4). These suggestions provide useful input into the draft Beaton Park Masterplan and have been provided to Council’s Property and Recreation Division to assist the preparation of the draft Master Plan. The draft PoM requires that any significant changes from 2017 at Beaton Park would need to be included in the future Beaton Park Masterplan. No changes are needed to the draft Plan of Management as exhibited.

Table 4 Suggested improvements to Beaton Park facilities

User Group/Individual	Suggested Improvements
Football South Coast	<p>Drainage, Irrigation, Lighting and Amenities block improvements to existing sporting fields used by Wollongong Olympic and other sporting groups at Beaton Park are needed.</p> <p>Add additional sportsgrounds by using the grassed area within the athletics track for football and other sporting groups.</p>

User Group/Individual	Suggested Improvements
Illawarra District Table Tennis Association	The Illawarra District Table Tennis Association is severely restricted by its present space/time limitations. Only with a permanent venue can it serve Wollongong's greater population effectively. Beaton Park is the logical and geographically optimum location for that.
Illawarra Basketball Association	We wholeheartedly, agree with the inclusion of a six basketball courts (including a shared show court with Tennis) but stress the 100m x 40m footprint will not be sufficient to house six courts which would require at least 114 m without taking into account storage, seating, office space change rooms, toilets and a breakout area.
Keira Cricket Club	<p>It is important that the facilities are upgraded to allow multiple sports to use the northern playing fields and do so in a way that allows each sport to be played well and invite the community to participate and/or spectate.</p> <p>As a cricket ground, the current outfield requires work to ensure an even and player friendly surface. The synthetic wicket has been replaced a few years ago and is in relatively good condition. The amenities block is old and well past it's used by date and requires refreshing. In addition there needs to be adequate shade, provision of drinking water as well as tables and chairs to allow player and spectator comfort in any future planning.</p>
Tennis NSW and Wollongong Tennis Club	Our future vision for the Wollongong Tennis Club –Beaton Park is as a Regional Centre of Excellence for tennis with a capacity to deliver high performance activity, major events with a year round community overlay for both Wollongong and broader community of NSW. In its current state the venue is aging and no longer remains viable for major international events which have previously been hosted on site due to quality of the existing infrastructure.
Neighbourhood Forum 5	We would strongly support the introduction of a synthetic surface within the stadium track if it is to be used for soccer as we think there is room for a FIFA grade 1 field to be incorporated.
University of Wollongong	An upgrade of Beaton Park could lead to additional opportunities to partner with UOW to attract and host regional sports related events, teams and athletes to Wollongong. Opportunities exist to link UOW sports science and high performance services with visiting teams and athletes.
Individual	<p>We need a nice café at the centre which serves healthy food and good coffee.</p> <p>Great idea to include community health facilities</p>
Individual	<p>Air conditioning in the gym, especially in the RPM room.</p> <p>Make the gym bigger.</p> <p>More showers in the bathrooms.</p> <p>Open longer hours.</p>
Individual	Council should construct more parking and have more than one narrow one lane each way entry/exit. Parking is a constant problem in Wollongong.

User Group/Individual	Suggested Improvements
Individual	Need improved facilities for access by bicycles and to park bicycles. This could usefully include using part of the land outside Beaton Park on Foleys Avenue as a cycleway. Also Tramway Bridge on Throsby Drive needs better provision for cyclists and pedestrians on the northern side, it should surely be possible to install a "clip on" facility there.
Individual	The entrance to the park off Foley Street needs to be upgraded with a well-designed roundabout to accommodate higher vehicle and pedestrian volumes and to enable better pedestrian access.

3 Better Coordination between User Groups

A number of submissions and the User Groups at the public meeting identified the need to work together to improve the facilities at Beaton Park. The NSW Office of Sport suggests that Council “*consider facilitation of collaborative partnerships to maximise participation opportunities, provision of services and efficient use of community resources. These could include high performance services (like sport science) across a range of sports and sporting groups, shared administration services, shared marketing and promotional activities, use of a cohort of volunteers for events in the precinct and the development of new programs and events to included allied health and wellbeing partners.*”

Neighbourhood Forum 5 (NF5) requested that Council set up an Advisory Committee or a User Management Group to coordinate activities and spearhead development of the complex. At the public meeting an individual suggested it would be good to establish a community committee to participate in the planning and management of the site. A working party of user groups and Council representatives was used to develop the original 1997/1999 Plan of Management.

Council’s Property and Recreation Division is considering ways to harness this willingness to work together as the manager of the facilities at Beaton Park. Council can consider the proposal from NF 5 without amendment to the Draft Plan of Management.

4 Request to Categorise more area as Natural Area Watercourse

The 2017 draft PoM categorises the creek and banks as Natural Area Watercourse. This is depicted as a thin blue line in figure 3 in the draft PoM (Attachment 8). Neighbourhood Forum 5 requested that the area that is the subject of the Vegetation Management Plan (VMP) – Beaton Park Leisure Centre (Attachment 6) be categorised as Natural Area Watercourse. The VMP, dated 20 November 2017, was prepared to inform the draft Master plan and was completed after the draft PoM exhibition period started. The area that it applies to does extend beyond the watercourse banks, so the category of some community land could be reviewed. Changing community land categories would require a further exhibition process and another public meeting. Rather than amending the Plan, it is proposed to add the following highlighted text to the draft Plan of Management Action Plan Management Objective 14.

No	Objective <small>(an end towards which efforts are directed)</small>	Performance Target <small>(an objective or goal to be performed)</small>	Means of Achievement - Actions <small>(How Council or the community can achieve the objective and performance targets)</small>	Priority Rank	Performance Measure <small>(How Council can assess the performance of the means of achievement)</small>
14	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and	The watercourse in the PoM area provides support for the Illawarra’s biodiversity.	The watercourse flows freely. The existing tree cover along the water course cover is not significantly reduced and maintains	O	Storm water systems are well maintained. Number of trees planted or removed is

No	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
	bank stability. <i>(natural area water course core objective)</i>		its health. To undertake works in accordance with the Vegetation Management Plan – Beaton Park Leisure Centre dated 20 November 2017.		tracked for monitoring. Amount of VMP works completed.

CONSULTATION AND COMMUNICATION

The draft Plan of Management for Beaton Park and the draft Planning Proposal were exhibited concurrently for public comment from 2 November 2017 to 15 December 2017.

- Advertisement of the exhibition and comment period was placed in the Illawarra Mercury 2 November 2017 and in the Advertiser on 8 November 2017.
- Information regarding the draft PoM and draft Planning Proposal for Beaton Park was and is available on Council's website from 2 November 2017. During the exhibition period the Have Your Say page was viewed 669 times and 194 documents were downloaded.
- Written notices of the exhibition and comment period of the draft PoM and draft Planning Proposal were sent via email or letter box dropped to 5,000 land owners in areas surrounding Beaton Park, Neighbourhood Forums, and individuals, organisations, groups and schools who use Beaton Park by membership or booking, lease or license. BPLC has an email list of over 4,000.
- On 18 November 2017 an information community kiosk was held at the Leisure Centre and attended by 20 people over a two hour period.
- On 20 February 2018 a public meeting (or hearing) was conducted by an independent chairperson in the Level 9 Function Room. Attachment 5 is the independent chairpersons' report on the issues raised at the meeting. Section 40A(1) of the Local Government Act 1993 requires a public hearing to be held if a draft Plan of Management changes existing community land categories. 23 persons attended the public meeting.
- The following groups were offered the opportunity to meet with Council staff to discuss the draft Plans - Illawarra District Table Tennis Association, Illawarra Badminton Association, Wollongong Swim Club Inc., Football South coast, Wollongong District Tennis Association, Wollongong Olympic Junior Football Club (WOJFC), Wollongong Tennis Club, Wollongong Little Athletics, Athletics Wollongong, Illawarra Blue Stars, Kembla Joggers, Chris Buchanan Swim Academy, Illawarra Sports Medicine Clinic, Illawarra Junior/Senior Cricket, Illawarra Cricket Association, Illawarra Basketball, Complete Tennis, Peoplecare, UOW, Tennis NSW (Stakeholder Groups who participated in the Needs Assessment consultation). Council staff met with Peoplecare on 10 November 2017 and with the Illawarra District Table Tennis Association on 15 November 2017.
- The following agencies were notified of the exhibition and invited to comment on the draft Plans - NSW Rural Fire Service, Department of Family and Community Services - Ageing, Disability and Home Care, Department of Primary Industries - Lands and Forestry, Fire and Rescue NSW, Illawarra Shoalhaven Local Health District, New South Wales Police Force Wollongong Local Area Command, NSW Health, NSW Office of Sport, Railcorp (Transport for NSW) and Roads and Maritime.

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 2017-18
Strategy	5 Year Action	Annual Deliverables
5.1.6 Urban Areas are created to provide a healthy living environment for our community	5.1.6.2 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	Explore opportunities outlined in needs assessment developed for the Beaton Park Precinct
5.5.2 A variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community	5.5.2.4 Provide statutory services to appropriately manage and maintain our public spaces	Complete minor reviews of the Beaton Park and Botanic Garden Plans of Management

FINANCIAL IMPLICATIONS

There are no financial implications from this report. The 2017-18 Annual Plan includes the preparation of the Beaton Park Masterplan. Any future development proposals and leases/licences would be subject to separate reports, with financial implications addressed at that time.

CONCLUSION


The Beaton Park Plan of Management will provide a framework under the Local Government Act 1993 to guide the permissibility of future improvements and activities at Beaton Park. The draft Beaton Park Masterplan will provide more detailed information about future capital projects and improvements.

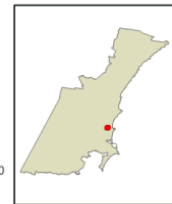
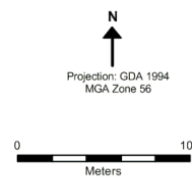
The Planning Proposal will enable the additional uses of medical centre, community health facilities and registered club to occur at Beaton Park, subject to development consent.

It is recommended that Council adopt the Beaton Park Plan of Management and resolve to finalise the Planning Proposal.



Plan of Management Area (POM)
Beaton Park

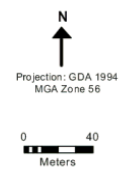
 Subject site





Planning Proposal
Beaton Park
Foley Street Gwynneville
Site Location Map

Subject site



Map Identification number:
Beaton Park_PP_Site Location.mxd



Wollongong Swimming Club Inc
P O Box 52
KEIRAVILLE NSW 2500

11 December 2017

Ms Martha Tyndall
Community Land Management Officer
Wollongong City Council
Burelli Street
WOLLONGONG NSW 2500

Dear Ms Tyndall,

We wish to make submission to Wollongong City Council in relation to the Draft Beaton Park Plan of Management.

Wollongong City Council must include in their Plan of Management for Beaton Park a 50m indoor heated swimming pool to make Beaton Park (and Wollongong as a region) a Centre of Excellence with High Performance and Event Facilities.

We would like to address various matters in relation to page 47 of your Plan of Management as follows:

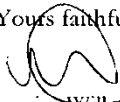
1. The Future of our Pools Strategy 2014 by which you rely upon is outdated. The population has increased over and above the numbers stated in the Needs Assessment Project Final Report, which is also quite outdated in terms of statistics. The future population of Wollongong City Council will continue to grow rapidly, especially due to the High Rise "apartment trend" approved by Council in and around the Wollongong CBD.
2. Wollongong Council is now the 10th largest city in Australia but is the only city in that top 10 that does not have a 50m indoor swimming pool. By contrast, the 9th largest city, Central Coast, which is also a coastal city similar to Wollongong, have two (2) 50m indoor swimming pools.
3. The Council can apply for State and Commonwealth grants to aid the project and to contribute to Council's "finite resources". The construction of an indoor 50m swimming pool would increase land values which would have the follow-on effect of increasing Council's income in rates. It should also be taken into account by Council that constructing a 50m indoor heated pool will bring in funds to both the Council and other local business from pool entry fees, tourism from swimming events, increased use of Beaton Park's other facilities, increased use of business from surrounding areas etc.



4. The statement you make regarding Swimming NSW's comments that they had "*interest in Centre of Excellence concept for the region, but it would be limited by 25m pool*" is false. We have confirmed with Mark Heathcote, the CEO of Swimming NSW that he had replied to a consultant that Swimming NSW "*would only settle for a 50m pool*". We note you have been provided with correspondence from Wollongong Swim Club and Swimming NSW to clarify this.
5. The University of Wollongong statement that "*their outdoor 50m pool has capacity for more use by clubs and athletes ...*" is also false. Currently there are no free swimming lanes for the public, during the weekday mornings and very limited availability (if any) in the afternoons. The University's pool is at capacity and booked out at these times by other swim squads and learn to swim classes. We also refer you to the Needs Assessment Project Final Report that stated swimming was in the top 3 physical activities for men, women and children and as the population increases so will the need for an available swimming and training facility of a modern day standard.

The time is now for Wollongong Council to act in the interest of community, sporting groups, tourism and business and construct a 50m indoor heated swimming pool to promote Beaton Park as a Centre of Excellence with High Performance and Event Facilities that are presented to the highest quality standards. The "band-aid" fix of constructing smaller, inadequate pools will not serve our community either now or in the future.

Yours faithfully



Louise Willows
Secretary

Wollongong Swim Club Committee Inc

**Draft Beaton Park Plan of Management and submission by:-
Wollongong Swim Club (1894) inc. for the inclusion of War Memorial /
Remembrance Olympic Pool and an Aged Activity, Action Programme Pool.**

Firstly, we need to clear up a few matters that are of considerable concern to our Club:-

1. Our first item in our submission is to clarify statements made on page 47, being:-

(a) The Wollongong Swim Club (1894) inc. identified... *"The development of a ...that.. completely meets the specifications of FINA at BPLC is not accommodated ...BPLC redevelopment plans because their identified need is not in line Councils.....or within the capacity of Councils finite resources"*.

Please allow us to comment that one of the three reasons why Council acquired land for Beaton Park was to *"Build an International Standard Swimming Pool"*, which was approved unanimously at a Public Meeting chaired by Mayor John Parker. Although bitter enemies of John Parker, both Ald. Frank Arkell and Ald. Joe Smith supported and spoke in favour of the pool, at the very same meeting. State and Federal funds were promised, but never delivered

(b) If the Council have *"finite resources"*, why not apply for State and Commonwealth grants to aid in the project. Or, as the Swim Club suggested years ago, apply to the State Government to strike a special *"Sports Levy"* for 5 years or so.

(c) **Third sentence, last paragraph; reads, *"In addition Swimming NSW acknowledge ..."interest in a Centre of Excellence.... Would be limited to a 25m Pool"***. These words are of those of the consultant and not those of Mark Heathcote CEO, Swimming NSW Mark has stated that words were being put into his mouth by the consultant along the lines of *"For the sake of the exercise would you agree to a 25metre Pool?"* Mark Heathcote's reply was that Swimming NSW, *"would only settle for a 50 metre Pool"*. Sentence is quite wrong. Council have received correspondence from us and Mark Heathcote on the matter, clarifying Swimming NSW's comment.

(d) **Last Sentence; University of Wollongong reported.....their Outdoor 50m Heated Pool has capacity for more use.....looking to RAIN (Surely TRAIN), in long course water.** Comment now is very much outdated. The Uni Pool is now quite similar to Beaton Park in that there is no Public swimming, even by Uni students, nor any swimming what-so-ever, unless one is booked into Coaching or Learn to Swim classes. The demand for Heated Swimming Pools is so great from Inner Wollongong residents, that a 50metre pool at Beaton Park is likely to meet with similar demand for swimming space. Suggest you contact Professor Stuart MacKay. It is plainly clear, following on from the University experience, Wollongong Council have grossly underestimated the demand in Inner Wollongong, for 50 metre swimming in warm "big" pools. More-so those of whom would rather swim in Indoor Heated Pools

(e) 10th largest City in Australia but no Standard Olympic Pool? Wollongong with a Population of 213,017 is now Australia's 10th largest City and the largest city in NSW without a suitable High Quality Competition Pool to International standards. Yet the 9th Largest City, (Central Coast with about 40,000 more people, more Pool enclosures and Beaches, has 2 Indoor Heated 50 metre Pools. While our National Capital, Canberra, with not quite double our Population have 7 indoor 50 metre Pools, with 2 more Indoor 50 metre Pools proposed. Yet our promised (since 1956), 50 metre Standard Olympic Pool, has not have a sod turned!~ The time is now right to do so!!

(f) High Rise and Medium Density in Wollongong; As predicted by Architect, Peter Rasa in 2007, High Rise and Medium Density residential/commercial buildings are now dominating the skyline of Wollongong. The staggering part of all the new buildings is that the apartments of most High Rise buildings, are sold before the Buildings have been completed. Obviously, there is a great demand for Inner City living. To such a point, that Inner Wollongong could double its population within 5 years. Particularly with both High Rise and Medium Density, comes a greater demand for open space and recreational facilities. With Council "grabbing" section 94 (1-5) contributions from all developers for Public Amenities and Public Services. It is beholden upon Council, to provide such facilities. Development of Beaton Park and the proposed Standard Olympic Pool and Aged, Activity, Action pool fulfils that requirement neatly.

(g) Betterment: The building of an Indoor 50 metre Pool at Beaton Park would see an immediate increase in land values of anywhere between \$50,00 and \$100,000. The increase in land values, automatically increases the Council's income in rates charges. Betterment from Beaton Park's redevelopment could affect anywhere up to 2,000 rateable properties. Which in turn makes the 50 metre Pool extremely worthwhile.

The Demand for a 50 metre Indoor Heated – Standard Olympic Pool grows stronger.

(a) The Main Proposal from Wollongong Swim Club is that of One (1) Standard Olympic Swimming Pool, Indoor and heated, being 50 metres long, by 25 metres wide, by 3.00 metres deep (preferably) or 2.20 metres deep (min.), with 10 lanes, 2.50m wide for competition swimming. See plans

(b) One (1) warm (can be to Hydrotherapy level), square 25.00 metres by 25.00 metres Pool, with wheelchair access ramps, about 1.20 metres deep. See plans

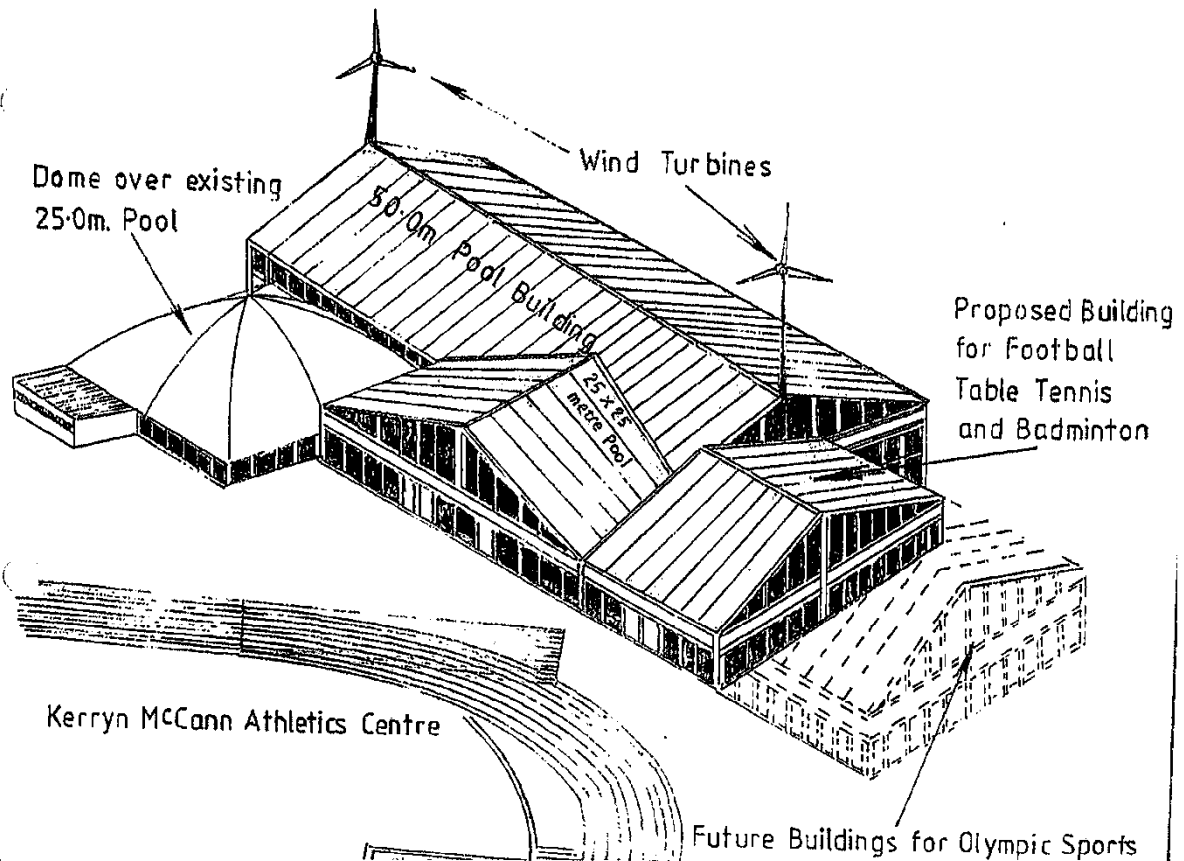
Our proposal; varies quite considerably from a concept developed by our Club, being endorsed by a Public Meeting in 1954 when the Council's population was 91,000. In essence however, the 50 metre Standard Olympic Pool still dominates as the main requirement for Council's consideration. The plans of 1954, 1955 and 1956 for such a Pool were approved by Public meetings and the full Council of Wollongong, with funds being sought from State and Federal Governments. Funds were promised but never delivered.

THE PROPOSED TWO POOLS BUILDING

The Two **ANZAC MEMORIAL/REMEMBRANCE POOLS** may well be enclosed within a Building as that shown below, **WHERE:-**

(a) Bluescope Steel Limited; Can supply the "Colourbond" cladding for the roof and walls, exterior and interior for the entire building. Bluescope can also produce the "Integrated Photovoltaic Solution" for the Solar Energy capture from the roof. Bluescope can manufacture the towers for the wind turbines. Among the steel requirements, Bluescope can supply the reinforcing fabric for the Pool and Pool Deck, Purlins for the roof and also produce the reinforcing bars for foundations and the Building's strip footings. All concrete and the associated reinforcing can be manufactured locally with local labour.

One Steel Limited; Can supply the structural steel fabrication for the Columns, Beams, Bearers, Girders and Rafters. All of "One Steels" products are made from Bluescope's Ingots cast at Port Kembla



Cleary Bros; Having all the necessary equipment, are more than capable of supplying and placing all of the 5,000 cubic metres of concrete needed for the 2 Pools. The sand is mined locally. The blue metal (Bumbo Latite), is quarried locally and the cement is also manufactured locally. All local products.

O'Briens (Glass); can provide both Interior and Exterior Glass and glazed to Australian Standards

All products connected to the construction of the proposed 2 Pools and the enclosing Building can be manufactured and produced within 80 kms of the proposed site at Beaton Park, Wollongong. Suggested that local and Australian made goods, produced by local labour, receive a higher than normal priority over those not made locally, nor not made in Australia.

The Location:- Is adjacent and Northwards of the existing 25 metres Indoor, Heated Pool within the confines of the Beaton Park Leisure Centre, Foleys Street Gwynneville 2500, being about 1.350 Km North West of Wollongong Council Chambers. The Pool's location is also within metres from the Centre of Population for the City of Wollongong, which estimated to be at 150° 53' 24.74" East and 34° 25' 12.12" South. See the Wollongong Topographical and Orthophoto Map, 9029-25 (1:25,000). The existing Pool is quite sub-standard, being 37 years old and very much in need of updating to a modern "Learn to Swim" Pool, with beach entry, thus becoming a greater asset to the Council.

Possible Starting Date:- Could be as early as September 2018, with excavation of about 6,750 cubic metres of spoil. The spoil could be distributed about the area as infill for extra vehicular parking. Structural Analysis and design of the covering Building, could be fast tracked, with a completion date by February 2020. However unfavourable contingencies and site problems could see a more likely date be extended to 2nd June 2020.

Cost of the Remembrance Pools:- Will be in the order of \$30,000,000 which is based upon the construction costs and Contractors estimates of similar Pools in various locations, mainly in Sydney, then adjusted to 2017 CPI figures.

Economic Benefits:- Based upon a 10 year Reconnaissance Cost Benefit Analysis (RCBA), Wollongong City should receive a forward multiplier of around 1: 6.03. Meaning that for every dollar spent on the Pools, the City receives up to \$6:03^c in benefits. The benefits extend to both the NSW and Federal Governments economies. Wollongong will produce fitter and smarter Children, healthier and more agile Adults. The Wellness of and the more robust population, leads to less costs to the medical care. More active children and adults gives way to less obesity and the related illnesses attached to overweight people. Apart from Pool income, the RBCA also encompasses 14 "externalities". For example, Indoor Pools have an affinity for a lower rate of skin cancers. Hence a longer, healthier life.

Strategic Benefits:- Such as (a) Economy, (b) employment and (c) Connectivity

(a) Economics; Range from the 2 new Pools, plus the existing Pool, helping the Wollongong Council from turning Pool losses into Pool profits. The profits from all 3 Pools income could in turn, benefit all of the Council ratepayers. The pools should see the swimming space capacity catering for the population growth, until the year 2055. Although a loss at first, then emerging to a breakeven point, eventually the Pool's emolument (Income turning into profit), could become quite substantial.

(b) Employment opportunities:- Will cover much more than that of the Pool's construction. The 6,000 cubic metres of concrete needed for the building of the Pools, consolidates employment to sand miners, the quarries of blue metal (Bumbo Latite) and also to the cement makers, all within a 20 Km. radius of the site. Reinforcing rods for the concrete and for Structural steel, have their origins at Port Kembla's BlueScope production plant. BlueScope's "Integrated Photovoltaic Solution" (IPS), should be used

as cladding on the exterior walls and roof. The IPS coupled with wind turbines could then be connected to the State Electricity Grid System, thus circulating unused power as an additional income earner. The building's innovation aspect, becomes an interceptor of Solar and Wind energy. Continuously and part-time

- (c) **Connectivity:-** Traffic ingress and egress (to and from), Beaton Park Leisure Centre, can be made much easier by providing a well-designed "Round About". The local free shuttle bus can then set-down and pick-up leisure seekers, undercover, at the front door. Local bus operators have banned drivers from entering the Beaton Park Precinct. All vehicular parking to be "Behind the Kerb" system.

Reach within the Community – Age range of Beneficiaries

- (a) **The very young; 3 months to 2 years olds:- about 5,837 Children:** A great age in which to start teaching the very young in water safety. Interesting to note that Swim Coach, Laurie Laurenson claims we should start water safety at 6 weeks of age! If so, such teachings can be amalgamated with the prevention of drownings and more-over, the suppression of brain damage. For every drowning in young children and young adults, there are 10 cases of brain damage. Most are rectified over a period of time. Unfortunately, there are some cases where the damage is so severe, the child needs 24 by 7 by 365 care. For the mothers or parents of young children, after swimming needs, can be maintained within the Wellness Centre, which can be used for all ages.
- (b) **2 year olds to 5 year olds; Learn to swim age group:- about 7,098 Children;** Young people whom have swum from an early age, tend to develop far greater cognitive skills than their less active counterparts, or children equally active in other pursuits. A quite longitudinal study of over 7,000 younger swimmers, from Australia, New Zealand and America, indicated that even compared with their equally active land based isomorph, the perceptual abilities of swimmers were anything from 14% to 40% greater than any other children. Professor Robyn Jorgensen concludes by saying, "*By Swimming from an early age, we produce smarter and more active children*". More energetic children, equals less obesity throughout the community.
- (c) **Primary School Children; 5 to 12 years:- about 19,249 Boys and Girls;** Not only "Learn to Swim", but **learn to swim well**, which adds greatly to the physical and mental development of any child. Learning to swim well, allows the swimmer to move into Pool competition (all water sports) and also into Open Ocean sports.
- (d) **High School; Young Adults; 12 to 18 years:- about 16,782 Teen-agers;** Swim at any competition level. Varying from Club to District, to Regional to Country to State to National and finally, to International level. Be able to take part in Pool and Open Water rescue and competitions. Can act as volunteers, becoming protectors of our many visitors to our Pools, Beaches and Waterways. Young Adults with suitable training, are

copiously able to become valuable members and volunteers to watch over our Coastal Stratum, Lakes and Inland waterways.

- (e) 18 to 35 years:- about 49,046 adults;** Develop into Elite Swimmers for Pool competition to International level. Compete in Open Ocean and Lifesaving events to Club, Branch, State and National level. Become “learn to swim” and “learn to swim well” Instructors and Coaches. Aids greatly in obtaining qualifications for Pool competitions, Pool Lifeguards, Beach Lifeguards and Volunteer Life-savers. Able to compete in Tri-athletics, Iron Lady and in Iron Man events. A Standard Olympic Pool is essential for these Swimmers.
- (f) 35 to 65 years:- about 66,426 adults;** Pools enable swimmers and others to remain fit and healthy for a long time. Older swimmers tend to have the ability to work to an older age and not become a burden on society. Able to compete in Masters events both in Standard Olympic Pools and Open Ocean. Hydrotherapy Pool acts as a “Soaker Pool” for weary bones of the vigorous worker. Great savings in Hospital and Medical care, although at a cost to Council. A Standard Olympic Pool is a necessity for this group of Swimmers
- (g) The “Elderly”, 65 and over:- about 39,094 of our Senior Citizens;** Absolutely essential that we look after these precious gems of our society, who helped make Wollongong great. Most apodictic to build the Senior Citizens and Wellness Centre for them. Some still compete in Summer and Winter competitions. Hydrotherapy Pool also indispensable for their requirements, even if only sousing soreness of soft tissue.
- (h) Multi-Disability People:-** This coalition of potential swimmers will probably gain most from having a good selection of Pools in which to partake and eventually develop into swimmers capable of meeting and competing against each other. Already Wollongong Swim Club has a sthenic connection with Multi Class swimmers for many years. The Club has sent a Swimmer to the Athens’s “Special Olympics” in 2011. The Swimmer, Megan Newell, won a “Full House” of Gold, Silver and Bronze Medals at the Games. Currently, the Club have Multi Class Swimmers who are now Swimming in Club, Regional and State Teams to National and International level. One of Wollongong Swim Club’s Multi Swimmers holds 14 State and 6 National records, in all strokes, over a range of distances. The variety of Pools, where we have vehicular entry to the door, wheel chair access ramps and beach entry prevail to access the Pools, will make the proposed Pools a true “Centre of Excellence” for the Multi Class and partially Disabled people. But then, should not this always be the case? Could use Wellness Centre after swimming.
- (i) Injured and Rehabilitation People:-** Although in no way intended to replace Hospital, Professional and Medical care, the 2 extra pools, will be a great incentive for people who still may need their own après care and convalescence after a serious sporting injury or industrial accident. Would also have great use of the Wellness Centre



Wollongong Swim Club (1894) Inc.

Hon. Secretary, Louise Willow

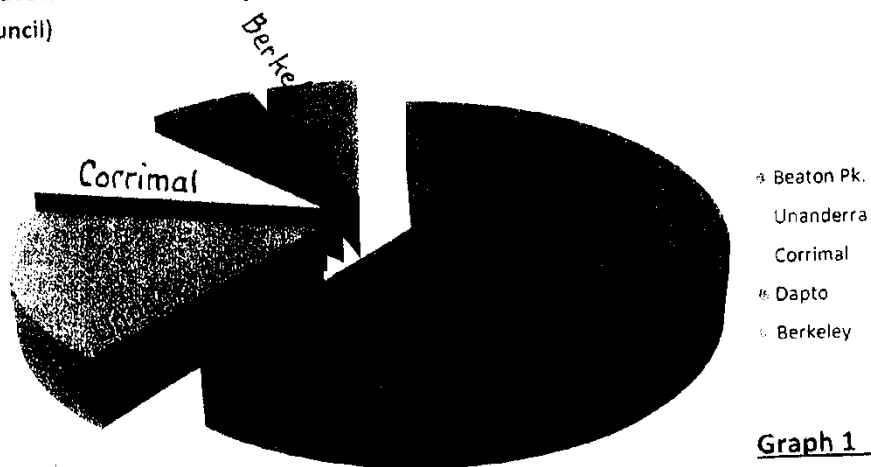
P.O. Box 52

Keiraville NSW 2500

E-Mail :-

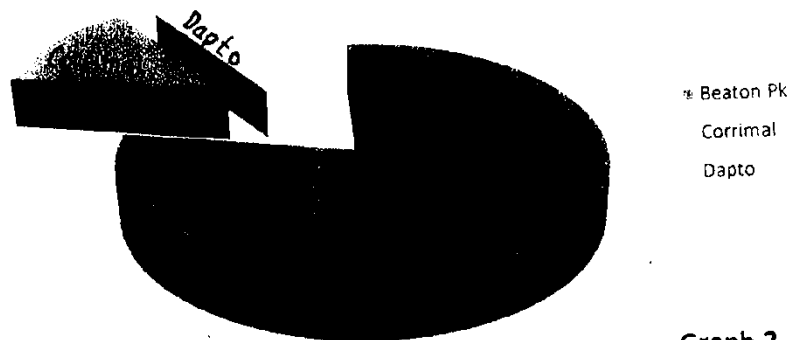
wollongongswimclubinc@gmail.com

Graphs 1 and 2 show the Pool Capacity Ratio (Swimmer per M³), of the Beaton Park Pool compared to other Pools. (Figures courtesy of Wollongong City Council)



Graph 1

Pool Capacity Ratios of Beaton Park 25 metre Pool compared to both Corrimal and Dapto Pools of 50 metres, showing disparities of usage.



Graph 2

Resilience – The Current Pool Space deficiency:-

- (a) **Overcrowding:-** Overcrowding of the existing 25 metre pool was first identified by Wollongong Swim Club's Coach, Mrs Dianne Moffatt in 1993. Overcrowding was particularly bad between the hours of 3:00pm and 6:00pm and still applies to this very day. Nobody can Swim at the Pool unless booked into a "Learn to Swim" lesson or a Coaching Class. Chronic lack of volume and space is the prime cause of overcrowding over the last 24 years. Proving the Indoor Heated 50 metre Standard Olympic Pool, is needed as the first project to be built in Beaton Park's Redevelopment.
- (b) **Extra Pool Space and Volume needed:-** The 2 additional Pools proposed for Beaton Park will suffice for the time being. The Proposed Anzac Memorial/ Remembrance Olympic Pool conforms to the specifications laid down by Willi Daume (Former International Olympic Committee Vic President) and his empirical formula. Daume's formula sets the criterion for Indoor Heated Pool Space, needed for major centres such as Wollongong. Willi Daume came to Australia to give rise to the Australian Institute of Sport. His report and findings, where 0.01 square metres of water was needed for each head of population, was adopted by the Federal Government on 24-04-1974. Although not binding on Councils, the formula is certainly persuasive. Currently the 0.01 m² for European Swimmers has been upgraded to read 0.0156, which reflects the East Coast Climate conditions and the fact that Australians tend to Swim more often than Central Europeans. The implication here is that with a population of around 213,017, and growing, we need 3,250 square metres of Publically Owned Indoor Heated Pool Space. Even with Daume's figures, of 0.01 m², we still need 2,130m² of Indoor Heated Pool Space.
- (c) **Adequate Pool area until 2055:-** Overcrowding within the Beaton Park Pool area will be a "thing of the past", as the proposed pools and the existing 25 metre Pool, will ensure adequacy of Pool Space, for the inner Wollongong area, until the year 2055.
- (d) **Income Generation:-** As stated earlier, the income generated from the Pools's construction, will be at a loss for the first 2 years. Will become marginal in years 3, 4 and 5. With profits starting to return from year 6 and onwards. The mere existence of the Pools, can earn extra funds for the City by becoming Centres for social inter action that are very much sought after, but lacking in existing facilities at Beaton Park.
- (e) **Education Centres:-** The proposed Pools are within a 5Kms. Radius of 2 University Campii, 2 TAFE Colleges, with a University College being located next door. There are 8 Public and Private High Schools and 29 Public and Private Primary Schools. No other site between Sydney and Melbourne along the Coast, has such a large number of Educational Institutions concentrated with a 5Km radius.

Government Priorities; Alignment with New South Wales;

- (a) **Alignment:-** The 3 combined Pools, that is the Proposed 50 metres and 25 metres Pools, along with the existing 25 metre Pool, will fulfil an inclusive requirement for about 119,251 of Wollongong's Population who claim to be "regular" swimmers. The commixture of ages and physical conditions of swimmers, will eventually provide a positive cash flow to the City. A positive cash flow will in turn, allow the Council to provide better care for the safety of tourists and visitors to all of our Pools, Beaches and Waterways.
- (b) **Age Veracity:-** Varies from 3 months old, through to that of 96 years. Younger people such as the expected 43129 swimmers (approx.), in the age range of 2 to 18 years are expected to dominate.

Project's (of the 2 additional Pools) Attribute's;

- (a) **Risk Management:-** Providing the Project is well managed by an experienced, duteous and dedicated Project Manager, there are no foreseen financial risks. Part of the Project Manager's duty, would be regular reports on Percentage Funds expended and percentage of work completed. Nearly all building materials are produced locally. Standard OH&S practices should see accidents minimised. A well-managed project should see the construction completed on or slightly before schedule.
- (b) **Affordability:-** The Proposed 2 additional Pools are probably well outside the Annual financial capabilities of the Wollongong City Council. It is therefore proposed that over a 2 year period, Wollongong Council contributes \$5,000,000 per year and the State and Federal Governments also contribute \$5,000,000 per year. Cost overruns to be the responsibility of Wollongong City Council. The 2 new Pools, along with the upgraded existing 25 metre Pool, are to be owned and operated by Wollongong City Council.
- (c) **Timetable:-** Providing the Conceptual Plans are fast tracked, the excavations for 6,750 cubic metres of spoil could begin mid-September 2018. Excavated material can be disposed of on the site, by extending the existing culvert in Gipps Street. By distributing the spoil in this manner, much extra space for vehicular parking and playing areas can be achieved. Completion of the project could be by February 2020.

DECLARATION;

We certify that the information in and supporting this submission, is true and correct to the best of our knowledge. Being duly elected at the 2017 Annual General Meeting, we are legally authorised to sign this submission, for and on behalf of the Wollongong Swim Club (1894) inc. We agreed to appear before any Committee to clarify and expand on any comments made in this submission. We also agree that the NSW Department and Commonwealth Departments administering the distribution of funds, may disclose information contained in the application to any other Government agencies, Local Government Authorities, Reviewers, and Staff assisting with the administration or promotion of the State Government and Commonwealth Government Grants under the various schemes.



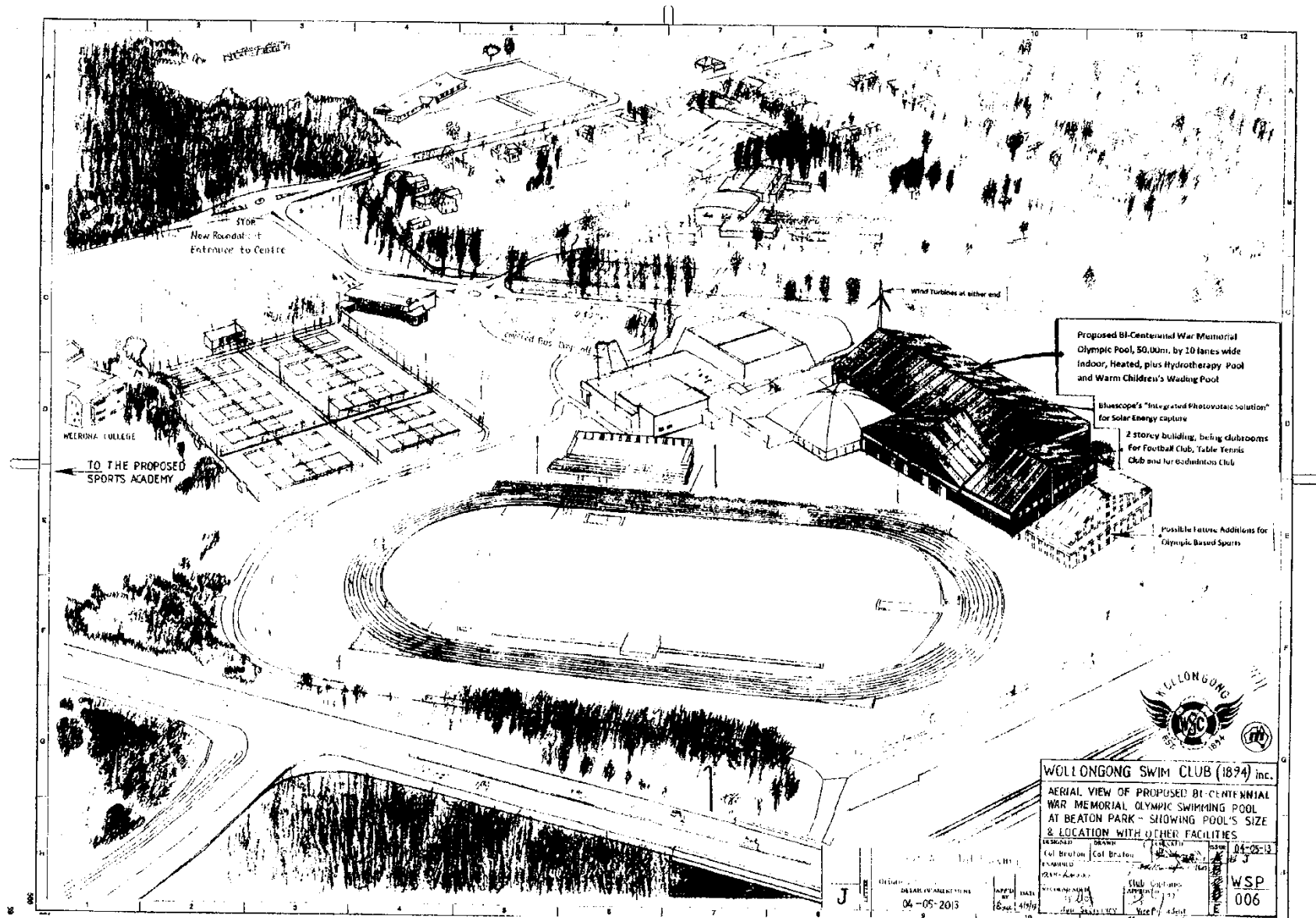
Louise Willow
Hon. Secretary
PO Box 52
Keiraville
NSW 2500



Col Bruton
President
45 Hopewood Crescent
Fairy Meadow
NSW 2519



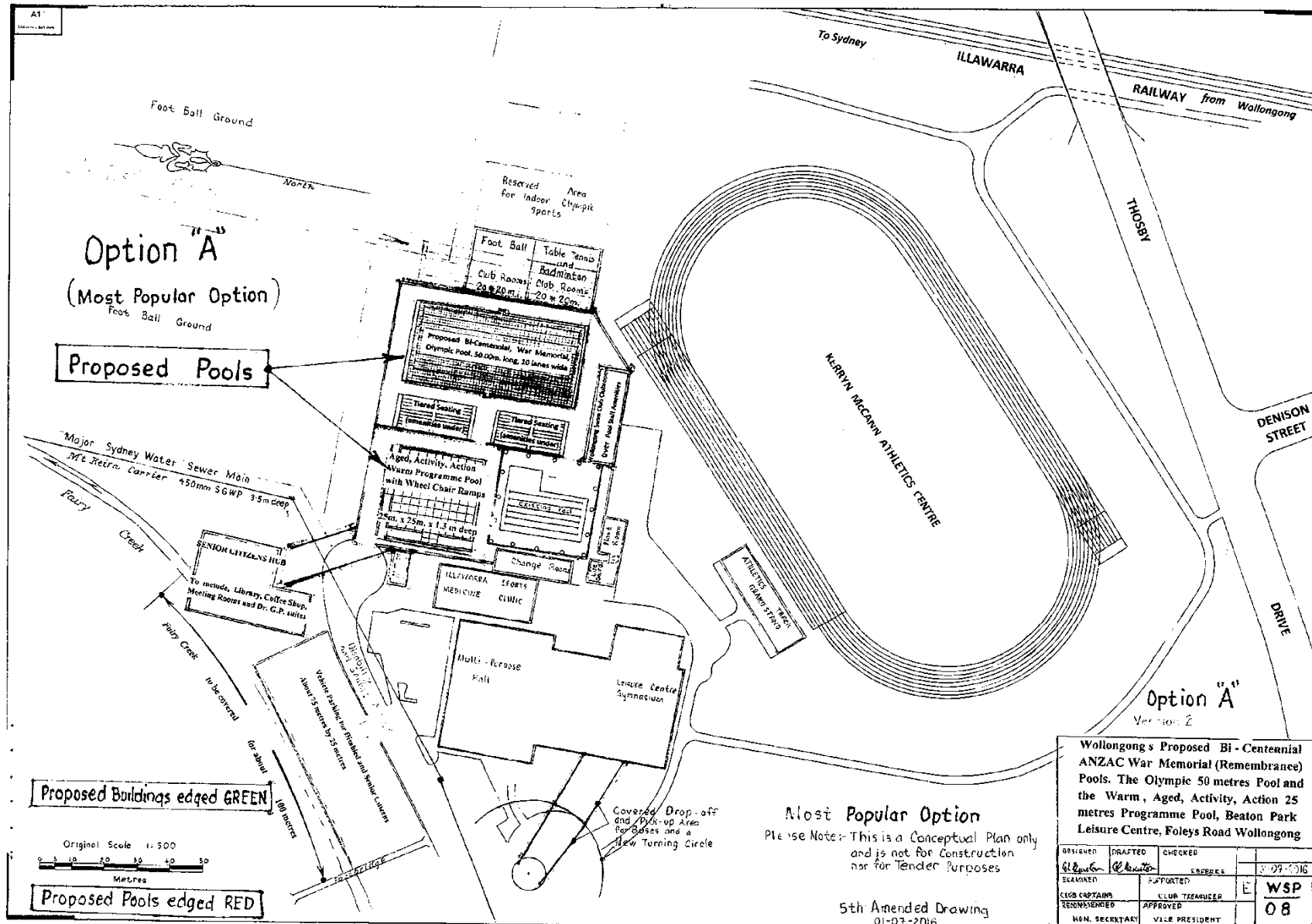
Shereen Lendvay
Vice President- Race Secretary
60 Weringa Avenue
Lake Heights
NSW 2502

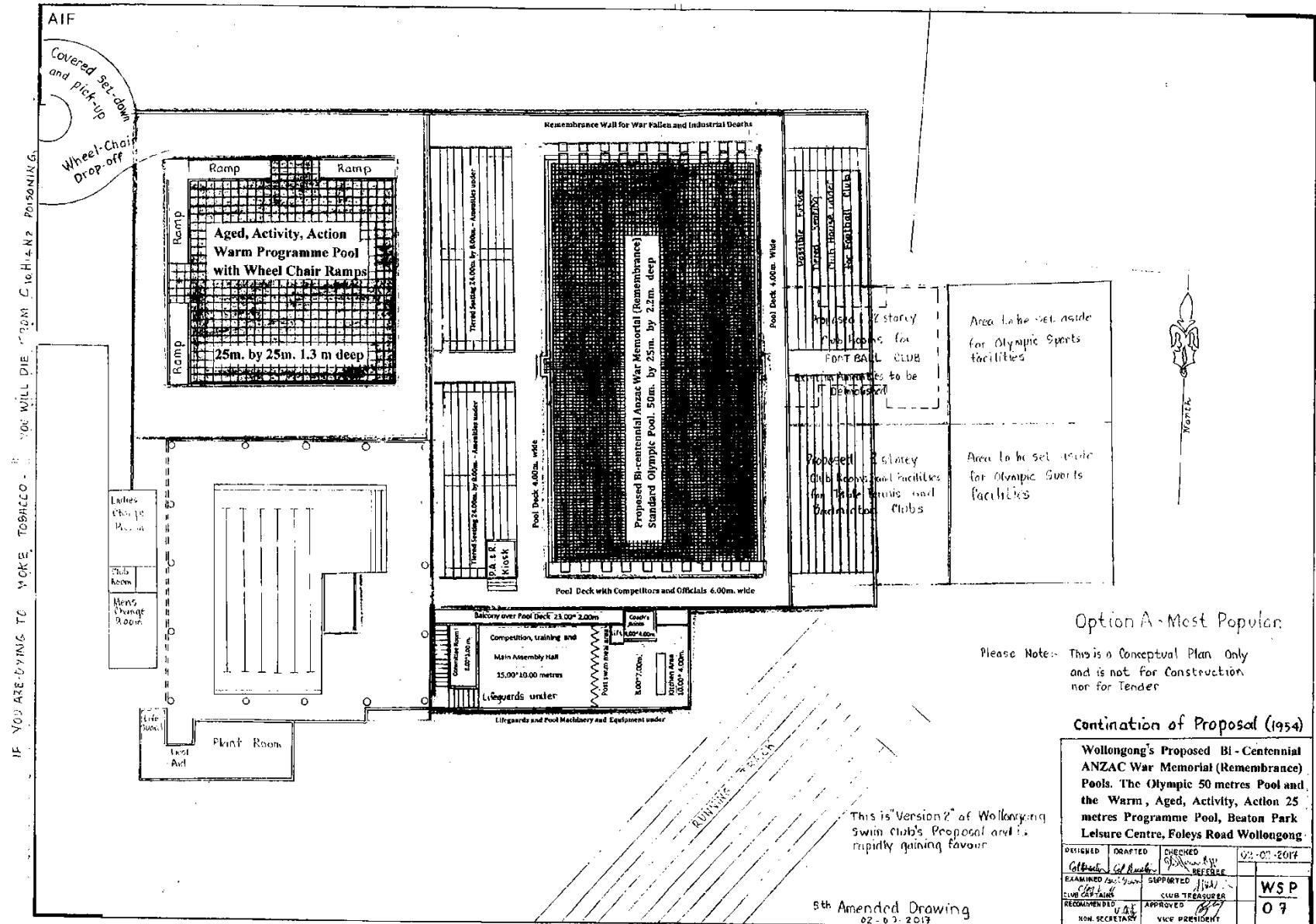


WOLLONGONG SWIM CLUB (1894) inc.

AERIAL VIEW OF PROPOSED BI-CENTENNIAL WAR MEMORIAL OLYMPIC SWIMMING POOL AT BEATON PARK - SHOWING POOL'S SIZE & LOCATION WITH OTHER FACILITIES

DESIGNED BY	Col Bratton	DATE	04-05-13
APPROVED BY	Col Bratton	DATE	04-05-13
PROJECT NO.			
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Option A - Most Popular

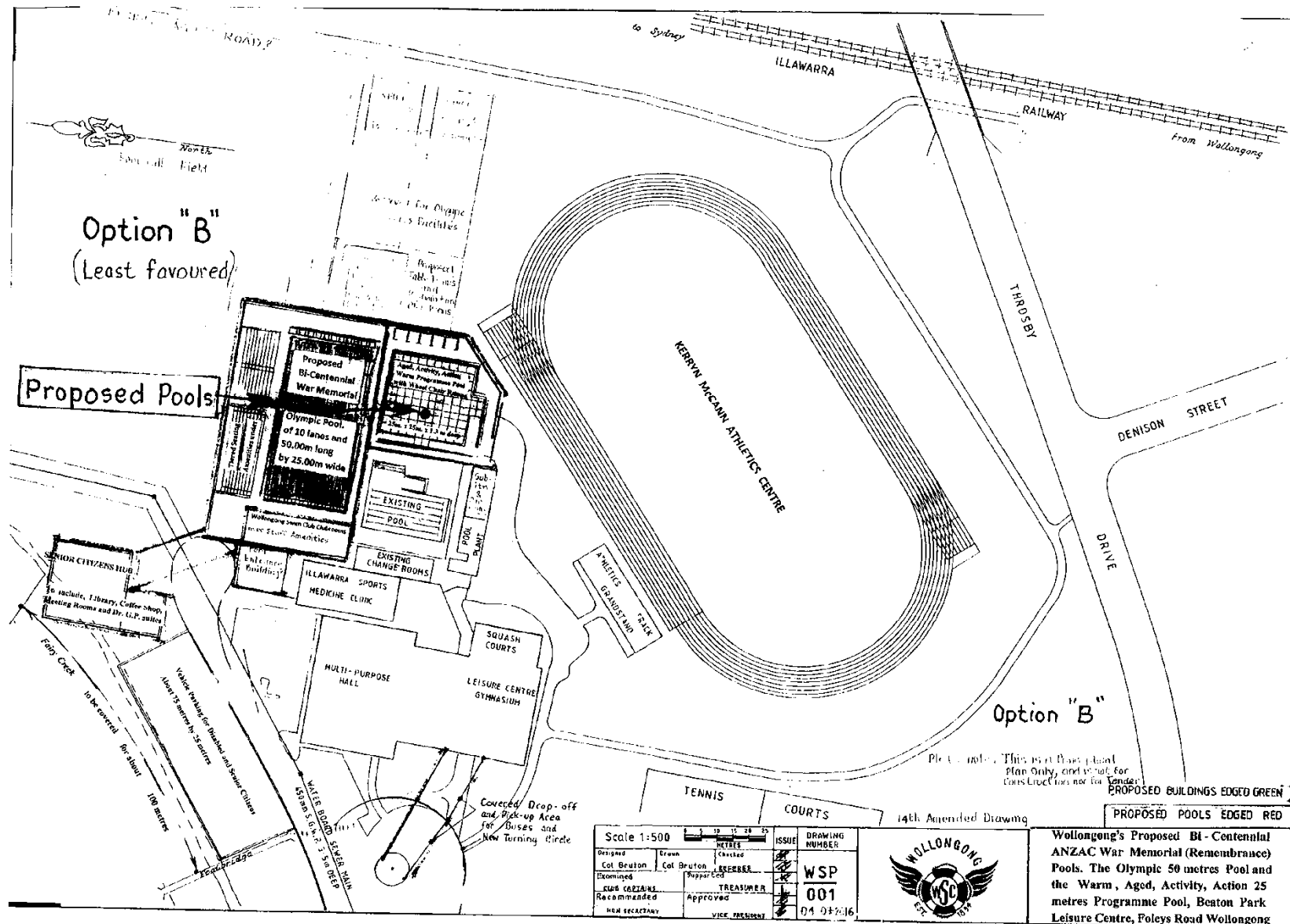
Please Note: This is a Conceptual Plan Only and is not for Construction nor for Tender

Continuation of Proposal (1954)

Wollongong's Proposed Bi - Centennial ANZAC War Memorial (Remembrance) Pools. The Olympic 50 metres Pool and the Warm, Aged, Activity, Action 25 metres Programme Pool, Beaton Park Lelsure Centre, Foleys Road Wollongong.

DESIGNED <i>Col Rusk</i>	DRAFTED <i>Col Rusk</i>	CHECKED <i>Shirley Kay</i>	DATE 02-05-2018
EXAMINED <i>Col Rusk</i>	SUPPORTED <i>Col Rusk</i>	APPROVED <i>Col Rusk</i>	WS P
CLUB CAPTAIN	CLUB TREASURER	NON SECRETARY	07

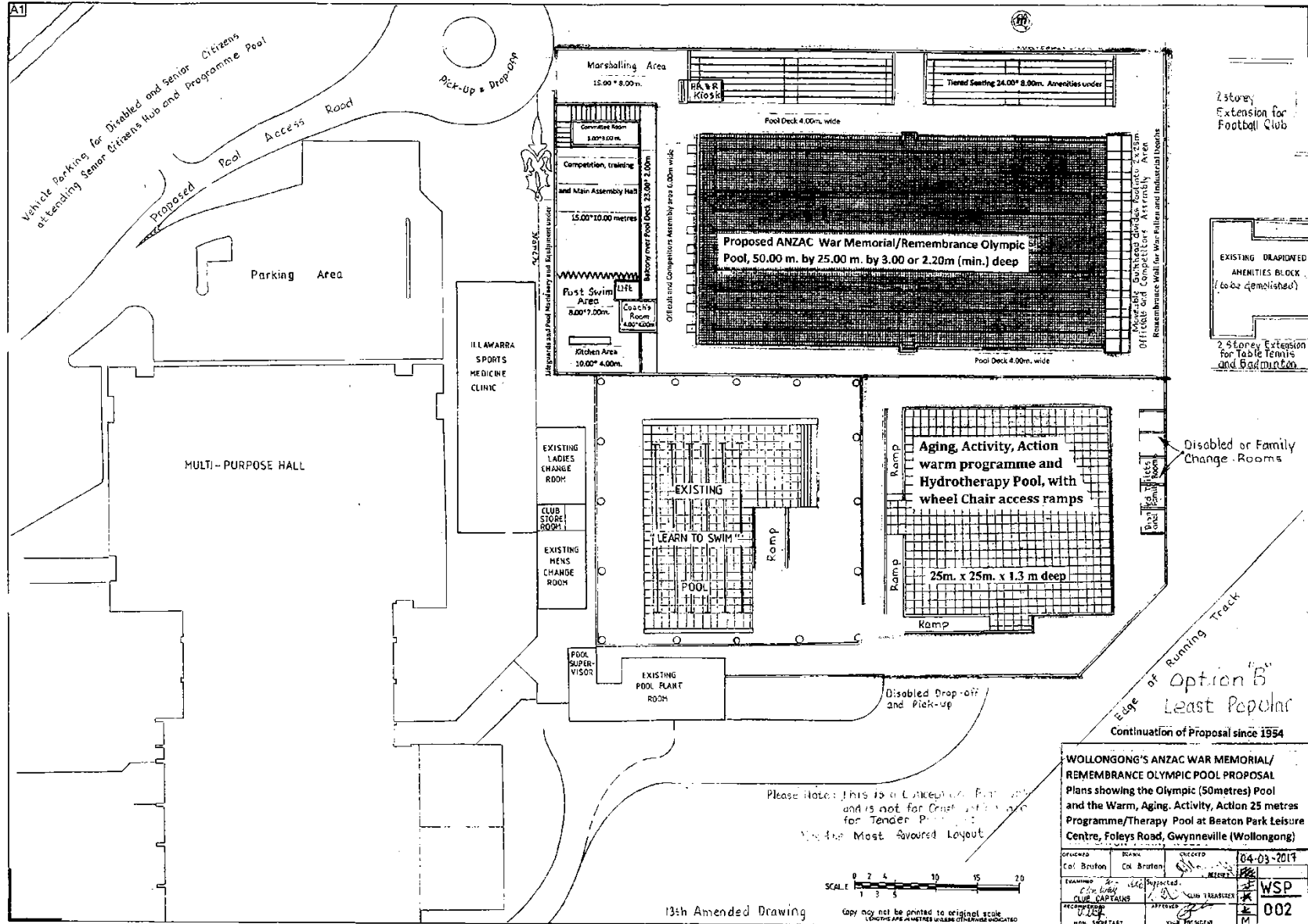
5th Amended Drawing
02-05-2018

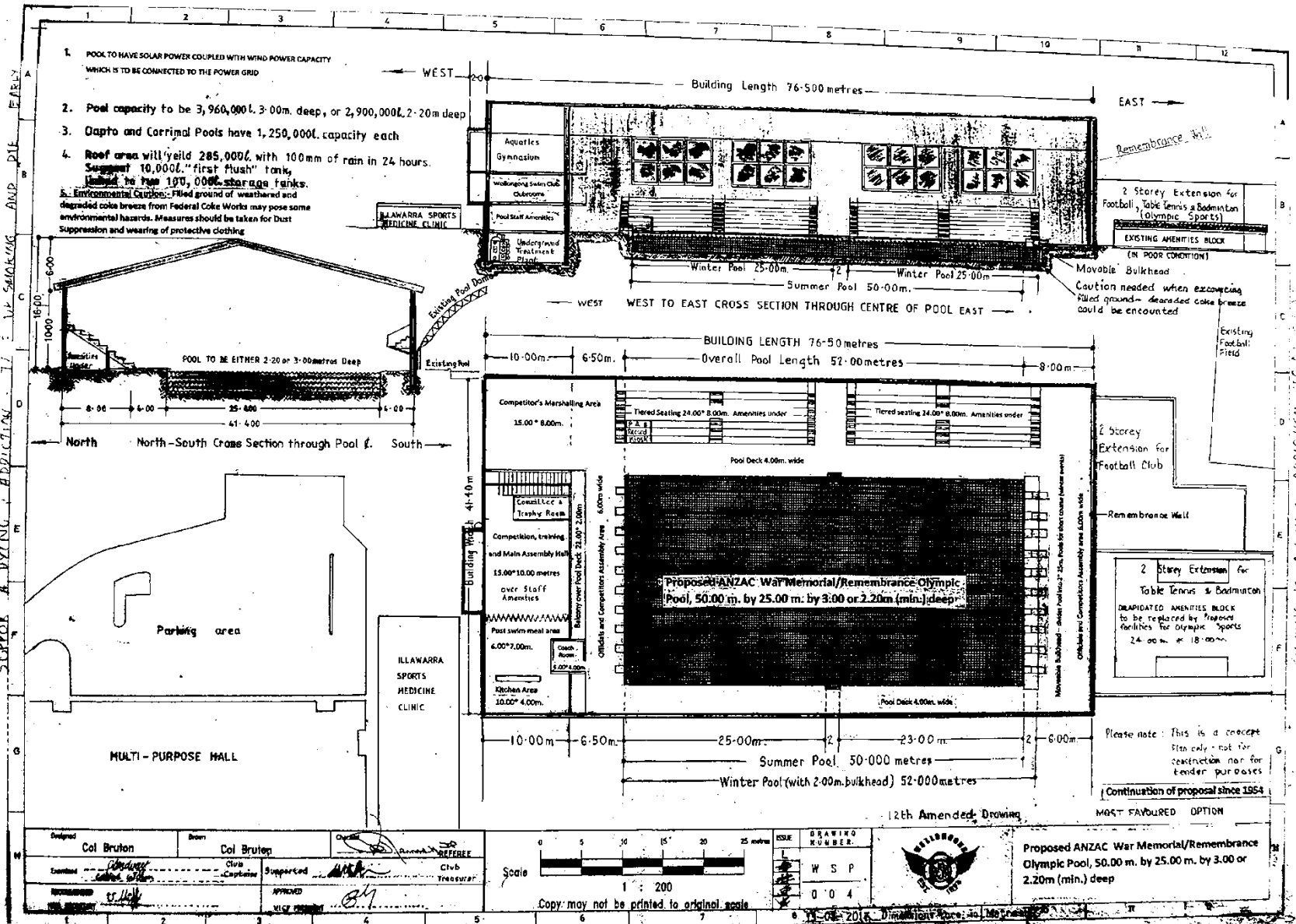


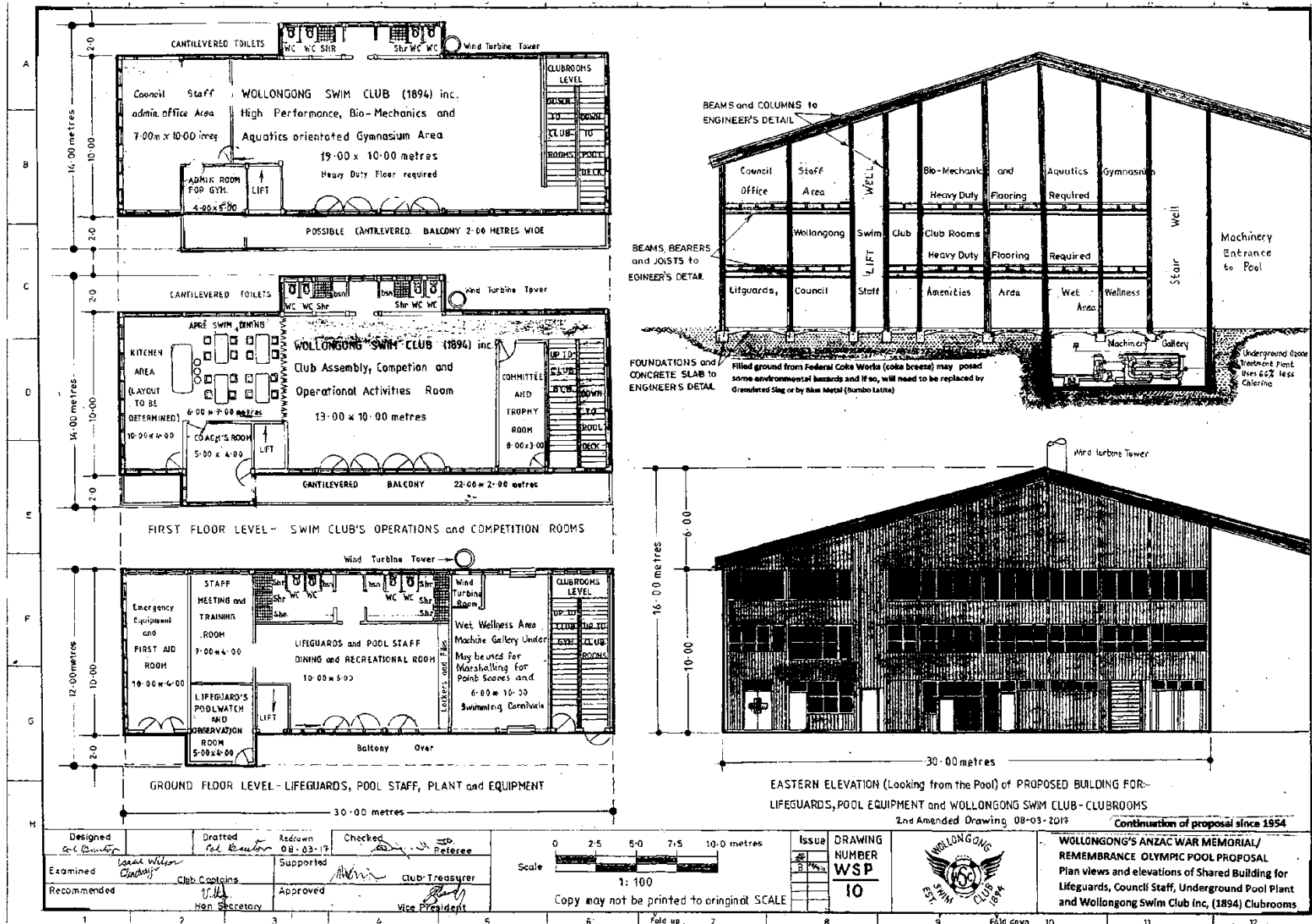
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Designed	Drawn	Checked	ISSUED	WSP	001
Col Bruton	Col Bruton	KEEGHER	04/04/16		
Examined	Support	TREASURER			
Recommended	Approved	VICE PRESIDENT			
MEM SECRETARY					

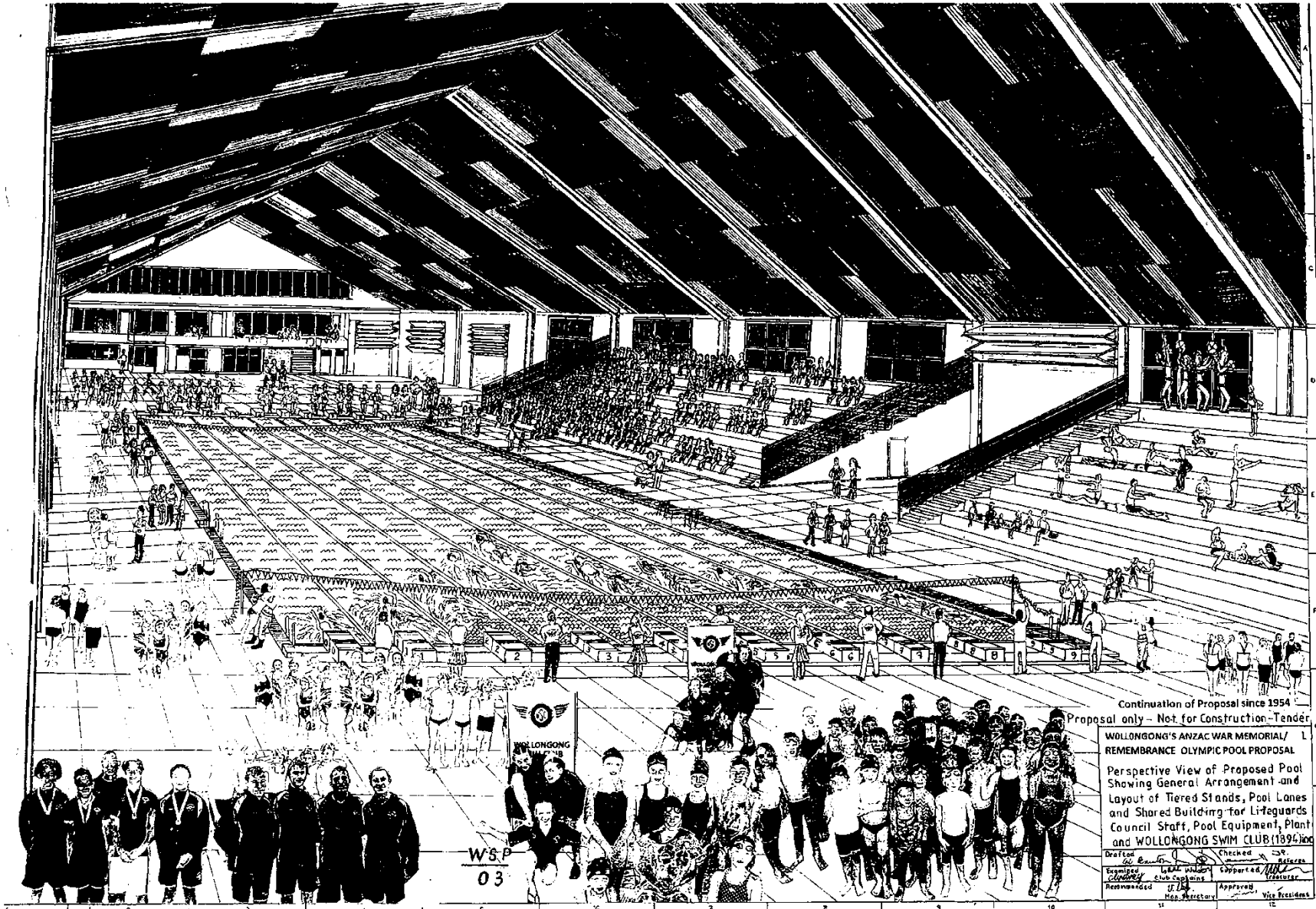


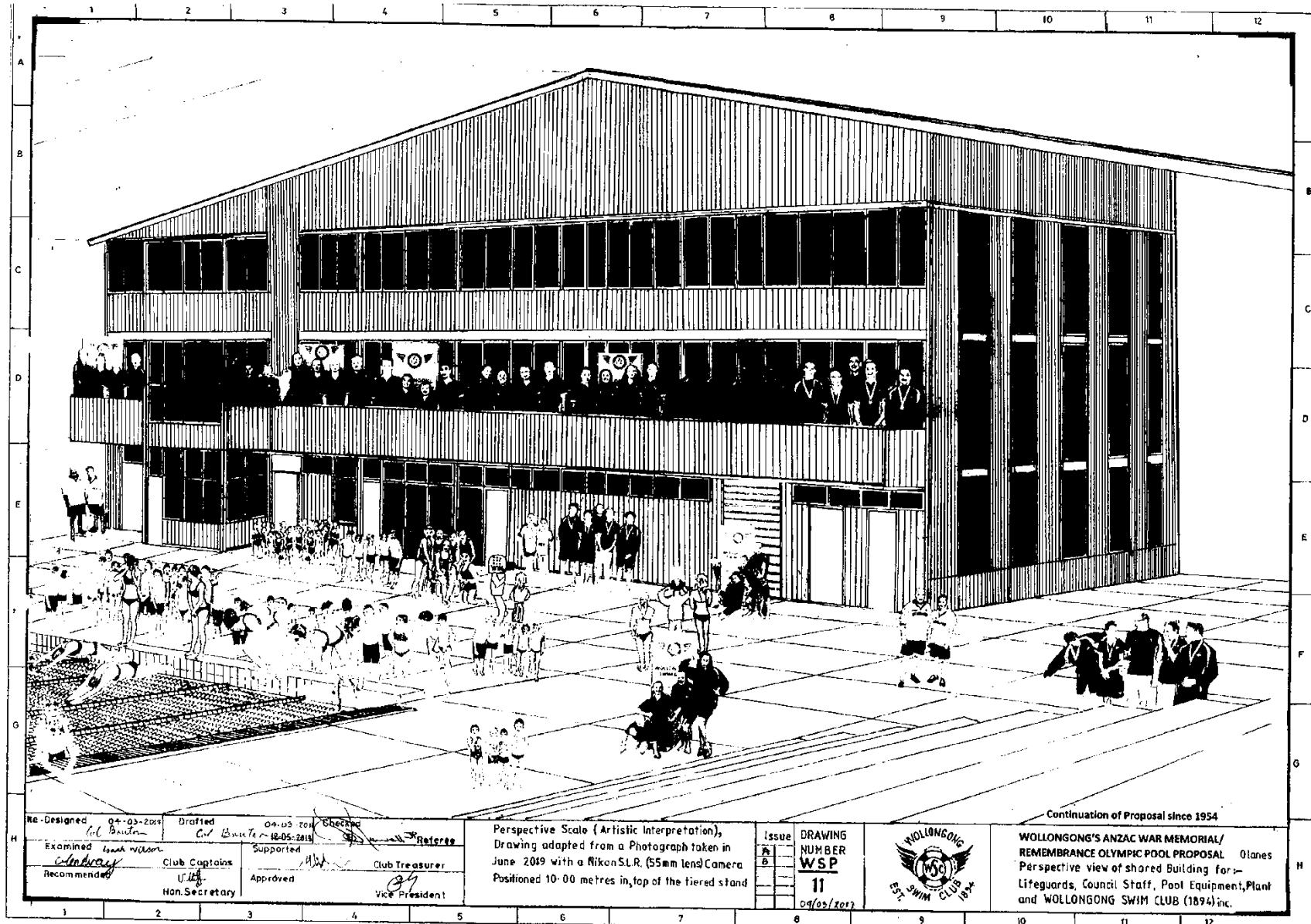
Wollongong's Proposed Bi-Centennial ANZAC War Memorial (Remembrance) Pools. The Olympic 50 metres Pool and the Warm, Agod, Activity, Action 25 metres Programme Pool, Boston Park Leisure Centre, Foleys Road Wollongong











Re-Designed <i>L. Brunt</i> 04-03-2018	Drafted <i>L. Brunt</i> 18-05-2018	Checked <i>[Signature]</i> 04-03-2018	Approved <i>[Signature]</i> 18-05-2018
Examined <i>[Signature]</i> 04-03-2018	Club Captains <i>[Signature]</i>	Supported <i>[Signature]</i>	Club Treasurer <i>[Signature]</i>
Recommended <i>[Signature]</i>	Hon. Secretary <i>[Signature]</i>	Approved <i>[Signature]</i>	Vice President <i>[Signature]</i>

Perspective Scale (Artistic Interpretation),
Drawing adapted from a Photograph taken in
June 2019 with a Nikon SLR (55mm lens) Camera
Positioned 10-00 metres in, top of the tiered stand

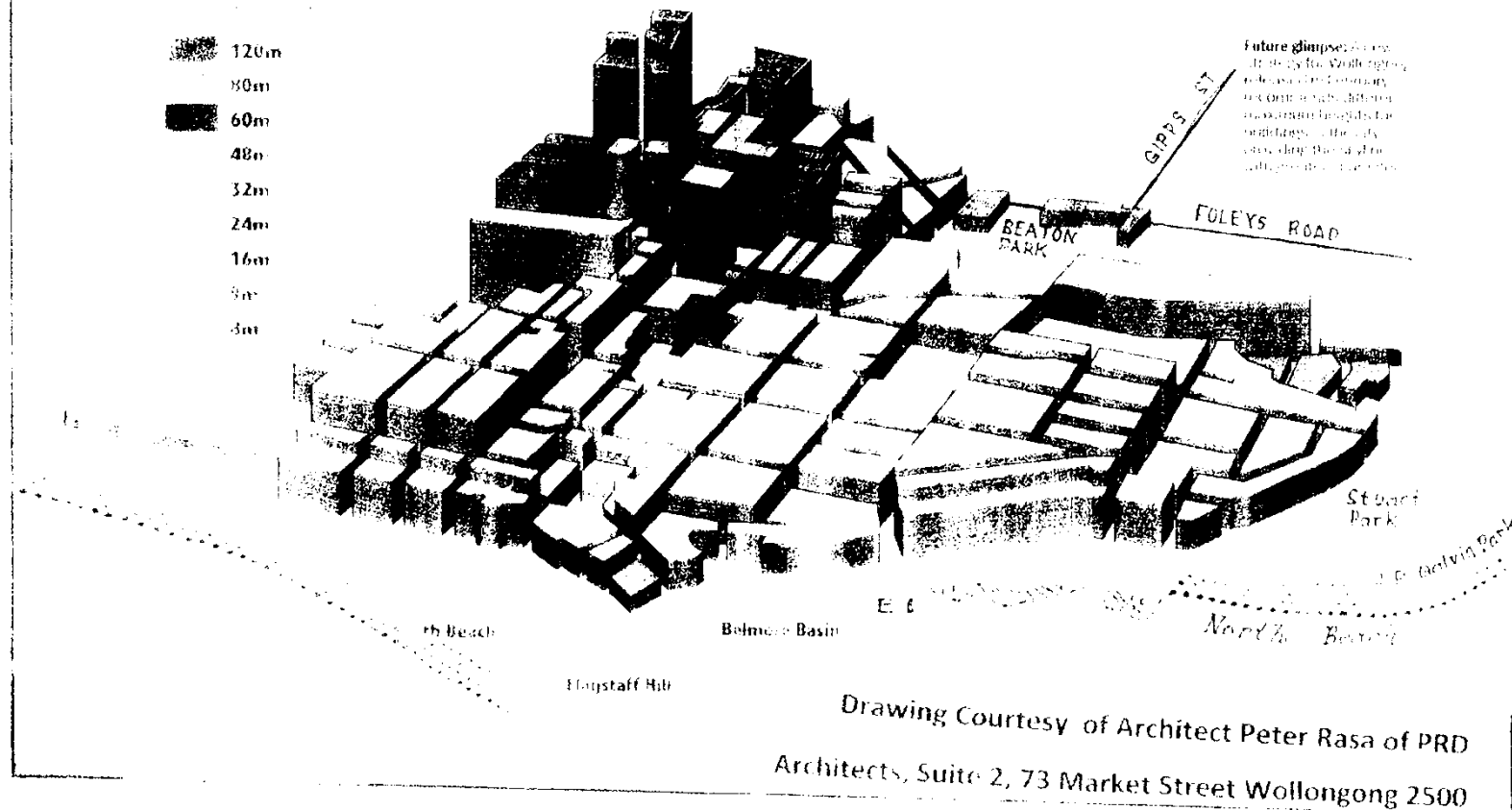
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04/05/2017



Continuation of Proposal since 1954
WOLLONGONG'S ANZAC WAR MEMORIAL/
REMEMBRANCE OLYMPIC POOL PROPOSAL
Perspective view of shored Building for:
Lifeguards, Council Staff, Pool Equipment, Plant
and WOLLONGONG SWIM CLUB (1894) inc.

What Wollongong may look like in 20 year's time with new High Rise

Illawarra Mercury Saturday June 9th 2007.



THE VOICE OF THE SILENT MAJORITY

Your Reference Z17/47988

Subject Matter:- Draft Beaton Park Plan of Management File Esp-100.14.60

Thank you for allowing me to have access to the "**Draft Beaton Park Plan of Management**". I was unable to attend your Kiosk at Beaton Park. However I do accept your invitation to have my say, even though I may disagree with some of your comments, but then my right to disagree is part of our Australian heritage. Some pertinent points I would like to make are:-

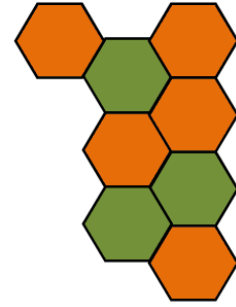
- (a) University now have the same problem as Beaton Park. In that there are not enough lanes for public swimming, unless you have booked into lessons or Coached Swimming squads.
- (b) It does appear Wollongong Council have hopelessly under-estimated the demand for swimming in heated 50 metre pools and also Indoor 50 metre pools, in the Inner City Area
- (c) Wollongong is now the 10th largest City in Australia, but still does not have an indoor heated Olympic Pool. 9th placed City, Central Coast NSW have 2.
- (d) With much High Rise and Medium Density development taking place in Inner Wollongong, the Inner City Population is expected to double in the next 5 years.
- (e) I fully support Wollongong Swim Club's proposal for a Standard, Olympic, Indoor, Heated, 50 metre Pool and the Aged, Activity, Action 25 metre Pool and Wellness Centre for Beaton Park. Which includes Staff Amenities, Underground Filtration Plant and Swim Clubrooms over.
- (f) Like you, I also support the Senior Citizens Hub. With its many much needed features. Particularly with our increasing aging population, which will exceed new-born to 15 year olds.
- (g) There is a great demand for a covered Drop-off and Pickup point near the main entrance.
- (h) Equally so, is the need for a well designed "Round-about" entrance to Beaton Park.
- (i) Why is it, that Council, as pointed out in page 47, does not think that a Standard Olympic Indoor Heated Pool is needed, when the current demand (Uni situation) and International Standards quite clearly indicated, that such a Pool is absolutely essential?
- (j) Should not the subject of the need for a Standard Olympic Pool at Beaton Park, be put to a referendum at the next Council (or even sooner) elections?
- (k) Is it not a fact that the Pool Capacity Ratios, show Beaton Park having more swimmers than the combined figures from Dapto, Unanderra, Berkeley and Corrimal Pools?
- (l) Does not this prove conclusively, Beaton Park needs at least, 1 Standard Olympic Pool?

Name....

Address

E-mail

Martin Bass Consulting



Report on Public Hearing

Draft Plan of Management and Draft Planning Proposal for Beaton Park, Gwynneville.

Prepared by Martin Bass, Independent Chair. February, 2018.

Martin Bass Consulting

Background and Context

Beaton Park is a multi-purpose sporting and recreational area of regional importance located in the suburb of Gwynneville, two kilometres from Wollongong CBD. The site supports a variety of sporting codes, sporting clubs, as well as community and commercial uses.

The site is owned by Wollongong City Council. It is classified as community land and is zoned RE1 (Public Recreation) under the Wollongong Local Environmental Plan 2009. A Plan of Management (PoM) is required for all community land in accordance with the Local Government Act 1993.

Many of Beaton Park's facilities are nearing the end of their operational life and, as the population in the area increases, there is likely to be greater pressure on the park's facilities. Therefore, a range of upgrades are proposed for the park and its facilities to respond to community demand for an increased range of uses and the likely increase in the intensity of use.

The Draft Plan of Management for Beaton Park aims to "develop Beaton Park as a Regional Centre of Excellence with High Performance and Event Facilities that are complemented by improved local open space/parkland areas." The draft PoM identifies a Vision, Values and Management Objectives for the future improvement of the facilities at the park.

Public Hearing Process

The public hearing was held at 6.30pm on 20 February 2018 to address proposed changes in categorisation of various parcels of public land within Beaton Park, as proposed in the draft Plan of Management. The hearing provided opportunities for interested community members to provide their ideas and opinions regarding the draft Plan of Management and engage in relevant discussion with council staff.

The hearing was held at Wollongong Council's Administration Building, 41 Burelli Street, Wollongong, and was organised in accord with relevant provisions within the Local Government Act (1993) and the Environmental Planning and Assessment Act (1979).

The public hearing commenced with a brief presentation by the Chair, providing an outline of the conduct of the hearing process (Appendix 1). This was followed by briefings by the two Council representatives to provide additional background and context regarding the draft Plan of Management and Master Plan for Beaton Park (Appendix 2). These presentations were followed by verbal submissions from community members present at the hearing. A record of these submissions forms the latter part of this report.

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Attendance

The public hearing was attended by 23 members of the community. Wollongong City Council was represented at the hearing by two staff including Martha Tyndall, Community Land Management Officer, and Jenny Towers, Commercial Business Manager. Martin Bass acted as Independent Chair of the hearing.

Public Hearing Submissions

The following is a record of all verbal submissions presented by community members in attendance at the hearing. Where appropriate, council staff provided responses and clarifications to points raised in verbal submissions.

Submission 1: A vegetation Management Plan has been prepared for Beaton Park. A watercourse plan should extend along the entire length of the creek through the park.

Submission 2: The parkland area south of the tennis courts and east of Werona College should be reserved for community parkland / community open space rather than for sporting activities and facilities. There is no other community parkland / open space nearby.

Submission 3: Wollongong city Tennis Club has a current lease on the land south of the tennis courts and east of Werona College and is ready to relinquish this land for other uses.

Council response to Submissions 2 & 3: The new Plan of Management includes plan for a more 'park-like atmosphere' across the Beaton Park as a whole.

Submission 4: Does the Plan of Management change the use of the two playing fields?

Council response to Submission 4: There will be no change to the current category of use for these playing fields.

Submission 5: Is there a real possibility that the Department of Defence will sell their parcel of land adjoining the park to Council and if so, what use(s) would Council propose for this land?

Council response to Submission 5: The Plan of Management proposed more intensive community activities within the park. Therefore, it makes sense for the Defence land, if acquired by Council, to add to the planned uses for the park. To date, the Department of Defence has rejected approaches from Council regarding acquisition of the land.

Submission 6: A 50-metre indoor heater swimming pool is requested as an addition to the facilities planned for Beaton Park. Attendances at public swimming pools across Wollongong

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are 24 times greater than those at WIN Stadium events, 38 times greater than those at local soccer matches and 78 times greater than those at Illawarra Hawks matches.

Council response to Submission 6: The Plan of Management and Masterplan will provide detailed outlines and plans for uses of the park and the facilities that are proposed for the site.

Submission 7: Communities of Gwynneville and Keiraville donated some money in the 1950s for the development of a 50-metre, Olympic standard swimming pool for Wisemans Park – there is no record of what became of that money.

Submission 8: A 50-metre, Olympic standard swimming pool fits with the overall objectives for the park as outlined in the draft Plan of Management. There is not one such public pool in any coastal population centres between southern Sydney and Melbourne. Our communities are running short of pool space whilst demand is growing. The current pool facilities at Beaton Park experience six times higher attendances than any other pool in Wollongong.

Submission 9: Is Council looking at acquiring land currently occupied by private houses along the border of the park?

Council response to Submission 9: Council is currently considering this as part of its long term property strategy.

Submission 10: Does the site use belong in the Plan of Management?

Council response to Submission 10: The Masterplan for the park will provide a detailed outline of the specific planned uses for the park. The Masterplan will be completed in approximately six months. The vision for the park is for the development of lifestyle choices to cater for broad community needs based on the provision of sporting and recreational facilities. Council is observing the following goals in the design and planning work for the park:

- Develop multi-function sporting and recreational facilities to increase community health and wellbeing
- Accommodate water space
- Achieve connectivity within Beaton Park and to Wisemans Park
- Develop centralised facilities to overcome the current disjointed nature of activities within the park
- Ensure the park is sustainable and well utilised by communities

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- Effective riparian management within the creek corridor
- Explore alternative funding sources to support future activities and uses of the park
- Increase the number of multi-purpose courts and locate them centrally
- Improve car parking facilities
- Upgrade tennis court facilities

Submission 11: The entrance to the park off Foley St needs to be upgraded with a well-designed roundabout to accommodate higher vehicle and pedestrian volumes and to enable better pedestrian access.

Submission 12: Has Council got figures on local population increase since the establishment of Beaton Park? The current park area may not be sufficient for future population increase.

Council response to Submission 12: Such figures would be available through the Australian Bureau of Statistics.

Submission 13: Illawarra Basketball is pleased with the consultation process so far but in regard to ongoing costs associated with the upgraded park, do sporting groups need to continue to self-fund?

Council response to Submission 13: Council will seek to continue co-operative arrangements with sporting groups similar to those currently in place.

Submission 14: Will there be opportunities to comment on the Masterplan when the draft is complete?

Council response to Submission 14: Yes

Submission 15: What is the timeframe for the upgrade completion?

Council response to Submission 15: The exact timeframe depends on the availability of funds to complete upgrade works but the upgrade works will occur in stages.

Submission 16: How will the upgraded park and facilities be managed overall, to avoid clashes and double-ups in usage?

Council response to Submission 16: Council will explore improved management of the park and all facilities.

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Submission 17: It would be good to see the re-establishment of a community committee to participate in the planning and management of the site.

Submission 18: Beaton Park is an excellent site despite the occasional overuse.

Submission 19: A bigger plan of management may be needed beyond Beaton Park alone – a plan that addresses a broader area.

Council response to Submission 19: A recent needs assessment did consider issues on a broader basis, taking in Beaton Park, Gilmore Park, Wisemans Park and linkages between these sites, amongst other issues. Whilst this process focuses on Beaton Park, there is a wider process underway to look a future planning and management pf parkland in the area.

Submission 20: The swimming club's consensus is that investment in the right facilities at Beaton Park is critical. It is important to consider the long term future needs of the community and population growth.

End of verbal submissions and discussion.

NOTE - Three written submissions were presented to the Chair at the close of the meeting. These submissions were forwarded to Council staff for consideration.

Following submissions and discussion, council representatives provided an outline on the next steps in the process to consider the draft Plan of Management for Beaton Park.

The Chair thanked all present for their submissions and the hearing closed at 8.10pm.

End of report

Appendix 1



Public Meeting on the Beaton Park Draft Plan of Management

Tuesday 20 February, 2018

INDEPENDENT CHAIRPERSON – MARTIN BASS

Agenda



- | | |
|---|---|
| <input type="checkbox"/> Welcome and introductions - | Martin Bass |
| <input type="checkbox"/> Participation Guidelines - | Martin Bass |
| <input type="checkbox"/> The Public Meeting process - | Martin Bass |
| <input type="checkbox"/> Presentation on the Draft Plan of Management | Martha Tyndall
Jessica Saunders |
| <input type="checkbox"/> General Discussion / Viewpoints on draft PoM | Martin Bass
Martha Tyndall
Jessica Saunders |
| <input type="checkbox"/> General Discussion Summary | Martin Bass |
| <input type="checkbox"/> Meeting close. | |

Appendix 1

Participation guidelines



- We will act together to ensure the forum is as constructive and informative as possible for all parties present
- We acknowledge at the outset that there is a range of differing views and opinions aired during this public meeting/hearing
- We respect the rights of others to voice opinions, ask questions and hear responses without interruption
- We will be clear and concise in asking questions and/or expressing our opinions and will give others equal time to ask their questions and express their points of view

The Public Meeting Process



- Sign In at the Door - All present
- Presentation on the Draft Plan of Management for Beaton Park - Wollongong City Council
- Ask questions for clarity – All present
- General Discussion to identify views, identify stakeholders – All present
- Summary of Issues Raised in General Discussion - Chairperson
- Report on the issues raised at the Public meeting by the Chairperson included in a future report to Council on the results of the exhibition and community feedback of the draft Plans for Beaton Park - Chairperson

Appendix 2



Appendix 2



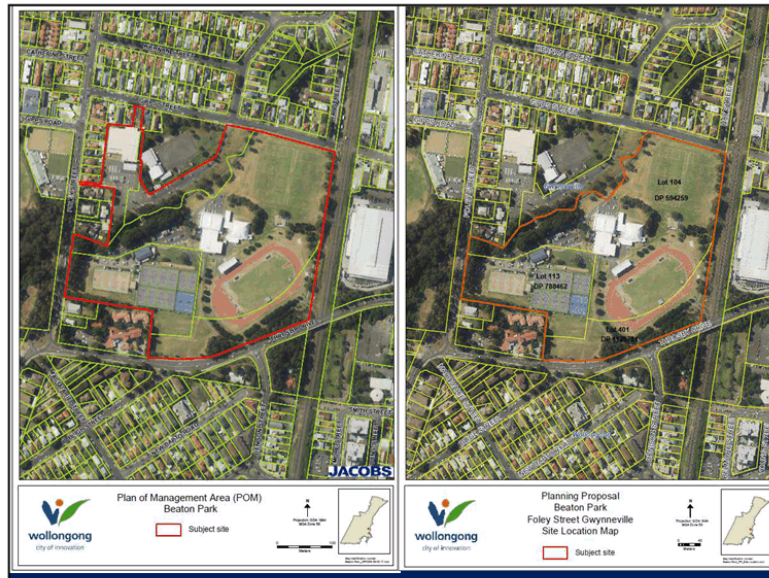
The diagram illustrates the 'Beaton Park Draft Plans Process' through a series of stages:

- Plan of Management For Beaton Park Wollongong 1999/2007**
- Beaton Park Precinct Needs Assessment Project Final Report December 2015**
- 2017 Draft BEATON PARK PLAN OF MANAGEMENT**
- DRAFT PLANNING PROPOSAL**: To permit additional uses – Health Services Facility types – medical centre, community health services facilities and registered club
- Future DRAFT Beaton Park Master Plan**
- Future DRAFT EXHIBITED FOR COMMENT**

We are here.
Draft PoM and Planning Proposal – exhibited concurrently 2 Nov – 15 Dec 2017, submissions are being reviewed and public meeting held on 20 February 2018 – submissions and public meeting report will be reported to Council

Date	What
9 May 2016	Council Resolution to Note the Beaton Park Needs Assessment and to Review Beaton Park PoM 1999/2007
29 May 2017	Council Resolution to Exhibit the Draft Plans for Beaton Park – 2017 Draft PoM and Draft Planning Proposal
7 September 2017	Council receives Gateway Determination for Draft Planning Proposal – Public Hearing Not Required for Draft Planning Proposal, exhibit for min 28 days – referrals to state agencies
2 November 2017	Exhibition and Comment Period for Draft Plans for Beaton Park minimum 42 days
18 November 2017	Information Kiosk at Beaton Park Leisure Centre
15 December 2017	Submissions Close – Under review
12 January 2018	Acknowledged submissions received and notified of date of public meeting of 20 February 2018
20 February 2018 ✓	Public Meeting / Hearing – required under the Local Government Act 1993 for the draft Plan of Management
May/June 2018	Report to Council on submissions and results of public meeting to consider the draft PoM and the draft PP.

Appendix 2

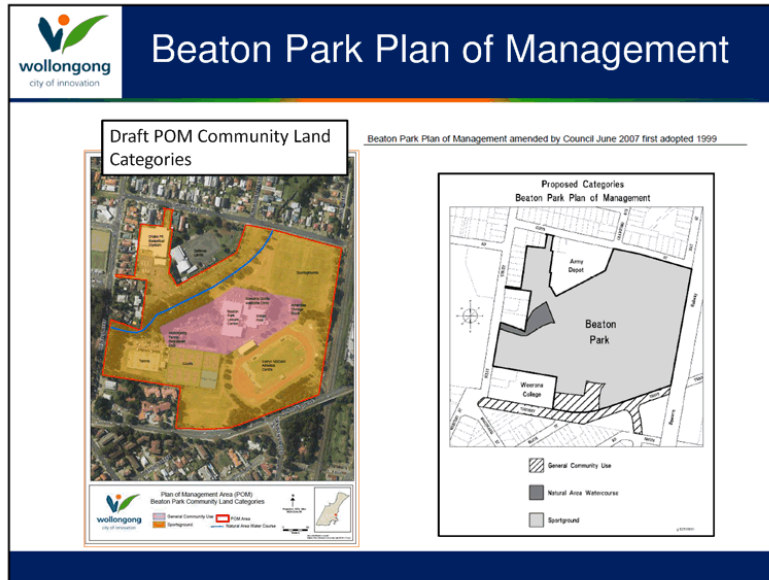


 **Community Land Categories**

Community land is to be categorised as one or more of the following:

- (a) a natural area - (bushland or wetland or escarpment or watercourse or foreshore)
- (b) a sportsground,
- (c) a park,
- (d) an area of cultural significance
- (e) general community use.

Appendix 2



Beaton Park Plan of Management

Beaton Park Plan of Management amended by Council June 2007 first adopted 1999

Draft POM Community Land Categories

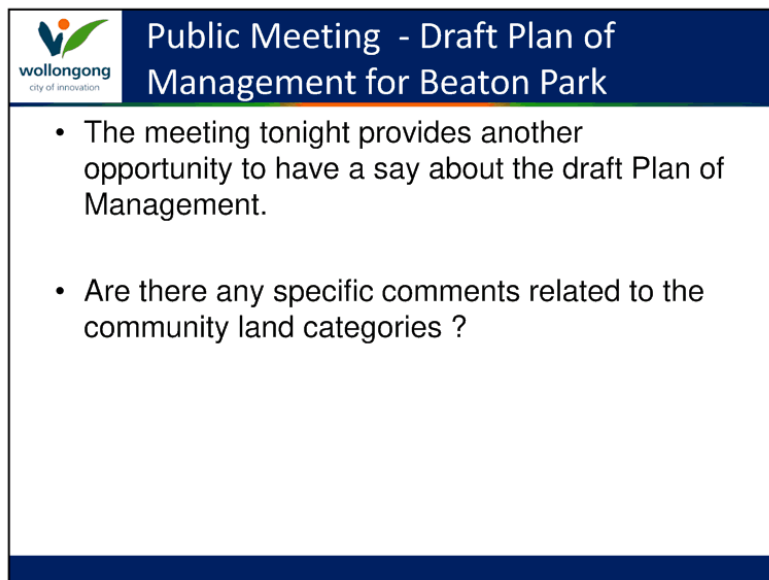
Proposed Categories Beaton Park Plan of Management

Plan of Management Area (POM)
Beaton Park Community Land Categories

General Community Use
Natural Area Watercourse
Scrubland

Wollongong City of Innovation

The slide features two maps side-by-side. The left map, titled 'Draft POM Community Land Categories', is an aerial photograph with various colored overlays (yellow, pink, orange) indicating different land categories. The right map, titled 'Proposed Categories Beaton Park Plan of Management', is a schematic site plan showing 'Beaton Park' in a central grey area, with 'Army Depot' to the north and 'Western College' to the south. A legend below the maps defines the categories: 'General Community Use' (hatched pattern), 'Natural Area Watercourse' (solid grey), and 'Scrubland' (light grey). A small inset map at the bottom left shows the location of Beaton Park within the Wollongong city area.



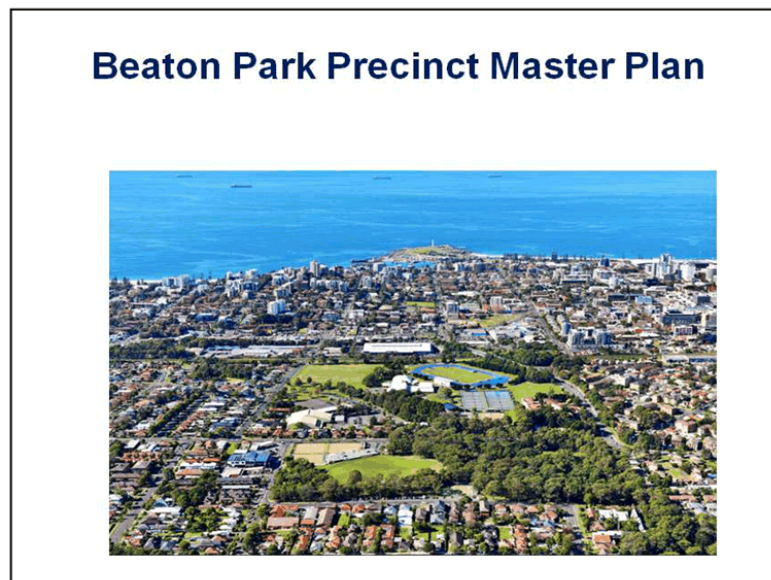
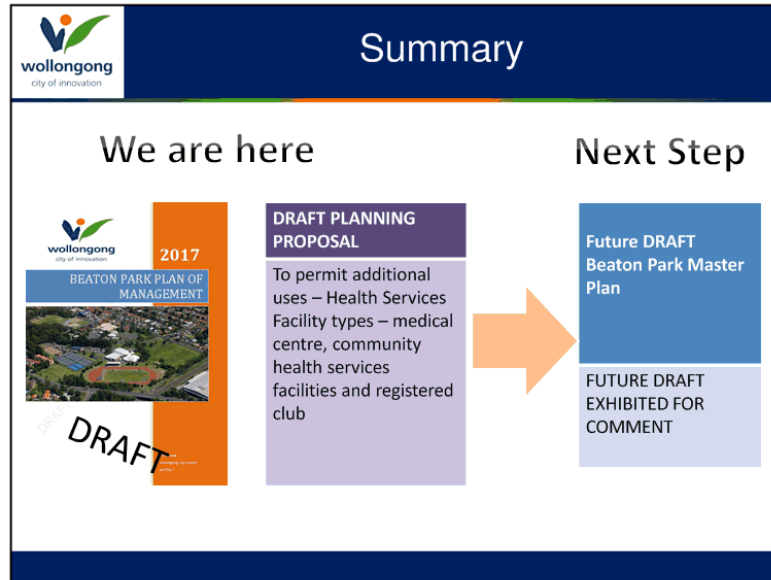
Public Meeting - Draft Plan of Management for Beaton Park

- The meeting tonight provides another opportunity to have a say about the draft Plan of Management.
- Are there any specific comments related to the community land categories ?

Wollongong City of Innovation

The slide has a dark blue header with the Wollongong logo and the title 'Public Meeting - Draft Plan of Management for Beaton Park'. The main content area is white and contains two bullet points. The footer is a dark blue bar with the Wollongong logo.

Appendix 2



Appendix 2

Aim:

“Develop Beaton Park as a Regional Centre of Excellence with High Performance and Event Facilities that are complemented with improved local open space/parkland areas”.

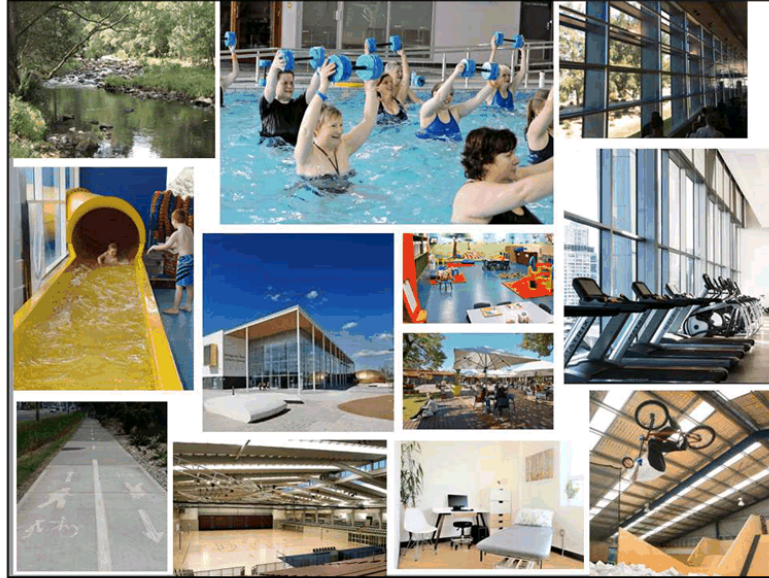
Vision:

“Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities”.

Design opportunities being explored:

- Ensure that the development is designed to be multifunctional, well considered, well planned and addresses the communities needs
- Expand the health and wellbeing offerings at the site
- Increase the variety of water space on offer
- Improve footpath and cycleway connections through the site
- Provide for a single, centralised facility as opposed to multiple separate buildings
- Improve community access and utilisation of the site
- Encourage the expansion of the use of sustainable technologies at the site
- Improve the financial sustainability of the centre
- Provide additional facilities to meet the needs of the aging population
- Provide additional facilities for elite athletes
- Implement riparian management works within the Fairy Creek tributary within the site
- Attract state, federal and national sporting bodies funding where possible
- Provide additional storage areas
- Increased number of multipurpose courts
- Improved circulation within the car parking areas
- Improved tennis courts and circulation between courts

Appendix 2





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Vegetation Management Plan



Beaton Park Leisure Centre

37 Foley Street, Gwynneville, NSW, 2500

Prepared for Wollongong City Council

20 November 2017

**Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville**

PROJECT NUMBER	2017-137		
PROJECT NAME	Vegetation Management Plan		
PROJECT ADDRESS	37 Foley Street, Gwynneville, NSW, 2500		
PREPARED FOR	Wollongong City Council		
AUTHOR/S	Thomas Hickman		
REVIEW	Will Introna		
VERSION	Version	Draft/Final	Date to client
	1.0	Draft	17 November 2017
		Final	20 November 2017

This report should be cited as: *'Ecoplanning (2017). Vegetation Management Plan, Beaton Park Leisure Centre, 37 Foley Street, Gwynneville. Prepared for Wollongong City Council'*.

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Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

Glossary and abbreviations

Abbreviation	Description
*	Denotes exotic species
BC Act	<i>Biodiversity Conservation Act 2016</i>
CBD	Central Business District
CEEC	Critically Endangered Ecological Community
CGRGF	Coastal Grassy Red Gum Forest
DA	Development Application
DCP	Development Control Plan
DPI	Department of Primary Industries
EEC	Endangered Ecological Community
EP&A Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>
ha	Hectares
ILGW	Illawarra Lowlands Grassy Woodland
LGA	Local Government Area
MZ	Management Zone
NOW	NSW Office of Water (now DPI Water)
PoM	Plan of Management
ToB	Top of Bank
TPZ	Tree Protection Zone
VMP	Vegetation Management Plan
VRZ	Vegetated Riparian Zone
WLEP	Wollongong Local Environmental Plan 2009
WCC	Wollongong City Council
WM Act	<i>NSW Water Management Act 2000</i>
WoNS	Weeds of National Significance

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

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**Vegetation Management Plan
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Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

1. Introduction

1.1 Description of project and purpose of Vegetation Management Plan

Beaton Park Leisure Centre is located at 37 Foley Street, Gwynneville, approximately 1.5 km from the Wollongong Central Business District (CBD) (**Figure 1.1**). The Beaton Park Leisure Centre is situated on land that is currently zoned RE1 – Public Recreation under the Wollongong Local Environmental Plan 2009 (WLEP) and is made up of the following lots (subsequently referred to as the 'study area'):

- Lot 104 & Lot 105 // DP 594259
- Lot 2 // DP 700616
- Lot 102 // DP 611233
- Lot 113 // DP 788462
- Lot 401 // DP 1128781

Wollongong City Council (WCC) propose to undertake works within the study area which will likely be located within 40 m of waterfront land. The erection of a building or carrying out of work (within the meaning of the *Environmental Planning and Assessment Act 1979* (EP&A)) within 40 m of a river bank, lake shore or estuary are controlled activities and are governed under the NSW *Water Management Act 2000* (WM Act). For any such activity a Vegetation Management Plan (VMP) must be submitted with the Development Application (DA), as specified by Department of Primary Industries (DPI) Water and in accordance with Chapter E23 of the WCC Development Control Plan (DCP) (2009).

The study area contains an unnamed tributary of Fairy Creek, which traverses the study area and flows in a north easterly direction (**Figure 1.2**). The aim of this VMP is to determine a suitable Vegetated Riparian Zone (VRZ) for the unnamed tributary of Fairy Creek, based on the Strahler System of ordering streams and the riparian corridor widths specified by DPI (2012). The VRZ will be subsequently referred to as the 'subject site' and will be the focus of all management activities in the study area. The primary objectives of the VMP for the restoration of the subject site include:

- an assessment of the subject site's resilience, which will be used to determine appropriate restoration techniques,
- a reduction of the abundance and cover of all exotic species, particularly exotic vines, grasses and herbaceous weeds,
- creation of a stable revegetated riparian zone to buffer the watercourse, taking into consideration the potential limitations of the existing development surrounding the creek,
- revegetation of the subject site with a suitable selection of native species to emulate local native vegetation communities.

This report includes a proposal for staging of works to guide the weed management, revegetation and general restoration of the subject site by a qualified bush regeneration company over a three-year period.

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville



Figure 1.1: VMP subject site and study area.

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville



Figure 1.2: Strahler stream order and associated riparian buffers.

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

1.2 Site description

The Beaton Park Leisure Centre (study area) is situated in the suburb of Gwynneville, approximately 1.5 km from the Wollongong CBD (**Figure 1.3**). The study area contains various recreational facilities including a basketball stadium, tennis courts, sporting fields, athletics fields, a swimming pool and a leisure centre. An unnamed 2nd order tributary of Fairy Creek traverses the study area and flows in a north easterly direction. The confluence of the 2nd order tributary and Fairy Creek is approximately 300 m to the north east of the study area.

The VMP subject site is restricted to the riparian corridor of the unnamed tributary of Fairy Creek in the north west of the study area (**Figure 1.1**). A riparian corridor width has been determined based on the Strahler System of ordering watercourses in accordance with the specifications outlined by DPI (2012). The VRZ widths for a 2nd order watercourse is 20 m from the Top of Bank (ToB) from each side of the watercourse. The total riparian corridor includes the creek channel as well as the required VRZ width.

The vegetation in the subject site has been extensively cleared and is mostly comprises planted indigenous and exotic tree species. The north eastern portion of the subject site consists of a lawn dominated by *Cenchrus clandestinus** (Kikuyu Grass) lawn no midstorey but with an overstorey of planted *Casuarina glauca* (Swamp Oak). The degraded condition of the vegetation suggests that there has been a long history of disturbance, including the concrete lining of the creek bank. Regular mowing of the *Cenchrus clandestinus** has prevented the establishment of exotic grasses and herbaceous weeds and has been an appropriate management action for the area thus far.

The south western portion of the subject site contains an established canopy of planted native trees including *Casuarina glauca*, *Eucalyptus saligna x botryoides* (Wollongong Woollybutt), *Eucalyptus amplifolia*, *Eucalyptus tereticornis* (Forest Red Gum), *Livistona australis* (Cabbage Fan Palm) and *Syncarpia glomulifera* (Turpentine). This area also contains an assortment of planted exotic and non-indigenous species common in the Wollongong Local Government Area (LGA), such as *Erythrina x sykesii** (Coral Tree). The cover and species richness of the midstorey is low and native species include *Melaleuca styphelioides* (Prickly-leaved Tea Tree) and *Pittosporum undulatum* (Native Daphne).

The groundlayer in the south western portion of the subject site contains few native species and is mostly dominated by exotic species such as *Cardiospermum grandiflorum** (Balloon Vine), *Ehrharta erecta** (Panic Veldtgrass) and *Tradescantia fluminensis** (Trad). The creek bed is wider in the western portion of the study area, which has resulted in increased soil moisture, which in turn supports native and exotic macrophyte species, such as *Typha orientalis** (Broadleaf Cumbungi), *Colocasia esculenta** (Taro) and *Arundo donax** (Giant Reed).

Due to past and ongoing disturbances in the study area, restoration of the VMP subject site will require substantial intervention, including primary weed removal, revegetation and ongoing secondary and maintenance works. The site has minimal resilience (see **Section 2.2.3**), and will therefore require ongoing maintenance to ensure the successful establishment of planted native vegetation and the ongoing suppression of herbaceous weeds and exotic grasses. The vegetation in the subject site has minimal connectivity to native vegetation in the locality and is situated within a highly fragmented landscape (**Figure 1.4**).

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

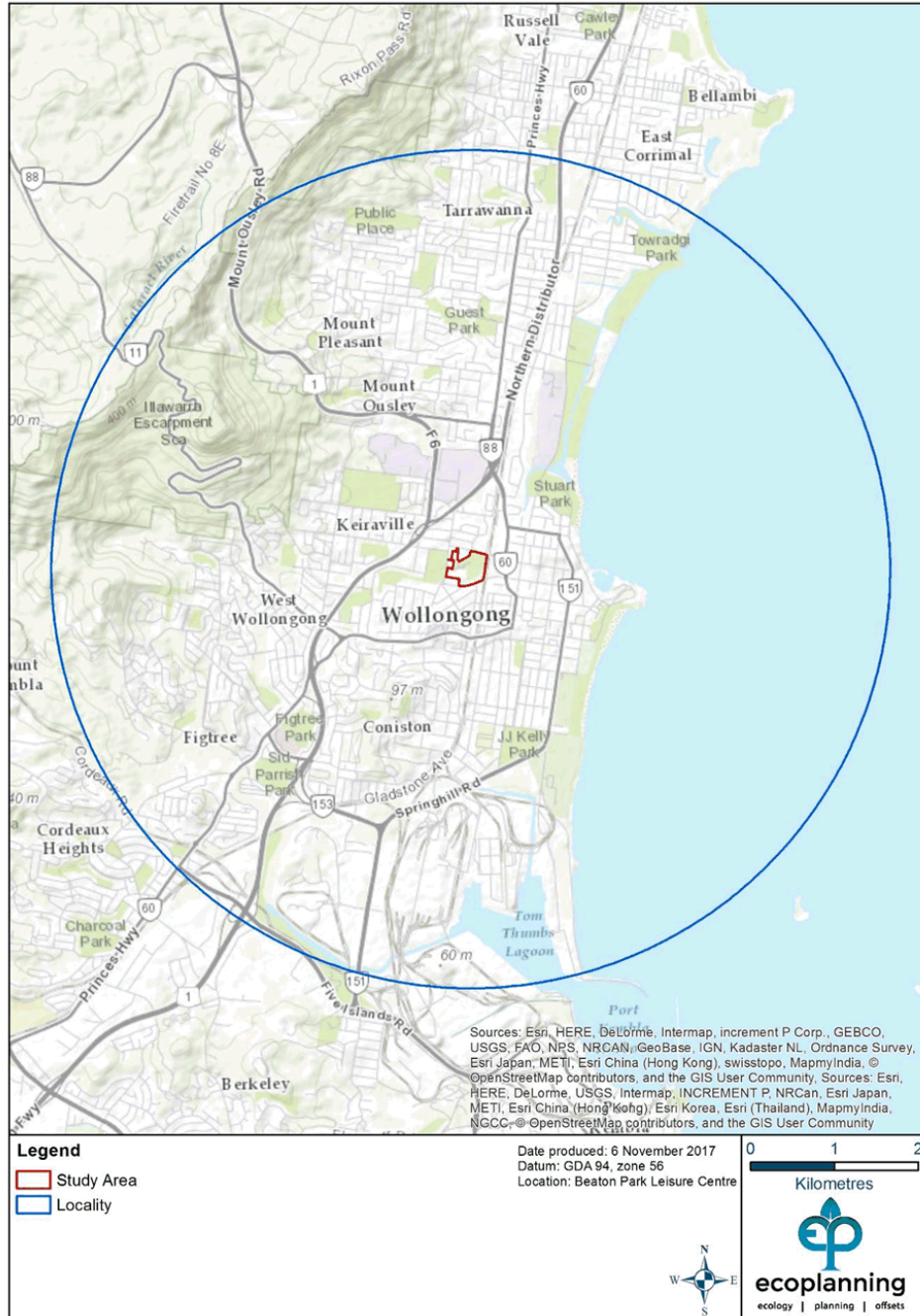


Figure 1.3: Locality of the study area, depicting surrounding suburbs and landscape features.

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

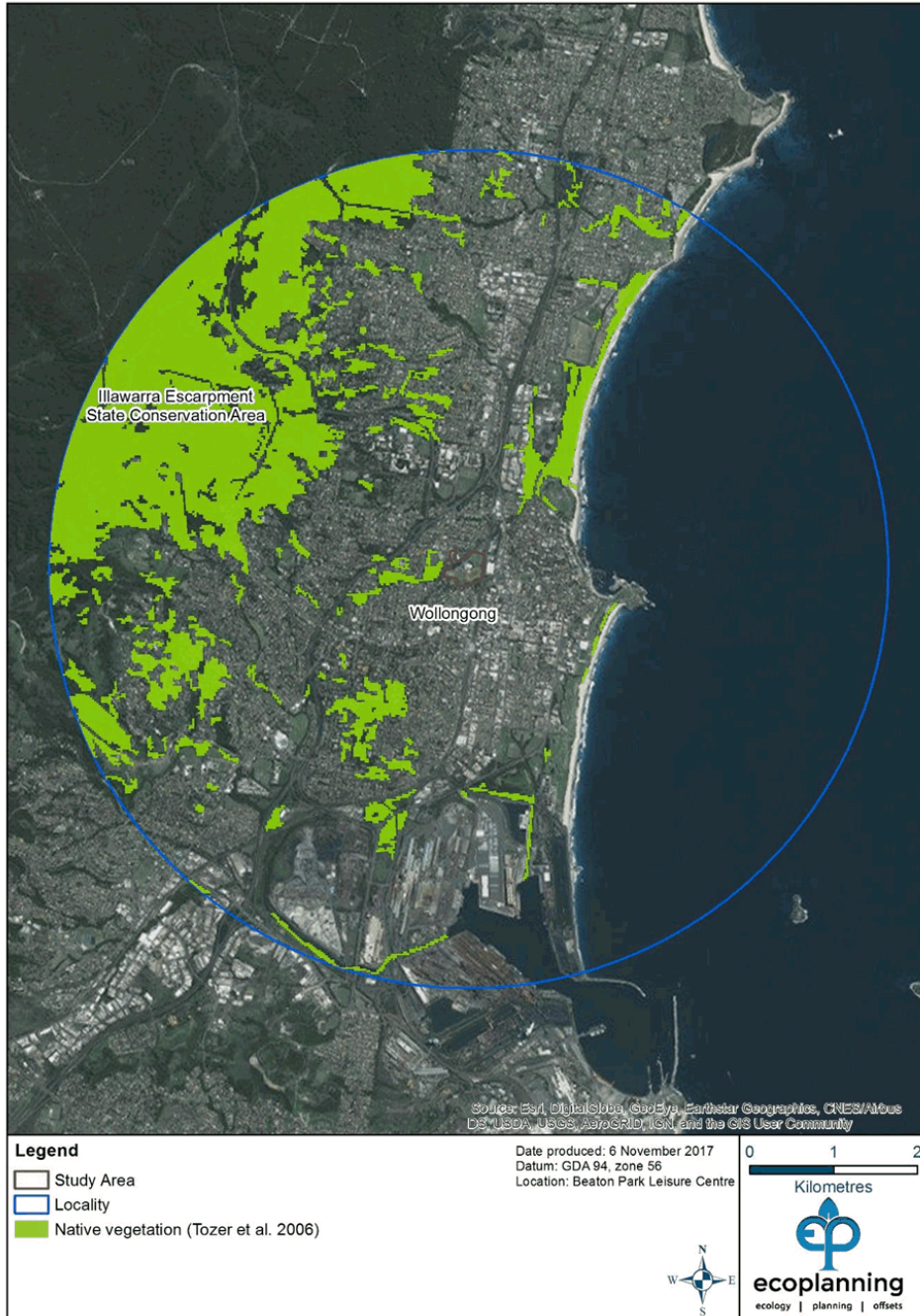


Figure 1.4: Locality of the study area and connectivity to surrounding native vegetation (Tozer et al. 2006).

Vegetation Management Plan
Beaton Park Leisure Centre, 37 Foley Street, Gwynneville

2. Site assessment

2.1 Methods

A field survey was undertaken on 2 November 2017 by Lucas Mckinnon (Principal Ecologist, Ecoplanning). The study area and subject site were traversed by foot on either side of the unnamed creek. The weather conditions on the day were cool – warm with clear skies (**Table 2.1**).

Table 2.1. Daily weather observation at Bellambi – station 068241 (8 km north-east of the development site)

Date	Temp (°C)		Rainfall (mm) ¹	Max wind	
	Min	Max		Direction	Speed (km/h)
2/11/17	14.3°C	20.4°C	0 ¹	SSW	26

The field assessment aimed to determine the overall resilience of the subject site, and thus its capacity to respond to regeneration works. Appropriate management methods were considered, with the aim of identifying areas of the subject site that would require revegetation, as opposed to assisted natural regeneration.

The subject site was surveyed to identify the problematic exotic species onsite, and aimed to identify all priority weeds and Weeds of National Significance (WoNS). During the survey, appropriate weed control techniques for the dominant exotic species were considered within the site context. All vegetation patches were assessed to determine their location and extent, and to confirm their structure and floristics.

An appropriate VRZ was determined for the 2nd order watercourse in the study area, in consideration of the specifications outlined by DPI 2012 and in accordance with Chapter E23 of the WCC DCP (2009).

2.2 Results

2.2.1 Plant communities

The composition of native flora species in the subject site has been substantially altered due to past vegetation clearing, soil modification and ongoing disturbances. Regional vegetation mapping by NPWS (2002) identified a small amount of Coastal Grassy Red Gum Forest (CGRGF) (MU23) in the west of the subject site (**Figure 2.1**). Additional areas of CGRGF are mapped to the west of the study area in Wiseman Park, which contains mature *E. tereticornis* and a modified, yet representative, assemblage of flora species consistent with the community. The vegetation in the subject site consists of a planted canopy and midstorey vegetation and is not consistent with the CGRGF found in Wisemans Park.

The regional vegetation mapping of Tozer et al (2010) does not include the vegetation in the study area (**Figure 2.2**). Vegetation in Wiseman Park has been mapped as a combination of South Coast Grassy Woodland (p.34) and Illawarra Lowland Swamp Woodland (p.3). The area mapped by NPWS (2002) as CGRGF is similar in extent to the South Coast Grassy Woodland mapped by Tozer et al. (2010). These two map units are comparable with each other and both

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constitute Illawarra Lowlands Grassy Woodland (ILGW) listed as an Endangered Ecological Community (EEC) under the NSW *Biodiversity Conservation Act 2016* (BC Act) and Illawarra and South Coast Lowland Forest and Woodland listed as a Critically Endangered Ecological Community (CEEC) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The planted vegetation in the subject site does not consist of CGRGF with a 'planted' condition class, due to the high proportion of *Casuarina glauca* in the overstorey, which is not a common component of the community. Furthermore, the planted vegetation does not easily fit with any prescribed vegetation community in accordance with regional vegetation mapping. It is considered that *Casuarina glauca* was not a naturally occurring component of the historical vegetation community that existed prior to vegetation clearing and subsequent disturbances. As such, the planted vegetation is not likely to constitute a *Casuarina glauca*-dominated community described by NPWS (2002).

Where present, planted vegetation should be retained for its ecological value. However, it is advised that future revegetation within the subject site is based on the vegetation community CGRGF (MU23). A planting palette has been provided (see **Appendix B**), which should be used to reconstruct the vegetation communities onsite so that it is consistent with CGRGF.

2.2.2 Site resilience

Field assessment determined that a majority of the VMP subject site had a low capacity for natural regeneration to occur. The riparian buffers in the site have been heavily degraded from past and current land use, including vegetation clearing, soil modification and regular mowing. As such, the site will require substantial intervention for restoration to be successful, including primary and secondary weed removal, revegetation and ongoing maintenance works. Revegetation should aim to increase native plant species richness and the cover of native midstorey and canopy species.

The vegetation in the east of the subject site has been managed by ongoing mowing, which has prevented the establishment of exotic and native species alike. The western portion of the study area has not been regularly mown, and mostly consists of a groundlayer comprised of exotic grasses, herbaceous weeds and exotic vines. The lack of native recruitment and low native species indicates a low potential for assisted natural regeneration to occur. The few native species that are present in the study area are planted canopy species, such as *Casuarina glauca*, or include native grasses and groundcovers more tolerant to ongoing disturbance, such as *Commelina cyanea*, *Dichondra repens* (Kidney Weed) and *Oplismenus aemulus* (Australian Basket Grass).

2.2.3 Vegetated Riparian Zone

The VRZ requirements for a 2nd order watercourse is 20 m from ToB, as specified by DPI (2012). The total riparian corridor typically includes the creek channel as well as the required VRZ width. It was noted during field survey that the natural land form within the study area has been substantially altered, which has included modifications to ToB. The watercourse is concreted lined and the bank of the western portion of the watercourse consists of constructed gabion walls.

Due to the proximity of surrounding infrastructure and residential premises to the creek line, a 20 m VRZ was applied to the watercourse centreline as opposed to ToB. Nevertheless, it was

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still necessary to reduce the VRZ in areas where the buffers overlapped with residential properties and existing infrastructure, such as roads, footpaths and ovals. Application of a 20 m VRZ from the poorly defined and modified ToB would have included additional areas of infrastructure (i.e. roads and footpaths), residential properties and recreational areas, which are not suitable areas for restoration.

2.2.4 Flooding

The early stages of works will not result in substantial changes to the roughness (Manning's value) of the watercourse in the study area. A site specified flood study of the study area should factor in and mitigate any potential impacts and changes in flooding due to revegetation within the subject site. However, this is unlikely to be necessary until the plantings have become more established in the later years of the contract.

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Figure 2.1: Regional vegetation mapping of the study area (NPWS 2002).

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Figure 2.2: Regional vegetation mapping of the study area (Tozer et al. 2010).

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Flora species

A total of 65 flora species were identified within the study area, of which 40 are exotic and 25 are native species (**Appendix A**). Two weeds listed under the NSW *Biosecurity Act 2015* in accordance with the Wollongong LGA are known within the study area (**Table 2.2**) and are also listed as Weeds of National Significance WoNS.

Table 2.2. Priority weeds and Weeds of National Significance (WoNS).

Common name	Scientific name	WoNS	Duty
Madeira Vine	<i>Anredera cordifolia</i>	Y	Prohibition on dealings <i>Must not be imported into the State or sold</i>
Ground Asparagus	<i>Asparagus aethiopicus</i>	Y	Mandatory Measure <i>Must not be imported into the State or sold</i>

No threatened flora species listed under the BC or EPBC Act were recorded in the study area or subject site.

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3. VMP weed management and revegetation

Vegetation management works outlined below should be implemented for the subject site. Weed management should begin prior to the proposed works under the DA. A suitably qualified and experienced bush regeneration contractor as per **Section 4.3** must be engaged to carry out vegetation management works.

3.1 Preliminary Works

Seed collection

Seed collection will be required to ensure indigenous species are available for revegetation works. Species identified for revegetation are outlined in **Appendix B**. All plantings should be of local provenance, collected from adjacent patches of vegetation. However, nurseries that supply indigenous seedling stock, (not horticultural varieties), may also be used to supplement the plantings.

Seed collection zones can extend within a radius of 3 km for groundcover, shrubs and trees and up to 10 km for grasses. The collection site should reflect the natural conditions that existed for the area being regenerated.

Record keeping of seed collection and planting locations is to follow the Flora Bank guidelines (Mortlock 2000) and the bush regeneration contractor is responsible for recording this information. A Section 132C licence under the NSW *National Parks and Wildlife Act 1974* will be required to undertake seed collection works.

Signage

Signage in accordance with WCC standardised signs for conservation areas will be installed at select locations along the perimeter of the subject site.

3.2 Weed Management Techniques

Weed management will be carried out using primary and secondary weed control followed by ongoing maintenance. Weed control will include mechanical removal techniques, herbicide application and natural shading techniques. Disturbance of the soil during the weed management process should be minimised at all times (see Buchanan 2000, Bradley 2002). Weed control objectives and treatment techniques are outlined below (**Appendix C**) in accordance with weed type.

Primary Weed Control

Primary weed control is the initial removal of weed species. Mechanical removal techniques relevant to the weed being removed (Buchanan 2000; Bradley 2002; DPI 2015) should be used for all woody weeds and herbaceous plants. Herbicide application, should be utilised to reduce the cover of exotic vines, herbaceous weeds and grasses.

Secondary Weed Control

Secondary weed control involves follow-up weed control to remove seedlings that have emerged after primary control and treatment of any existing plants that reshoot. Any new weed infestation areas identified must also be treated.

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Maintenance

Maintenance is the long-term management of a site to prevent weeds from becoming re-established after primary and secondary work. Substantial effort should be focussed on reducing the weed seed bank, eradicating problematic weeds and supporting the growth of native vegetation. Areas with a higher proportion of native species should be the focus of intensive maintenance works, which will include fine hand weeding. A structured maintenance regime following primary and secondary work will reduce the time taken for the site to reach a reasonable level of stability.

Weed Disposal

All seeding herbaceous/grass material and tubers should be bagged, removed from site and disposed of at a licenced green waste facility. Woody weeds, including *Erythrina x sykesii**, *Ligustrum lucidum** (Large-leaved Privet), *Ligustrum sinense** (Small-leaved Privet), *Ochna serrulata** (Mickey Mouse Plant), *Olea europaea* subsp. *cuspidata** (African Olive) and *Senna pendula* var. *glabrata** should be removed offsite. However, in some instances small piles of woody weeds may be utilised as fauna habitat, so long as they are not located within the flooding extent of the watercourse.

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3.3 Vegetation Management Zones

The VMP subject site has been categorised into three management zones (MZs), based on the different management actions required to restore the vegetation onsite (**Figure 3.5** and **Appendix C**).

3.3.1 Management Zone 1 – Reconstruction through revegetation

This zone covers 0.7 ha and encompasses the cleared land in the north east of the subject site (**Figure 3.1**). This MZ has a sparse canopy cover of planted *Casuarina glauca*, ranging in height from 7 – 8 m. The midstorey is absent and the groundlayer consists exclusively of *Cenchrus clandestinus**. The MZ is regularly mown, and *Cenchrus clandestinus** is sprayed along the edge of the concrete lined watercourse. The aim within this MZ is to eradicate all exotic species and reconstruct a vegetation community comprised of indigenous native species.

Primary and secondary treatment of *Cenchrus clandestinus** will be achieved in the first three months of the contract. *Cenchrus clandestinus** and all other exotic species will be sprayed using 1% Roundup Biactive®. The zone will be ripped one month after the first spray application. Ripping will assist in the decompaction and aeration of the topsoil, whilst burying exotic grass and herbaceous weed seed stored in the soil seedbank. Care will be taken whilst ripping to avoid damaging the roots of the *Casuarina glauca* in the zone. This may be achieved by establishing a no rip zone around the tree protection zone (TPZ) of the planted *Casuarina glauca*.

Regular spot spraying will be conducted following soil ripping to eradicate germinating exotic species. This practice will be maintained for two months following the soil ripping, at which point mulch will be applied and left to settle for approximately 1 – 2 months. During this time any germinating herbaceous weeds and exotic grasses will be spot sprayed in preparation for revegetation. Revegetation of MZ1 will occur approximately mid-way through the first year of the contract. Following revegetation, ongoing maintenance of the zone will be achieved through hand weeding in preparation for careful spot spraying.

Appropriate planting densities have been determined to achieve a canopy cover that is consistent with the vegetated areas of the subject site. However, revegetation of the zone should take into consideration the surrounding land use within the Beaton Park Leisure Centre and potential limitations of the surrounding land use. Appropriate planting densities have been provided (see **Section 3.4.2**) with the aim of reconstructing the zone to be representative of the vegetation community CGRGF (see **Appendix B**).

3.3.2 Management Zone 2 – Assisted natural regeneration and revegetation

This zone covers 0.58 ha and encompasses all areas of dense vegetation in the south western portion of the subject site (**Figure 3.2** and **Figure 3.3**). This zone has been densely planted with canopy species, including *Casuarina glauca*, *Eucalyptus amplifolia* (Cabbage Gum), *Eucalyptus tereticornis* (Forest Red Gum) and *Livistona australis*. The plantings are successfully shading out exotic species and are preventing their establishment in some areas of the zone. However, other areas of the zone have a high abundance and cover of exotic grasses, herbaceous weeds and exotic vines.

Primary works will include the skirting of exotic vines, such as *Cardiospermum grandiflorum** (Balloon Vine) where it has become established in the midstorey and canopy. Once skirted, *Cardiospermum grandiflorum** will be treated using a broadleaf herbicide (i.e. Starane Advanced), or scraped and painted with neat Roundup Biactive®, where in close proximity to

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the watercourse. *Tradescantia fluminensis** (Trad) also occurs extensively through the zone and should be treated simultaneously with *Cardiospermum grandiflorum**. Secondary and maintenance treatment of exotic vines will include ongoing skirting, spot spraying and scrape and painting of persistent *Cardiospermum grandiflorum** with neat Roundup Biactive®.

Areas of the zone contain a high cover of exotic grasses and herbaceous weeds, including *Bidens pilosa** (Cobblers Peg), *Ehrharta erecta** (Panic Veldtgrass), *Bromus catharticus** (Prairie Grass) and *Conyza* sp. Given that few native groundlayer species occur in the MZ, it will be possible to blanket spray exotic grasses and herbaceous weeds with minimal off-target damage to natives. However, areas of the zone containing native groundlayer species i.e. *Commelina cyanea* should be identified and avoided. Ongoing maintenance of the zone will mostly be achieved by regular spot spraying of exotic grasses and herbaceous weeds prior to seeding. Patches of native groundlayer species will be maintained free of exotic species and consolidated throughout the zone.

Given the high proportion of *Casuarina glauca* in the MZ the revegetation of native groundlayer species is not advised. *Casuarina* spp. are known to inhibit the growth and establishment of competing species using allelopathy. This is achieved both chemically and physically by inhibiting the germination of species using a dense accumulation of organic material. In some instances, this has resulted in a reduced cover of exotic species, such as *Ehrharta erecta** and *Tradescantia fluminensis**. This will also ensure that the exotic species can easily be maintained through the zone, without excess amounts of time spent on hand weeding in preparation for spraying.

The MZ contains a low cover and abundance of native midstorey species. As such, installation of midstorey species has been scheduled for the beginning of year two. The aim of the planting of midstorey species will be to improve native plant species richness and provide a more densely vegetated riparian zone. The MZ already contains a high cover of canopy species and does not require the installation of additional tree species.

3.3.3 Management Zone 3 – Weed control and revegetation

This zone covers 0.12 ha and encompasses a patch of cleared land in the south west of the subject site (**Figure 3.4**). A portion of MZ3 consists of a mixture of native and aquatic vegetation, such as *Typha orientalis*, *Arundo donax** (Giant Reed) and *Colocasia esculenta** (Taro). This area is overrun by exotic vines, including *Cardiospermum grandiflorum** and has a high proportion of exotic species in the groundlayer, including *Tradescantia fluminensis** and *Tropaeolum majus** (Nasturtium). The area of MZ3 adjacent to the footpath consists predominantly of *Bromus catharticus** intermixed with *Cardiospermum grandiflorum**.

Primary works will include the skirting of exotic vines, such as *Cardiospermum grandiflorum** where it has become established in the midstorey and canopy. Once skirted, *Cardiospermum grandiflorum** will be sprayed using a broadleaf herbicide (i.e. Starane Advanced), or where in close proximity to the watercourse, scraped and painted with neat Roundup Biactive®. Exotic grasses and herbaceous weeds will be gradually eradicated from the zone, beginning with areas of MZ3 that contain a higher proportion of native aquatics and groundlayer species. In some instances, it may be necessary to selectively thin *Typha orientalis* where it is preventing the flow of water through the site.

Secondary and maintenance treatment of exotic vines will include ongoing skirting, spot spraying and scrape and painting of persistent *Cardiospermum grandiflorum** with neat Roundup Biactive®. Herbaceous weeds and exotic grasses will be removed in preparation for

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the installation of native midstorey and canopy species at the beginning of year two. The plantings will be maintained by regular hand weeding and careful spot spraying until they are sufficiently established, so as to not be inhibited by exotic species. As the midstorey and canopy plantings become established the remainder of the zone will be infilled with native groundlayer species.

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Figure 3.1: Depicting the mown *Cenchrus clandestinus** lawn with an overstorey of *Casuarina glauca*.



Figure 3.2: Taken in MZ2 showing a canopy dominated by *Casuarina glauca* and a low cover and abundance of herbaceous weeds.

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Figure 3.3: Taken in the south western corner of MZ2, showing a groundlayer dominated by *Cardiospermum grandiflorum**



Figure 3.4: Taken in MZ3 in a westerly direction, showing prolific exotic vine and herbaceous weed growth.

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Figure 3.5: Management zones within the VMP subject site.

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3.4 Revegetation

Revegetation of MZ1 and MZ3 will be necessary to achieve a reasonable restoration outcome. MZ2 has a moderately dense cover of native canopy species, however has a poorly defined native midstorey. The densities and timing of revegetation will depend on the level of degradation in each of the MZs. Infill planting will be conducted in MZ2 and MZ3, whereas extensive planting will be necessary in MZ1, which currently consists of exotic lawn and occasional plantings of *Casuarina glauca*.

3.4.1 Staging and logic

Management zone 1

This MZ consists of cleared land with a long disturbance history, therefore reconstruction of the vegetation will be necessary. This will be achieved by installing canopy, midstorey and groundlayer species mid-way through the first year of the contract. The treatment of exotic species and soil preparation prior to revegetation will be conducted in accordance with the recommendations in **Section 3.3.1**. The planting densities for revegetation should reflect the specifications in **Section 3.4.2**.

Management zone 2

Field survey determined this zone to contain a suitable cover of native overstorey species and occasional midstorey species. As such, revegetation of overstorey species has not been recommended for this zone. This MZ contains a low abundance, cover and species richness of native groundlayer species, including grasses and groundcovers. The installation of native groundlayer species has not been recommended, as this would be a significant cost that is unlikely to substantially improve the ecological function of the corridor. Furthermore, it is unknown how successful revegetation would be in this MZ, given the current high proportion of *Casuarina glauca*.

At present, the zone contains a low species richness and cover of native midstorey species. It is recommended that a small amount of revegetation is conducted in this MZ. The aim of revegetating the zone with midstorey species will be to improve native plant species richness and provide a more densely vegetated riparian zone. A planting density of 1 shrub per 4 m² is recommended for the zone.

Management zone 3

Infill planting of native midstorey and canopy species is recommended in this MZ. The densities will aim to achieve a similar canopy cover of that currently found in MZ1. Revegetation will be achieved by establishing exotic grass and herbaceous weed free zones of 50 cm in diameter. Canopy and midstorey species will be installed with plants guard, which will be retained until they are sufficiently established. As the midstorey and canopy plants become established exotic grasses and herbaceous will be eradicated and the zone will be revegetated with native groundlayer species.

3.4.2 Planting densities and species

Plantings will be installed at a density resembling the vegetation community CGRGF in an 'unmodified' condition. The native species used for revegetation should be consistent with the planting palette provided (**Appendix B**), with the aim of reconstructing the floristics of the site to be representative of CGRGF (MU23) (see NSW NPWS 2002 for list of representative

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species). Planting densities have been determined for each MZ based on site condition and guided by Chapter E23 of the Wollongong DCP, as follows:

Management Zone 1:

- 1 shrub species per 2 m²
- 1 canopy per 8 m²
- 1 groundcover per 1 m²

Management Zone 2:

- 1 shrub species per 4 m²

Management Zone 3:

- 1 shrub species per 4 m²
- 1 canopy per 8 m²
- 1 groundcover per 1 m²

Table 3.1. Planting density table for revegetation works.

Zone	Area (ha)	No. of plants			Zone total
		G	S	C	
1	0.7 ha	7,000	3,500	875	11,375
2	0.58 ha	-	1,450	-	1,450
3	0.12 ha	1,200	300	150	1,650

G = groundcover, S = shrubs and C= canopy.

3.4.3 Equipment, installation and timing

Plantings should be planned for late winter leading up to spring when regular rainfall is naturally occurring and growth conditions are ideal. Planting of tube-stock (tree and shrub species) and Hiko or Viro cells (grasses and other groundcover species) will be favoured over broad scale seed application, such as direct seeding or brush matting.

A water retaining and fertilising product (e.g. Terraform™) should be applied to each hole, to assist in the establishment of the plants. Each plant should be sufficiently watered on the same day as installation and regular watering should continue *in lieu* of rainfall for a period of 6 weeks, or until plantings have taken. The bush regenerator should oversee and assist with watering.

3.5 Concurrent Works

Vegetation management works will be carried out concurrently with civil construction works, therefore, planning between the bush regeneration contractor and civil works supervisor must be undertaken.

The civil works team will install environmental management controls across the site including exclusion zone fencing and erosion and sediment control. It is the responsibility of the bush regeneration contractor not to damage these controls and if any damage is observed or inadvertently caused the civil works supervisor must be notified immediately.

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3.6 Maintenance

The maintenance phase must continue for two years, following one year of primary and secondary works. Regular inspections of site condition will be conducted, including general site monitoring for potential new infestation areas and subsequent weed control of any identified weed species. Inspections and site monitoring must occur every 3 months during winter and autumn and every 1-month during summer and spring. This schedule could be revised depending on performance criteria recorded.

Weed maintenance works will include:

- Regular spot spraying of *Cardiospermum grandiflorum** in MZ2 and MZ3
- Regular spot spraying of exotic grasses and herbaceous weeds through MZ1, MZ2 and MZ3
- Hand weeding amongst patches of native groundlayer species
- Treatment of exotic grasses, vines and herbaceous weeds prior to seeding, where possible
- Maintaining woody weeds and exotic vines at low levels

Re-vegetation maintenance works will include:

- Management of insect damage, if necessary
- Watering during dry periods
- Augmenting past planting areas where attenuation has occurred
- Maintenance and replacement of plant guards, where necessary

3.7 Cost of implementation

The costing for the VMP has been calculated over a three-year period and is estimated at a total of \$98,604 (**Table 3.2**), including the cost of monthly and annual reporting. This figure reflects a first-year cost of \$57,675, second-year costs of \$25,680 and a third-year costs of \$15,248. Monthly and annual reporting costs over the three-year period add up to a total of \$6,600. The costs have been calculated based on the employment of trained bush regenerators at a rate of \$480 pp/day (\$60 pp/hr for an 8-hour working day), which covers crew and supervisor wages, equipment, herbicides, and all other associated business costs.

The costing indicates how many crew members are required to attend monthly visits over the three-year contract, based on the size of the site, extent of weed infestation and expected timeframes for the completion of primary, secondary works and initiation of maintenance works. The costs are indicative of commercial bush regeneration charge out rates, and some variation is expected depending on the bush regeneration company used and their associated charge out rates.

Plantings

The cost of revegetation was based on \$3.00 per tree and shrub and \$2.25 per groundcover/grass, including purchasing and installation costs (watering, plant guards for shrubs and canopy species etc.). Supplementary plantings have been calculated based on a 10% attenuation rate from original installation numbers.

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Table 3.2: Cost of VMP implementation over the three-year contract period.

Timing	Task	Cost
Year 1	<u>Primary and secondary weed control</u> based on the cost of employing a team of 4 bush regenerators at \$480 (\$60 per hour for 8 hours) pp/day to attend site monthly.	\$23,040
Initiation of contract	The of employing 3 bush regenerators at \$480 (\$60 per hour for 8 hours) pp/day over four days to apply mulch to MZ1 (0.7 ha). It is anticipated that WCC will have access to free mulch. As such, the cost of mulch has not been factored in.	\$5,760
Mid-way through year 1.	Revegetation of MZ1 with a total of 11,375 canopy, midstorey and groundlayer plants (see Table 3.1) at \$3.00 per tree and shrub and \$2.25 per groundcover/grass.	\$28,875
	Year 1 total	\$57,675
Year 2	<u>Maintenance weed control</u> throughout based on the cost of employing a team of 3 bush regenerators at \$480 (\$60 per hour for 8 hours) pp/day to attend site monthly.	\$17,280
Start of year 2	Revegetation of M2 with a total of 1,450 shrubs (see Table 3.1) at \$3,00 per plant.	\$4,350
Start of year 2	Revegetation of M3 with a total of 1,650 plants (see Table 3.1) at \$3.00 per tree and shrub and \$2.25 per groundcover/grass.	\$4,050
	Year 2 total	\$25,680
Year 3	<u>Maintenance weed control</u> based on the cost of employing a team of 2 bush regenerators at \$480 (\$60 per hour for 8 hours) pp/day to attend site monthly.	\$11,520
Start of year 3	Revegetation of MZ1 based on a ~10% attenuation of the initial plantings (~1,138 plants) at \$3.00 per tree and shrub and \$2.25 per groundcover/grass.	\$2,889
Mid-way through year 3	Revegetation of MZ2 based on a ~10% attenuation of the initial plantings (~145 plants) at \$3.00 per shrub.	\$435
Mid-way through year 3	Revegetation of M3 based on a ~10% attenuation of the initial plantings (~165 plants) at \$3.00 per tree and shrub and \$2.25 per groundcover/grass.	\$405
	Year 3 total	\$15,249
Monthly	Cost of monthly reporting over the 3-year contract period. Report should consist of a one - two-page report detailing the works conducting onsite (\$100 per month).	\$3,600
Annually	Annual report detailing all works conducted onsite, weed treatment methods, planting success and failures etc. (\$1,000 annually)	\$3,000
	Reporting costs total	\$6,600
Grand Total		\$98,604

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4. Performance criteria and Monitoring

4.1 Performance criteria

The progress and compliance with the VMP will be monitored and reviewed annually. This process will involve the bush regeneration contractor and land manager. The performance criteria listed in **Table 4.1** below are considered to be best practice and are not linked with any specific legislation. The bush regeneration contractor, in consultation with Wollongong City Council can adapt these criteria as required in response to the success of restoration works. Based on the success of the management works, further performance criteria may need to be developed for the maintenance phase.

Table 4.1. Performance monitoring criteria.

Treatment Zones	Year 1	Year 2	Year 3
2 and 3	A 70% reduction in exotic vine cover	An 80-95% reduction in exotic vine cover	No exotic vines >5cm in length and maintained at <5% cover
	A 50% reduction in cover of herbaceous weeds and exotic grasses	A 50-70% reduction in herbaceous weeds and exotic grasses	<5% cover of herbaceous weeds and exotic grass cover
	An 80% reduction in woody weed cover	Woody weeds retained at low levels (<5% cover)	Woody weeds retained at low levels (<5% cover) and no individuals >10cm remaining
	A 60 – 70 % reduction of <i>Tradescantia fluminensis</i>	A 90% reduction of <i>Tradescantia fluminensis</i>	<1% cover of <i>Tradescantia fluminensis</i>
1	A 95% reduction of <i>Cenchrus clandestinus</i>	<i>Cenchrus clandestinus</i> maintained at <1% cover	<i>Cenchrus clandestinus</i> eradicated from the zone
3	<i>Arundo donax</i> maintained at <5%	No <i>Arundo donax</i> individuals >5cm remaining	<i>Arundo donax</i> eradicated
All Zones	Commencement of all tasks outlined in the VMP or evidence of planning for their implementation		
	A demonstrated increase in native cover and diversity and a demonstrated decrease in exotic species cover and diversity by the end of year three		
	A minimum of 90% survival rate of all revegetation		
	A visible improvement of soil stability along the riparian zone		

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4.2 Monitoring reports

The bush regeneration contractor and the land manager will monitor the vegetation for changes over time. The objective of the monitoring and reporting program is to record changes to the vegetation as a result of vegetation management works. Monitoring works will require liaison with the land manager, the bush regeneration contractor and Wollongong Council.

Monthly monitoring and reporting must be documented and compiled into an annual report to determine the effectiveness of the works undertaken. Site conditions should be recorded on the work plan template at the beginning and end of on-ground works. This data should be included in the annual report. Monitoring photo points should be established at 3 permanent reference points.

An example report is detailed in **Table 4.2**, and the report should include:

- Works carried out, including weed species targeted and their location;
- An approximation of the time spent on each task;
- Any observations, such as the occurrence of new weed species;
- Rates of regeneration of native species;
- A description of any problems encountered and how they were overcome;
- A summary of how the site-specific objectives have been met (or not);
- Herbicide and other chemicals used, including quantity, dilution rate and other relevant information;
- Weed control mechanisms used during the period;
- Climatic conditions which may have influenced weed germination and growth;
- Performance criteria and success; and
- If required, maps of weed distribution and density.

4.3 Bush regeneration contractors

Suitably qualified and experienced bush regeneration contractors that are members of the Australian Association of Bush Regenerators or fulfil the membership criteria must undertake all vegetation management works. In addition to this, team leaders should hold a Certificate III in Conservation & Land Management or possess equivalent field experience and certification. The contractor should carry out best practice bush regeneration techniques as described by Buchanan (2009).

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Table 4.2. Example monitoring report template.

Date			
Name of Contractor:			
Hours worked on site since last monitoring report:			
Site Condition:	Zone		
	Weed cover %		
	Seedling survival %		
	Planting numbers		
	Herbicide used (in Litres)		
	Other		
Describe relevant weed management techniques:			
Describe problems; e.g. weed invasions, damage to planted material, etc.:			
Photographic evidence:			
Planned work before next monitoring report:			

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Appendix A: Flora and fauna species inventories

Flora

Family	Genus	Species	Common name	Native/Exotic	Form
Tropaeolaceae	<i>Tropaeolum</i>	<i>majus</i>	Nasturtium	Exotic	F
Alliaceae	<i>Nothoscordum</i>	<i>gracile</i>	Onion Weed	Exotic	F
Apiaceae	<i>Cyclospermum</i>	<i>leptophyllum</i>	Slender Celery	Exotic	F
Apocynaceae	<i>Araujia</i>	<i>sericifera</i>	Moth Vine	Exotic	L
Araceae	<i>Colocasia</i>	<i>esculenta</i>	Taro	Exotic	F
Arecaceae	<i>Livistona</i>	<i>australis</i>	Cabbage Fan Palm	Native	P
Arecaceae	<i>Phoenix</i>	<i>canariensis</i>	Canary Island Date Palm	Exotic	P
Asparagaceae	<i>Asparagus</i>	<i>aethiopicus</i>	Ground Asparagus	Native	F
Asparagaceae	<i>Asparagus</i>	<i>officinalis</i>	Asparagus	Exotic	F
Asteraceae	<i>Ageratina</i>	<i>adenophora</i>	Crofton Weed	Exotic	F
Asteraceae	<i>Bidens</i>	<i>pilosa</i>	Cobblers Pegs	Exotic	F
Asteraceae	<i>Conyza</i>	sp.		Exotic	F
Asteraceae	<i>Euchiton</i>	<i>sphaericus</i>		Native	F
Asteraceae	<i>Hypochaeris</i>	<i>radicata</i>	Catsear	Exotic	F
Asteraceae	<i>Solanum</i>	<i>nigrum</i>	Blackberry Nightshade	Exotic	F
Asteraceae	<i>Sonchus</i>	<i>oleraceus</i>	Common Sowthistle	Exotic	F
Caryophyllaceae	<i>Cerastium</i>	<i>glomeratum</i>	Mouse-ear Chickweed	Exotic	F
Casuarinaceae	<i>Casuarina</i>	<i>cunninghamiana</i> #	River Oak	Native	T
Casuarinaceae	<i>Casuarina</i>	<i>glauca</i>	Swamp Oak	Native	T
Commelinaceae	<i>Commelina</i>	<i>cyanea</i>		Native	F
Commelinaceae	<i>Tradescantia</i>	<i>fluminensis</i>	Trad	Exotic	F
Convolvulaceae	<i>Dichondra</i>	<i>repens</i>	Kidney Weed	Native	F
Cyperaceae	<i>Carex</i>	<i>inversa</i>		Native	V
Cyperaceae	<i>Cyperus</i>	<i>eragrostis</i>	Umbrella Sedge	Exotic	V
Fabaceae - Caesalpinioideae	<i>Senna</i>	<i>pendula</i>		Exotic	S
Fabaceae - Faboideae	<i>Erythrina</i>	<i>sykesii</i>	Coral Tree	Exotic	T

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Family	Genus	Species	Common name	Native/Exotic	Form
Lamiaceae	<i>Stachys</i>	<i>arvensis</i>	Stagger Weed	Exotic	F
Lauraceae	<i>Cinnamomum</i>	<i>camphora</i>	Camphor Laurel	Exotic	T
Lomandraceae	<i>Lomandra</i>	<i>longifolia</i> #	Spiny-headed Mat-rush	Native	R
Malvaceae	<i>Brachychiton</i>	<i>acerifolius</i> #	Flame Tree	Native	T
Malvaceae	<i>Modiola</i>	<i>caroliniana</i>	Red-flowered Mallow	Exotic	F
Malvaceae	<i>Sida</i>	<i>rhombifolia</i>	Paddy's Lucerne	Exotic	F
Meliaceae	<i>Melia</i>	<i>azedarach</i> #	White Cedar	Native	T
Menispermaceae	<i>Stephania</i>	<i>japonica</i>	Snake Vine	Native	L
Myrtaceae	<i>Callistemon</i>	<i>citrinus</i> #	Crimson Bottlebrush	Native	S
Myrtaceae	<i>Eucalyptus</i>	<i>amplifolia</i> #	Cabbage Gum	Native	T
Myrtaceae	<i>Eucalyptus</i>	<i>eugenioides</i> #	Thin-leaved Stringybark	Native	T
Myrtaceae	<i>Eucalyptus</i>	<i>saligna x botryoides</i> #	Wollongong Woollybutt	Native	T
Myrtaceae	<i>Eucalyptus</i>	<i>tereticornis</i> #	Forest Red Gum	Native	T
Myrtaceae	<i>Melaleuca</i>	<i>styphelioides</i>	Prickly-leaved Tea Tree	Native	T
Myrtaceae	<i>Syncarpia</i>	<i>glomulifera</i> #	Turpentine	Native	T
Ochnaceae	<i>Ochna</i>	<i>serrulata</i>	Mickey Mouse Plant	Exotic	S
Oleaceae	<i>Ligustrum</i>	<i>lucidum</i>	Large-leaved Privet	Exotic	S/T
Oleaceae	<i>Ligustrum</i>	<i>sinense</i>	Small-leaved Privet	Exotic	S
Oleaceae	<i>Olea</i>	<i>europaea subsp. cuspidata</i>	African Olive	Exotic	S
Oxalidaceae	<i>Oxalis</i>	<i>perennans</i>		Native	F
Oxalis	<i>Oxalis</i>	<i>pes-caprae</i>		Exotic	F
Pittosporaceae	<i>Pittosporum</i>	<i>undulatum</i>	Sweet Pittosporum	Native	T
Plantaginaceae	<i>Plantago</i>	<i>lanceolata</i>	Lamb's Tongue	Exotic	F
Poaceae	<i>Arundo</i>	<i>donax</i>	Giant Reed	Exotic	G
Poaceae	<i>Bromus</i>	<i>catharticus</i>	Prairie Grass	Exotic	G
Poaceae	<i>Cenchrus</i>	<i>clandestinus</i>	Kikuyu Grass	Exotic	G
Poaceae	<i>Chloris</i>	<i>gayana</i>	Rhodes Grass	Exotic	G
Poaceae	<i>Cynodon</i>	<i>dactylon</i>	Couch	Exotic	G
Poaceae	<i>Ehrharta</i>	<i>erecta</i>	Panic Veldtgrass	Exotic	G
Poaceae	<i>Holcus</i>	<i>lanatus</i>	Yorkshire Fog	Exotic	G
Poaceae	<i>Oplismenus</i>	<i>aemulus</i>	Australian Basket Grass	Native	G
Poaceae	<i>Stenotaphrum</i>	<i>secundatum</i>	Buffalo Grass	Exotic	G
Polygonaceae	<i>Persicaria</i>	<i>decipiens</i>	Slender Knotweed	Native	F

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Family	Genus	Species	Common name	Native/Exotic	Form
Primulaceae	<i>Lysimachia</i>	<i>arvensis</i>	Scarlet Pimpernel	Exotic	F
Proteaceae	<i>Grevillea</i>	<i>robusta</i> #	Silky Oak	Exotic	T
Rubiaceae	<i>Galium</i>	<i>aparine</i>	Goosegrass	Exotic	F
Sapindaceae	<i>Cardiospermum</i>	<i>grandiflorum</i>	Balloon Vine	Exotic	L
Typhaceae	<i>Typha</i>	<i>orientalis</i>	Broadleaf Cumbungi	Native	R
Vitaceae	<i>Cayratia</i>	<i>clematidea</i>	Native Grape	Native	L

= planted vegetation

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Appendix B: Planting palette

Coastal Grassy Red Gum Forest (MU23)

Planting palette for the vegetation community Coastal Grassy Red Gum Forest, as described in the Native Vegetation of the Illawarra Escarpment and Coastal Plain (NPWS 2003).

Scientific Name	Common Name
Tree	
<i>Brachychiton populneus subsp. populneus</i>	Kurrajong
<i>Eucalyptus bosistoana</i>	Coast Grey Box
<i>Eucalyptus eugenioides</i>	Thin-leaved Stringybark
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Livistona australis</i>	Cabbage Fan Palm
Shrub	
<i>Acacia maidenii</i>	Maiden's Wattle
<i>Acmena smithii</i>	Lilly Pilly
<i>Breynia oblongifolia</i>	Coffee Bush
<i>Myrsine variabilis</i>	
<i>Notelaea venosa</i>	Veined Mock-olive
<i>Pittosporum revolutum</i>	Wild Yellow Jasmine
Grasses, sedges and rushes	
<i>Aristida ramosa</i>	Purple Wiregrass
<i>Bothriochloa decipiens</i>	Red Grass
<i>Carex longebrachiata</i>	
<i>Chloris divaricata var. divaricata</i>	Slender Chloris
<i>Chloris ventricosa</i>	Plump Windmill Grass
<i>Cyperus laevis</i>	
<i>Dichelachne rara</i>	
<i>Dichopogon strictus</i>	Chocolate Lily
<i>Digitaria diffusa</i>	Open Summer-grass
<i>Echinopogon ovatus</i>	Forest Hedgehog Grass
<i>Entolasia marginata</i>	Bordered Panic
<i>Eragrostis brownii</i>	Brown's Lovegrass
<i>Microlaena stipoides var. stipoides</i>	Weeping Grass
<i>Poa labillardieri var. labillardieri</i>	Tussock
<i>Rytidosperma racemosum</i>	
<i>Sporobolus elongatus</i>	Slender Rat's Tail Grass
<i>Themeda australis</i>	Kangaroo Grass
Groundcover species and vines/scramblers	
<i>Commelina cyanea</i>	

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Scientific Name	Common Name
<i>Davallia solida</i> var. <i>pyxidata</i>	Hare's-foot Fern
<i>Desmodium varians</i>	Slender Tick-trefoil
<i>Dichondra repens</i>	Kidney Weed
<i>Doodia aspera</i>	Prickly Rasp Fern
<i>Einadia hastata</i>	Berry Saltbush
<i>Geitonoplesium cymosum</i>	Scrambling Lily
<i>Glycine clandestina</i>	
<i>Glycine tabacina</i>	
<i>Gymnostachys anceps</i>	Settlers' Twine
<i>Marsdenia rostrata</i>	Milk Vine
<i>Pratia purpurascens</i>	Whiteroot
<i>Smilax australis</i>	Lawyer Vine
<i>Xerochrysum bracteatum</i>	Golden Everlasting

Appendix C: Weed treatment methods

Zone	Objective	Main Weeds	Method	Key Performance Indicators (KPI)
2 and 3	<ul style="list-style-type: none"> Control and suppress exotic grasses, herbaceous and aquatic weeds 	<ul style="list-style-type: none"> <i>Ageratina adenophora</i>, <i>Bidens pilosa</i>, <i>Bromus catharticus</i>, <i>Chloris gayana</i>, <i>Colocasia esculenta</i>, <i>Conyza</i> sp., <i>Ehrharta erecta</i>, <i>Sida rhombifolia</i> and <i>Sonchus oleraceus</i> 	<ul style="list-style-type: none"> Primary and secondary treatment of herbaceous weeds and exotic grasses will occur in the first year of the contract. This will mostly be achieved by spot spraying with neat Roundup Biactive® and hand weeding where off target damage could occur to native groundcover species. Aquatic weeds, such as <i>Ageratina adenophora</i> should be cut and painted with neat Roundup Biactive® and all flowering and seeding material will be removed off site. Maintenance works will consist of ongoing spot spraying of establishing exotic grasses and herbaceous weeds prior to seeding. Patches of native groundlayer species will be maintained and consolidated through the site. Herbaceous weeds will be treated prior to seeding, bagged, removed from site and disposed of at a licensed green waste facility. 	<ul style="list-style-type: none"> A 50% reduction in cover by the end of year one A 50-70% reduction by end of year two <5% cover by the end of year three
	<ul style="list-style-type: none"> Control and eradicate <i>Tradescantia fluminensis</i> 	<ul style="list-style-type: none"> <i>Tradescantia fluminensis</i> 	<ul style="list-style-type: none"> Primary and secondary treatment of <i>Tradescantia fluminensis</i> will be conducted within the first year of the contract. This will be achieved through the use of a broadleaf herbicide (i.e. Starane Advanced). Scrape and painting with neat Roundup Biactive®, or hand removal will be utilised in close proximity to the watercourse. Large patches of <i>Tradescantia fluminensis</i> will only be treated when sufficient time can be allocated to the treatment of exotic grasses, which are likely to proliferate following its removal. 	<ul style="list-style-type: none"> A 60 – 70 % reduction in cover by the end of year one A 90% reduction by the end of year two <1% cover by the end of year three

Zone	Objective	Main Weeds	Method	Key Performance Indicators (KPI)
	<ul style="list-style-type: none"> Deseeding, skirting and eventual eradication of exotic vine species 	<ul style="list-style-type: none"> <i>Anredera cordifolia</i>, <i>Araujia sericifera</i> and <i>Cardiospermum grandiflorum</i> 	<ul style="list-style-type: none"> Primary work will aim to substantially reduce exotic vine abundance and cover in the first year of the contract. Exotic vines will be skirting and treated using a combination of spot spraying and scrape and painting with neat Roundup Biactive®. Secondary work will consist of monthly sweeps targeting exotic vine regrowth, particularly <i>Anredera cordifolia</i>, which are often difficult to eradicate, and have tubers than can persist in the soil for several years. Maintenance sweeps will be conducted through the zone and will include occasional spot spraying. Hand weeding will be favoured in the later years of the contract when planted vegetation is becoming established and off target spraying is more likely. 	<ul style="list-style-type: none"> A 70% reduction in cover by the end of year one An 80-95% reduction in cover by the end of year two No vines >5cm in length and maintained at <5% cover by end of year 5
	<ul style="list-style-type: none"> Treatment of all woody weeds 	<ul style="list-style-type: none"> <i>Erythrina x sykesii</i>, <i>Ligustrum lucidum</i>, <i>Ligustrum sinense</i>, <i>Ochna serrulata</i>, <i>Olea europaea</i> subsp. <i>cuspidata</i> and <i>Senna pendula</i> var. <i>glabrata</i>. 	<ul style="list-style-type: none"> Primary and secondary woody weed removal will be conducted in the first year of the contract. Woody weeds will be treated using a combination of cut/scrape and painting with neat Roundup Biactive®. Maintenance work will consist of sweeps through the zones to prevent woody weeds from becoming re-established. Maintenance work should be conducted regularly, with a focus on removing woody weeds before reaching >50 cm, or prior to seeding. The treated wood weeds can be used to create small habitat piles. However, the piles should not be placed in areas that will inhibit the treatment of herbaceous weeds, such as <i>Tradescantia fluminensis</i>. 	<ul style="list-style-type: none"> An 80% reduction in woody weed cover by the end of year one Woody weeds maintained at <5% cover by end of year 2. No individuals >10cm remaining and maintained at <5% cover by end of year three
1	<ul style="list-style-type: none"> Control and suppress exotic grasses 	<ul style="list-style-type: none"> <i>Cenchrus clandestinus</i> 	<ul style="list-style-type: none"> Primary and secondary treatment of <i>Cenchrus clandestinus</i>* will be achieved in the first 3 months of the contract. <i>Cenchrus clandestinus</i> will be sprayed with 1% Roundup Biactive® at the initiation of the contract. 	<ul style="list-style-type: none"> A 95% reduction of <i>Cenchrus clandestinus</i> by

Zone	Objective	Main Weeds	Method	Key Performance Indicators (KPI)
			<ul style="list-style-type: none"> The zone will be ripped approximately 1 month after the initial spray treatment. Care will be taken to avoid damaging the roots of the <i>Casuarina glauca</i>. Regular spot spraying will be conducted following soil ripping to eradicate germinating weed seed. This practice will be maintained for two months following the soil ripping. Mulch will be applied, and regular spot spraying will be conducted through the zone in preparation for revegetation. 	<ul style="list-style-type: none"> the end of year 1 <i>Cenchrus clandestinus</i> maintained at <1% cover by the end of year 1 <i>Cenchrus clandestinus</i> eradicated from the zone by the end of year 3
3	<ul style="list-style-type: none"> Eradication of <i>Arundo donax</i> 	<ul style="list-style-type: none"> <i>Arundo donax</i> 	<ul style="list-style-type: none"> Primary and secondary treatment of <i>Arundo donax</i> will be achieved in the first month of the contract. This will be achieved by cut and painting the target species with neat Roundup Biactive®. Regular sweeps will be conducted to prevent the reestablishment of the target species. 	<ul style="list-style-type: none"> <i>Arundo donax</i> maintained at <5% by the end of year one No individuals >5cm remaining and maintained at <1% cover by end of year two <i>Arundo donax</i> eradicated by the end of year three.

SUMMARY OF SUBMISSIONS

DRAFT PLANS FOR BEATON PARK – POST EXHIBITION

Submissions on the draft Planning Proposal:

No.	Submitter	Draft Planning Proposal Submission Summary	Reply
Government Agencies			
1	NSW Office of Sport	The Office of Sport endorses the objectives outlined in the Draft Planning Proposal-Beaton Park. On page 16 of document include the additional expected social and economic benefits such as increasing sport participation as well as the attraction of regional events and increased service provision level, particularly in relation to medical and community health”.	Noted. Additional benefit added to finalised planning proposal.
2	NSW Rural Fire Service Records Management	There is no objection to the Draft Planning Proposal for Beaton Park. The aims and objectives of Planning for Bushfire Protection 2006 should be considered in any subsequent development application.	Noted. Any future DA would consider Bushfire Protection.
3	NSW Police	Wollongong Local Area Command does not object to the changes proposed. Primarily relating to the Wollongong Tennis Club being a registered club, if there were to be any changes or upgrades to the current facilities a Development Application would need to be submitted and Wollongong Licensing Police would like to be involved in the planning process, as per standard requirements.	Noted. Any future DA related to the Tennis Club being a registered Club would be referred to Wollongong Licensing Police.
4	Roads and Maritime Services	RMS does not object to the planning proposal. Given the existing Tennis Club and health and fitness facilities, the additional usage is unlikely to have a significant impact on the state road network.	Noted.
Organisations			
5	Athletics Wollongong	We are in support of the changes noted in the Draft Planning Proposal that reflect current operations on the site and better allows for future development. Both the Tennis Club and community health facilities at Beaton Park are utilised by our	Noted.

No.	Submitter	Draft Planning Proposal Submission Summary	Reply
		members and add to the value of their - and Athletics Wollongong's - association with the precinct.	
6	Tennis NSW and Wollongong Tennis Club	The move to permit additional land uses through amendment of the Wollongong Local Environment Plan (LEP) is supported. It will provide additional opportunities for existing stakeholders and ensure best possible use of available land for development within Beaton Park, Gwynneville.	Noted.
7	Peoplecare	The Wollongong population presents higher prevalence rates for several chronic diseases including type 2 diabetes, high cholesterol, hypertension, COPD, asthma and arthritis than for NSW broadly. It is estimated the prevalence of major lifestyle risk factors including smoking, insufficient physical activity, inadequate vegetable consumption and overweight or obesity in Wollongong area exceeds state averages. Therefore we welcome and wholeheartedly support the Council's Vision "Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting and health and leisure opportunities. We see merit in the draft Planning Proposal".	Noted.
Individual			
8	Individual	I think the proposed expansion of medical centre and health facilities is excellent. My main concern is PARKING PARKING and I say it again PARKING. Plus access in and out of the parking area. You must construct more parking and have or than one narrow one lane each way entry/exit. Parking is a constant problem in Wollongong full stop - you are taking the time and effort to plan so much here - please PLAN PARKING and ACCESS in and out.	Noted. Parking is considered if a development application is lodged and is considered in the future Masterplan.

Submissions on the draft Plan of Management:

Submitter	Submission Summary	Reply
Government Agencies		
NSW Office of Sport (1)	<p>Community Sport and relevant infrastructure is essential to building well connected and healthy communities. Table 4 in the draft PoM – include specific measurement tools to be used for physical fitness, mental health and emotional wellbeing. Consider precinct survey or additional data collection by Council and/or Clubs. Consider bench marking the Centre for Regional Excellence against similar sized facilities with a range of permitted use and mix of sport and recreation activities. Centres of Excellence should ideally foster elite performance, talent/youth development, community engagement, innovation, multi-purpose and use, environmentally sustainable infrastructure and practices and as sustainable business model. Modern recreation precincts have a range of facility and service offerings. A land allocation that provides flexible options in the future once market demands are better understood is the best approach. Monitor sport and active recreation participation use within the precinct to determine trends and future facility needs. Consider this in the context of broader population growth and demography. Consider facilitation of collaborative partnerships to maximise participation opportunities, provision of services and efficient use of community resources. These could include high performance services (like sport science) across a range of sports and sporting groups, shared administration services, shared marketing and promotional activities, use of a cohort of volunteers for events in the precinct and the development of new programs and events to included allied health and wellbeing partners.</p>	<p>It is proposed to add references to benchmarking the “Centre of Regional Excellence” and the advice offered by NSW Office of Sport to the PoM</p>
Organisations		
Wollongong Swim Club, Inc (2)	<p>Wollongong City Council must include in their Plan of Management for Beaton Park a 50 m indoor heated swimming pool to make Beaton Park (and Wollongong as a region) a Centre of Excellence with High Performance and Event Facilities and build it now. The 2014 Future of Our Pools Strategy is</p>	<p>No change to the PoM, addressed in earlier section of the report. Please see UOW submission in reference to UOW pool capacity.</p>

Submitter	Submission Summary	Reply
	<p>outdated, the Needs Assessment has errors and Council can apply for State and Federal Funds for a 50 m pool to meet our current needs rather than applying a band aid of smaller, inadequate pools. The submission includes drawn plans for the Wollongong Swim Club's proposal of a Standard Olympic, Indoor, Heated, 50 metre Pool and the Aged, Activity, Action 25 metre Pool and Wellness Centre for Beaton Park. In addition the UOW's pool is at capacity so it cannot be relied upon to future needs. The club also presented this viewpoint at the public meeting.</p>	
<p>Illawarra District Table Tennis Association (3)</p>	<p>Table tennis in the Illawarra Region needs a permanent home to really make the benefits of playing table tennis available effectively to its population. That being said, increasing the club's access to shared facilities at Beaton park once they are upgraded or built would also benefit the club.</p>	<p>Noted.</p>
<p>Tennis Wollongong (4)</p>	<p>Currently Tennis Wollongong's registered office is located in the Control Room between the courts at Beaton Park. This office has been used daily by our volunteers to run the competitions and tournaments for over 20 years. We would like to hold a direct license from Wollongong City Council for the office rather than sub license from the City of Wollongong Tennis Club as we have done since 2010.</p>	<p>Noted. A direct license could be considered if the Wollongong Tennis Club no longer held a lease over the land on which the control room is built. However, it currently does.</p>
<p>Tennis NSW and Wollongong Tennis Club (5)</p>	<p>In its current state, the venue is ageing and no longer remains viable for major international events which have previously been hosted on site due to quality of the existing infrastructure. Also, the venue has not kept pace with other regional hub developments for tennis both within NSW and nationally and requires future development to ensure the venue remains at the forefront of best practice venues within Australia. Tennis NSW and WTC understands the significant role Council play in the current and future delivery of tennis, and wish to work in closer collaboration, to ensure tennis' land use achieves leading community, social, health and participation outcomes. Furthermore Tennis is committed to ensuring the facilities within Beaton Park meet the needs of the community and provide the Wollongong community with a great place to play. Tennis</p>	<p>Noted.</p>

Submitter	Submission Summary	Reply
	<p>would be more than happy to collaborate with other complementary community sporting partners to procure an optimal outcome for Beaton Park stakeholders. Any development on this site is essential for the future of tennis in Wollongong and will underpin the growth of the game for future generations. At the public meeting Wollongong Tennis Club said they had a current lease on the land south of the tennis courts and east of Weerona College and is ready to relinquish this land for other uses.</p>	
<p>Neighbourhood Forum 5 (6)</p>	<p>At its meeting on 6th December the Forum resolved to suggest to Council that the Plan of Management ought to include the immediate setting up of an Advisory Committee, or better, a User Management Group, to co-ordinate activities and spearhead development of the complex. It was noted that the Riparian Corridor issue will be dealt with in the draft Master Plan due in February. It was agreed that the parkland adjacent to Foleys Road be retained as such in the Master Plan and not used for buildings or a car park. In addition, at the public meeting NF 5 prosed to increase the area that is categorised as Natural Area Watercourse, to nominate that no expansion of built facilities or car parking should go beyond the circle of trees just to the north east of them and proposals should not prejudice the existing soccer/cricket fields. We support introduction of synthetic surface within the stadium track or existing sporting fields with careful design in relation to flooding.</p>	<p>It is proposed to add the highlighted text “Undertake works in accordance with the Beaton Park Vegetation Management Plan” to the PoM Action Plan at Management Objective #14, rather than re-categorise community land. The other issues have been provided to the Property and Recreation Division to consider for master planning and operational management.</p>
<p>University of Wollongong (7)</p>	<p>An upgrade of Beaton Park could lead to additional opportunities to partner with UOW to attract and host regional sports related events, teams and athletes to Wollongong. Opportunities exist to link UOW sports science and high performance services with visiting teams and athletes. The University notes and supports the provision of supporting health and wellness facilities and services at Beaton Park and understands these are complementary to the initiatives we are pursuing for our Health and Wellbeing Precinct at the Innovation Campus. The University can also confirm that there is capacity to accommodate additional users of</p>	<p>Noted.</p>

Submitter	Submission Summary	Reply
	<p>our existing 50 m heated pool, even with our recent promising growth in our pool utilisation over the past 12 months, we still have capacity to accommodate additional users and don't foresee that changing.</p>	
<p>Illawarra Basketball Association (8)</p>	<p>On behalf of the Illawarra Basketball Association we hereby submit our support for the exhibition documents which provides for additional flexibility, opening up opportunities for future development, and the expansion of existing site facilities. We wholeheartedly agree with the inclusion of a six basketball courts (including a shared show court with Tennis) but stress the 100m x 40m footprint will not be sufficient to house six courts which would require at least 114m without taking into account storage, seating, office space change rooms, toilets and a breakout area.</p>	<p>Noted.</p>
<p>Peoplecare (9)</p>	<p>Peoplecare is a not for profit health insurer that exists purely to benefit members...Our purpose is to facilitate access to affordable healthcare that positively impacts people's lives and empowers and supports people to take better care of themselves, their own health, their family's health and the health of their community. With aging populations and growing levels of chronic disease, investing in the health and well being of our communities must be a shared responsibility. It is acknowledged that preserving good health early and throughout the life course through healthy lifestyles and preventative health measures is vitally important. Communities and their stakeholders must play a key role in facilitating this...the Wollongong population presents higher prevalence rates for several chronic diseases including type 2 diabetes, high cholesterol, hypertension, COPD, asthma and arthritis than for NSW broadly. It is estimated the prevalence of major lifestyle risk factors including smoking, insufficient physical activity, inadequate vegetable consumption and overweight or obesity in Wollongong area exceeds state averages. Therefore we welcome and wholeheartedly support the Council's Vision "Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting and health and leisure opportunities.</p>	<p>Noted.</p>

Submitter	Submission Summary	Reply
<p>Keira Cricket Club (10)</p>	<p>On behalf of Keira Cricket Club, the review of the sporting facilities for Beaton Park is welcomed.</p> <p>It is important that the facilities are upgraded to allow multiple sports to use the northern playing fields and do so in a way that allows each sport to be played well and invite the community to participate and/or spectate. As a cricket ground, the current outfield requires work to ensure an even and player friendly surface. The synthetic wicket has been replaced a few years ago and is in relatively good condition. The amenities block is old and well past it's used by date and requires refreshing. In addition there needs to be adequate shade, provision of drinking water as well as tables and chairs to allow player and spectator comfort in any future planning.</p> <p>Cricket, like other sports, allows our community to come together through sport which should never be discouraged or removed. Our existing sporting facilities need ongoing improvement and development to ensure that the community has opportunities to come together over common interests as well as being encouraged to participate in healthy lifestyle choices by participating in an active competition.</p>	<p>Noted.</p>
<p>Athletics Wollongong (11)</p>	<p>As President of Athletics Wollongong, a community sporting organisation based at Beaton Park, I am excited regarding the plans to develop our home into a Regional Centre of Excellence. We recognise the potential benefits to our members as well as to the wider public and keenly anticipate the views of all stakeholders being taken into account to provide the best outcomes.</p> <p>We are also heartened to see in the PoM Management Objectives a focus on participation over profit, as this mirrors the philosophy of our own club.</p> <p>Athletics Wollongong has had a long association with Beaton Park and we are very excited regarding improvements to the precinct.</p>	<p>Noted.</p>
<p>Football Southcoast (12)</p>	<p>We would like to congratulate Wollongong City Council on this key initiative and upgrading sporting facilities which will have so many benefits to the community and delivery of 2022 goals around healthy living</p>	<p>Requests for specific improvements have been provide to Council's Property and Recreation Division to</p>

Submitter	Submission Summary	Reply
	<p>and quality public space for sport and recreation activities. Increased demand for Football Fields and Improved Facilities. Football continues to experience continued growth at both local club and representative levels. Wollongong Olympic has grown from 289 Total Registrations in 2013 to 418 in 2017, with female registrations rising from 48 to 93. Football South Coast therefore has players from Under 9 upwards, who play representative football on a full time basis and we currently do not have playing or training facilities for many of these teams. Club grounds must be utilised which places even more stress on grounds that are already overused, especially given the lack of lighting on many grounds. As a result half way through the season, fields become overused, some grounds turn into dust-bowls and the playing surface becomes compromised impacting on the quality of games and potential injuries. Therefore it is imperative that given the growth of football at both club and representative program levels, that football facilities are upgraded, improved, and where possible expanded to cater for growth at all levels. Currently there is limited lighting on the facility and this therefore restricts when players on the facility can train. Without lighting, the Wollongong Olympic club cannot schedule training or games after 6pm, and this therefore makes it difficult to schedule training or make up games. Page 31 of this document under Table 5 – ‘sports training’ is mentioned under the ‘Development’ column, however there is no reference to ‘playing’, as there is current usage and ongoing demand for the sportsfields to have ‘training’ and ‘playing’. Therefore references to ‘playing’ must be included as part of any plans.</p>	<p>inform the future Beaton Park Masterplan. It is proposed to add the highlighted text below “Sports training and playing of games/matches” in the Table 5 PoM Permissible Purpose/Use and Development Table, in the Development Column for additional clarity.</p>
Individuals		
1	<p>The Voice of the Silent Majority 1 page Form Letter which support's Wollongong Swim Club's proposal for a Standard Olympic, Indoor, Heated, 50 metre Pool and the Aged, Activity, Action 25 metre Pool and Wellness Centre for Beaton Park. It is attachment 5 to this report (80 forms submitted).</p>	<p>No change to the PoM, addressed in reply to the Wollongong Swim Club Inc submission.</p>
2	<p>“The area directly east of Weerona College, south of the existing tennis courts must be</p>	<p>Noted. Significant changes to Beaton</p>

Submitter	Submission Summary	Reply
	left as open green space” due to development and population pressures in surrounding areas. This Issue was also raised at Public Meeting by the individual.	Park (as of 2017) would require inclusion in a future Beaton Park Masterplan.
3	Would love improvements to Beaton Park facility, needs to cater for growing population of Wollongong including elderly. Draft Management Plan is great plan for improving, especially need improvement and expansion of pool. I am a learn to swim instructor at Beaton Park and extra pool space is a must for different uses such as childrens play pool.	Noted.
4	Would love improvements to Beaton Park facility, needs to cater for growing population of Wollongong including elderly. Draft Management Plan is great plan for improving, especially need improvement and expansion of pool. I am a learn to swim instructor at Beaton Park and extra pool space is a must for different uses such as childrens play pool.	Noted.
5	We need to cater for the seniors for programs in the pool. Pre school Learn to Swim has dropped dramatically. We need to compete with McKeons, Northern Stars etc. Not enough pool space – Aqua verses learn to Swim.	Noted.
6	We need a nice café at the centre which serves healthy food and good coffee. Great idea to include community health facilities. More Aqua aerobic classes, Yoga classes, Better gymnastic facilities.	Noted.
7	Make another pool and/or 50m pool with aqua centre like at home bush. Air conditioning in gym especially in RPM room. Make gym bigger and more showers in bathrooms. Open longer hours.	Noted.
8	I fully support the future planning. However a 100 metre pool is essential for Wollongong to hold swim meets. Currently the UOW pool is used- however it's inadequate as space limited.	Noted. UOW has indicated the pool is not at capacity.
9	Suggestions are yes to a medical centre similar to new one at corrimal which should be open whenever the facilities are being used. Also an indoor and outdoor Olympic sized swimming pools (see Sutherland pool facilities in the Sutherland shire). Also the soccer fields need to be properly marked during the season and usable toilet facilities for the soccer fields as these were blocked by the storage of soccer nets. The toilets looked	Noted.

Submitter	Submission Summary	Reply
	scary, dark and felt like you would get locked in. This made for a very long uncomfortable walk for my young daughter to the pool toilets. The track and field area needs shade for schools athletic carnivals and seating needs to be installed for all areas where parents are watching their children play sport.	
10	Wollongong badly needs the swimming pool to be bigger please.	Noted.
11	I applaud the Council for the concept of creating Beaton Park as a sporting area of excellence and looking at our future needs for our community. Our family has used the facilities at Beaton Park for 15 years and we have seen the growth in the community usage, the pool Monday to Saturday is packed with learn to swim kids and adults, squad swimmers and aqua fitness oldies, families are going elsewhere as it is too crowded, surely the gate numbers would indicate the pool is the biggest attraction and used far greater than all others. We need a much bigger pool for the competitive swimmers, a dedicated aqua fitness pool and a learn to swim pool. You exercise all year round at Beaton Park, that is what is needed, a much bigger under roof aquatic centre. Thank you.	Noted.
12	<p>Fact: More water space is a high priority.</p> <p>Fact: Wollongong Swim Club has been campaigning for the inclusion of a 50m pool for many, many years.</p> <p>Just as one member of the club, my daughter personally utilises the pool at least 10 hours per week for training and is currently training for national level Competition.</p> <p>Fact: Competitive swimming requires a 50m pool.</p> <p>Fact: Any competitive swimmer will benefit from the inclusion of a 50m pool.</p> <p>Fact: Wollongong Swim Club will benefit from the inclusion of a 50m pool and will be disadvantaged with anything less.</p> <p>Fact: A 50m pool can still be utilised by other groups.</p> <p>Fact: The inclusion of a 50m pool will not disadvantage any other group as there is still a 25m pool available.</p>	Noted.
13	Support is extended for maintenance of Leisure Centre with sporting facilities, swimming pool, gym, spa and sauna. Plus	Noted.

Submitter	Submission Summary	Reply
	<p>ongoing sports medicine centre, who provide a good service to the community. Some control of parking may be needed in the near future. Would like to see improved facilities for access by bicycles and to park bicycles. This could usefully include using part of the land outside Beaton Park on Foleys Avenue as a cycleway. Also Tramway Bridge on Throsby Drive needs better provision for cyclists and pedestrians on the northern side, it should surely be possible to install a "clip on" facility there.</p>	
<p>14</p>	<p>A Centre of Excellence with High Performance and Event Facilities - a premier facility - would include at least one 50m indoor heated pool along with other aquatic facilities.</p> <p>An additional 25m pool will only serve the Council Swim school for about 3 years.</p> <p>The Needs Assessment includes errors and misrepresents what swimming organisations have identified as needs.</p> <p>The charts and tables overleaf, being compiled from Council's own figures given to me, shown and mathematically(based on science) prove, there is a massive shortfall of about 8,000 m² for outdoor pools and about 3,000 m² of indoor Heated Pool Space needed for our current population in the Wollongong LGA. The outdoor and Indoor Pool Tables are based on current Australian Standards set by the Federal Government in Canberra 22 – 24 April 1974. Willi Daume's empirical formula proves the point for the 50 m indoor heated pool. Willi Daume, the then Vice President of the International Olympic Committee, was invited to Australia to help set up the Australian Academy of Sport.</p> <p>One of the many public meetings I attended some years ago, laid claim that one of three reasons why land was bought by Council at Beaton Park was to:</p> <ol style="list-style-type: none"> 1. Build a War Memorial Swimming Pool to international standards 2. Construct an Athletics Centre also to International Standards 3. Erect a Basketball Stadium as the Regional Centre for Sport <p>All three were to be the best in the District, being also the "Premier" centres for each of the sports. Now coming forward some 50</p>	<p>The draft PoM includes the Performance Target "Beaton park is the premier year round indoor facility and program pool in the Wollongong LGA that attracts the largest and greatest variety of indoor pool users". The future Master Plan will consider how premier is achieved. Council has addressed concerns over the Needs Assessment, in previous correspondence with the individual.</p> <p>It is noted that Holroyd has been amalgamated to Cumberland Council. Cumberland Council. The former Holroyd Council had plans to upgrade aquatic facilities at Merrylands, Guildford and Wentworthville.</p> <p>Cumberland Council put up this question at the September 2017 election – which relates to running the existing pools, not upgrading them:</p> <p><i>Cumberland Council currently operates 5 public swimming pools</i></p>

Submitter	Submission Summary	Reply
	<p>years or so, a similar announcement was adopted by full Council on 23 June 2014 at page 37 dot point 1.1 stating “Prepare a masterplan for Pool expansion/upgrading Beaton Park as the PREMIER year round Pool in the Wollongong LGA” Why hasn’t it been done? Such a pool was promised as far back (at a Public Meeting) as 62 years ago. Other Councils, notably Holroyd and Bayside are both building or intend to build 25 and 50m pools. One Council is even putting to the next Council election a referendum as to whether or not, the people need 25m or 50m pools.</p> <p>There has been a lot of written traffic over some 25 years between Council, myself and the Swimming club with numerous amendments to the Pool Plan configurations. The Wollongong Swim Club proposal (although promised) was not included in the report (SGL consulting group report – Needs Assessment).</p> <p>Accepting advice from many organisations, both voluntary and professional, we now submit the two ANZAC Memorial Pools concept as being the best proposal for Beaton Parks Plan of Management. May we also suggest the Beginners and Learn to Swim pool be named after our greatly esteemed life member the “Roy Conford Memorial Pool” (this was from a letter dated 5 July 2017– the formal submission by the Swim Club is a different configuration of pools).</p>	<p><i>in the LGA. Each year the five pools expect to cater for a total of approximately 405,000 visitors. In 2018 it is estimated that the total operating costs of all five pools will exceed revenues by almost 2.15 million (which is 2.4% of Council’s rates income) and it is expected that the shortfall will increase in subsequent years. Council subsidises these pools by using other funding sources, such as rates to cover the shortfall. Do you support Council continuing to operate and subsidise all of these swimming pools?</i></p> <p>65,745 voted yes and 22, 137 voted no.</p> <p>Cumberland Council does include a recently updated Auburn Ruth Everuss Aquatic Centre but that facility was in the former Auburn City Council area, not Holroyd. The Auburn Ruth Everuss Aquatic Centre in Lidcombe is a state of the art facility for the Cumberland region offering a range of year-round aquatic, leisure and wellness programs for people of all ages and abilities. The facility features a 50m outdoor Olympic pool with grandstand, indoor 25m pool, outdoor water polo pool, family leisure and program pool, and an interactive shaded</p>

Submitter	Submission Summary	Reply
		<p>water play pool for children and families. All pools are heated and feature disability access and a café. Bayside Council has been amalgamated into Botany Bay and Rockdale Councils. So the reference could not be checked further.</p>
15	<p>A bigger plan of management may be needed beyond Beaton Park alone – a plan that addresses a border area.</p>	<p>The Needs Assessment did consider Beaton Park’s connection to Wisemans Park and the Fairy Creek Corridor. In the near future a draft Masterplan will be developed for the Fair Creek Corridor. Wiseman Park is crown land and Council is awaiting the enactment of the new Crown Land Management Act before considering a Plan of Management for Wisemans Park.</p>



BEATON PARK PLAN OF MANAGEMENT



Z18/78815

Wollongong City Council

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1. INTRODUCTION

A Plan of Management (PoM) provides Council with an appropriate framework for the future management of public land in accordance with relevant legislation. All land owned by Council that is classified as community land requires a plan of management in accordance with the Local Government Act 1993 (the Act). This is to ensure that an endorsed framework guides the operation and development of these community resources. Plans of Management are public documents, and as such require stakeholders to be involved in their formation. Development of a Plan of Management provides opportunities for the community to participate and to be involved in shaping the future management of an area of community land (*please see Appendix I Community Consultation*) in line with existing Council policies. The purpose of this 2017 Beaton Park Plan of Management is to provide a guide for the future use, development, and management of public land at 37 Foley Street, Gwynneville.

The Plan of Management area is locally known as Beaton Park and includes six land parcels of community land (Lot 113 DP 788462, Lot 104 DP 594259, Lot 401 DP 1128781, Lot 105 DP 594259, Lot 2 DP 700616 and Lot 102 DP 611233) that are zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009. Beaton Park is a sporting area of regional importance that supports a variety of sporting codes, sporting clubs, as well as community and commercial uses. This Plan of Management supersedes the Plan of Management for Beaton Park that was amended in June 2007 and first adopted in December 1999.

The 2017 PoM is an outcome of Council's resolution in May 2016 to review the previous PoM following consideration of a Beaton Park Precinct Needs Analysis completed in December 2015. The development of a detailed Beaton Park Masterplan in 2017/18 and the resulting future capital improvements (*as funds are made available to Council from future budget allocations, grant applications and partnerships with existing and future licensees and leasees*) will enable Council to meet the Aim, Vision, Values and Management Objectives of this PoM over the long term.

1.1. Structure of this Plan of Management

This Plan of Management is in five main sections:

1. The Introduction – provides the purpose of the Plan and the details of the land for which the Plan is being developed and its general condition.
2. Legislative Requirements and Existing Council Studies, Plans, Policies – outlines the legislative framework, the categorisation and core objectives for the land, the current zoning of the land under the Wollongong Local Environmental Plan 2009 and how existing Council studies, plans and policies apply to the land.
3. The Strategies and Actions for implementation – provides an Aim, Vision, Values and specific Management Objectives for Beaton Park, along with strategies and performance targets for the management of the land.
4. Future Use and Development of the land – provides the permissible (proposed and potential) uses and developments on the land.
5. Review and Assessment of Progress towards Management Objectives.

1.2 Land Covered by this Plan of Management (PoM)

This Plan of Management applies to six land parcels (Lot 113 DP 788462, Lot 104 DP 594259, Lot 401 DP 1128781, Lot 105 DP 594259, Lot 2 DP 700616 and Lot 102 DP 611233) that are zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009. The Beaton Park PoM area is approximately 13.8 hectares and is shown on the aerial photograph in Figure 1 outlined in red. Beaton Park is in the suburb of Gwynneville, approximately 1.5 km from the Wollongong central business district and the site fronts Gipps Street, Foley Street and Throsby Drive and borders the South Coast Railway Line.

The facilities within Beaton Park PoM area include Beaton Park Leisure Centre, Wollongong Tennis Club, Illawarra Basketball Stadium, sportsgrounds with regional athletics track and park equipment. Wollongong City Council owns the land. Council directly operates the Beaton Park Leisure Centre as a commercial health and fitness business, while other areas are managed under licenses or leases.

Figure 1 Map of Beaton Park Plan of Management Area



1.3 Condition of the Land

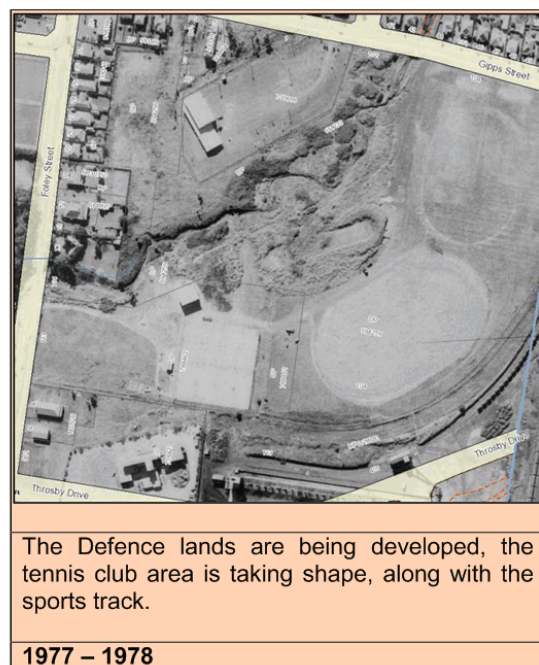
Wollongong City Council first formed Beaton Park in 1951 from the consolidation of two adjoining private land areas in 1951. The first major development on site was the creation of the Wollongong Tennis lease and development of the tennis courts in 1957. The Snake Pit (four court stadium) was developed on site and leased to Illawarra Basketball in 1964. Council acquired more land for Beaton Park in 1973 (2 ha) and in 1978 (1.056 ha) excess railway land was incorporated. In 1980 land from the Department of Defence was purchased, upon this land the Beaton Park Leisure Centre (BPLC) was built in 1981 with indoor sport and recreation facilities. As part of building the BPLC, a creek that forms part of the Fairy Creek catchment area was realigned, with access between the Snake Pit and BPLC linked by a causeway and a pedestrian bridge. The December 2015 Needs Assessment noted the following relative to the condition of BPLC:

“As an aging facility of 30 years, design changes and expansion over the coming years are essential in ensuring the facility is able to cater not only for their current clientele but also with any increases in patronage in the future.”

In 1983 the BPLC outdoor heated pool was added to the facilities. In 1986 the outdoor heated pool was covered with a tension membrane roof. In 1993 the synthetic athletics track and field areas were opened with the grandstand added to the track in 2001. The most recently built facility at Beaton Park is the playground between the BPLC and the tennis courts that was built in 2005. All major existing built facilities within the PoM area are aging and in need of redevelopment, repurposing or demolition when modern facilities are developed in the future to meet the needs of the community in accordance with the Aim, Vision, Values and Management Objectives of this PoM and the future Beaton Park Master Plan.

The development history of the Beaton Park PoM area can be tracked over the following aerial photographs from 1948 to 2014. The aerial photography is a record of the history of the condition and development of the land.

Figure 2 Aerial Photograph Series 1948 - 2014





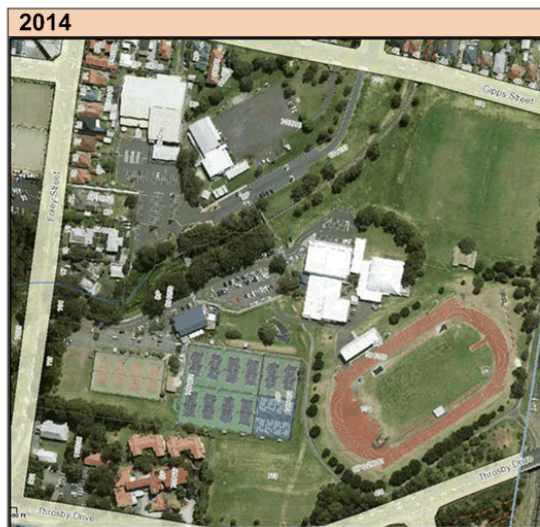
The tennis club is continuing to grow and the Snake Pit (basketball stadium) is in place.



The PoM area has found its current form, the Snake Pit has been expanded, the track and field area and stadium are to a regional standard for the time period. The Beaton Park Leisure Centre, including 25 m heated pool covered by a membrane, was built in the 1980s.



By 2006, the area has been improved by a new playground while other uses remain the same.



In 2014 the tennis courts include smaller blue courts to introduce young children to tennis and parking areas are better paved and marked.



2001

1.4 Existing Facilities and Uses

The LGA 1993 requires that a site specific PoM provides a description of existing developments, (ie Physical Assets) or facilities and uses of those physical assets, as well as applicable leasing or licensing information. Council manages physical assets in accordance with Council's Asset Management Policy adopted by Council on 7 April 2014 (or its successor). Please see the table below for more information listed by Asset Type and organised by each major Beaton Park facility. For facility photographs refer to Appendix G.

Table 1 Existing Developments (ie Physical Assets), Uses, Leases, Licences within the Beaton Park PoM Area

Asset Type	<u>Beaton Park Leisure Centre Components</u>	<u>Kerryn McCann Athletics Centre</u>	<u>Wollongong Tennis Club</u>	<u>Beaton Park Sports Grounds</u>	<u>Snake Pit - Basketball Stadium</u>	<u>Other</u>
Buildings (includes rooms in buildings)	<ul style="list-style-type: none"> • Front of house foyer, reception, retail display and offices • Gymnasium • Bicycle studio • Cardio facility • Circuit room off main gym • Multi-purpose sports hall with storage • Air conditioned activities/meeting room • Spa and sauna facilities accessible from change areas • Childcare room and outdoor play area • Dry change area (male/female and 2 x DDA/family) 	<ul style="list-style-type: none"> • Amenities and change x 2 and storage under the grandstand 	<ul style="list-style-type: none"> • Licensed Clubhouse • Pavilion and change facilities • Tennis Club Pro Shop and Court Hire • Meeting rooms • Restaurant • Tennis Wollongong Inc Administration Building 	<ul style="list-style-type: none"> • Amenities and change room block • Grounds maintenance workshop 	<ul style="list-style-type: none"> • 4 indoor basketball courts • Office and kiosk • Amenities and change areas • Storage • Portable buildings (offices/ administration areas) 	

Asset Type	<u>Beaton Park Leisure Centre Components</u>	<u>Kerryn McCann Athletics Centre</u>	<u>Wollongong Tennis Club</u>	<u>Beaton Park Sports Grounds</u>	<u>Snake Pit - Basketball Stadium</u>	<u>Other</u>
	<ul style="list-style-type: none"> amenities • Medicine Clinic, Incorporating physiotherapists, sports physicians, dieticians treatment rooms x 4, 2 offices, reception area, exercise and rehabilitation area and kitchen and toilet (leased space) • Portable building café (leased space) 					
Recreation Assets	<ul style="list-style-type: none"> • 25m x 6 lane indoor heated swimming pool with L Shape program pool area, (covered by a tension membrane roof) • Wet change and amenities area (male/female and DDA change x 1) linked to pool hall • Swimming pool office and staff change 	<ul style="list-style-type: none"> • Synthetic all weather athletics track • Front and back straight lighting • 600 seat grandstand • Inner track field and jumps area • 2 outside jump areas 	<ul style="list-style-type: none"> • 10 Pexipaved tennis courts • 4 Synthetic grassed tennis courts • 8 Mini-tennis courts 	<ul style="list-style-type: none"> • Cricket pitch • Soccer pitch 		<ul style="list-style-type: none"> • Children's Playground

Item 3 - Attachment 8 - Beaton Park Plan of Management with proposed minor amendments in light of submissions

Asset Type	<u>Beaton Park Leisure Centre Components</u>	<u>Kerryn McCann Athletics Centre</u>	<u>Wollongong Tennis Club</u>	<u>Beaton Park Sports Grounds</u>	<u>Snake Pit - Basket Ball Stadium</u>	<u>Other</u>
Transport Networks of roads, bridges, culverts, kerb and gutter, footpaths, cycle ways and associated						<ul style="list-style-type: none"> • Paved car parking areas throughout entire PoM area • Bicycle parking racks • Pedestrian footpaths • Causeway crossing • Access roads • Internal road
Stormwater Network of pipes, inlets, outlets, flow control and water quality devices(See Appendix F for locations)						<ul style="list-style-type: none"> • Stormwater network <ul style="list-style-type: none"> ○ inlets ○ outlets ○ channel with gabion bank support, ○ culvert
Community Land	<ul style="list-style-type: none"> • BPLC is built on part of Lot 104 DP 594259 	<ul style="list-style-type: none"> • KMAC is built on part of Lot 104 DP 594259 and on part of Lot 401 DP 1128781 	<ul style="list-style-type: none"> • WTC is built on part of Lot 113 DP 788462 	<ul style="list-style-type: none"> • BPSG includes part of Lot 104 DP 594259 	<ul style="list-style-type: none"> • Snake Pit is built on Lot 105 DP 594259 	<ul style="list-style-type: none"> • "Other" Assets types are located throughout PoM area
Natural Assets						<ul style="list-style-type: none"> • Riparian Corridor along creek • Trees along edge

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Asset Type	<u>Beaton Park Leisure Centre Components</u>	<u>Kerryn McCann Athletics Centre</u>	<u>Wollongong Tennis Club</u>	<u>Beaton Park Sports Grounds</u>	<u>Snake Pit - Basketball Stadium</u>	<u>Other</u>
						of sports areas and foot paths create park like setting (MU56c) some were part of National Tree Day
Other Assets such as plant and vehicles, furniture and office equipment, library books, art works, domestic waste bins	<ul style="list-style-type: none"> • 29 piece cardio facility • 24 piece bicycle studio • Plant rooms 		• N/A - Leased		• N/A - Leased	<ul style="list-style-type: none"> • Lighting • Signage • Bins
information and communication technology						<ul style="list-style-type: none"> • Tele-communications tower
Leases (exclusive use)	A portion of BPLC on Lot 104 DP 594259 is leased to Illawarra Sports Medicine Clinic Ltd for a Sports Medicine facility until 2 October 2018	There are no leases of this area in 2017	The buildings on Lot 113 DP 788462 are leased to the Wollongong City Tennis Club until 31 December 2020	There are no leases of this area in 2017	Illawarra Basketball has a lease for the Stadium and portable buildings on Lot 105 DP 594259 until 30 June 2031	
Licenses (non-exclusive use)	Chris Buchanan Aquatic Academy for	Athletic Wollongong Inc for use of rooms	Part of Lot 113 DP 788462 and part of	There are no licenses of this	There are no licenses of this area in 2017	There are no licenses of these

Asset Type	<u>Beaton Park Leisure Centre Components</u>	<u>Kerryn McCann Athletics Centre</u>	<u>Wollongong Tennis Club</u>	<u>Beaton Park Sports Grounds</u>	<u>Snake Pit - Basketball Stadium</u>	<u>Other</u>
	<p>use of part of BPLC Pool until 30 Sept 2020</p> <p>Council put out an Invitation to Quote for a Licensee to operate the Kiosk located at Beaton Park Leisure Centre closed on 23 March 2017. New Licensee not known at the time of making the PoM</p> <p>Use of the BPLC by Sporting Groups, community or school groups is by booking through BPLC for the day(s) required during the relevant sporting season or event day in 2017</p>	<p>below grandstand on Lot 104 DP 594259, holding over since 21 April 2011</p> <p>Use of the Athletics Centre by Sporting Groups, community or school groups is by booking through the BPLC for the day(s) required during the relevant sporting season or event day in 2017</p>	<p>Lot 401 DP 1128781 is licensed to the Wollongong City Tennis Club until 31 December 2020</p> <p>Council and the Club are considering a new licensed area (see Appendix E) over part of Lot 113 DP 788462 for a period of five years with an option of another 10 years (until 2032), if the current license is forfeited</p>	<p>area in 2017</p> <p>Use of the Sportsgrounds by sporting groups or school groups is by booking through the BPLC for the day(s) required during the relevant sporting season in 2017</p>		<p>areas in 2017</p>

2. LEGISLATIVE REQUIREMENTS AND EXISTING COUNCIL STUDIES, PLANS, POLICIES

Under the legislative requirements of the Local Government Act 1993 (the Act), Council is required to prepare and adopt Plans of Management for all land classified as Community land, either generally or on a site-specific basis. The Beaton Park PoM meets the requirements of a site-specific plan of management as shown in Table 2.

Table 2 Site Specific PoM Requirements under the Local Government Act 1993

Site Specific PoM Requirements under the Local Government Act 1993	Section in PoM
Community land is categorised as either an area of cultural significance, sportsground, park, general community use or type of natural area - foreshore, bushland, escarpment, watercourse or wetland. (These categories are prescribed legislatively).	Section 2.2 and Community Land Category Map
Objectives and performance targets identified with proposed means by which they are met and methods for assessment of progress.	PoM Action Plan
May require the prior approval of the Council to the carrying out of any specified activity on the land. (Existing legislative requirements – EP&A 1979 for example).	Section 2
Description of the condition of the land, and any building or improvements on the land as at the date of the adoption of the plan.	Sections 1.3 and 1.4
Specify the purposes for which the land and any such improvements will be permitted to be used.	PoM Permissible Uses Table
Specify the purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise.	PoM Permissible Uses Table
Describe the scale and intensity of any such permitted use or development.	Section 4.1

2.1 Aim, Vision, Values and Management Objectives

The starting point for any Council plan is how does it fits into Council’s Community Strategic Plan? The making of this Beaton Park PoM and any future improvement made under this PoM meet Council’s Community Strategic Plan (Wollongong 2022) Goal: *“We are a healthy community in a liveable city”*.

2.1.1 Aim

The Aim of the Beaton Park Plan of Management has been developed from the 2015 Beaton Park Precinct Needs Assessment:

“Develop Beaton Park as a Regional Centre of Excellence with High Performance and Event Facilities that are complemented with improved local open space/parkland areas”.

2.1.2 Vision

The following Vision has been developed from the 2015 Beaton Park Precinct Needs Assessment:

“Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities”.

2.1.3 Values

The Values of Beaton Park will guide future use, development and scale decisions of Council, lessees and licensees. The Values are a result of the Needs Assessment and further consultation with Council staff and stakeholders. The community values Beaton Park as an existing regional centre of sport, recreation, and health and wellbeing. This overarching value has resulted in the PoM Aim and Vision that will guide future improvements at Beaton Park so its value to the community does not erode. The PoM has set the following shaping values to guide future enhancements that are aimed at increasing Beaton Park's value to the community: Health, Integration, Accessibility, Quality, Financial Sustainability, Utility, and Flexibility.

- **Health:**
To contribute positively to the health outcomes of our community and visitors.
- **Integration:**
To further develop Beaton Park with an integrated range of recreational, community, health and primary care facilities and options in pursuit of excellence in sporting, lifestyle, medical, allied and related facilities and services
- **Accessibility:**
Affordable and well-designed facilities, services and programs that provide greater accessibility to the community
- **Quality:**
Facilities that are presented to the highest quality standards
- **Financially Sustainability:**
The development of a financially sustainable regional centre of sport, recreation and health and wellbeing facilities and services
- **Utility:**
Increasing utilisation by providing a mix of sport, recreational, health and wellbeing opportunities
- **Flexibility:**
Flexible design that can grow and develop with changing community needs

2.1.4 Management Objectives

A PoM is required to identify objectives (an end towards which efforts are directed) for the management of Community land. The Beaton Park PoM management objectives have been developed by identifying the legislated Community land categories that apply to land within the PoM area, by reviewing existing Council studies, plans and policies and consulting with stakeholders. Table 3 lists the management objectives to achieve the Aim and Vision for Beaton Park in keeping with the PoM Values of Health, Integration, Accessibility, Quality, Financial Sustainability, Utility, and Flexibility.

Table 3 Beaton Park PoM Management Objectives

#	Beaton Park Management Objectives	Source
1	There is an increase in the physical fitness, mental health and emotional wellbeing of all who use the facilities and grounds within the Beaton Park Plan of Management area.	Wollongong 2022 adapted to Beaton Park
2	The facilities and grounds within the PoM area are maintained to a high standard.	As above
3	Community safety is improved as upgrades at Beaton Park present new opportunities to reach even higher safety standards.	As above
4	Participation in recreational and lifestyle activities is increased as Beaton Park is upgraded.	As above
5	All who use the facilities within the Beaton Park PoM area have a high level of life satisfaction and personal happiness.	As above
6	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	Sportsground Core Objectives Section 36F of the Act
7	To ensure that activities are managed having regard to any adverse impact on nearby residences.	As above
8	To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.	Natural Area Core Objective Section 36E of the Act
9	To maintain the land, or that feature or habitat, in its natural state and setting.	As above
10	To provide for the restoration and regeneration of the land.	As above
11	To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.	As above
12	To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or	As above

#	Beaton Park Management Objectives	Source
	the Fisheries Management Act 1994.	
13	To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows. <i>(Please note: The Local Government (General) Regulation 2005 category guidelines include streams of water that have been "artificially improved, or in an artificial channel that has changed the course of the stream of water..." as natural area watercourse.)</i>	Natural Area Watercourse Core Objective Section 36M of the Act
14	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.	Natural Area Watercourse Core Objective Section 36M of the Act
15	To restore degraded watercourses.	As above
16	To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.	As above
17	To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).	Core Objectives for land categorised as General Community Use: Sections 36i of the Act
18	Provide sustainable assets for the community at Beaton Park by recognising and considering the full cost of Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council's adopted strategic directions in order to respond to the needs of our community. <i>(Please note: Strategic direction for pool management/capital investment is found in Council's "Future of Our Pools Strategy 2014-2024" and for general asset management, repair, and capital investment/replacement the Asset Management Policy is the guide. Each year Council's Annual Plan and Capital and Services Budgets indicate how Council is planning to dedicate its finite resources to managing its assets across the entire Local Government Area.)</i>	Asset Management – Council Policy
19	Ensure the precinct has a flexible design that can grow and develop with changing community needs.	PoM Value of Flexibility
20	Redevelopment of the Beaton Park pool facility using modern aquatic facility design guided by Council's Future of Our Pools Strategy 2014-2024. <i>(typo correction - these management objectives were in the PoM Action Plan – Table 4)</i>	Future of Our Pools Strategy

2.2 Community Land Categorisation under this Plan

Community land requires categorisation under the LGA 1993 Act. Community land may be categorised as Park, Sportsground, General Community Use, an area of Cultural Significance or Natural Area. Natural Areas are further sub-categorised as bushland, wetland, escarpment, watercourse or foreshore. Each Community land category has legislated core objectives which assist in determining the way that the land may be used, managed, leased or licensed. The core objectives of each Community land category have been incorporated into the PoM Management Objectives and they apply to land with that Community land category.

All Community land must be categorised. These Community land categories are in effect for as long as the Plan of Management is in effect by resolution of Council or until the land is no longer classified as Community land in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993.

Land under this PoM is categorised as shown in Figure 3.

Natural Area Watercourse – for the creek and banks.

General Community Use – land which is used by Council for the operation of the Beaton Park Leisure Centre and the Wollongong Tennis Club which is shown in the Community Land Map as an area of General Community Use.

Sportsground - for all the remaining land under this PoM.

Figure 3 Community Land Categories under the Beaton Park Plan of Management



2.3 Zoning of the Land

The Wollongong Local Environmental Plan (LEP) 2009 is the planning instrument in effect at the time of the PoM making (ie 2017). It is subject to change in accordance with the Environmental Planning and Assessment (EP&A) Act 1979 or its successor. All the land under this PoM is zoned RE1 Public Recreation under the Wollongong LEP 2009. Uses and Developments requiring development consent under the EP&A Act 1979 on Community land at Beaton Park are required to be in accordance with both the EP&A Act 1979 and this Plan of Management made under the Local Government Act 1993.

Understanding the zoning of the land under the Wollongong LEP 2009 provides context for the PoM permissible uses and developments. In instances where there is an inconsistency between the planning instrument and the Plan of Management, the planning instrument in effect overrides the PoM. From time to time Council may consider draft Planning Proposals to change the zoning of land within the PoM area or to add additional uses to the land which may assist in implementing the Aim, Vision and Management Objectives of the Beaton Park PoM to a scale that is not achievable as an ancillary use to existing facilities or to correct planning anomalies such as having a registered club such as the Tennis Club in a zone where such a use is prohibited.

As the land at Beaton Park has a long development history, it is to be expected that as planning legislation or planning instruments change over time, long time uses and developments may present legislative inconsistencies that need correction. Council is currently considering a Draft Planning proposal (Appendix C) to permit additional uses – Health Services Facility types – medical centre, community health services facilities for Lots 113 DP 788462, 104 DP 594259 and 401 DP 1128781 and registered club for Lot 113 DP 788462 to assist in implementing the Aim, Vision and Management Objectives of the PoM by proposing a means to address potential legislative inconsistencies.

Per the Wollongong LEP 2009 as of March 2017, is the following:

1 *Objectives of RE1 Public Recreation zone*

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.*

2 *Permitted without consent*

Nil.

3 *Permitted with consent*

Boat sheds; Camping grounds; Caravan parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreational facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures.

4 *Prohibited*

Any development not specified in item 2 or 3.

2.4 Approvals and Land Owner's Consent

Section 35 of the Local Government Act 1993 states:

“Community land is required to be used and managed in accordance with the following:

- *the plan of management applying to the land.*
- *any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.*
- *this Division.”*

Council, leasees, licensors and casual users must comply with relevant laws by obtaining the relevant approvals that apply to the use and development of any land, as well as comply with the Plan of Management if the land is Community land. Common approvals required on Community land are development consent under the EP&A Act 1979 and approval under section 68 of the Local Government Act 1993. There are many laws permitting the use of land for a specified purpose or otherwise regulating the use of land and different laws apply depending on the use, activity or development.

A leasee or licensor of Council owned land is required to gain the consent of Council as a landowner before lodging any application seeking a relevant approval. Council will only consider granting landowner consent for applications to be lodged that are consistent with the Plan of Management that applies to that land in the case of Community land or that is consistent with Council's strategic directions (Wollongong 2022 or its successor) in the case of Operational land. Land owner's consent is separate from consent under the applicable legislation, but where land owner's consent is required to lodge an application to seek a legislative approval the two are linked, with Council in effect determining the matter, as land owner, not regulator, if land owner's consent to lodge the application is not given.

2.5 Granting a lease or licence on Community Land

A lease, licence or other estate may be granted in accordance with an express authorisation by this Plan of Management, providing the lease, licence or other estate is for a purpose prescribed in s. 46 of the Local Government Act 1993. The purpose of the lease, licence or other estate must also be consistent with core objectives for the category of the Community land. The land within the Beaton Park PoM, is categorised as sportsground, general community use or natural area watercourse so those respective core objectives apply to the relevant locations (see Figure 3).

Under the Act, there are limits to the term of a lease or licence of Community land, and there are prescribed processes for granting a lease or licence depending on the type of leasee or licensee (not for profit or for profit) and the length of the lease or licence (short term casual or longer). Any lease or licence over community land exceeding 22 years requires Ministers consent. Additionally, leases or licences over Community land cannot exceed 30 years. Council has a “Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads Policy adopted on 3 April 2017 which it follows when leasing and licencing public land. The main objective of the policy is to outline the general requirements for the grant of occupation agreements for Council owned and managed land and buildings in a timely manner that meets legislative requirements. Council policies are reviewed on a regular basis and this PoM acknowledges that this Council policy or its successor is the guide for Council's leasing and licencing of Council land, building and public roads.

This Community land Plan of Management expressly authorises the granting of leases, licences or other estates over any part of the land covered by this Plan of Management for any permissible use or development in accordance with this PoM and any purpose prescribed from time to time by the Local Government Act 1993 or the Local Government (General) Regulations in keeping with the PoM Aim, Vision, Values and Management Objectives.

For example, only, at the time of the making of this PoM, prescribed purposes included:

- the provision of goods, services, facilities and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to public recreation, the physical, cultural, social, and intellectual welfare or development of persons, such as, but not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf life saving clubs, restaurants or refreshment kiosks;
- roads, public utilities and works associated with or ancillary to public utilities or pipes, conduits or other underground connections of premises adjoining the community land; and
- on a short-term, casual basis only, busking, engaging in trade or business, the playing of a lawful sport or game, delivery of a public address, commercial photographic sessions, picnics and private celebrations such as weddings and family gathering or filming projects.

3. ACTIONS AND WAYS FORWARD

3.1 Action Plan

The Action Plan (Table 4) provided within this section outlines the direction for the management and development of the parcels of land within the Beaton Park PoM area. The Action Plan incorporates the PoM Management Objectives (Table 3) and has been developed to do the following:

- To formulate objectives that align with Council's Community Strategic Plan Wollongong 2022 Goal: "We are a healthy community in a liveable city";
- To ensure consistency with the core objectives of the Community land categories of the land;
- To develop performance targets that will define the way that Council will achieve its objectives;
- To provide actions (or means of achievement), which is the way that Council will achieve its targets;
- To provide performance measures for each action; and
- To facilitate opportunities for implementation of priorities as the Beaton Park Plan of Management is one of Council's "suite of informing and supporting documents" that is considered when Council implements its Community Strategic Plan by adopting its four year Delivery Plan and its Annual Plan each year. (*The Delivery Plan and Annual Budget are the tools used to allocate the limited resources available to Council and the community to the highest level needs and priorities across the entire Local Government Area*).

3.2 Priority ranking in the Beaton Park PoM Action Plan

Beaton Park PoM is only one of the more than 100 Council endorsed strategies and plans, which are collectively referred to as Council's suite of informing and supporting documents that address the goals of Council's Community Strategic Plan, Wollongong 2022. Each year there is an opportunity through the refinement of the Wollongong 2022 four year Delivery Plan and the adoption of the Annual Budget to pursue the actions in this Beaton Park Actions Table. However, Council has limited resources available and allocates to the highest-level needs and priorities across the entire Local Government Area (*taking into account public health and safety, legislative requirements and its Wollongong 2022 goals*).

Council's Property and Recreation (P+R) Division manage the Beaton Park PoM area as a property manager, recreational services provider and as a commercial business operator. Beaton Park Leisure Centre (BPLC) is a commercial business providing opportunities for the community to increase their personal health and wellbeing through sporting activities, recreational pursuits, health services and social interaction. P+R have ranked actions in the PoM Action Plan as High, Medium and Low. The rankings are reflective of how P+R will seek to use any existing or new operational or capital resources to manage the facilities and grounds within the PoM area. Obtaining new operational or capital resources for the management of Beaton Park is not guaranteed. Methods include obtaining grant funds, increasing

commercial opportunities, increasing lease/license income and being successful in having more funds allocated to the management and development of Beaton Park in Council's Annual Plan (ie its annual budget).

The priority rankings and their desired implementation time frames are listed below:

High: commence within the next two years

Medium: commenced in two to five years

Low: commence after five years

Ongoing: existing, ongoing action

Table 4 Beaton Park PoM Action Plan

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
1	There is an increase in the physical fitness, mental health, and emotional wellbeing of all who use the facilities and grounds within the Beaton Park Plan of Management area.	<p>Beaton Park PoM is a major regional centre of excellence for organised sport, recreational, fitness, wellbeing, and medical services.</p> <p>Beaton Park PoM area has facilities and services to cater for the amateur to elite athlete as well as those looking for a variety of recreational opportunities in the one location.</p>	<p>Develop Beaton Park as a Regional Centre of Excellence with high performance and event facilities that are complimented with improved local open space/parkland areas.</p> <p>Increase the capacity to accommodate more customers to BPLC by capital expansion of existing facility or companion facilities.</p> <p>Increase the ability of current and future leasees and licensees to provide organised sport, recreational, fitness, wellbeing, and medical services and social interaction to attract more people of all ages to Beaton Park by capital and service improvements.</p> <p>Development of a Beaton Park Master Plan in 2017-2018.</p> <p>Obtaining relevant approvals for improvements in line with the Master plan by Council and/or Leasees and Licensors.</p> <p>Development of a 10-year staged improvement plan that will detail up priority short term, medium and longer term works.</p> <p>Consider developing a Beaton Park Advisory Committee to better coordinate future development, improve communication between stakeholder groups and provide a one stop management organisation to help</p>	<p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>H/M</p> <p>H</p> <p>M</p>	<p>Completed new capital works and upgrades of existing and new facilities within the PoM area.</p> <p>New services to meet the Aim, Vision and Values of the PoM.</p> <p>Positive response from the public about facility upgrades and service provision.</p> <p>Benchmarking and other assessment tools developed by Council and current and future Beaton Park lease or license holders to capture comparison data relative to other centres of excellence to inform the redevelopment and future management of facilities at Beaton Park to meet the management objective #1</p>

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#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
			<p>cater for major events and high performance team and athlete use.</p> <p>Consideration of a Beaton Park Asset Improvement Fund as a dedicated source of matching capital for grants and to assist partnering with leasee and licensees who undertake capital improvements.</p>	M	
2	The facilities and grounds within the PoM area are maintained to a high standard.	<p>Provide high quality sporting facilities to accommodate junior/district team sports, users of the Beaton Park Leisure Centre, and junior, senior and elite athletes.</p> <p>Facilities are presented and maintained in accordance with agreed service levels.</p>	<p>Identify, through asset condition assessment and risk management, initiatives to reduce the Council's exposure to losses arising from asset related risks at Beaton Park.</p> <p>Use full life cycle costs in decision making on asset acquisition, replacement, disposal and service levels.</p> <p>Consideration of a Beaton Park Asset Improvement Fund as a dedicated source of equipment replacement and maintenance of existing or new BPLC facilities.</p> <p>Provide assets that deliver sustainable services at Beaton Park to benefit the community to a level of service that justifies the costs of owning and operating these assets.</p>	<p>O</p> <p>O</p> <p>M</p> <p>O</p>	<p>Number of repairs, upgrades and replacements of existing Council assets.</p> <p>Keep record of comments on facility upkeep.</p>
3	Community safety is improved as upgrades at Beaton Park present new opportunities to reach even higher safety	Vandalism is removed quickly or ceases to occur within the PoM area.	Develop and maintain a capital prioritisation process for asset renewal based on minimising risk and maintaining service levels at Beaton Park.	O	Insurance claims relating to Beaton Park are tracked.

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#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
	standards.	<p>Customer surveys demonstrate a high level of community satisfaction with their surroundings at Beaton Park even in times of early morning and late evening.</p> <p>Rate of accidental injury to customers of BPLC, members/visitors to the Tennis Club and users of the Basketball stadium decrease every year.</p>	Development of Beaton Park Masterplan with community safety measures in design, facility layout and site configuration taken into account.	H	Number of repairs, replacements and upgrades of plant and buildings, transport network and drains, culverts, etc are monitored for trends.
4	Participation in recreational and lifestyle activities is increased as Beaton Park is upgraded.	Beaton Park is a hive of activity between the hours of 6 am to 9 pm with people improving their health, fitness and wellbeing through a variety of means.	<p>Monitor current utilisation and predict future demand changes for Beaton Park physical assets and make adjustments in asset provision and management to attract more participation.</p> <p>Provide affordable and well-designed facilities, services and programs that provide greater accessibility to the community.</p>	O O	<p>Membership at BPLC is monitored.</p> <p>Leasees and Licensees report to Council on their user rates or membership numbers.</p>
5	All who use the facilities within the Beaton Park PoM area have a high level of life satisfaction and personal happiness.	90% users of facilities and services within the Beaton Pom Area who are surveyed report a high or very high level of satisfaction with the service or facility.	<p>Update the aging facilities in line with the PoM and future Masterplan.</p> <p>Provide a wider variety of sports, health and leisure opportunities.</p>	O O	Track BPLC surveys of customer's satisfaction with services and facilities.
6	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. <i>(sportsground core objective)</i>	<p>PoM adopted.</p> <p>Masterplan developed.</p> <p>Users of Beaton Park facilities and</p>	Increase marketing of Beaton Park PoM area activities and facilities to the general public.	O	<p>Marketing activities tracked.</p> <p>User data collected.</p>

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#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
		sporting grounds are increased.			
7	To ensure that activities are managed having regard to any adverse impact on nearby residences <i>(sportsground core objective)</i>	All sportsground uses and development within the PoM area follow development consents, existing council policies and relevant lease and license terms.	Monitoring of development consent conditions, lease and license requirements.	O	Number of monitoring activities tracked.
8	To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. <i>(natural area core objective - sub category is watercourse)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely. The existing tree cover along the water course cover is not significantly reduced and maintains its health.	O	Storm water systems are well maintained. Number of trees planted or removed is tracked for monitoring.
9	To maintain the land, or that feature or habitat, in its natural state and setting. <i>(natural area core objective)</i>	N/A – watercourse has been altered in 1980s so it is not obtainable.	N/A	N/A	N/A
10	To provide for the restoration and regeneration of the land. <i>(natural area core objective)</i>	N/A – watercourse has been altered in 1980s so it is not obtainable.	N/A	N/A	N/A
11	To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. <i>(natural area core objective)</i>	N/A – watercourse has been altered in 1980s so it is not obtainable.	N/A	N/A	N/A
12	To assist in and facilitate the implementation of any	N/A – there are no recovery plan or threat abatement plan over this	N/A	N/A	N/A

Item 3 - Attachment 8 - Beaton Park Plan of Management with proposed minor amendments in light of submissions

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
	provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994. <i>(natural area core objective)</i>	land.			
13	To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows. <i>(natural area water course core objective)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely. The existing tree cover along the water course cover is not significantly reduced and maintains its health.	O	Storm water systems are well maintained. Number of trees planted or removed is tracked for monitoring.
14	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability. <i>(natural area water course core objective)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely. The existing tree cover along the water course cover is not significantly reduced and maintains its health. Undertake works in accordance with the Beaton Park Vegetation Management Plan	O	Storm water systems are well maintained. Number of trees planted or removed is tracked for monitoring.
15	To restore degraded watercourses. <i>(natural area water course core objective)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely. The existing tree cover along the water course cover is not significantly reduced and maintains its health.	O	Storm water systems are well maintained. Number of trees planted or removed is tracked for monitoring.

Item 3 - Attachment 8 - Beaton Park Plan of Management with proposed minor amendments in light of submissions

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
16	To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category. <i>(natural area water course core objective)</i>	N/A – watercourse has been altered in 1980s and a causeway and pedestrian bridge are the ways visitors to Beaton Park avoid accessing the watercourse for public safety reasons related to floodplain management.	N/A	N/A	N/A
17	To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities). <i>(general community use core objective)</i>	PoM adopted. Masterplan developed. Users of Beaton Parks new and existing facilities are increased.	Develop draft PoM. Develop Draft Master Plan. Allocate funds to prioritised capital improvements relating to the areas categorised as general community use.	H H H	Completed new capital works and upgrades of existing and new facilities within the PoM area. New services to meet the Aim, Vision and Values of the PoM. Positive response from the public about facility upgrades and service provision.
18	Provide sustainable assets for the community at Beaton Park by recognising and considering	Increase utilisation by providing a mix of sport, recreational, health and wellbeing opportunities.	Encouraging new and existing leasees and licensees to increase their level of financial commitment to improving new and existing	H	Income to Council through leasing and licensing at Beaton

Item 3 - Attachment 8 - Beaton Park Plan of Management with proposed minor amendments in light of submissions

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
	the full cost of Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council's adopted strategic directions in order to respond to the needs of our community.	New and existing facilities are well maintained and designed to achieve better operating efficiencies in utilities and meeting customer needs.	facilities and services at Beaton Park in accordance with future Beaton Park Masterplan. Encourage Illawarra Basketball to collocate in new indoor facility in accordance with future Beaton Park Master Plan and surrender current lease over current obsolete facility once the new facility is built.	M/L	Park is tracked.
19	Ensure the precinct has a flexible design that can grow and develop with changing community needs.	Development of a PoM in 2017 with flexibility. Development of a Masterplan to cater for flexibility in design and consolidation and sharing of recreational, social, sporting, medical facilities and services in 2017-2018.	Develop a financially sustainable sporting, recreational and health/wellbeing precinct.	H	PoM adopted. Masterplan completed.
20	Redevelopment of the Beaton Park pool facility using modern aquatic facility design guided by Council's Future of Our Pools Strategy 2014-2024.	Beaton Park is the premier year-round indoor facility and program pool in the Wollongong LGA that attracts the largest and greatest variety of indoor pool users.	Prepare a Masterplan for pool expansion – upgrading. Secure funding for the pool redevelopment and undertake the capital improvement. Provide pool asset that delivers sustainable services at Beaton Park to benefit the community to a level of service that justifies the costs of owning and operating the asset in a manner consistent with Council's Future of Our Pools Strategy and Council's Asset Management Policy.	H M O	Rate of completion of the Actions related to Pool Redevelopment.

4. PERMISSIBLE USE AND DEVELOPMENT OF THE BEATON PARK POM AREA

Table 5 PoM Permissible Purpose/Use and Development Table

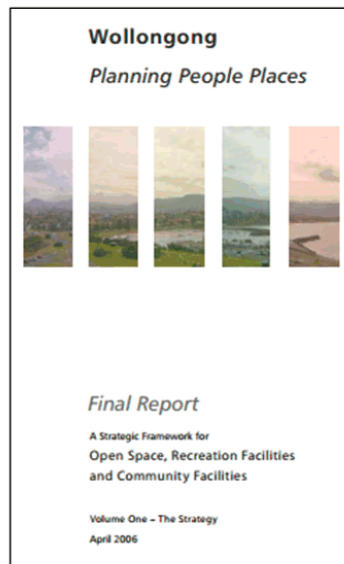
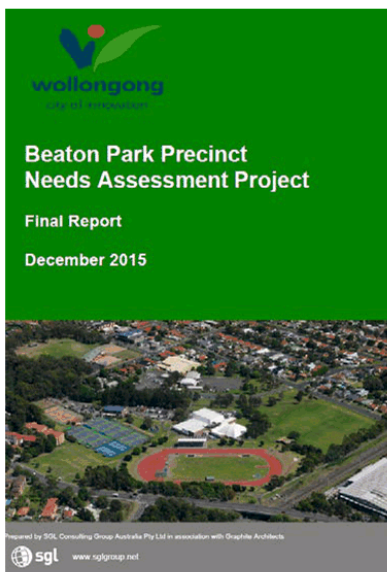
Purpose/Use	Development
<p>Active and passive recreational and sporting activities consistent with the nature of the land and any relevant facilities to serve a regional class facility or centre of sporting/health and wellbeing excellence of state importance, eg</p> <ul style="list-style-type: none"> • oval (cricket, football, rugby, track and field athletics, Australian rules, baseball, softball) • marked court (basketball, volleyball; badminton, tennis, table tennis and netball); • aquatic facility (learn to swim classes, squad training, fitness and health classes including aqua aerobics, recreational and competitive swimming and diving, organised water sports including water polo, diving, hydrotherapy facilities); • Change room/locker areas; • Shower/toilet facilities; • Kiosk/café uses; and • Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas). <p>Shade structures, storage ancillary to recreational uses, community events or gatherings, and public meetings.</p> <p>Commercial uses associated with sports facilities (eg kiosks, cafes, sale or hire of recreational equipment, sports tuition, nutritionist, physiotherapist).</p> <p>Commercial uses associated with meeting the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</p>	<p>Development for the purpose of conducting and facilitating organised sport (both amateur and professional) or meeting the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public</p> <ul style="list-style-type: none"> • Sports training and playing of games/matches; • Promotion of organised and unstructured recreation activities for individuals and groups; • Provision of amenities to facilitate use and enjoyment of the community land including change rooms, toilets, storage, first aid areas; • Provision of playground equipment, outdoor fitness equipment, pedestrian paths, cycleways; • Café/kiosk facilities; • Equipment sales/hire areas; • Meeting rooms/staff areas; and • Compatible, commercial development (eg physiotherapy practice, dietician or other medical centre or allied health services facilities) suitable to community land categorised as general community use or sportsground.

4.1 Scale and Intensity of Permissible Uses and Developments

The use and development of Community land should be generally compatible with both the intended function of the land, the known land constraints and the wider community context. The facilities within the Beaton Park Plan of Management area may change over time, reflecting the needs of the community. Land constraints are mapped in Appendix A. Significant changes to existing (as of 2017) uses and developments within the Beaton Park Plan of Management area would require inclusion in a future Beaton Park Masterplan.

The anticipated uses, and associated development, identified in the PoM Permissible Purpose/Use and Development Table Permissible Uses and Development above is intended to provide an overview or general guide. The expressions used are not intended to impose a strict, or defined meaning. For example, a reference to “tennis” is also intended to include the variations and modifications of that game (such as Hotshots tennis for kids). New sports may develop, and others increase in popularity. If this occurs, then some sections of the Plan of Management area may be adapted to allow that use, as it is a form of ‘active recreation’ enjoyed by members of the community. References such as ‘field’, or ‘court’, are not intended to preclude development of an appropriate surface for that sport, even if that surface is usually described in a slightly different way.

The future Beaton Park Masterplan would take its initial start from the development directions in the Beaton Park Needs Assessment and would be developed with the PoM Aim, Vision and Management Objectives in mind as well as other Council policies such as (but not limited to) the Community Strategic Plan, Planning People Places and the Future of Our Pools Strategy.

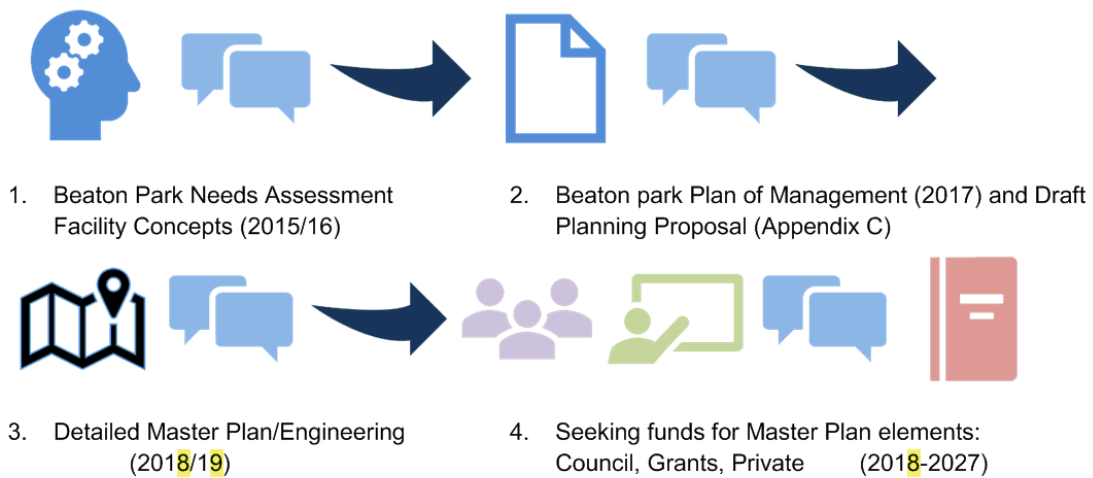


(circa 2017 Council Policies)



The Needs Assessment included recommendations for future improvements to Beaton Park as a regional centre of sporting excellence, identified the need to acquire the neighbouring Defence lands to meet future leisure, recreational and sporting needs of a growing population, highlighted the need to seek additional funding sources and new partnering organisations and identified a conceptional future facilities masterplan. However, the exact details of building design, layout, site configuration and timing of improvements require substantial forward planning, engineering, financial resources, and further community consultation as Council progresses a future redevelopment of Beaton Park into a Centre of Regional Excellence for sports, health and wellbeing in accordance with all applicable legislation. Site constraints, community feedback, building codes, financial constraints, will all play a role in how Beaton Park facilities and land is improved to meet the Aim, Vision and Values of the PoM. The Needs Assessment's recommendations were a good place to start. The development of the Plan of Management provides the legislative framework, while a detailed Beaton Park Masterplan and plans for individual future capital projects will be needed before improvements are built. The way forward is depicted in the following steps:

Figure 3 The Way Forward to Regional Centre of Excellence for Sports, Health and Wellbeing

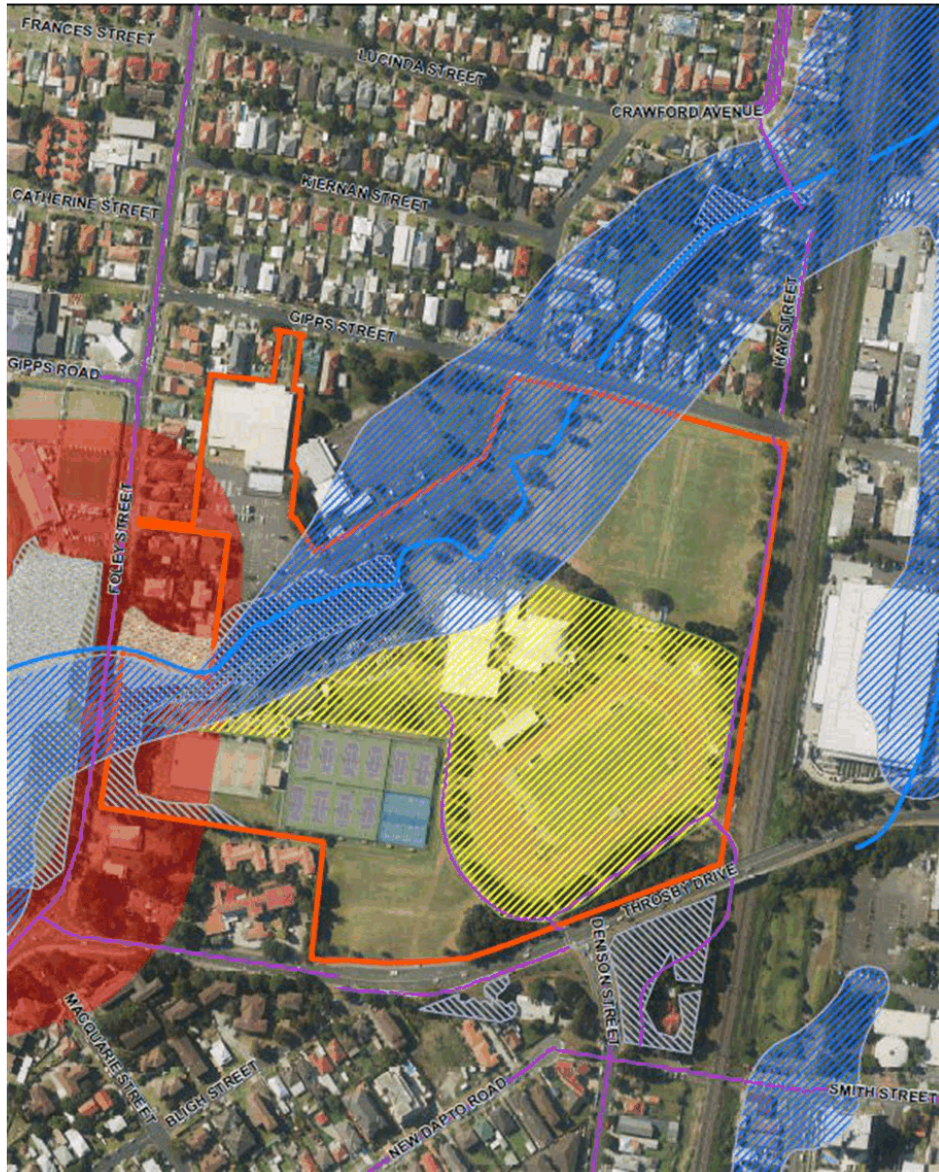












5. REVIEW AND ASSESMENT OF PROGRESS TOWARDS MANAGEMENT OBJECTIVES

A review of the Beaton Park PoM will be undertaken in 2022. The rate of progress towards implementing the Aim, Vision, Values, and Management Objectives can be assessed by the public by the rate in which capital improvements are included in Council’s Annual Plan and Budget each year until the review.

APPENDIX A: Beaton Park PoM Area Land Constraints Mapping



Legend

- | | |
|---|---|
|  Cycleway |  Significant Vegetation |
|  Watercourse |  vectordata.MAPPING.FloodHazardAreas |
|  POM Area |  Bushfire Buffer |
|  Natural Area Asset Unit |  Bushfire Vegetation Category 1 |
|  Land fill Areas |  Bushfire Vegetation Category 2 |

APPENDIX B Beaton Park PoM Area WOLLONGONG LEP 2009 Zone Mapping (RE1 = Public Recreation) as of April 2017



APPENDIX C: Beaton Park Draft Planning Proposal Location Map
To permit additional uses – Health Services Facility types – medical centre, community health services facilities for Lots 113 DP 788462, 104 DP 594259, 401 DP 1128781 and registered club for Lot 113 DP 788462



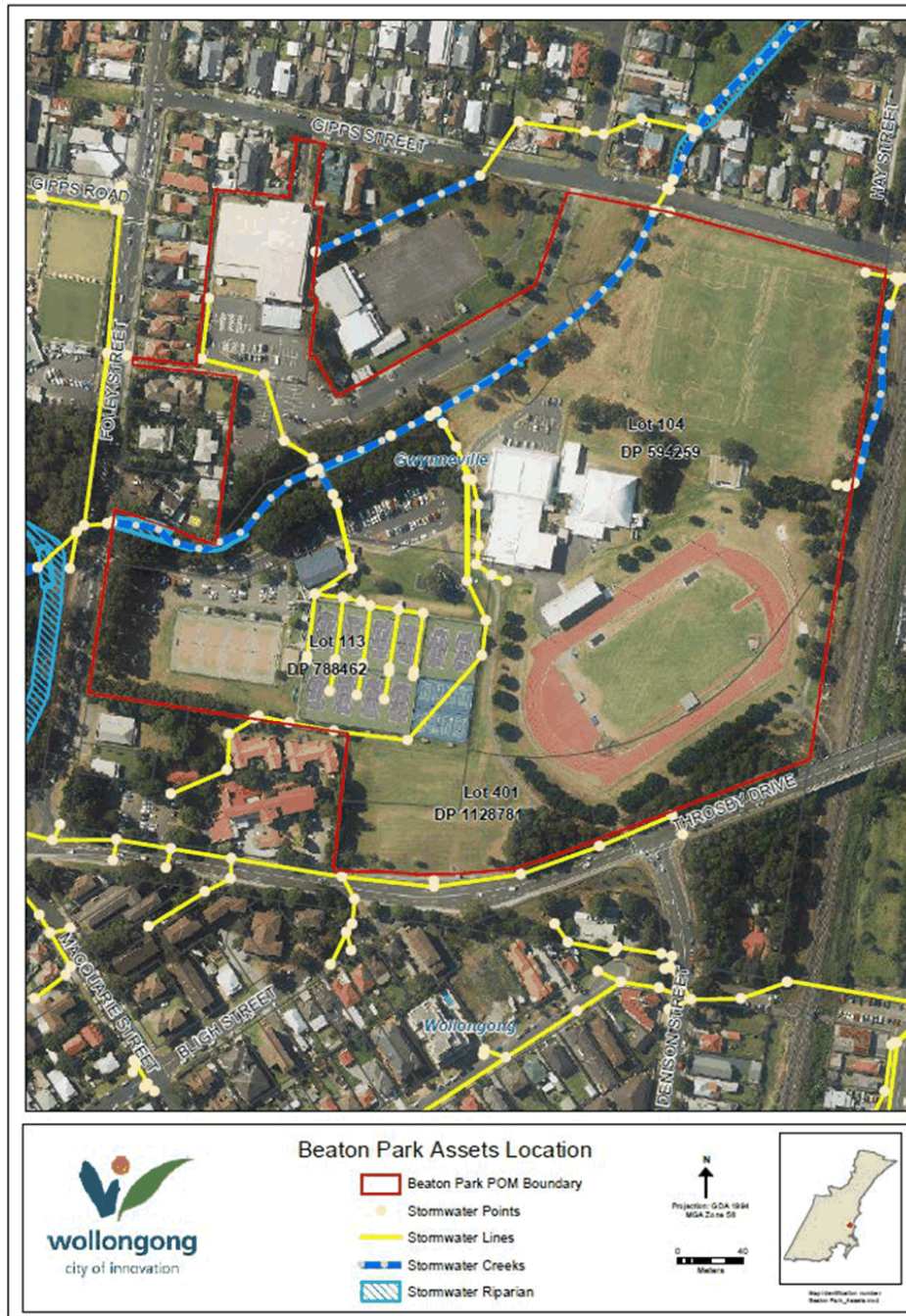
APPENDIX D Beaton Park POM Area Land Parcel Area Map



APPENDIX E Proposed Wollongong Tennis Club License Area 2017



APPENDIX F Beaton Park PoM Area Stormwater Network Map



APPENDIX G Beaton Park PoM Existing Facilities Photographic Record and BPLC existing Floor Plan





10. Illawarra Basketball Stadium A



11. Illawarra Basketball Stadium B



12. Illawarra Basketball Stadium C



13. Illawarra District table Tennis Association promotion



14. Beaton Park Swim Centre



15. Kerryn McCann Athletics Centre



16. Illawarra Sports Medicine Clinic Building Photo A



17. Illawarra Sports Medicine Clinic Building Photo B

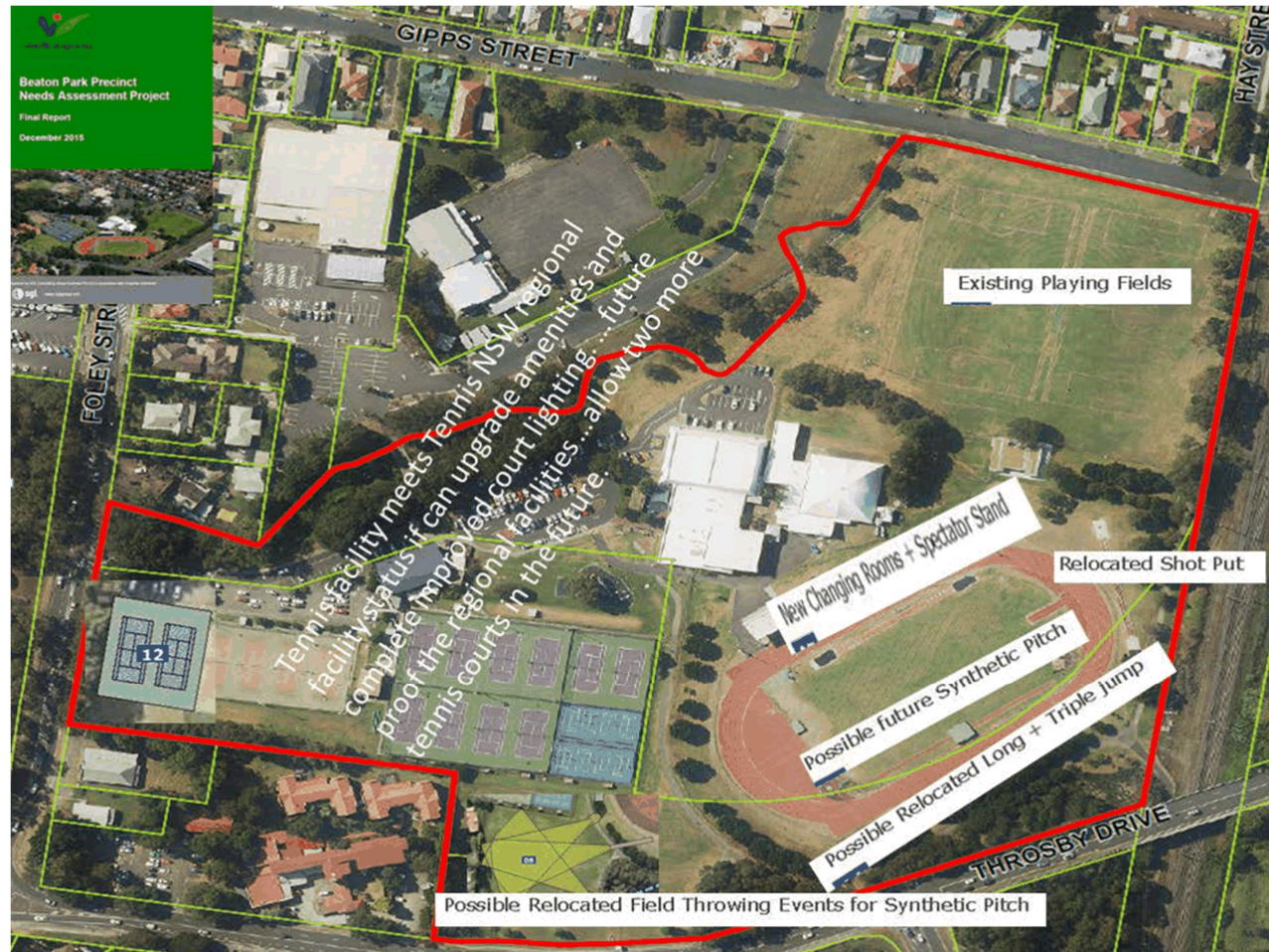


18. Activity Listings at Beaton Park Leisure Centre



Beaton Park Leisure Centre Floor Plan

APPENDIX H "SNAPSHOTS" OF BEATON PARK NEEDS ASSESSMENT RECOMMENDATIONS





Wollongong
city of innovation

Beaton Park Precinct
Needs Assessment Project
Final Report
December 2015

THE FUTURE OF OUR POOLS
STRATEGY 2014-2024

EXPANDED BY A MIX OF INTERNAL REDESIGN & NEW CONSTRUCTION TO ENHANCE EXISTING USES AND PROVIDE ADDITIONAL COMMERCIAL USES RELATED TO HEALTH, FITNESS, AND RECREATION. SCALE TO FIT IN WITH COUNCIL'S LAND HOLDINGS AT BEATON PARK PRECINCT AT THE TIME OF CAPITAL EXPANSION - (IE ADDITIONAL LANDS - (DEFENSE LANDS) - OPENS OPPORTUNITIES FOR LARGER SCALE INCLUDING MULTI-SPORT INDOOR FACILITY - HOME FOR BASKETBALL, TABLE TENNIS, OTHER INDOOR SPORTS

APPENDIX I COMMUNITY CONSULTATION

Council Assessment or Plan	Community Consultation Completed or Planned as of April/May 2017																										
<p>Beaton Park Needs Assessment 2015/2016</p>	<p>The Needs Assessment included extensive reviews of existing facilities and input from key precinct stakeholders, tenant groups and State and Regional Sport Associations.</p> <p>The project identified opportunities to enhance existing stakeholder relationships and explored new potential stakeholders that could align to the vision for the Beaton Park Precinct.</p> <p>Consultation and market research completed as part of this study can form the key stakeholders input into an updated Plan of Management.</p> <p>Local Stakeholder Organisations Interviewed as Part of Needs Assessment Included:</p> <table border="0"> <tr> <td>Wollongong City Council Reps</td> <td>Illawarra Sports Medicine</td> </tr> <tr> <td>Tennis Wollongong</td> <td>Illawarra Academy of Sport</td> </tr> <tr> <td>Football South Coast</td> <td>Illawarra Hawks Basketball</td> </tr> <tr> <td>Wollongong Olympic Junior Football</td> <td>Beaton Park LC Kiosk Operator</td> </tr> <tr> <td>Illawarra Basketball</td> <td>Illawarra Blue Stars Athletics</td> </tr> <tr> <td>Illawarra Badminton</td> <td>Athletics Wollongong</td> </tr> <tr> <td>Wollongong Swimming Club</td> <td>Wollongong University</td> </tr> <tr> <td>Illawarra Junior/Senior Cricket</td> <td>Destination Wollongong</td> </tr> <tr> <td>Illawarra District Table Tennis</td> <td>Peoplecare Health Insurers</td> </tr> </table> <p>State Sport Association Interviews as Part of Needs Assessment included:</p> <table border="0"> <tr> <td>Tennis NSW</td> <td>Swimming NSW</td> </tr> <tr> <td>Basketball NSW</td> <td>Little Athletics NSW</td> </tr> <tr> <td>Netball NSW</td> <td>Football NSW</td> </tr> <tr> <td>Table Tennis NSW</td> <td></td> </tr> </table> <p>Report to Council on the Beaton Park Needs Assessment Final Report (Dec 2015) made on 9 May 2016.</p> <p>June 2016 Presentation on Needs Assessment given to Neighbourhood Forum 5.</p> <p>A Note about Consultation:</p> <p>It is acknowledged that the Needs Assessment includes recommendations that may not be reflective of all needs identified by the stakeholder groups in their interviews, for example, the Wollongong Swimming Club's identified need for "The development of a 51.5m x 25m x 3,000mm pool that completely meets the specifications of FINA at BPLC" is not accommodated in the Needs Assessment's conceptual BPLC redevelopment plans because their identified need is not in line with Council's "The Future of Our Pools Strategy 2014 – 2024" or within the capacity of Council's finite resources. In addition Swimming NSW acknowledged that they had "Interest in Centre of Excellence concept for the region, but it would be limited by 25m pool". The University of Wollongong reported in the Needs Assessment interviews their "Outdoor 50m heated pool has capacity for more use by clubs and athletes looking to rain in long course water."</p>	Wollongong City Council Reps	Illawarra Sports Medicine	Tennis Wollongong	Illawarra Academy of Sport	Football South Coast	Illawarra Hawks Basketball	Wollongong Olympic Junior Football	Beaton Park LC Kiosk Operator	Illawarra Basketball	Illawarra Blue Stars Athletics	Illawarra Badminton	Athletics Wollongong	Wollongong Swimming Club	Wollongong University	Illawarra Junior/Senior Cricket	Destination Wollongong	Illawarra District Table Tennis	Peoplecare Health Insurers	Tennis NSW	Swimming NSW	Basketball NSW	Little Athletics NSW	Netball NSW	Football NSW	Table Tennis NSW	
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Basketball NSW	Little Athletics NSW																										
Netball NSW	Football NSW																										
Table Tennis NSW																											
<p>Draft Beaton Park Plan of</p>	<p>Council Report to exhibit the draft PoM for community feedback for a period of 28 days with a further period of 14 days to receive written submissions via email, letter or</p>																										

Council Assessment or Plan	Community Consultation Completed or Planned as of April/May 2017
<p>Management Exhibition Processes</p>	<p>community feedback form on 29 May 2017.</p> <p>Exhibition to run concurrently with the exhibition of a draft Beaton Park Planning Proposal, subject to Gateway determination by NSW Department of Planning and Environment. Public Comment period was 2 November – 15 December 2017.</p> <p>Written notices of the exhibition period and public meeting/hearing regarding the draft PoM and the Draft Planning Proposal to be sent via email, letter to active Neighbourhood Forums, Beaton Park lease holders, license holders and other stakeholder organisations, Beaton Park individual members and user groups, and to property owners in the suburbs of Gwynneville and Keiraville.</p> <p>Stakeholder organisations offered opportunity to meet with Council staff to discuss the draft PoM and draft Planning Proposal in the written notice.</p> <p>An information kiosk on the Draft PoM and Draft Planning Proposal to be held during the 28 day exhibition period at Beaton Park Leisure Centre. Information Kiosk held on 18 November 2017 attended by 20 people.</p> <p>Information on the draft PoM and draft Planning Proposal available on Council's website during the exhibition and submission period and the period lead up to the holding of a public meeting/hearing.</p> <p>A public meeting/hearing to be held by an independent chairperson on the draft PoM and draft Planning Proposal at least 21 days after the close of the exhibition and submission period to enable Council give to notice to all persons who wrote a submission about the date of public meeting/hearing. The public meeting was held on 20 February 2017 attended by 23 people.</p> <p>After the close of the exhibition, submission period and after the holding of the public meeting/hearing a report will be made to Council on the results of the exhibition/submission period and the issues raised at the public meeting/hearing regarding the draft PoM and the draft Planning Proposal. Council will consider all submissions received and issues raised at the public meeting/hearing prior to making any determination on the draft PoM. Council considered the 30 (or 109 with 80 form letters) submissions/issues raised at its meeting of 7 May 2018 and resolved to either (adopt the PoM with minor amendments) or (re exhibit the draft PoM with significant amendments).</p>
<p>Draft Beaton Park Planning Proposal</p>	<p>A report was made to Council on 29 May 2017 that a Draft Planning Proposal be prepared to add "medical centre", "community health facilities" for Lot 113 DP 788462, Lot 104 DP 594259 and Lot 401 DP 1128781 and "registered club" for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment and referred to the NSW Department of Planning and Environment for Gateway determination. Public Exhibition to be in accordance with any future Gateway determination. At a minimum, exhibition activities to occur as noted in the Draft Beaton Park Plan of Management Exhibition Processes entry in this table. Council considered submissions received on the draft planning proposal at its meeting of 7 May 2018 and resolved to either (finalize the draft planning proposal) or (reject the draft planning proposal).</p>
<p>Future Beaton</p>	<p>A future Beaton Park Master Plan will be subject to future public exhibition and comment</p>

Council Assessment or Plan	Community Consultation Completed or Planned as of April/May 2017
Park Master Plan	period prior to seeking Council endorsement. Council would consider any submissions received during the comment period prior to making any determination on a future Beaton Park Master plan.

ITEM 4

DRAFT PLANNING PROPOSAL AND DRAFT DCP CHAPTER AMENDMENTS FOR YALLAH-MARSHALL MOUNT

In October 2015, Council adopted a Planning Proposal for the Yallah-Marshall Mount Precinct (Stage 5) of the West Dapto Urban Release Area. The finalisation of the Planning Proposal was delayed pending the resolution of the local infrastructure funding arrangements for West Dapto.

On 27 November 2017, Council forwarded the Planning Proposal for the Yallah-Marshall Mount Precinct to the NSW Department of Planning and Environment to be made into an amendment to Wollongong Local Environmental Plan 2009. In the interests of finalising the Planning Proposal, and to avoid confusion since 2015, some subsequent potential minor amendments were placed on hold to enable the progression of the rezoning. With the making of Amendment 36 to the Wollongong Local Environmental Plan 2009 imminent, it is timely to consider the proposed minor amendments and also the proposed overarching Development Control Plan amendments to implement the Yallah-Marshall Mount Precinct.

RECOMMENDATION

- 1 A draft Planning Proposal for the Yallah-Marshall Mount precinct be submitted to the NSW Department of Planning and Environment to seek a Gateway determination to:
 - a update the Land Reservation Acquisition Maps to reflect the updated road reservation requirements for Marshall Mount Road, Yallah Road, Road 8 and the Bypass Road, and make consequential changes to E2 Environmental Conservation zoned areas to E3 Environmental Management where a road is proposed;
 - b amend the Minimum Lot Size maps for R2 Low Density Residential land within 30 metres of Road No 8 to have a minimum lot size of 300 m²; and
 - c rezone the right of way within Lot 5 DP 24143 from E2 Environmental Conservation to E3 Environmental Management to enable access to Lot 1 DP 372848.
- 2 Following a Gateway determination, the draft Planning Proposal be exhibited for a minimum of 28 days.
- 3 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.
- 4 Draft amendments to Chapter D16 – West Dapto Urban Release Area of Wollongong Development Control Plan 2009 to add the generic controls for the Yallah-Marshall Mount Precinct be exhibited for a minimum period of 28 days.

REPORT AUTHORISATIONS

Report of: Wayde Peterson, Manager Environmental Strategy and Planning (Acting)
Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Proposed Land Reservation Acquisition changes
- 2 Proposed rezoning to enable roads and driveway access
- 3 Proposed amended Minimum Lot Size along Road No 8
- 4 Fountaindale submission and Village Centre Concept Plan
- 5 Neighbourhood Precincts for Yallah-Marshall Mount
- 6 Draft Wollongong DCP 2009 - Chapter D16 West Dapto Release Area

BACKGROUND

Council at its meeting of 19 October 2015, resolved to adopt a Planning Proposal for the Yallah-Marshall Mount Precinct, but not to forward this to the NSW Department of Planning and Environment to be made until IPART and the NSW Government determined how the shortfall in funding local infrastructure in West Dapto would be met. In November 2017, Council received confirmation of infrastructure funding arrangements, and on 27 November 2017 referred the Yallah-Marshall Mount Planning Proposal to the NSW Department of Planning and Environment to be made. Amendment 36 to Wollongong Local Environmental Plan 2009 has been drafted and is expected to be made soon.

At the time Council adopted the Planning Proposal (in 2015), some issues relating to the Yallah-Marshall Mount Precinct were still undetermined. These are outlined below:

Yallah Road, Marshall Mount Road, Road 8 and Local Bypass Road

Yallah Road and Marshall Mount Road are existing rural roads with a variable road reservation width of 10-20 metres and a rural road pavement surface. Marshall Mount Road includes two one-lane bridges over Duck Creek.

As part of the future development of Yallah-Marshall Mount these roads will be required to be reconstructed into urban roads. In March 2015, when Council adopted the Yallah-Marshall Mount Structure Plan and Planning Proposal the future function and design of these roads had not been determined.

Council subsequently engaged consultants to prepare concept road designs and these were reported to Council on 14 September 2015. The costs of the roads were included in the West Dapto Section 94 Development Contributions Plan which was subsequently reviewed by IPART and the NSW Department of Planning and Environment and adopted by Council on 11 December 2017.

The designs identify the road reservation width required for the reconstruction of the two roads.

In addition, the design work included a design for Road 8 (also known as NR 1-3) linking Marshall Mount Road (from Yallah Road intersection) to Avondale Road, and a Yallah village bypass road. These roads also form part of the West Dapto S94 Development Contributions Plan 2017.

These two new road corridors need to be identified in the Wollongong LEP 2009 to enable the corridors to be acquired before/or as part of the development process, to enable the orderly delivery of the road network.

It is timely to update the Land Reservation Map in the Wollongong LEP 2009 to reflect the required road corridor alignments for all the roads.

The alignment of the eastern end of Yallah Road and its relationship with the M1 Albion Park Rail bypass and the Princes Highway has not been resolved and is still being discussed with the RMS. Depending on the outcome a further amendment to the map maybe required, although the majority of the potentially affected land is owned by Council.

Proposed Road No 8 and adjacent minimum lot sizes

As part of the principles behind the Yallah-Marshall Mount proposed urban layout, it is intended that higher densities would be encouraged along main transport routes, to take advantage of public transport opportunities. As part of this intention, minimum lot sizes in residential zones along Marshall Mount Road have been provided with smaller minimum lot sizes of 300 m² minimum lot size on land fronting proposed Road No 8, it was not possible to map these as part of the Planning Proposal as the alignment for Road No 8 had not been established.

Alternate Road Access to Lot 1 DP 372848, Yallah

Subsequent to Council adopting the Yallah-Marshall Mount Planning Proposal, the NSW Road and Maritime Services (RMS) undertook planning of land acquisition as part of the Albion Park Bypass. As part of this process, RMS proposes to acquire land and a home on Lot 1 DP 372848. This leaves the landowners in a position where they need to find a location for a replacement dwelling and they will also need to change their property access point to use a right of way off Marshall Mount Road through Lot 5

DP 24143. The Yallah-Marshall Mount Planning Proposal made provision for dwellings to be located on the north-western boundary of the site, however, the right of way for the proposed driveway crosses land (Lot 5 DP 24143) identified to be zoned E2 Environmental Conservation under the Yallah-Marshall Mount Amendment No 36.

Changes to Chapter D16 – West Dapto Urban Release Area of Wollongong Development Control Plan 2009

With Amendment No 36 to Wollongong Local Environmental Plan 2009 likely to be made soon, it is timely to consider amendments to the Wollongong Development Control Plan 2009 to make provision for development within the Yallah-Marshall Mount Precinct. These amendments would provide general controls for the precinct, with Neighbourhood Plans being submitted by developers for the Neighbourhood Plan Precincts.

PROPOSAL

Planning Proposal

As part of the suggested draft Planning Proposal it is proposed to add areas for road acquisition and widening to the Land Reservation Acquisition Map that forms part of the Wollongong LEP 2009. These areas are shown in Attachment 1. While final designs have not been made, the proposed Land Reservation Acquisition Map amendments are made using the best concept design information available. Inclusion of the “missing” areas for land acquisition would assist in making Council’s intentions clearer to landholders and developers.

It should be noted that as part of Council’s Structure Plan review, the alignment of the northern portion of Road No 8 may change.

Consequential changes related to the Land Reservation Acquisition maps, include some minor zoning changes to enable roads to be built (Attachment 2) and a revision to minimum lot sizes along proposed Road No 8 (Attachment 3).

In response to the submission on behalf of the landowner of Lot 1 DP 372848, it is proposed that the portion of Lot 5 DP 24143 over which their right of way passes is to be zoned E2 Environmental Conservation under Amendment 36 to Wollongong Local Environmental Plan 2009 be included in the new Planning Proposal to be zoned E3 Environmental Management. This would enable a driveway access to be created and maintained (Attachment 2). In their submission, the owners of Lot 1 DP 372848 also request that a portion in the northern corner of Lot 1 DP 372848 that is identified to be zoned E2 Environmental Conservation under Amendment No 3 be considered for rezoning to E3 Environmental Management to enable a dwelling house to be constructed. In reviewing this request, it is noted that a number of smaller potential E2 Environmental Conservation areas on the land were changed to E3 Environmental Management and should Council resolve to prepare a Planning Proposal, more E2 Environmental Conservation areas would be converted to E3 Environmental Management. It is considered that there is sufficient room for a dwelling to be erected without losing the sole remaining E2 Environmental Conservation portion of Lot 1 DP 372848, and the proposed rezoning of this portion of E2 Environmental Conservation land is not supported.

Development Control Plan Amendments

In 2009, Council adopted the Wollongong Development Control Plan 2009. Chapter D16 – West Dapto Urban Release Area of the DCP controls the area-specific development controls which guide development within the urban release area, and makes provision for Neighbourhood Plans for Neighbourhood precincts. With the making of the Local Environmental Plan for the Yallah-Marshall Mount stage imminent, it is timely to consider changes to Chapter D16 of the DCP to include the Yallah-Marshall Mount stage of the West Dapto Urban Release Area. This will ensure that development occurs in a cohesive manner that integrates development sites and infrastructure sequencing.

It is proposed that Council consider the following changes to Chapter D16 – West Dapto Urban Release Area of Wollongong Development Control Plan 2009:

3 Objectives (k) – alter “Darkes Road and Bong Bong town centres” to read “Darkes Road, Bong Bong and Marshall Mount town centres”.

4.1 West Dapto Master Plan – alter “Stages 3 & 4 and the Yallah-Marshall Mount precinct have been deferred pending further review.” To read “Stages 3 & 4 of the release area have been deferred pending further review.”

4.1 West Dapto Master Plan – delete “The development potential of the Yallah-Marshall Mount precinct is currently being reviewed and will form a future amendment to the LEP and this DCP.” Add “Stage 5, Yallah-Marshall Mount precinct is characterised by:

- 4,000 new dwellings.
- Marshall Mount Town Centre comprising approximately 3,500 sqm floor space in a traditional main street format to provide for retail shops, local convenience needs, local services, community facilities and the like.
- Integration of the precinct into Cleveland, with access via an extension of Yallah Road (Road No. 8) as part of the overall West Dapto road hierarchy.
- Protection of significant vegetation and landscape areas.
- Utilisation of Duck Creek as a focal feature of the community.

The Yallah-Marshall Mount precinct will utilise traditional urban design principles, with relatively high densities around the town centre and concentrated along the main access roads. The precinct will have a diverse range of housing types and densities.

Figure 4.2 West Dapto Master Plan – update map to reflect Yallah-Marshall Mount component of West Dapto Master Plan.

4.1 Staging – alter the second last sentence to read “The potential staging of the Yallah-Marshall Mount precinct in the south of the site will be subject to adequate servicing.”

Figure 4.1 West Dapto Structure Plan – while Council will need to update this map to reflect Yallah-Marshall Mount component of West Dapto Structure Plan, this is currently part of a separate project under consideration by Council and will be considered in another report.

Figure 5.1 Defined Neighbourhoods – alter map to include defined neighbourhoods for Yallah-Marshall Mount Precinct.

6.2 Village Centres/Local Nodes – update the first paragraph to reflect the planned Marshall Mount Town Centre.

Figure 6.4 Heritage Map – update Heritage Map to reflect the Yallah-Marshall Mount Planning Proposal.

Figure 6.10 Road Cross Sections – In 2014 Council officers prepared revised draft Road cross section designs for the various road types. These draft designs have been used to guide recent Neighbourhood Plans and Development Applications for subdivisions, but had not been included in the DCP. As part of this DCP amendment it is proposed that the updated designs be included.

A submission has also been received from Fountaindale Pty Ltd who are working on development plans for the area with some landholders, particularly around the proposed town centre. This submission is provided as Attachment 4. The submission contains suggested urban design controls and also some servicing and parking suggestions. It is noted that a number of these principals were considered during the development of the vision and zoning for the Yallah-Marshall Mount area. Fountaindale have also previously submitted a Concept Plan for the “Marshallvale Village Centre” built form (Attachment 4). These proposed controls could form the basis of a Neighbourhood Plan for the “Village Core” Neighbourhood Plan Precinct, with a number of urban design principles also being able to apply to other Neighbourhood Plans within the Yallah-Marshall Mount area.

CONSULTATION AND COMMUNICATION

Should Council proceed with a Planning Proposal to make the amendments, this would be forwarded to the NSW Department of Planning and Environment for a “Gateway” determination. The Gateway determination would outline the public exhibition requirements (suggested at 28 days for exhibition) and the consultation with government agencies.

Should Council proceed with amendments to Chapter D16 – West Dapto Urban Release Area of Wollongong Development Control Plan 2009 then Council would publicly exhibit the proposed DCP amendments for a minimum period of 28 days.

In both cases, public exhibition would include documents being available:

- On Council’s website.
- At Council’s Customer Service Centre.
- At Council’s Central Library and at Dapto Library.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 objective “Residents have improved access to a range of affordable housing options” under the Community goal “We are a healthy community in a liveable city” and the objective “Walking, cycling and public transport is an accessible and well-resourced means of transport, and the use of private cars is reduced.

It addresses the Annual Plan 2017-18 Annual Deliverable “continue the review of the West Dapto Land Release area including the vision, structure plan and local infrastructure plans” under the Delivery Stream “West Dapto Planning”.

When Amendment No 36 to Wollongong Local Environmental Plan 2009 is made, it will open a new development front within the West Dapto Urban Release Area. Clause 6.2 of Wollongong Local Environmental Plan 2009 and Chapter D16 – West Dapto Urban Release Area require that a Neighbourhood Plan must be prepared and adopted by Council to guide development within the specified neighbourhood precincts. The neighbourhood precincts for Yallah-Marshall Mount area at Attachment 5.

The proposed amendments to Wollongong Local Environmental Plan 2009 and Chapter D16 – West Dapto Urban Release Area of Wollongong Development Control Plan 2009 would assist in implementing development of the area.

FINANCIAL IMPLICATIONS

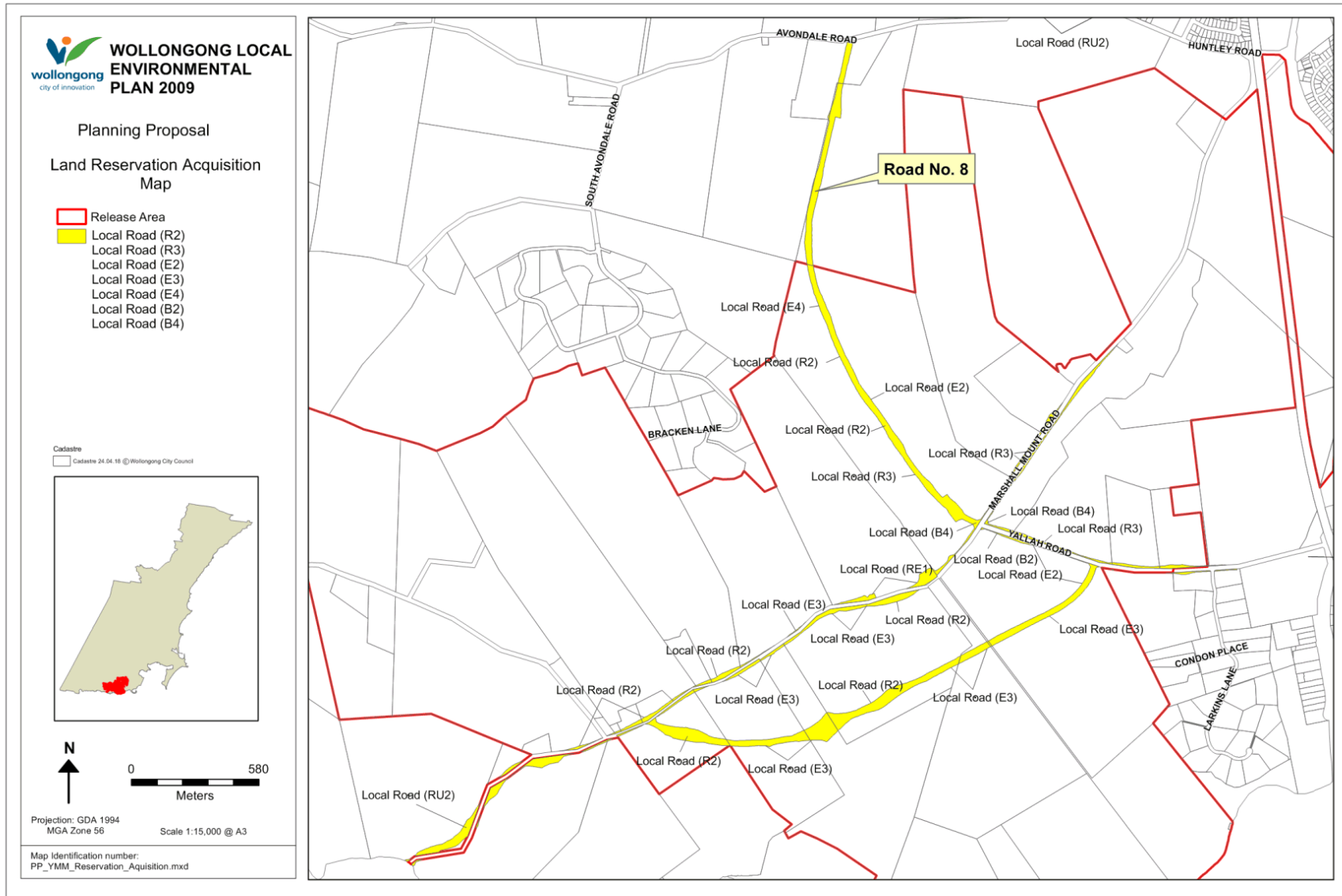
The financial implications of the West Dapto Urban Release Area are significant and are subject to regular monitoring and modelling. As part of the West Dapto Review Project, Council considered and adopted an updated Section 94 (now Section 7.11) Plan for the West Dapto Urban Release Area.

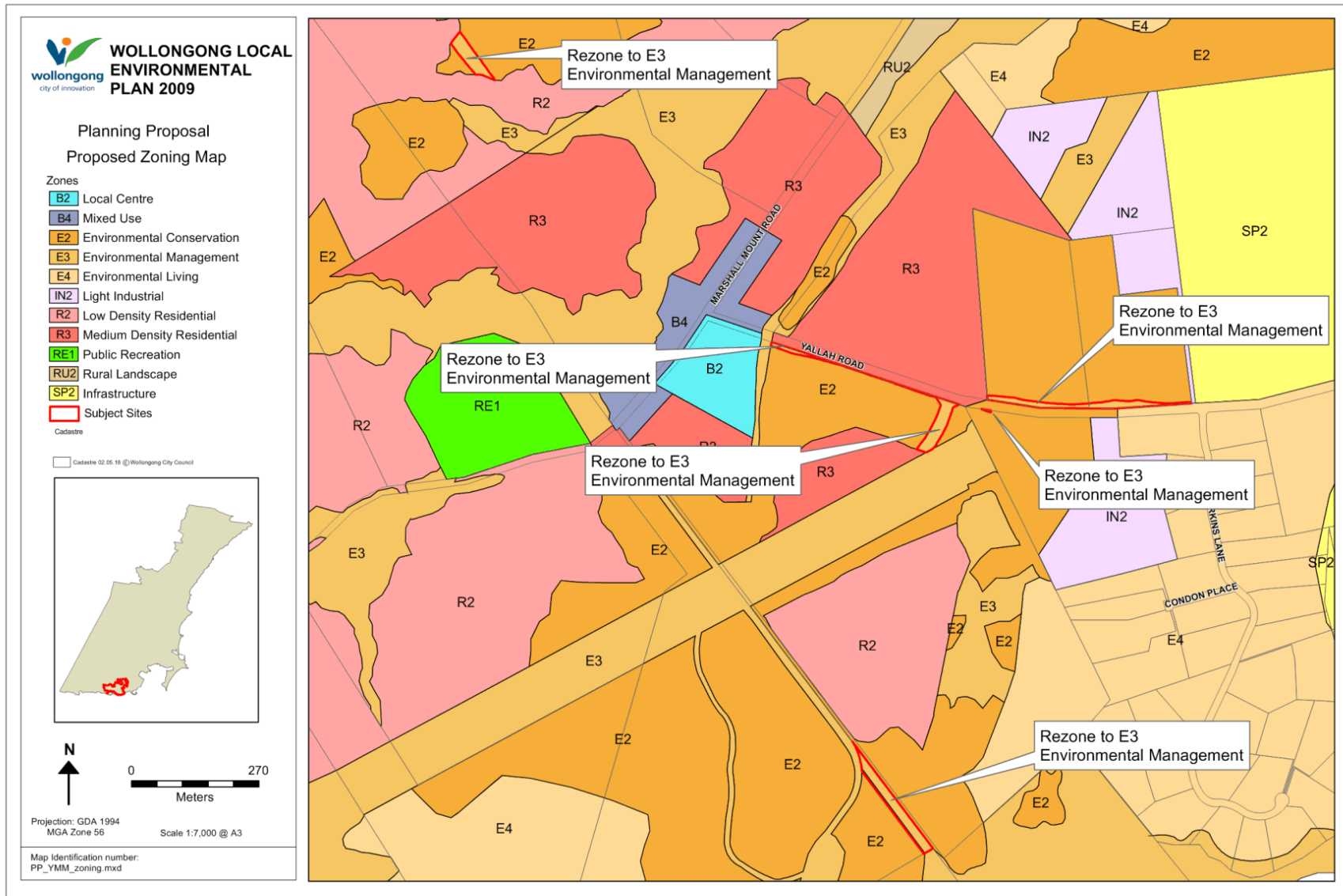
There are no significant financial implications resulting from this report.

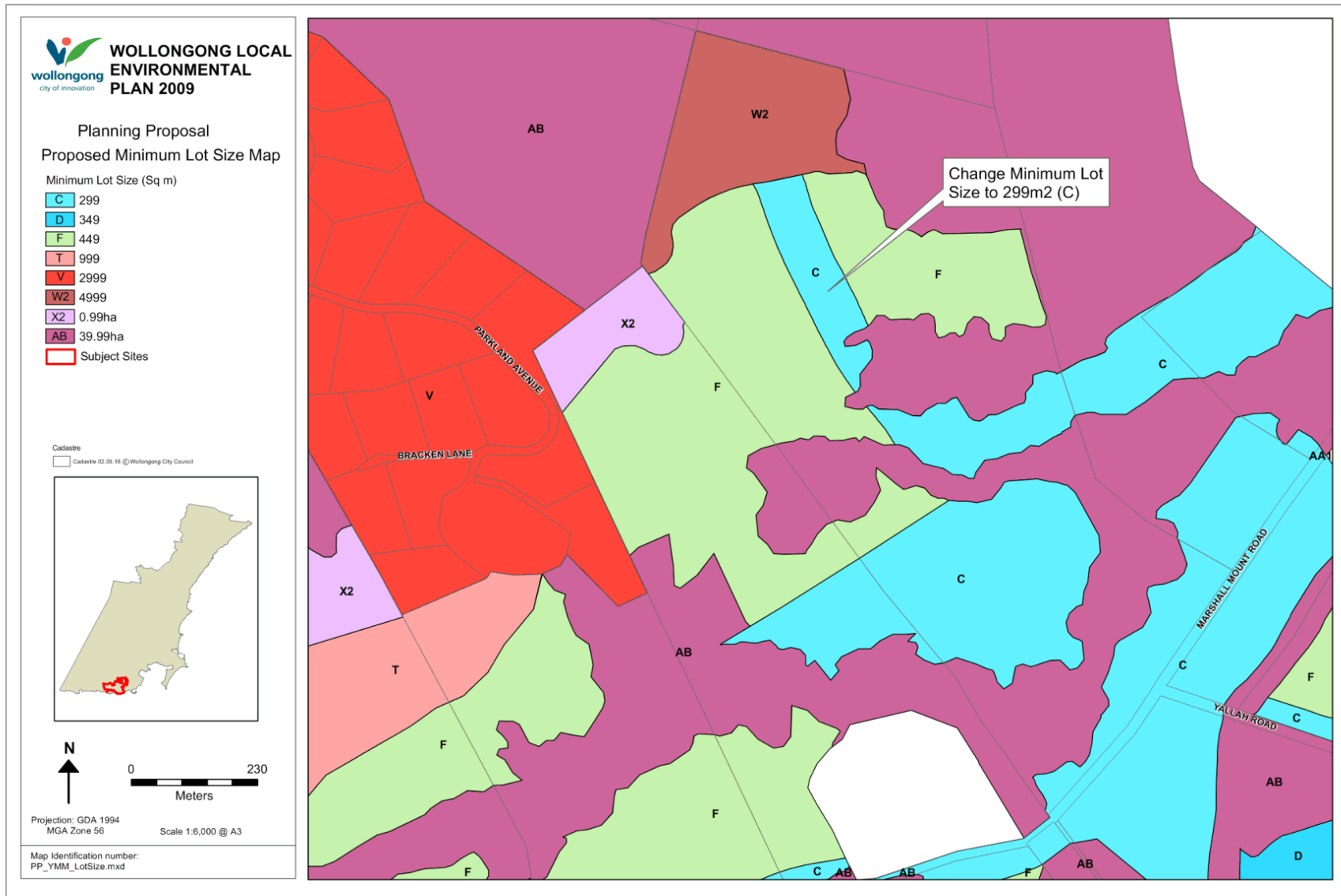
CONCLUSION

Council has expended significant time and funds to develop a vision and planning for the West Dapto Urban Release Area and the Yallah-Marshall Mount Precinct.

As part of the on-going review of the West Dapto Urban Release Area, the suggested draft Planning Proposal and draft Development Control Plan amendments would help in guiding development within this significant urban release area.







Yallah Marshall Mount DCP

OVERVIEW- Approximately 10,000 people will live in a new town in Precinct 5 of the West Dapto Urban Release Area

Council has identified that it wishes to embrace traditional urban design principles with relatively high density around a compact town centre. The town will have a diverse range of housing choice with a traditional main street and with high pedestrian amenity

The challenge is to have a precinct specific DCP that will effectively contribute to the achievement of these objectives and supporting the initiatives established in the Y/MM rezoning

Fountaindale Project Management P/L have had considerable experience in implementing traditional urban design principles in Tullimbar Village

Set out below are urban design standards, issues and principles that we believe should be incorporated into the Y/MM draft DCP in order to meet Councils objectives. The items listed below are not set out in any order of priority. In traditional townships, a greater effort is made in planning for quality social and cultural outcomes and for high pedestrian amenity, especially at the centre

RESIDENTIAL AREAS

1. Constructed footpaths to be required on both sides of every street within 500 m of the town centre
2. Concrete footpaths to be constructed should offset the private property boundaries, both front and side private property boundaries by 0.5m. This brings the pedestrian closer to the dwelling and allowing space for the electricity pillar box to be sited against the front boundary
3. Offsetting the constructed footpath provides more room in the footpath verge to plant larger street trees which should be large deciduous species, to give dense shade in summer and solar access in winter
4. Front boundary setbacks to be a minimum of 2m with garages at 5m. This reduces wasted front yards,(an important issue in a compact township) and help facilitate casual social interactions. With smaller lot sizes it maximises POS.
5. Mandate front verandahs with a minimum dimension of 2m by 3m. Verandahs to have low pitched skillion roofs at a maximum pitch of 12 degrees and with the verandah roof being a separate roof element. Verandah posts to be a minimum of 125mm sq. Where possible the floor level of verandahs to be 400mm above the footpath level
6. Ceiling heights for the ground floor of dwellings to be 2,7m and the main roof to be pitched a minimum of 25 degrees
7. Encourage home based business (HBB) offices, with access off the front verandah. No additional parking required and maximum of 1 employee
8. On local arterial roads, the dwelling is to front the main road and have rear lane access for vehicles. No ingress or egress from these homes directly onto the local arterial road
9. Build to side boundary permitted (300mm from boundary) on southern or western boundaries and 1 m wide easement for neighbours dwelling maintenance on north or eastern side boundaries of all lots
10. POS requirements kept to a minimum for 1 and 2 bed dwellings, to improve economy for the young, singles and older markets. These segments of the market do not want significant POS and can access public spaces in and around the town centre
11. Fencing

Street front fence to be maximum height of 1m and permeable timber or metal picket.
Side boundary street fencing to be 1.5 m and permeable. No sheet metal fencing to be permitted on any public street boundary.
Rear lane fencing to be a maximum of 1.8m

REAR LANES

1. Rear lanes are recommended when average allotment sizes are below 440m² and are required when providing rear vehicle access to dwellings that front a local arterial road.
2. Rear lanes to have a 6.4m wide road reserve with a pavement width 5.8m. This allows space for plantings to soften the lane streetscape and to accommodate varying pavement levels of the lane compared to the level garage floor
3. Garages may be built to the rear boundary but no part of the building including eaves and guttering may encroach into the lane
4. When allotment widths are 11m or above, a single bed apartment over the 3 garages is permitted up to 70m² in area, – 2 garages for the main dwelling and 1 for the apartment. This provides rear lane surveillance, improving security as well as an affordable dwelling. These units may be strata titled. No outdoor POS is required for these apartments. A small balcony is required fronting the lane but not overhanging the lane with access off the living space within the apartment

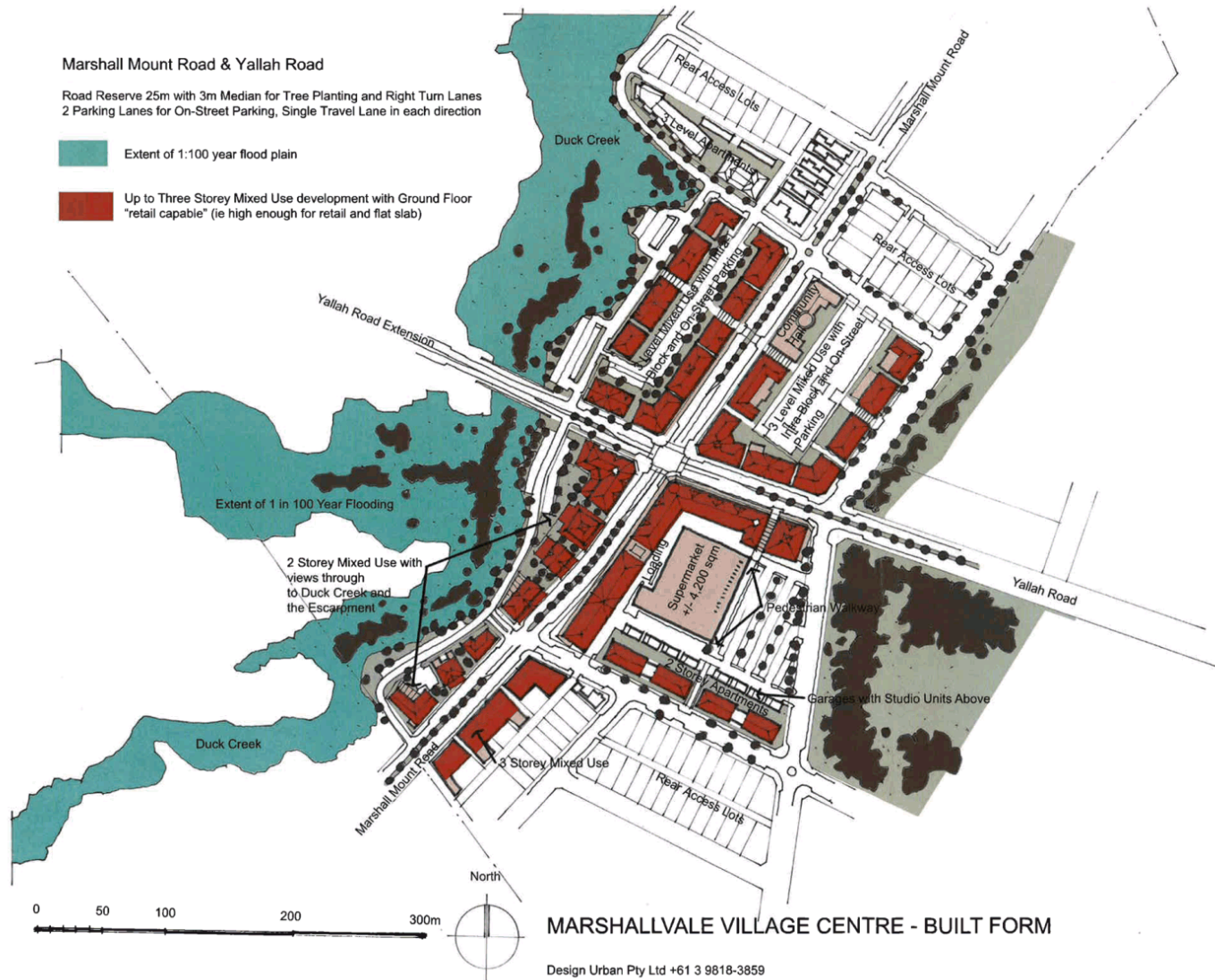
TOWN CENTRE

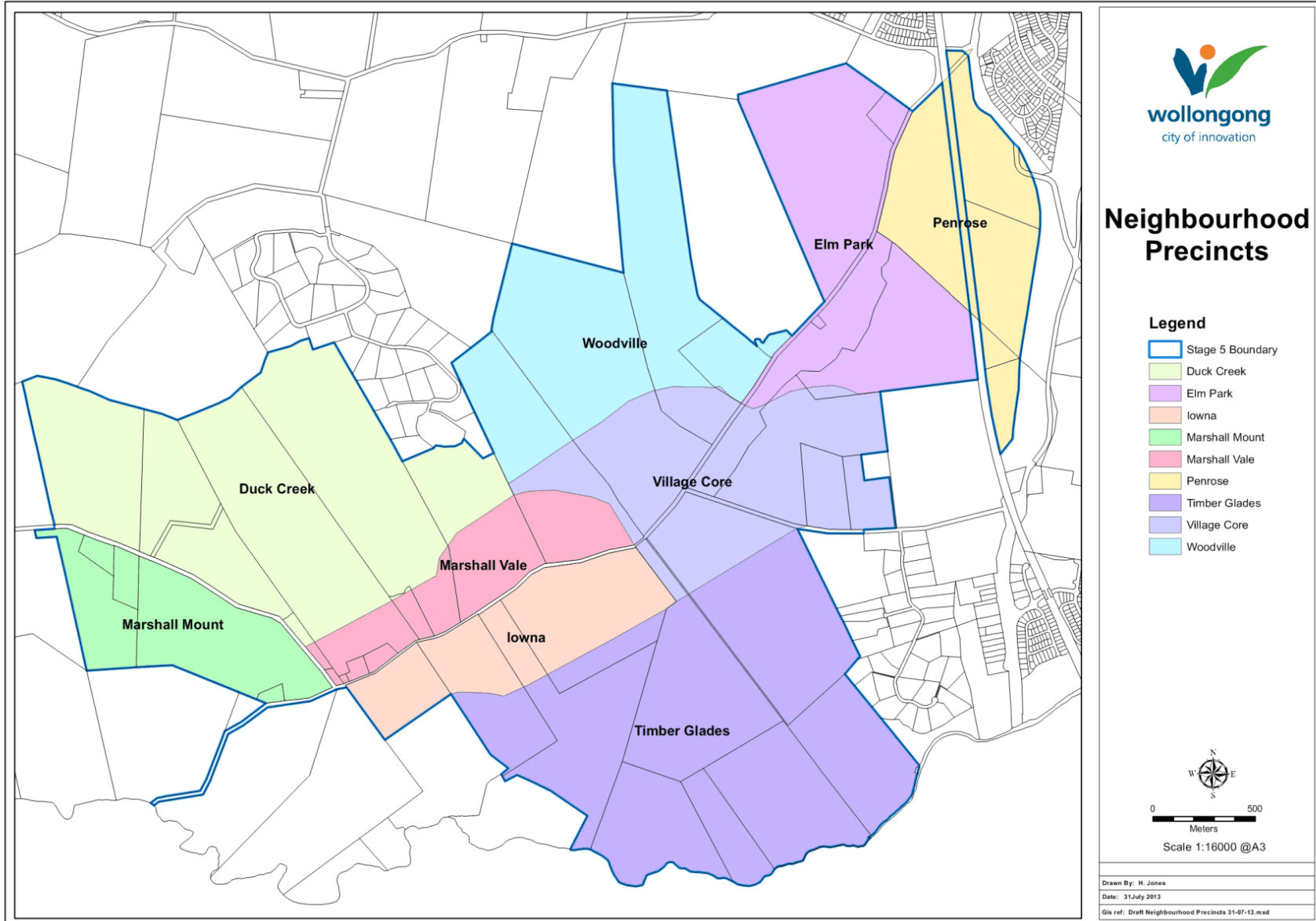
1. All buildings to be built to front and side street boundaries
2. Verandahs over the public footpath are mandated for all buildings in the Business zone
3. Frontages to be transparent and permeable
4. A TOWN SQUARE is to be provided on the (Castagna)site Zoned B2 with a width dimension no greater than 19m., This to be the focal point of the village centre with multiple pedestrian links and commercial/retail/cafes opening onto the square. Traditional street verandahs mandated for town square fronting shops/commercial premises
5. Town centre footpaths to be 4 m wide. ..Public space verandah posts to be 150mm by 150mm, setback .8m from the kerb
6. Town centre buildings to be serviced from the rear or side boundaries if applicable
7. Commercial parking requirements are to be reduced compared to Councils usual standards as a high proportion of customers are within walking distance of the town centre
8. Council should encourage the provision of public car spaces which have a higher utilisation than privately owned spaces. (This is an important principle in planning for a compact walkable mixed use township)
9. Residential use of retail space at street level is permitted to cover periods of vacancy - especially in the establishment phase of the town

MEDIUM DENSITY AREAS

1. Front setbacks 2m
2. Front verandahs and balconies encouraged to be within 1m of front boundaries
3. Architecture to emphasise the vertical aspects of buildings. Window proportioning is recommended to be (Vertical) 1.6 to (Width) 1

Neville Fredericks / Lawson Fredericks Fountaindale







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Document Control

Document ID: Wollongong DCP 2009 – D16 West Dapto Release Area

Rev No	Adoption Date	In force date	Revision Details
1	14/12/10	17/12/12	Adopted
2	27/7/11	3/8/11	Incorporate Shone Ave Neighbourhood Plan
3	26/11/12	8/12/12	Update Wongawilli North Neighbourhood Plan
4	27/5/13	1/6/13	Incorporate Sheaffes Rd Neighbourhood Plan
5	9/12/13	14/12/13	Incorporate Reddalls Rd Industrial Neighbourhood Plan
6	24/3/14	2/4/14	Incorporate Darkes Rd South West Neighbourhood Plan and updated road network diagrams
7	3/8/15	12/8/15	Incorporate Avondale Road North, Huntley Neighbourhood Plan
8	24/8/15	9/9/15	Incorporate Shone Avenue / West Dapto Road Neighbourhood Plan
9	19/10/15	24/10/15	Incorporate West Dapto Rd / Sheaffes Rd (south) Neighbourhood Plan
10			Draft May 2018

1 INTRODUCTION

This chapter is intended to implement the development structure of the West Dapto Release Area as outlined in the West Dapto Master Plan (Figure 4.2) and to provide guidance on the future development of the land at West Dapto. It is aimed at achieving the vision for West Dapto which is:

West Dapto will grow over several decades as a series of integrated communities within the spectacular natural landscape of riparian valleys and escarpment backdrop. These communities will be highly accessible and be linked with public transport as well as being designed to encourage walking and cycling. Local places and centres will provide for shopping, services and jobs, and significant new areas will be developed for employment generation for new residents. The natural and cultural heritage of the area will be integrated with new urban development and a long term strategy to oversee the timely implementation of infrastructure will deliver sustainable and high quality suburbs.

Other parts of this DCP continue to apply to the West Dapto Release Area in conjunction with this chapter. In this regard Part A of the DCP contains the Introduction and Part B Land Use Based Planning Controls. Part C provides Specific Land Use Controls and Part E General (City Wide) Controls.

2 LAND TO WHICH CHAPTER APPLIES

This chapter applies to all land within the West Dapto Release Area (Figure 3.1).

3 OBJECTIVES

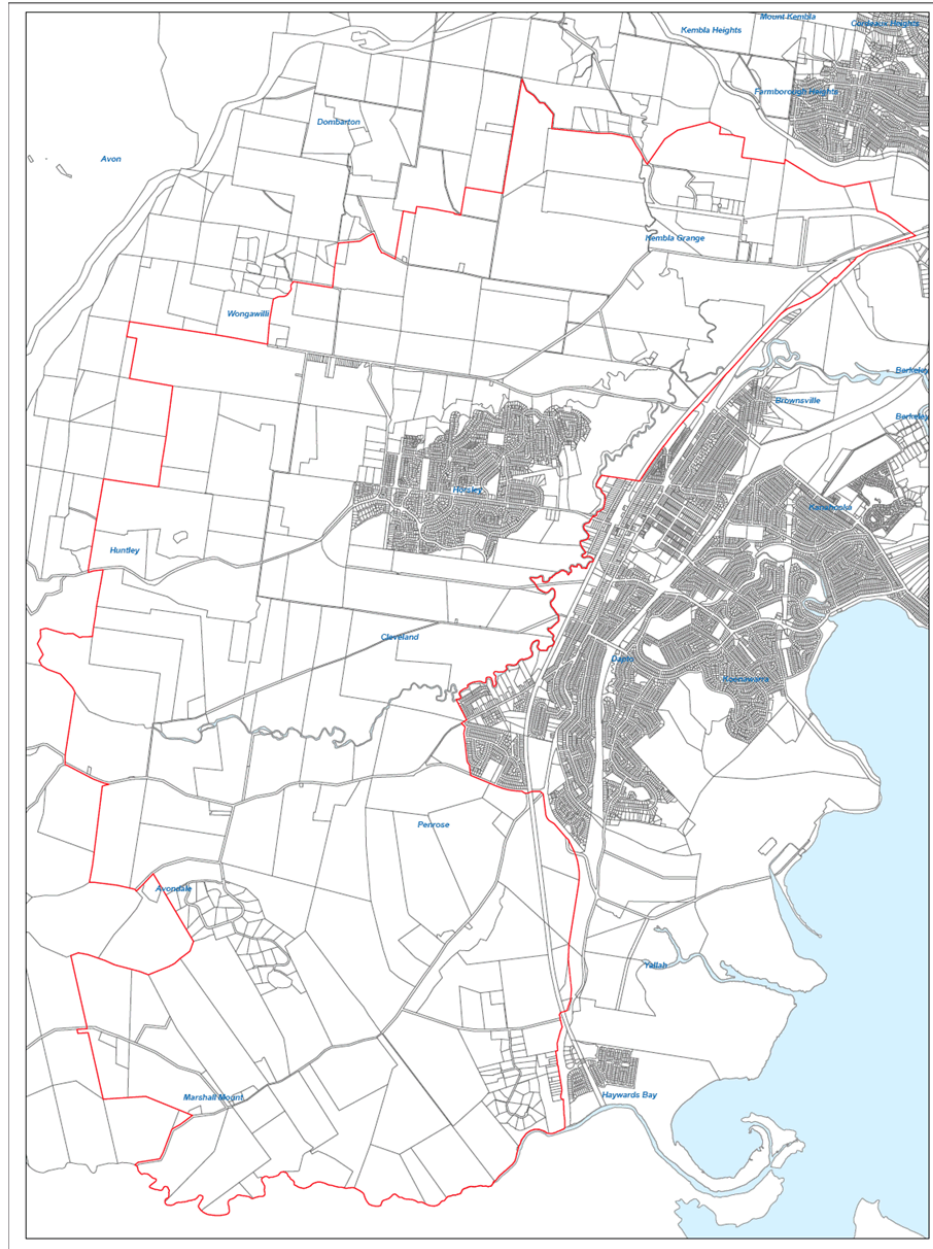
The controls within this chapter are designed to deliver a development strategy for the West Dapto Release Area which will guide the growth of new suburbs and neighbourhoods, protect the environment and integrate with existing communities.

The objectives of this chapter as follows:

- (a) To enable the development of the West Dapto Release Area for residential, employment, industrial and environmental conservation areas in a manner consistent with the Wollongong LEP (West Dapto) 2010 and the West Dapto Master Plan (Figure 4.2).
- (b) To ensure the development of the West Dapto Release Area is carried out in an environmentally, economically and socially sustainable manner.
- (c) To provide for the retention and enhancement of the environmental qualities of the area whilst allowing for the appropriate development of land to support the economic and social needs of the community.
- (d) To provide for a range of dwellings to increase housing choice and availability in the Illawarra region (Refer to Figure 6.6).
- (e) To ensure that housing is of a high design standard, ecologically sustainable and energy efficient.
- (f) To improve employment opportunities and economic growth in the Illawarra region whilst ensuring that commercial and industrial development is of a high design standard, ecologically sustainable and energy efficient.
- (g) To ensure new development is consistent with the desired future character for the area as stated within the LEP and this chapter.
- (h) To ensure the creation of safe, secure and liveable environments.
- (i) To support the provision of safe and efficient public transport services which link the surrounding areas and release area, for the use of residents and workers within the region.

- (j) To protect, conserve and enhance riparian and environmentally sensitive areas and only allow for development which is compatible with the conservation values of these areas.
- (k) To ensure that development in the ~~Darke Road and Bong Bong~~ **Darke Road, Bong Bong and Marshall Mount** town centres contributes to the creation of retail, business, commercial and community hubs and provides significant local employment opportunities.
- (l) To preserve the environmental, cultural and built heritage of West Dapto.
- (m) To protect development in the area from flooding and the threat of bushfires.
- (n) To protect areas of high scenic value.

Figure 3.1 West Dapto Release Area



4 URBAN STRUCTURE

4.1 West Dapto Master Plan

The West Dapto Master Plan (Figure 4.2) has been prepared to guide the development of the release area over the next thirty to forty years. The Master Plan provides for development of the area.

The future urban structure and master plan for West Dapto is shown in Figures 4.1 and 4.2. It is characterised by a series of residential precincts generating approximately 17,000 dwellings. It may be appropriate for development to occur simultaneously within several separate sites of Stages 1 and 2. The residential precincts will be separated by an extensive system of riparian/open space corridors. The release area will also include protection and integration of heritage landscapes and items into the urban structure.

The approval of the Wollongong LEP (West Dapto) 2010 has released the potential for 6,676 dwellings and 175 hectares of employment land in Stages 1 & 2 of the release area. The release of Stages 3 & 4 and the Yallah-Marshall Mount precinct of the release area have been deferred pending further review. Stages 1 & 2 are characterised by:

- Development potential for approximately 6,676 dwellings representing lot supply to cater for the predicted demand of the next 15-20 years.
- The expansion of the Dapto Town Centre to a major regional centre, acting as the primary retail destination within West Dapto to provide higher order goods, regional community facilities, employment opportunities, higher density housing and a transport interchange, serving both the existing and future communities.
- Bong Bong Town Centre to service the southern part of the release area comprising approximately 15,000m² of floor space providing for retail needs, local services, community facilities and the like.
- Darkes Road Town Centre comprising approximately 7,500m² of floor space to provide for a range of shops, to meet local convenience needs, local services, community facilities and the like.
- Integration of Horsley into the overall urban structure for West Dapto by providing direct access from new development to the west through Horsley via Bong Bong Road and providing a new north-south link to the east of Horsley.
- The Kembla Grange employment area, containing 175 hectares of new employment land.

Protection and rehabilitation of conservation areas, including remnant vegetation areas

Stages 3 & 4 which will be the subject of further review and are currently deferred will ultimately include:

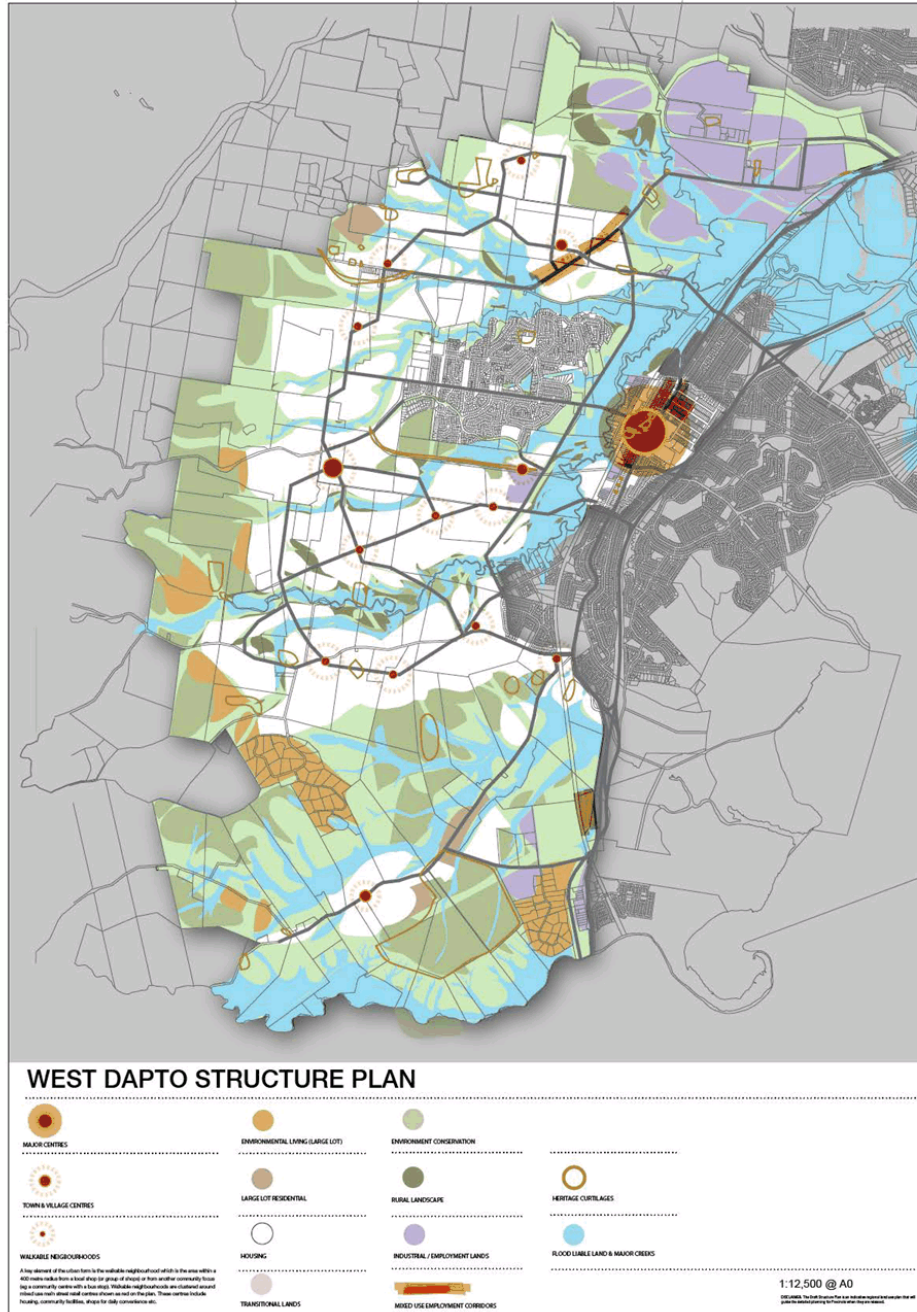
- Further development potential for approximately 8,749 new dwellings.

~~The development potential of the Yallah – Marshall Mount precinct is currently being reviewed and will form a future amendment to the LEP and this DCP.~~ Stage 5, Yallah-Marshall Mount precinct is characterised by:

- 4,000 new dwellings.
- Marshall Mount Town Centre comprising approximately 3,500 sqm floor space in a traditional main street format to provide for retail shops, local convenience needs, local services, community facilities and the like.
- Integration of the precinct into Cleveland, with access via an extension of Yallah Road (Road No. 8) as part of the overall West Dapto road hierarchy.
- Protection of significant vegetation and landscape areas.
- Utilisation of Duck Creek as a focal feature of the community.

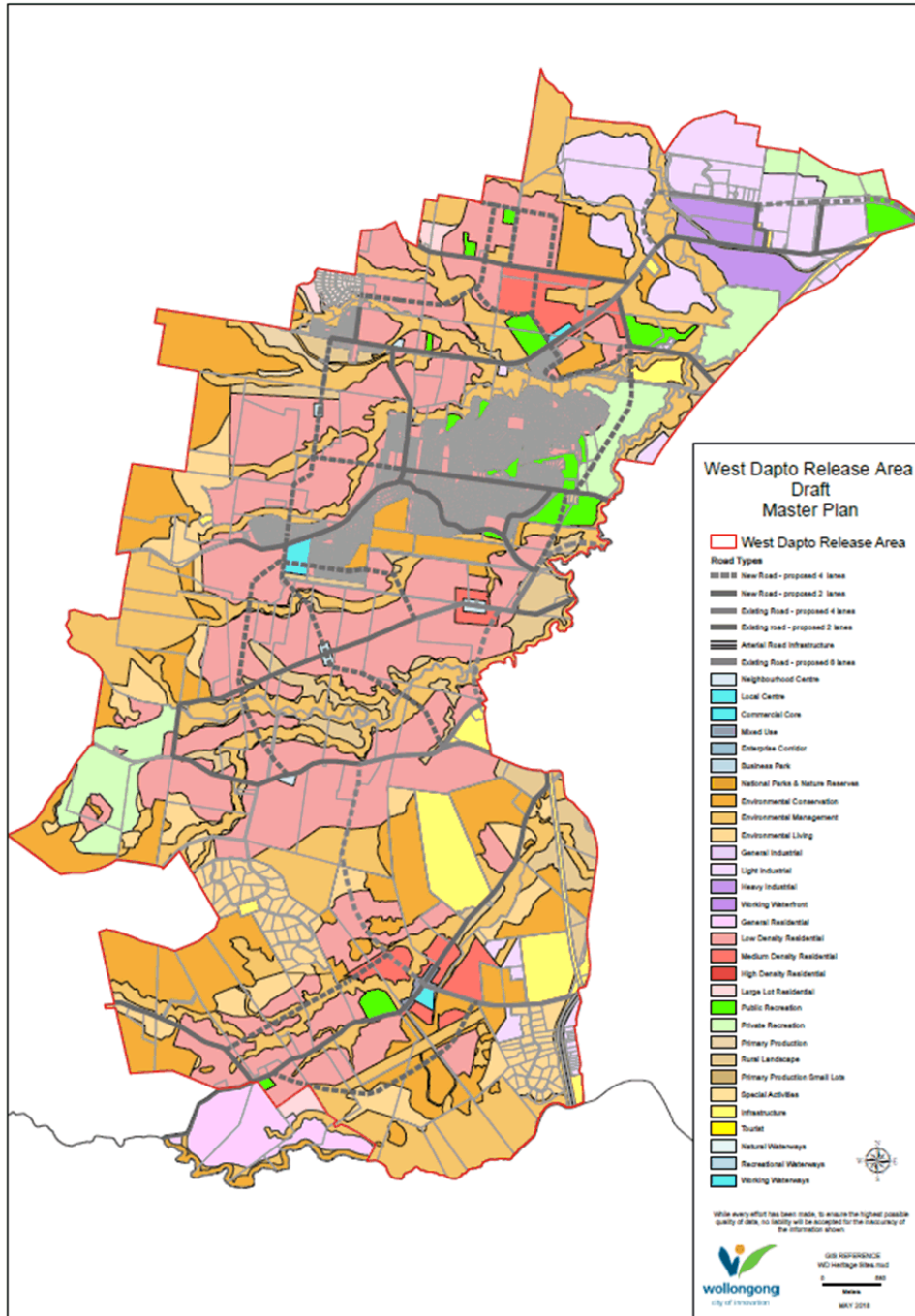
The Yallah-Marshall Mount precinct will utilise traditional urban design principles, with relatively high densities around the town centre and concentrated along the main access roads. The precinct will have a diverse range of housing types and densities.

Figure 4.1 West Dapto Structure Plan



(GCC 2008)

Figure 4.2 West Dapto Master Plan (stages 1, 2 & 5) Staging



NB: This plan is subject to review by various Planning Proposal amendments.

Development of the West Dapto Release Area could potentially take over 40 years to develop, depending on the rate of lot take up. If the take up is slow, this is likely to have major implications in terms of the provision of social and physical infrastructure to service the area. It is critical that development does not occur on multiple fronts as this will result in the early years in a fragmented urban structure and insufficient mass of people in any one area to support the provision of services.

Land will be released according to a logical and progressive land release program which builds upon existing infrastructure and services and which avoids multiple development fronts.

The development front will commence in the north of the release area where existing water and sewer are available without the need for extensive augmentation. Starting from the north will also facilitate the early upgrading of West Dapto Road and consolidation of Kembbla Grange as a major employment precinct.

Stages 1 and 2 of the release will be rezoned initially as this area provides a lot supply that caters for the predicted demand over the next 15-20 years. Later stages of the release will be subject to further review and will be rezoned over time as work is completed and demand requires. The potential staging of the Yallah Marshall Mount precinct in the south of the site will also be reviewed in the light of the Calderwood release within the adjacent Shellharbour LGA be subject to adequate servicing. This land may be rezoned to coincide with this release where adequate justification exists.

5 NEIGHBOURHOOD PLANS

A Neighbourhood Plan is an immediate step between the West Dapto Masterplan and a Development Application. The Neighbourhood Plan allows issues to be considered on a neighbourhood/precinct/catchment scale.

A Neighbourhood Plan enables adjoining land owners to jointly consider common constraints and design issues. The Neighbourhood Plan will be exhibited as an amendment to the West Dapto Masterplan and should be in place prior to the determination of the development application.

5.1 Requirement for a Neighbourhood Plan

A Neighbourhood Plan is required:

- To supplement the information prepared by Council to support the rezoning of West Dapto. Council did not have sufficient resources to consider every property in detail and Council's consultants were not granted access to all properties. Copies of the studies undertaken by Council are available on CD (Note the West Dapto Aboriginal Heritage Study is not a public document).
- To consider issues, mitigate impacts or propose solutions on a precinct / neighbourhood / catchment scale, rather than property by property.
- To ensure adjoining land owners consider the proposals, concepts and development timeframes of each other.
- To encourage the integration of development sites, development sequencing and economies of scale.
- To update the West Dapto master plan (Figure 4.2) with more detailed information.
- To avoid problems of other release areas, where development on adjoining lots is not integrated.

After the exhibition and adoption of a Neighbourhood Plan, Development Applications can be lodged by individual landowners (or their consultants), for development in their part of the neighbourhood. A Development Application can be submitted on behalf of a number of landowners, provided owners consent is obtained. Any proposed variation to the agreed Neighbourhood Plan will require justification, and any variation on or near a property boundary will require agreement of the adjoining owner.

The Neighbourhood Plan process:

1. Discuss site with Council's Land Use Planning Team
2. Prepare draft Neighbourhood Plan

3. Council officers review and report draft Neighbourhood Plan to Council as an amendment to the Wollongong DCP 2009 – Chapter D16 West Dapto Release Area master plan
4. Exhibition
5. Council officers review submissions, consult with landowner / consultant over any amendments and report submissions and revised Neighbourhood Plan to Council
6. Council adopts Neighbourhood Plan as an amendment to the DCP
7. Lodgement of Development Applications

5.2 Matters to be addressed in a Neighbourhood Plan

A Neighbourhood Plan should include:

1. Site location and description
2. Land capability assessment, addressing issues such as:
 - Existing land use.
 - Wollongong LEP (West Dapto) 2010 provisions (including Zoning, Minimum Lot Size, FSR, Building Height, Flooding, Heritage, Acid Sulfate Soils, riparian corridors etc).
 - Any other relevant legislation (eg any SEPPs, Illawarra Regional Strategy).
 - The neighbourhood's setting within West Dapto, eg proximity to commercial centres, main roads, community services.
 - Flooding.
 - Bushfire.
 - Topography, known Geotechnical constraints, known Contamination constraints.
 - Biodiversity (EECs, bushland, significant trees, habitat).
 - Known or likely Heritage sites, including Indigenous Heritage cultural issues.
 - Existing road network.
 - Available utilities & services and existing easements.
 - Need for community and recreation facilities.
 - Visual character.
 - Noise impacts (e.g. from the main roads, industrial areas or public & private railways).
3. A Neighbourhood concept plan, and supporting documentation, showing proposed:
 - Residential, retail, employment, recreation and conservation areas.
 - Road layout & hierarchy.
 - Indicative dwelling density & yield.
 - Public transport, bicycle and pedestrian routes.
 - Drainage management concepts (water quantity & quality).

Note – where a drainage/water quality solution is developed at a catchment or neighbourhood level, Council will acquire the agreed detention basin site through the West Dapto Section 94 Plan.
 - Buffers to heritage items.
 - Riparian corridors, buffers and proposed future use.

- Location of schools, community facilities, recreation facilities and parks, including any proposed public land.

5.3 Matters to be addressed in Development Applications

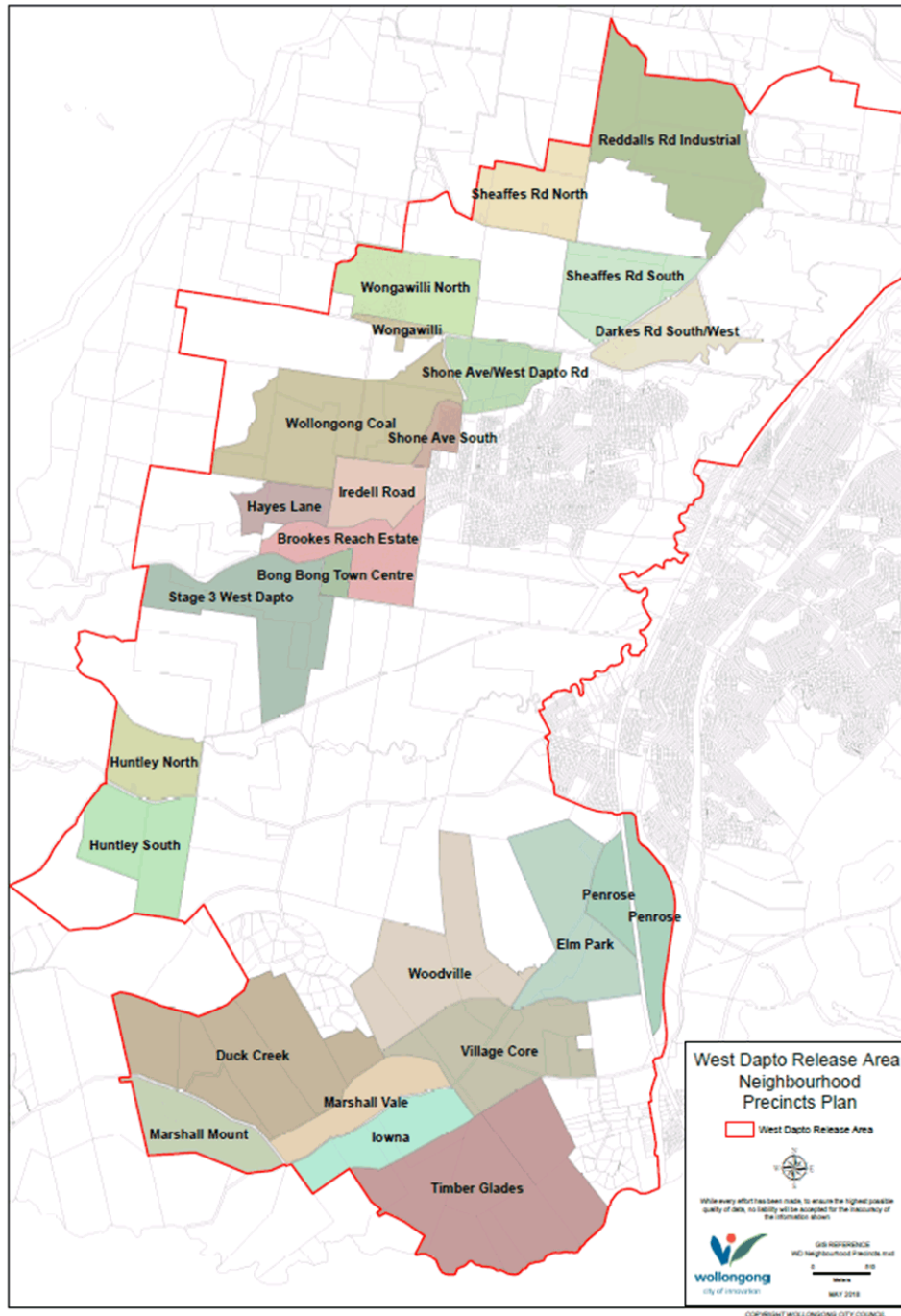
The documentation accompanying the Development Application for subdivision will have to provide more detailed site specific information and specialist reports, addressing issues such as:

- Detailed site survey by a registered surveyor.
- Development plans – lot layout, road design.
- Flora and fauna assessment and future management (Chapters E18, E23).
- Drainage/flooding/water quality modelling (Chapters E13, E14, E22).
- Land contamination assessment (Chapter E20).
- Bushfire management (chapter E16).
- Traffic assessment (Chapter E3).
- Aboriginal heritage assessment (Chapter E10).
- Noise assessment (where relevant) (Chapter E4).
- Pedestrian and bicycle routes, including accessibility for persons with a disability (Chapter E1).
- Crime Prevention through Urban Design (Chapter E2) etc.

The documentation accompanying a Development Application for a Dwelling House on a newly subdivided lot should have regard to Part A and B1 (Dwelling Houses) of this DCP and any variations to the generic controls under this chapter (e.g. the standard setbacks in individual neighbourhoods may have been varied).

An application for a Dwelling House can also be undertaken in accordance with the requirements of SEPP Exempt and Complying Development, which can be assessed by Council or a Private Certifier.

Figure 5.1 Defined Neighbourhoods



Adopted Neighbourhood Plans

The following Neighbourhood Plans have been adopted for the purposes of this Part:

Neighbourhood Plan	Submitted by	Adoption Date
5.3.1. Bong Bong East and north	Stockland	14 December 2010
5.3.2. Bong Bong Town Centre (draft – see chapter 6.1.2)	Vinta Group / Bong Bong Town Centre	14 December 2010
5.3.3. Wongawilli north (excluding the village area)	Cardno Forbes Rigby and Jones Flint and Pike.	26 November 2012
5.3.4 Shone Avenue south	KF Williams	26 July 2011
5.3.5 Reddalls Road Industrial	Beadnell	9 December 2013
5.3.6 Sheaffes Road North	SMEC Urban	8 April 2013
5.3.7 Darkes Road South West	Don Fox Planning	24 March 2014
5.3.8 Avondale Road North, Huntley	Urbis	3 August 2015
5.3.9 Shone Avenue / West Dapto Road	KF Williams	24 August 2015
5.3.10 West Dapto Road / Sheaffes Road (south)	Watts Consulting & Wollongong City Council	19 October 2015

5.3.1 Bong Bong East and North

Figure 5.3.1.1 Neighbourhood Plan 1 - Bong Bong East and North



The following variations to development standards have been accepted:

Chapter B1 Residential Development - Section 4.5 Front setbacks – controls 1 and 2 are replaced with:

1. The following setback requirements apply from the primary street frontage to the front façade of the building:
 - a) Front building line: 4.5 metre minimum setback, except for garages which must be setback at least 5.5 metres from the property boundary on the primary road.
 - b) Articulation zone: An articulation zone up to a maximum of 1.5 metres measured from the foremost edge of the building line may be incorporated within the front setback zone. The following building elements are permitted in the articulation zone:
 - i) an entry feature or portico,
 - ii) a balcony, deck, patio, pergola, terrace or verandah,
 - iii) a window box treatment,
 - iv) a bay window or similar feature,
 - v) an awning or other feature over a window,
 - vi) a sun shading feature.
 - c) A building element must not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.
 - d) The maximum area of all building elements within the articulation zone, other than a building element listed in (v) or (vi) above, must not be more than twenty five percent of the area of the articulation zone, measured through the horizontal plane of the elements.

2. For corner allotments the following setback requirement applies from the secondary street frontage to the façade of the building:
 - a) Secondary building line: 2 metre minimum setback.

Chapter B1 Residential Development - Section 4.6 Side and rear setbacks – controls 1 to 3 are replaced with:

1. A dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house with a building height at any point up to 3.8 metres on an allotment with an area greater than or equal to 450m² must have a setback from a side boundary of at least 900mm. This control does not apply to a secondary street frontage.
2. Any part of a dwelling house that has a building height in excess of 3.8 metres and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to a dwelling house on an allotment with an area greater than or equal to 450m² must have a setback from a side boundary of at least the sum of 900mm and an amount that is equal to one quarter of the additional building height above 3.8 metres. This control does not apply to a secondary street frontage.

N.B. A two storey dwelling house may have its ground floor component (up to 3.8 metres in height) setback 900mm from the side boundary with the second storey setback further as required by the formula in (2).

A dwelling house that is part two storey and part single storey may have the single storey portion of the dwelling house (up to 3.8 metres) setback 900mm from the side boundary and the two storey portion of the dwelling house setback further as required by the formula in (2).

3. On an allotment with an area less than 450m² and a lot width 10m or less, where an easement for access and maintenance as well as driveway crossing locations (which are located so as not to adversely impact on-street parking capacity) are provided on title, a zero side setback may be applied to one side for the single storey component of the dwelling. The two storey component of the dwelling is to be setback further as required by the formula in (2). This control does not apply to a secondary street frontage.

The following additional controls to apply:

6. A dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house with a building height at any point up to 3.8 metres must have a setback from the rear boundary of at least 3 metres.
7. A dwelling house with a building height of more than 3.8 metres and any carport, garage, balcony, deck, patio, pergola, terrace or verandah that is attached to the dwelling house must have a setback from the rear boundary of at least 3 metres, plus an amount that is equal to three times the additional building height above 3.8 metres up to a maximum setback of 8 metres.
8. Despite (6) and (7), an allotment that has a rear boundary with a laneway may have a building line that abuts that boundary for up to 50 per cent of the length of that boundary.

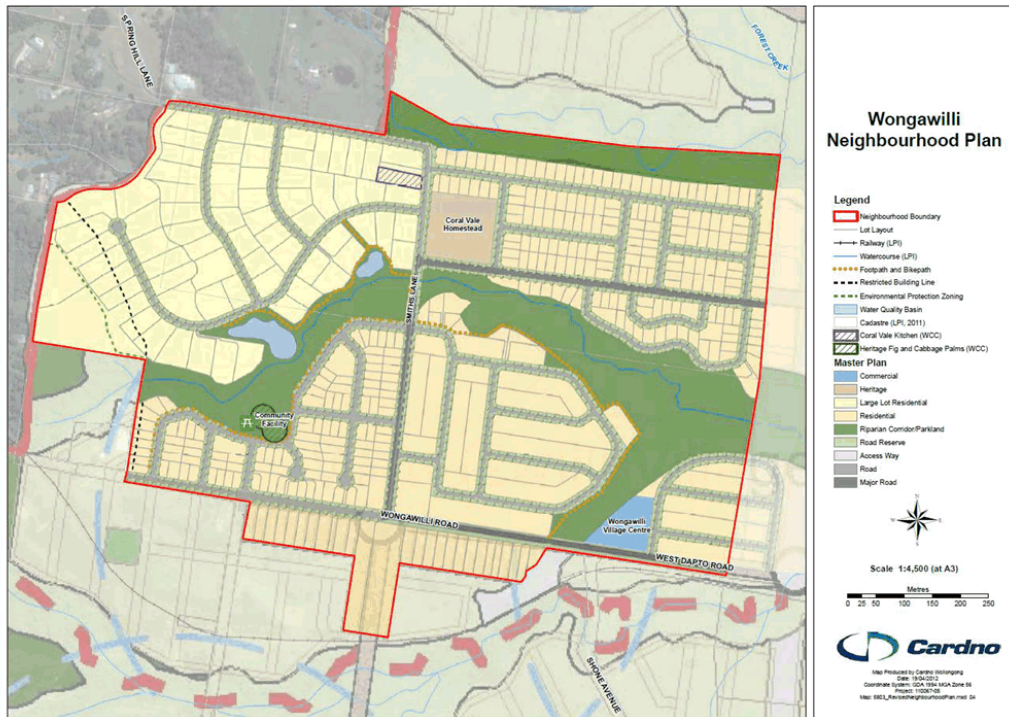
Chapter B2 Residential Subdivision – Section 13 Cut and Fill land reshaping works – does not apply to master planning of land and precinct subdivision applications.

5.3.2 Bong Bong Town Centre

Refer to Section 6.1.3.

5.3.3 Wongawilli - north

Figure 5.3.3.1 Wongawilli north Neighbourhood Plan

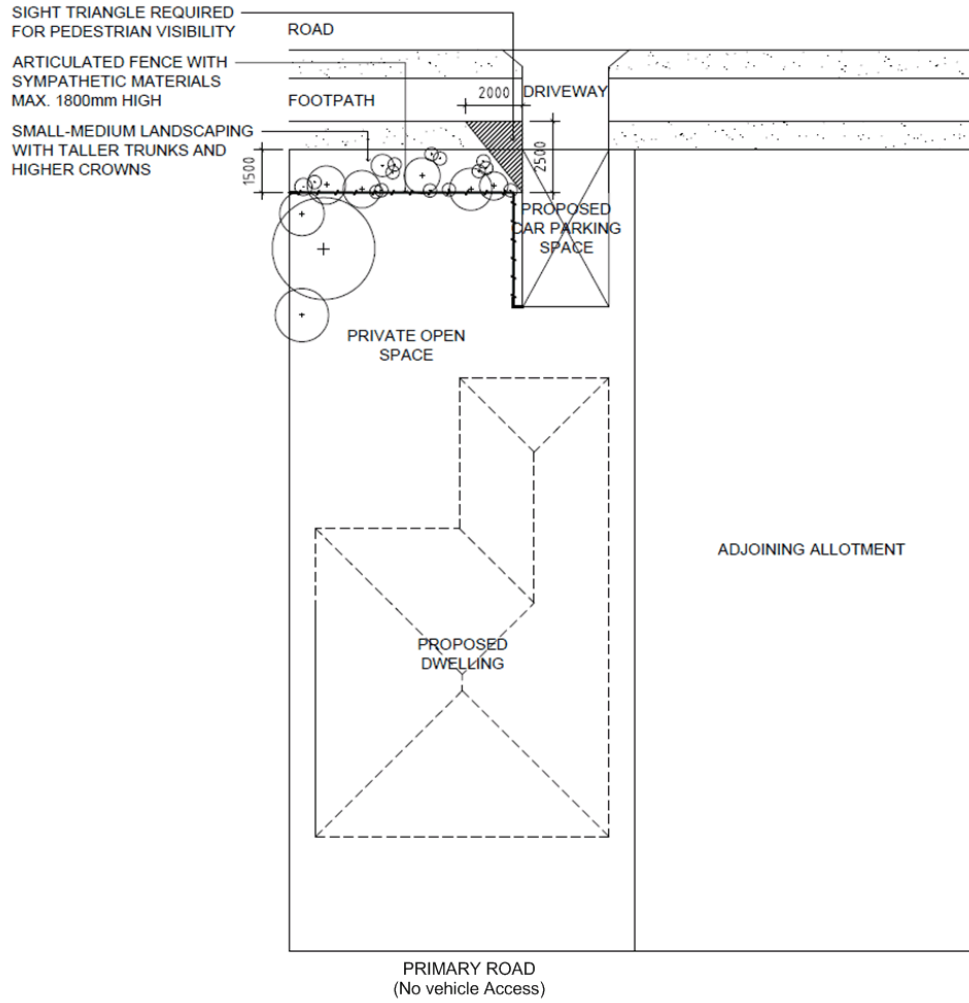


The following modified and additional controls to apply:

1. Minimum Lot width fronting Wongawilli Road and Smiths Lane of 15m;
2. Minimum front building line setback of 4.5m for all lots fronting Wongawilli Road and Smiths Lane;
3. The maximum length of cul-de-sacs that provide access to lots fronting Wongawilli Road Should not exceed 130m;
4. For Lots with a dual road frontage:
 - a. Wongawilli Road and Smiths Lane is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
 - b. All dwellings must face, address and activate the primary road frontage of Wongawilli Road and Smiths Lane;
 - c. Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;

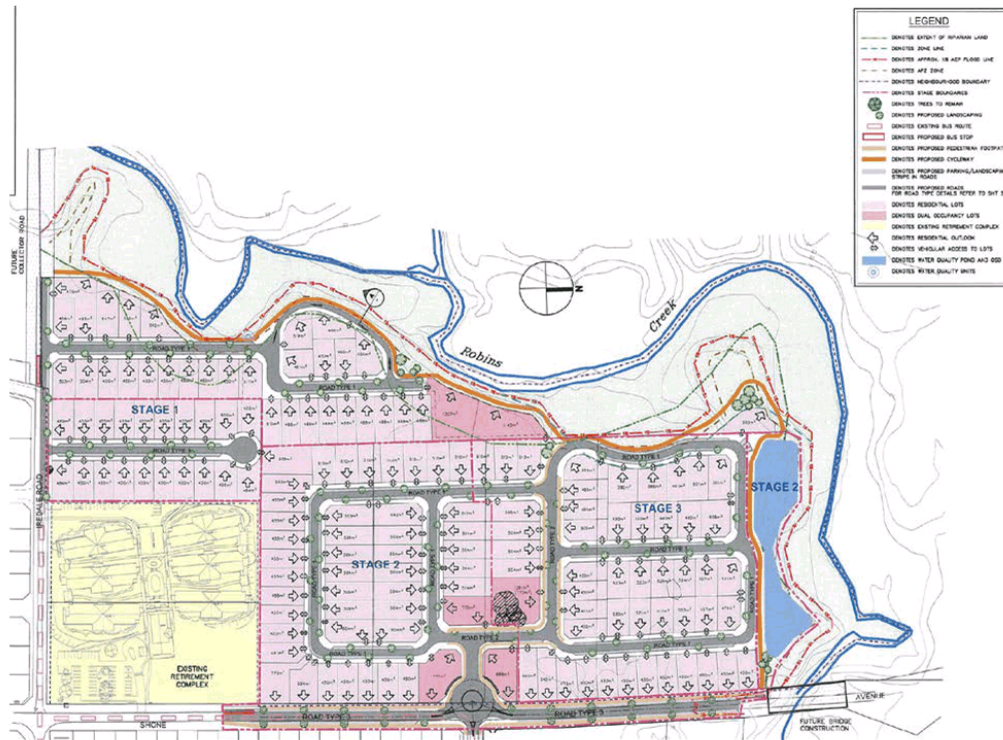
- d. Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 5.3.3.2;
 - e. Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 5.3.3.2. Examples of Articulated fencing include, but are not limited to:
 - i. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
 - ii. Timber Lap and Cap;
 - iii. Colourbond solid to 1.2m with Colourbond lattice style top sections.
5. For Lots backing onto or adjoining the Rural Fire Service (RFS) Property:
- a. Dwelling house, secondary dwelling and any habitable areas must be setback at least 10m from the rear or common property boundary that adjoins the RFS property;
 - b. Outbuildings and garages must be setback at least 5m from the rear of common boundary that adjoins the RFS property.

Figure 5.3.3.2 Dual frontage property secondary frontage treatment



5.3.4 Shone Avenue - south

Figure 5.3.4.1 Shone Avenue south Neighbourhood Plan

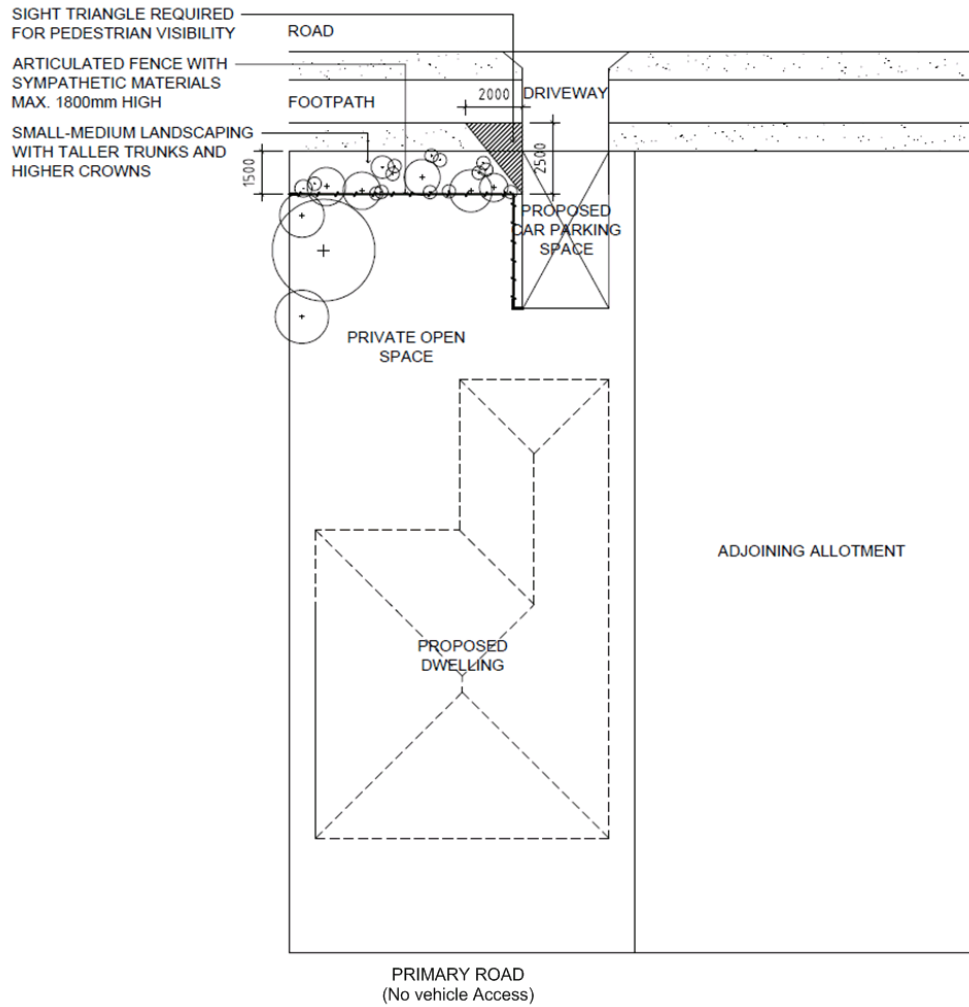


The following modified and additional controls to apply:

1. For Lots with a dual road frontage:
 - a. Shone Avenue and Iredell Road are considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
 - b. All dwellings must face, address and activate the primary road frontage of Shone Avenue and Iredell Road;
 - c. Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
 - d. Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 5.3.4.2;
 - e. Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 5.3.4.2. Examples of Articulated fencing include, but are not limited to:
 - i. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
 - ii. Timber Lap and Cap;

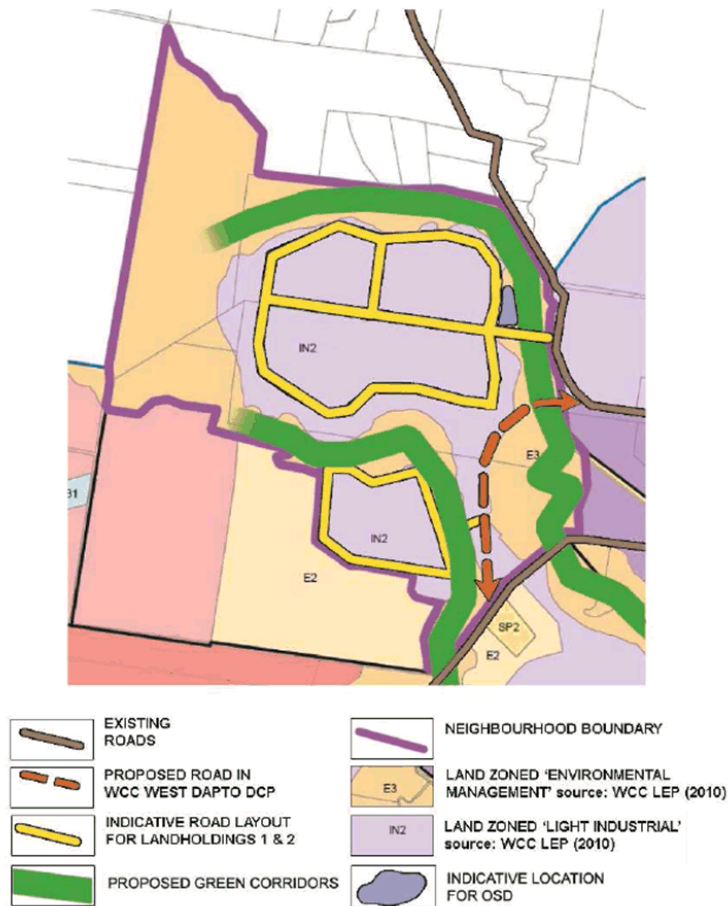
- iii. Colourbond solid to 1.2m with Colourbond lattice style top sections.

Figure 5.3.4.2 Dual frontage property secondary frontage treatment



5.3.5 Reddalls Road Industrial

Figure 5.3.5.1 Reddalls Road Industrial Neighbourhood Plan

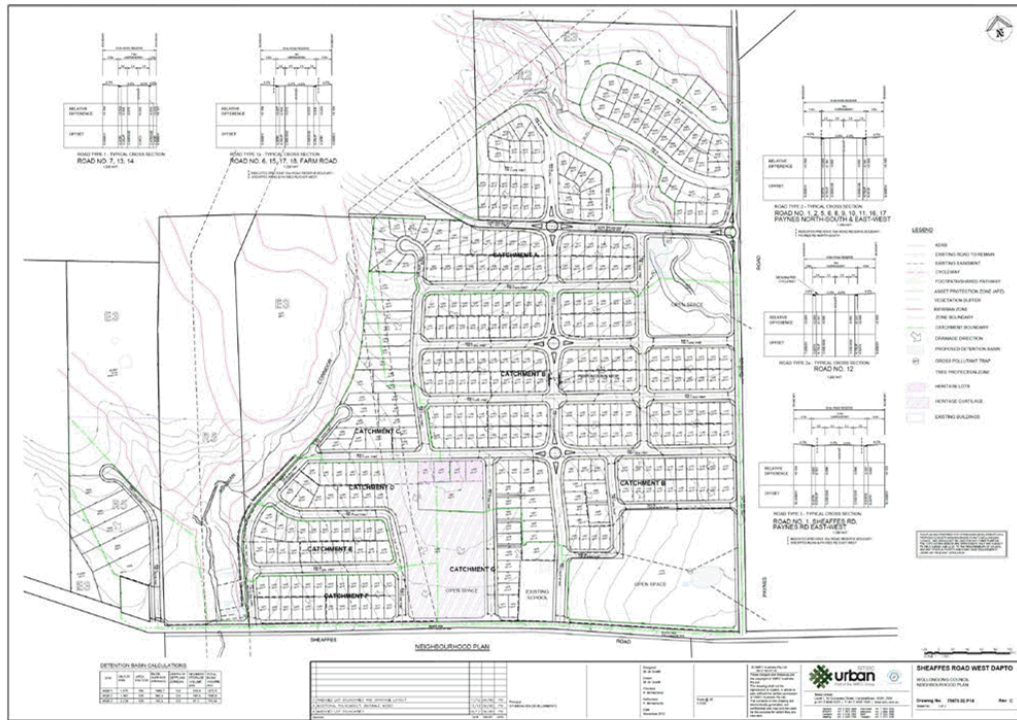


The following additional controls to apply:

1. The proposed cycleway must have adequate passive surveillance to ensure safety by design.
2. Indicative future bus stop locations should be identified and shown on road types capable of handling bus routes. A minimum number of stops should be located in a manner to ensure that the majority of lots are within 400 metres of a bus stop.
3. Any proposed development of the neighbourhood will require the applicant upgrading the relevant section of Reddalls Road to a standard that is suitable for the normal range of Heavy vehicles at no cost to Council. These upgrade works would also include any required intersection treatment to Reddalls Road and the new proposed Access Road as well as any necessary road safety works.

5.3.6 Sheaffes Road North

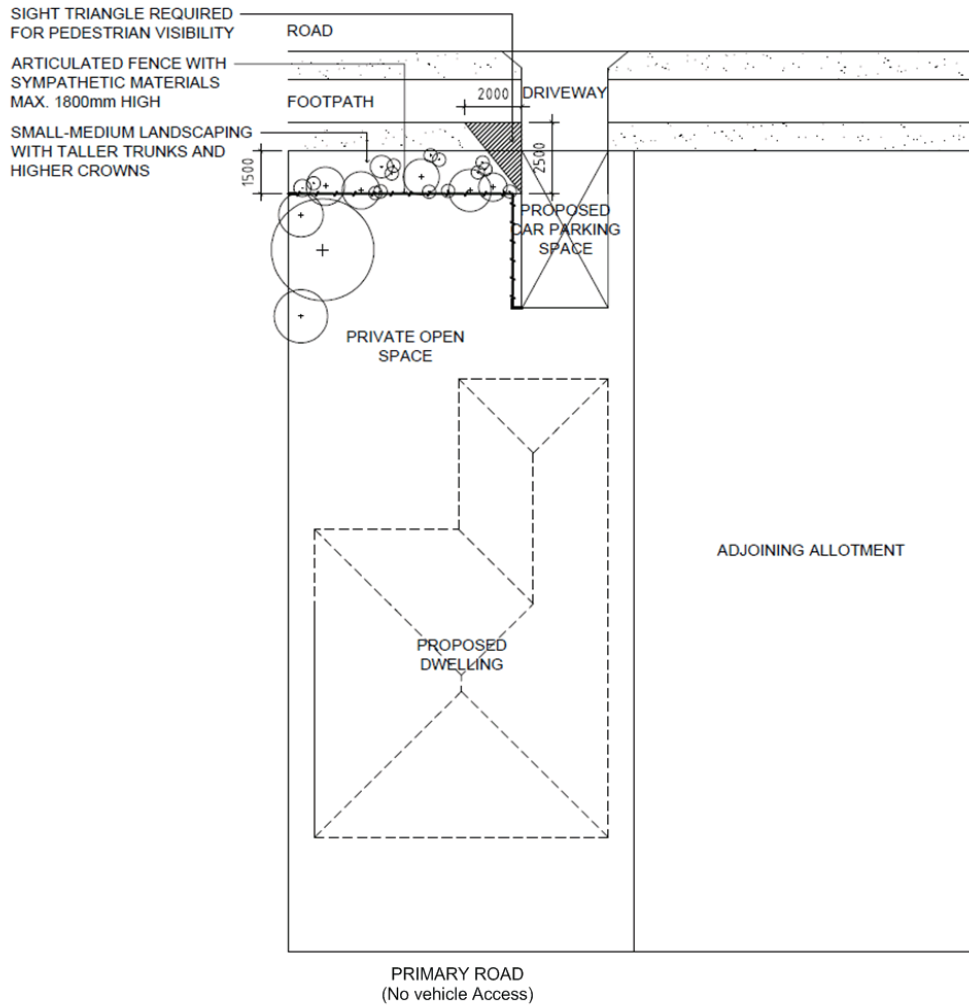
Figure 5.3.6.1 Sheaffes Road North Neighbourhood Plan



The following modified and additional controls to apply:

1. For Lots with a dual road frontage:
 - a. Sheaffes Road and Paynes Road is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
 - b. All dwellings must face, address and activate the primary road frontage of Sheaffes Road and Paynes Road;
 - c. Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
 - d. Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 5.3.6.2;
 - e. Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 5.3.6.2. Examples of Articulated fencing include, but are not limited to:
 - iv. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
 - v. Timber Lap and Cap;
 - vi. Colourbond solid to 1.2m with Colourbond lattice style top sections.

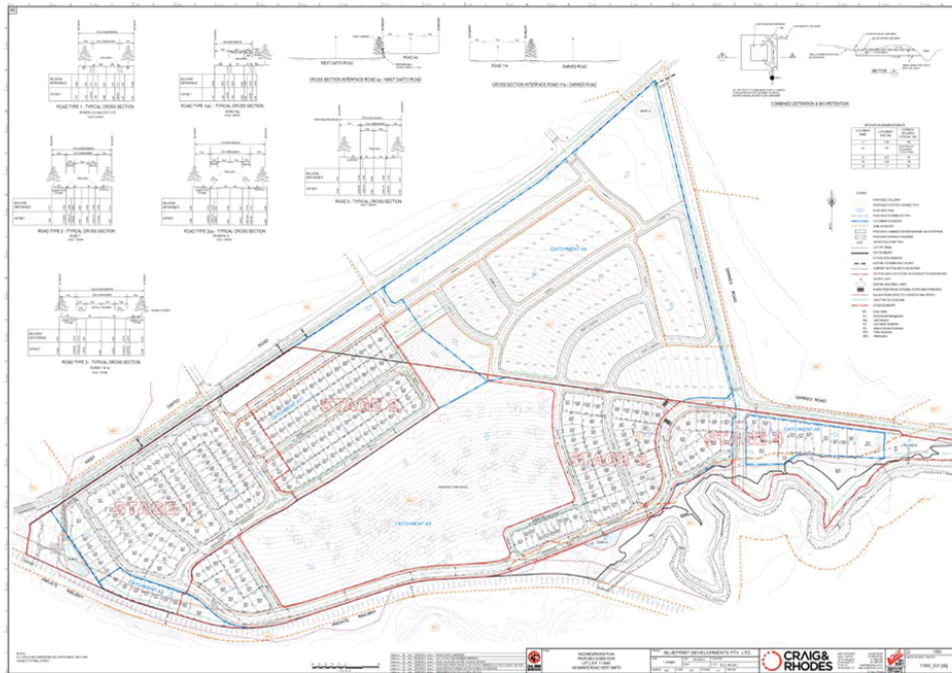
Figure 5.3.6.2 Dual frontage property secondary frontage treatment



5.3.7 Darkes Road South West

(NB: This Section 5.3.7 relies on finalisation of a separate Planning Proposal Process for amendment to minimum lot size and zoning.)

Figure 5.3.7.1 Darkes Road South West Neighbourhood Plan

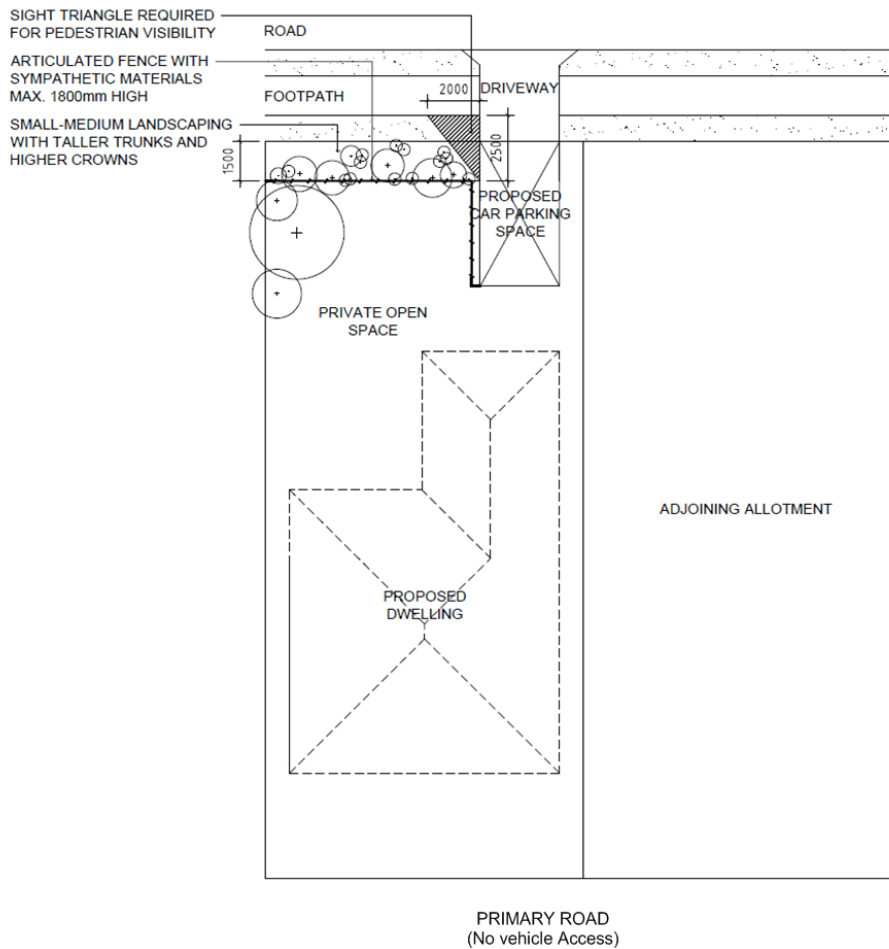


The following modified and additional controls to apply:

1. Lot Width, Depth and Aspect are to be in accordance with Figure 5.3.7.1 above and are not required to comply with Chapter B2 Section 6 Subdivision Lot Layout – Aspect & Solar Access Orientation as well as Section 8 Lot Width & Depth Requirements. The relevant issues have been considered and the lot layout and details shown are considered acceptable. Should the lot layout depart substantially from that shown then compliance with Chapter B2 is required unless variation is sought in accordance with Chapter A1.
2. On an allotment with an area less than 450m² and a lot width 10m or less, where an easement for access and maintenance as well as driveway crossing locations (which are located so as not to adversely impact on-street parking capacity) are provided on title, a zero side setback may be applied to one side for the single storey component of the dwelling. The two storey component of the dwelling is to be setback further as required by the formula in (2). This control does not apply to a secondary street frontage.
3. For Lots with a dual road frontage:
 - a. West Dapto Road and Darkes Road is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
 - b. All dwellings must face, address and activate the primary road frontage of West Dapto Road and Darkes Road;

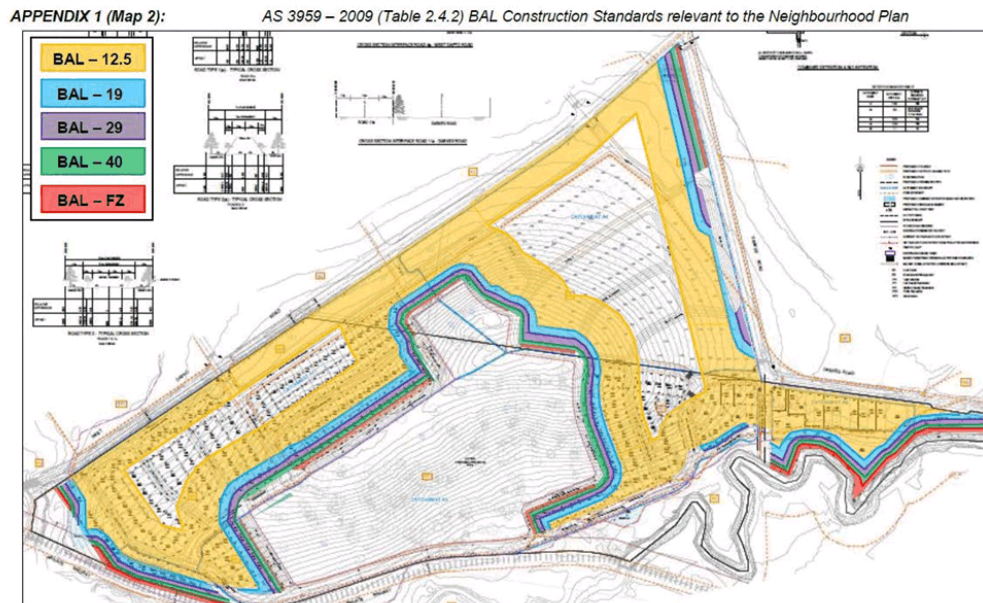
- c. Car ports or garages must be located and accessed from the secondary road frontage rear of the lots;
- d. Minimum rear setbacks are to remain in accordance with Chapter B1, garages and carports are to have a minimum rear setback of 5.5m in accordance with the principles shown in figure 5.3.7.2 below;
- e. Fencing and landscaping treatment of the secondary road frontage is in accordance with the principles shown in figure 5.3.7.2. Examples of Articulated fencing include, but are not limited to:
 - vii. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
 - viii. Timber Lap and Cap;
 - ix. Colourbond solid to 1.2m with Colourbond lattice style top sections.

Figure 5.3.7.2 Dual frontage property secondary frontage treatment



4. For all development applications outside of the area denoted as Stage 1:
 - a. An Aboriginal Heritage Assessment is to be undertaken in accordance with the Wollongong Development Control Plan 2009 Chapter E10.
 - b. Additional archaeological investigations are required to be undertaken to the previously recorded archaeological sites and three (3) potential archaeological deposits (PADs) identified. This work is required in order to better determine the significance and extents of these areas.
 - c. In-principle support for the intended mitigation or Aboriginal Heritage Impact Permit (AHIP) proposals is to be gained from the NSW Office of Environment and Heritage (OEH) prior to the determination of the associated development application.
 - d. Further consultation with Local Aboriginal Groups is to be undertaken within the assessment of any future Development Applications.
 - e. Consideration of the impacts of the proposal on identified Non-Indigenous Archaeological Deposits located on the site during the preparation of the Heritage reports and which are subject to Section 140 of the NSW Heritage Act 1977.
 - f. Conservation planning related to any retained structures or features on the site (e.g. The Silo and gardens).
 - g. Interpretation planning relating to the history and heritage significance of the development area.
5. Bushfire Matters
 - a. Certain construction standards apply for development on Bushfire Prone Land. The applicable Construction Standards for proposed development are to reflect the Bushfire Attack Level (BAL) as identified at Figure 5.3.7.3 below.
 - b. Given that the site is identified as Bush Fire Prone Land, when a development application for subdivision is made, the development will require a Bush Fire Safety Authority to be issued by the NSW RFS under Section 100B of the Rural Fires Act 1997. The RFS has indicated that it is likely that by condition of the Bush Fire Safety Authority, restriction on the titles of the lots requiring the provision and maintenance of the necessary APZ's will be required.

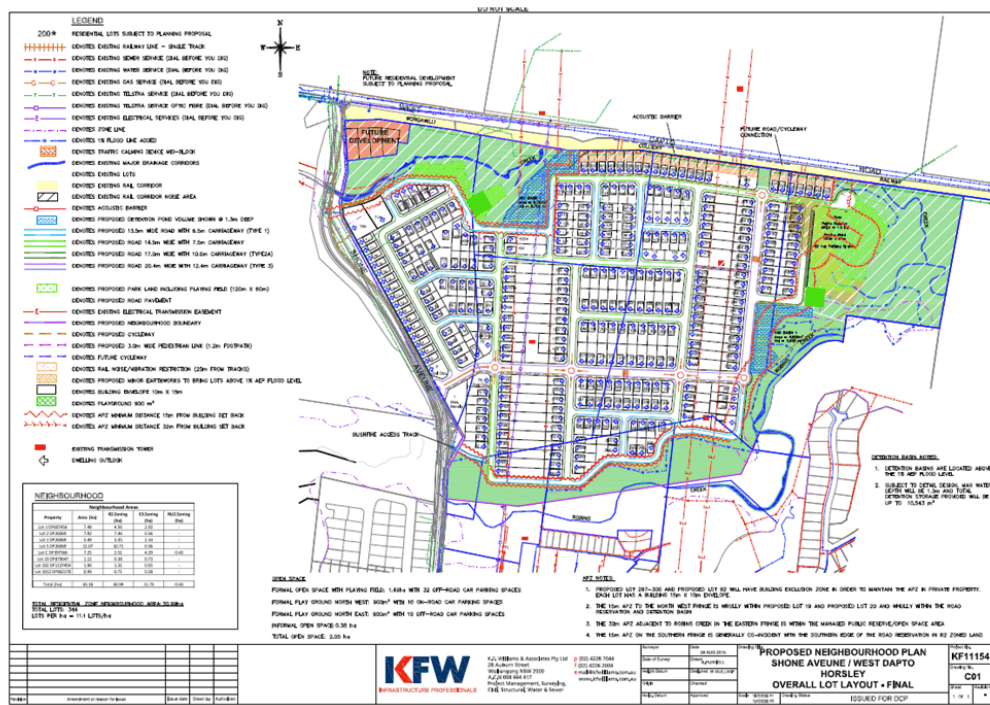
Figure 5.3.7.3 BAL Construction Standards relevant to the Neighbourhood Plan



6. Access
 - a. An appropriate access track is to be provided to the Detention Basin A1 to facilitate sufficient maintenance access for Council.
 - b. Appropriate access is also to be provided to the Wongawilli Rail Spur Line from the Detention Basin A1 and from Road 01.
 - c. The final form of the access track is to be determined in conjunction with Council Engineering Officers within the assessment of future Development Applications. Hardstand access will be required.
7. There may be scope to amend the current Council Drainage Acquisition Maps to reflect more up to date flood mapping of the area. This is to be further investigated within future Voluntary Planning Agreements (VPAs) and assessment of Development Applications.

5.3.9 Shone Avenue / West Dapto Road

Figure 5.3.9.1 Shone Avenue and West Dapto Road Neighbourhood Plan



The following modified and additional controls apply:

1. **For Lots with a dual road frontage:**
 - a. Shone Avenue is considered to be the primary road frontage and the internal unnamed road is considered to be the secondary road frontage and the rear of the lots;
 - b. All dwellings must face, address and activate the primary street frontage of Shone Avenue – this is the main address of the dwelling;
 - c. The minimum front setback on Shone Avenue is 4m (being a greenfield site) and the minimum setback from the secondary road is 4m;
 - d. No car access to residential lots is permitted from Shone Avenue (ie lots are access denied). Carports or garages must be located and accessed from the secondary road frontage rear of the lots;
 - e. Garages and carports must be setback a minimum of 5.5 metres from the property boundary on the secondary road to enable a vehicle to park or stand in front of the garage or carport (ie allow off street parking that does not impede the footpath) and in order to be a non dominant component of the streetscape;
 - f. Fencing controls for the primary street frontage of Shone Avenue are outlined in Chapter B1: Residential Development and are designed to complement the objectives of passive surveillance;
 - g. Fencing and landscaping treatment of the secondary road frontage must ensure that clear lines of sight are maintained for motorists and pedestrians to and from the lot, and ensure the design complements the objectives of passive surveillance. To help soften the visual impact

and improve the streetscape appearance of the fence, and allow visual connection between the dwelling and the street, any fence will be required to be well articulated and landscaped with appropriate planting. Articulated fencing should be provided to a maximum height of 1.8 metres. Examples of articulated fencing include, but are not limited to:

- i. Masonry to 1.2m high with open type lattice or slates above with masonry elements no wider than 150mm;
- ii. Timber Lap and Cap;
- iii. Colourbond solid to 1.2m with Colourbond lattice style top sections.

NB. Fences in bush fire prone areas shall be of a metal or masonry construction only.

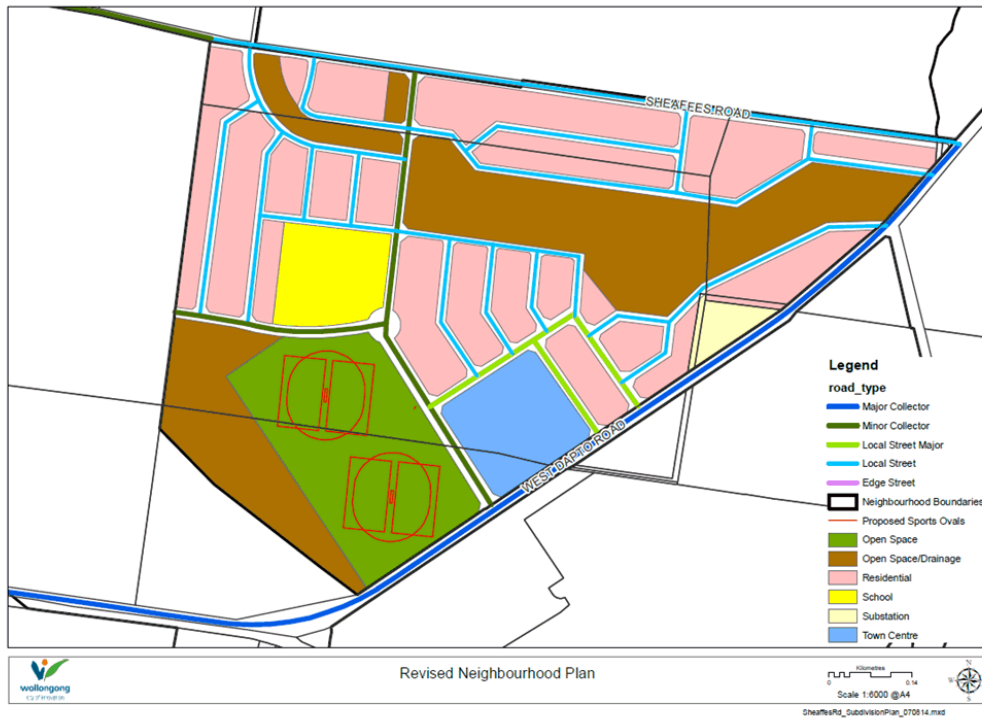
- h Any gates associated with the secondary street fence should open inwards so as to not obstruct the road reserve.
- i Where garage door openings face the secondary road they shall be a maximum of 50% of the width of the dwelling. Refer to Chapter B1: Residential Development for other car parking and access controls.

2. For Lots backing onto West Dapto Road:

- a. An acoustic building exclusion zone of 25 metres applies along the length of the rail corridor to reflect Noise Report recommendations;
- b. A sound wall is to be erected by the developer along the length of the rail corridor, as indicated in the Neighbourhood Plan.

5.3.10 West Dapto Road / Sheaffes Road (south)

Figure 5.3.10.1 West Dapto Road / Sheaffes Road (south) Neighbourhood Plan



6 DEVELOPMENT CONTROLS

6.1 Town Centres

6.1.1 Town Centres and Villages

Dapto major regional centre, Bong Bong Road district centre, Darkes Road village centre and the three village centres are key elements in the overall structure of West Dapto, providing focal points and contributing to the “legibility” of the urban framework, particularly as important nodes in the bus network.

A district centre (~15,000m²) is planned within the central western (Bong Bong Road) part of the release area and a village centre (~7,500m²) planned in the northern (Darkes Road) area to service the release area. These are intended to create local retail, business, commercial and community hubs providing significant local employment opportunities. They will complement rather than compete with the higher order major regional centre of Dapto.

The Town Centres will form the most urban parts of West Dapto and have a variety of building typologies with urban characteristics such as increased height, minimal or zero street setbacks and street level awnings and verandahs. The public domain is intended to reflect an urban character, with high quality hard and soft landscape and paved footpaths with advanced planting of shade trees. Parking will be at the rear of blocks and underground as well as good on street provision of kerbside parking – building setbacks to accommodate front parking lots will not be permissible, as these detract from the street qualities sought in these centres.

In addition three small village centres are planned (Wongawilli, Avondale and Yallah) to meet local shopping needs. They are to comprise a few local shops (like the existing Horsley shops), as well as providing opportunities for local business, a bus stop, community facilities such as a primary school and a choice of housing types. These would take on the role of the local centre and be the focus for the new communities at West Dapto in addition to convenience stores to be co-located with service stations if demand requires.

Controls for Neighbourhood Plans must give consideration to the ability to develop adjoining areas including linkages to those areas. New town centres are encouraged to prepare a Workplace Travel Plan and Travel Access Guides.

Objectives:

- (a) To ensure that the residents of West Dapto have access to well designed, attractive town and village centres which act as retail, business, commercial and community hubs consistent with the overall centre hierarchy for West Dapto.

Controls:

1. Development Applications for the development of including town centres are to be consistent with the matters contained in sections 5.1, 5.2, 5.3 and 6 of this chapter in relation to centres.

6.1.2 Design Principles

Town Centres are to be designed to comply with the following principles:

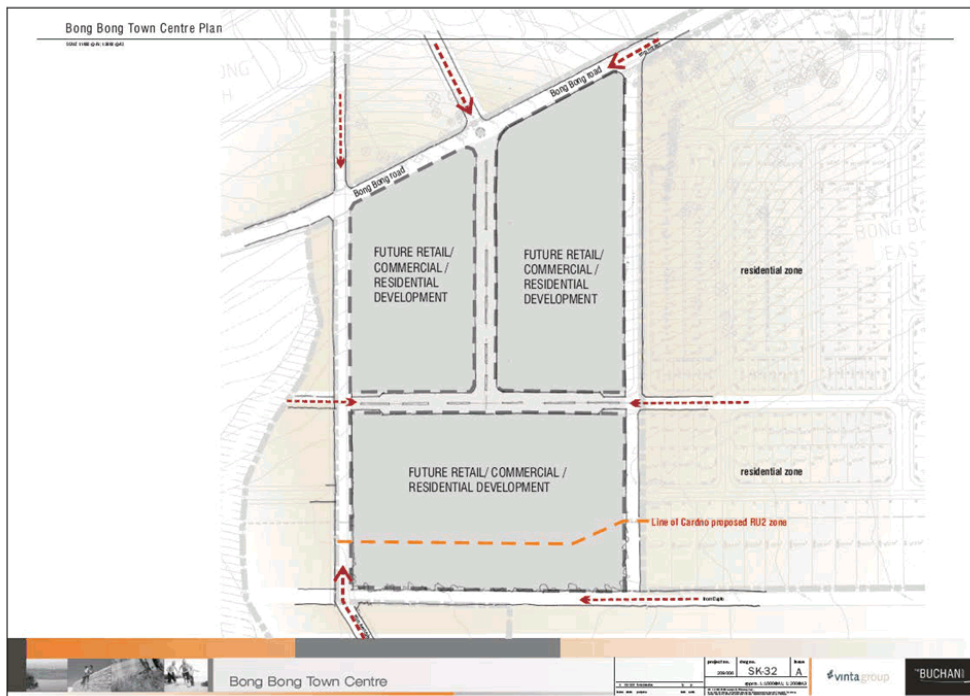
1. Establish streets with at least two storey buildings where possible. Taller buildings of 4-6 stories are encourage in the core of the town centre.
2. Active retail street frontages are encourage. Upper floors can be commercial or residential uses.
3. Create a lively mix of uses within the centres, providing opportunities for employment, commerce, retailing, living, entertainment and community activities
4. Early stages of development are likely to focus on Supermarket and associated small specialty shops, therefore these should be designed as complete compositions which create places within their own right

5. Buildings are to present urban characteristics to the street in relation to setback, form and streetscape/building design.
6. Residential densities in and around the centres are to be increased in line with density requirements at Section 2.3.1 in order to create a choice of housing opportunity within the West Dapto development area at locations with high amenity which are well serviced
7. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform its correct street defining urban function.
8. Establish a high quality, high value public domain with strongly urban characteristics and design.

6.1.3 Bong Bong Town Centre

In the area where Bong Bong Road adjoins the north-south arterial route a new district town centre is to be established, based on a north-south running main street. The Bong Bong Town Centre is to be the primary town centre in the release area being centrally located and at a greater distance to Dapto Town centre than the proposed Darkes Road Town Centre. The Bong Bong Town Centre is to be a supermarket based centre with a range of shops and would accommodate around 15,000m² of retail floor space.

Figure 6.1 Bong Bong Town Centre – Conceptual layout



6.1.4 Darkes Road Town Centre

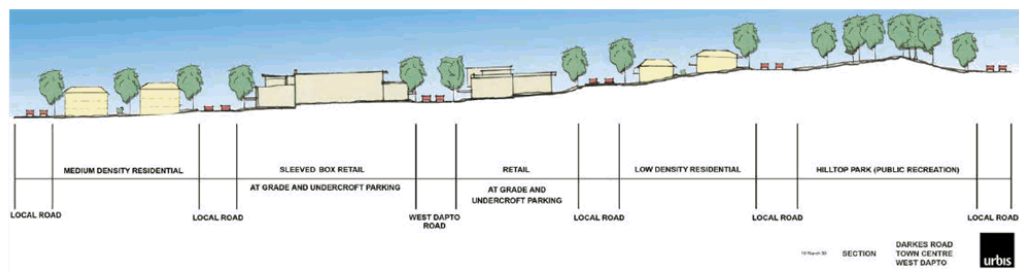
Along West Dapto Road a smaller secondary town centre (large village centre) is to be established based on the east-west route becoming a main street. While activity in terms of residential and business use is expected along the length of the centre, only the core part will contain the primary retail and commercial

functions. It is envisaged that this centre would accommodate around 6,000m² of retail floor space to support the employment lands.

Figure 6.2 Darkes Road Town Centre – Conceptual layout



Figure 6.3 Darkes Road Town Centre – Conceptual Cross section



6.1.5 Development Controls

Development in the Town Centres is to comply with the following development controls:

1. Taller buildings of 4-6 stories are encouraged in the core of the town centre. Lower scale buildings up to 3 stories in height should surround and support the in the centre core.

2. The street wall height should have a 2-3 storey building form.
3. Single storey buildings should have a 2 storey front façade.
4. Building setbacks on main streets to be nil (zero) while other streets are generally to have a setback of between 0 – 2.5 m.
5. Side and rear building setbacks are as follows:

Setback	Distance
Side	Zero
Rear	Zero where adjoins allotment zoned B2 Local Centre or 5-6m where adjoins allotment zone R3 Medium Density Residential

6. No requirements for on site open space / landscaping in the 'core' area.
7. Provision of a shared parking facilities area is encouraged with access via laneways of minor streets.

6.2 Village Centres / Local Nodes

Three small villages are proposed totalling ~7,500m² of floor space possibly at Wongawilli, Avondale and Yallah. These, in addition to 2,000m² spread through the release area in convenience stores attached to petrol stations and the like, will cater for local convenience shopping throughout the release area.

Village and local centres are to develop as localised business and higher density residential opportunities at key places / intersections where bus stops, community facilities and local open space come together to create an urban focal point for the local community.

Figure 6.4 Wongawilli Village Centre – Conceptual design



6.2.1 Design Principles Wongawilli Village Green (Option E) SCALE 1:500 @ A3

1. Establish a strong urban form that clearly distinguishes the village centre / local node from surrounding areas.
2. Create a lively mix of uses and building types within the village centre / local node that creates the opportunity to meet the daily convenience needs of surrounding communities. Village centres should accommodate a 1,000-1,500m² supermarket and variety shops.
3. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform a clearly street defining urban function.
4. Positive Interface with the street and activation of the street is important.
5. Establish a high quality, high value public domain with strongly urban characteristics and design.
6. Ensure a focus on amenity taking into consideration factors such as prevailing winds, shade and shelter. Ensure positive interface with any adjacent open space or water body as an attractive feature.

6.2.2 Development Controls

1. Building setbacks can be either street aligned (zero) or setback up to 5m to create commercial forecourts or residential courts to the street.
2. Variation of setback is encouraged to create an informal organic character.
3. Building height of up to 2 storeys is encouraged to create an urban village character with upper floor uses including small scale commercial and residential developments.
4. Parking to be provided at the rear of buildings in the form of rear laneways and parking areas accessed from the rear laneways / car courts.
5. All shops should address street and be entered by front from the major street where possible or secondary street.

6. Size of shops is limited to 1500m².
7. Community congregation areas to be north facing and where possible take advantage of escarpment views.
8. Major and Secondary street parking to be maximised.

6.3 General Development Controls

Development controls in this chapter are closely linked with and cross reference other chapters of the Wollongong Comprehensive Development Control Plans.

Development controls applying to development in the West Dapto Urban Release Area should also address the following chapters:

- E1: Access for People with Disability
- E2: Crime Prevention through Environmental Design (CPTED)
- E6: Landscaping
- E16: Bush Fire Management

Variation control – Bushfire Management Activities should not occur in land zoned E2 Environmental Conservation which aim to protect Endangered Ecological Communities or significant bushland. Bushfire Management Activities can occur within the floodplain and riparian land management areas, to maximise residential development in the Residential zones for West Dapto.

- E20: Contamination
- E22: Erosion and Sediment Control

6.3.1 Flora and fauna

Environment Protection Areas

The intrinsic West Dapto environment has formed the basis for the creation of a new urban structure and a backdrop to the creation of new communities. Areas of sensitivity have been included in environmental protection zones and will be subject to stringent development controls with rigorous controls applying in the most sensitive areas.

Areas of highest sensitivity have been, or will be in future stages, zoned Environment Conservation with minimal development allowed in these areas. This includes the main development interfaces with the escarpment on the western edge of the release area and interfaces with the predominantly west-east running creek corridors. Environment Conservation land will form a transitional development edge with lower densities of development adjacent to these areas. Increased opportunity for planting will be accommodated to complement the wooded slopes and riparian corridors.

Areas which have high conservation values and where revegetation and ongoing management is required have been, or will be, zoned Environment Management. Limited compatible development is allowed in these areas.

Areas of lesser environmental significance, but which still require sensitive design and siting have been, or will be, included in the Environmental Living zone. In these areas residential development will be allowed but on large lots and having regard to environmental criteria.

Elsewhere, areas of significant remnant vegetation will be conserved and enhanced and incorporated into the open space network as areas for passive recreation.

1. Refer to Chapter E17: Preservation and Management of Trees and Vegetation, Chapter E18: Threatened Species.

6.3.2 Indigenous and European Heritage

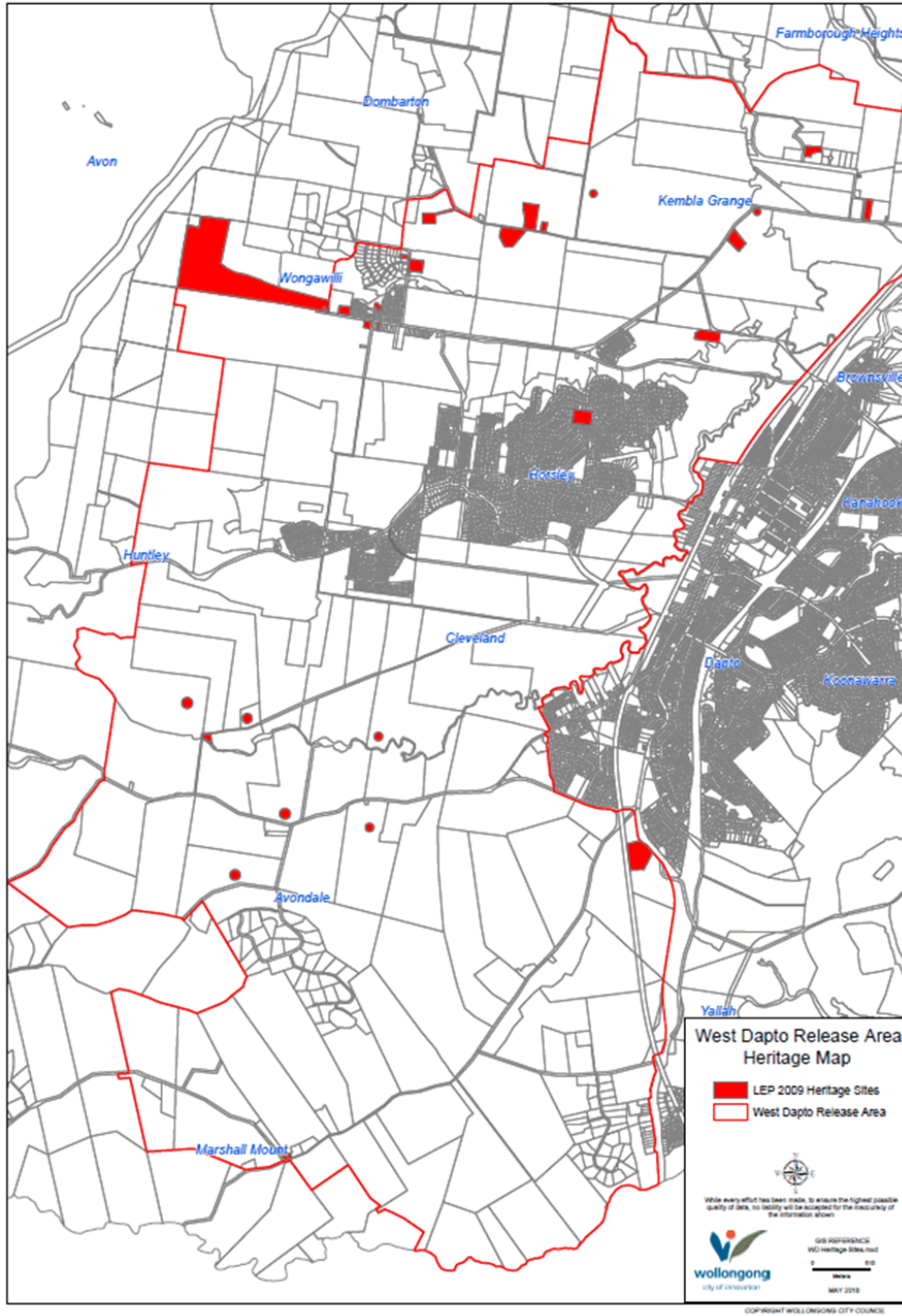
Heritage

The West Dapto area has strong links to the past, both in the recent history of pastoralism and mining, and the prehistoric and post-contact Aboriginal occupation of the coastal hinterland. As well as the presence of known archaeological sites within the study area, the coastal floodplain has been identified as having potential to demonstrate further archaeological evidence of Aboriginal occupation.

This chapter aims to conserve the heritage significance of West Dapto. The identification of heritage items has been factored in to the formulation of the development structure. As a result, a number of heritage items are identified to be retained in the future development of West Dapto and have been identified as items of environmental heritage under West Dapto LEP. These have been selected for their level of significance, physical condition and integrity, contribution to the cultural landscape and character of the area, interpretive value and ability to represent a key historic theme. Figure 4.7 identifies relevant items within the West Dapto Release area. In addition to the statutory controls contained under the LEP this DCP contains requirements in relation to these items.

1. Refer to Chapter E10: Aboriginal Heritage for specific controls relating to Aboriginal Heritage.
2. Refer to Chapter E11: Heritage Conservation, "NSW Heritage Manual" and the heritage provisions of West Dapto LEP.

Figure 6.4 Heritage Map



6.3.3 Views and Vistas

Land within the release area has been assessed for visual quality. Land falls into three categories of visual sensitivity, as indicated on Figure 6.5 and in the following table:

Zone	Objective
Zone A: High Concern for Visual Resource	Development within areas of high scenic quality must be sympathetic to that visual quality as the ability of the area to absorb change is low.
Zone B: Moderate Concern for Visual Resource	Changes to landforms, final contouring and revegetation programs will significantly contribute to reduce the visual impact and therefore must be minimised wherever possible.
Zone C: Low Concern for Visual Resource	Proposed development within this zone should remain visually subordinate to the characteristic existing landscape (note figure 6.5 does not show any land as Zone C)

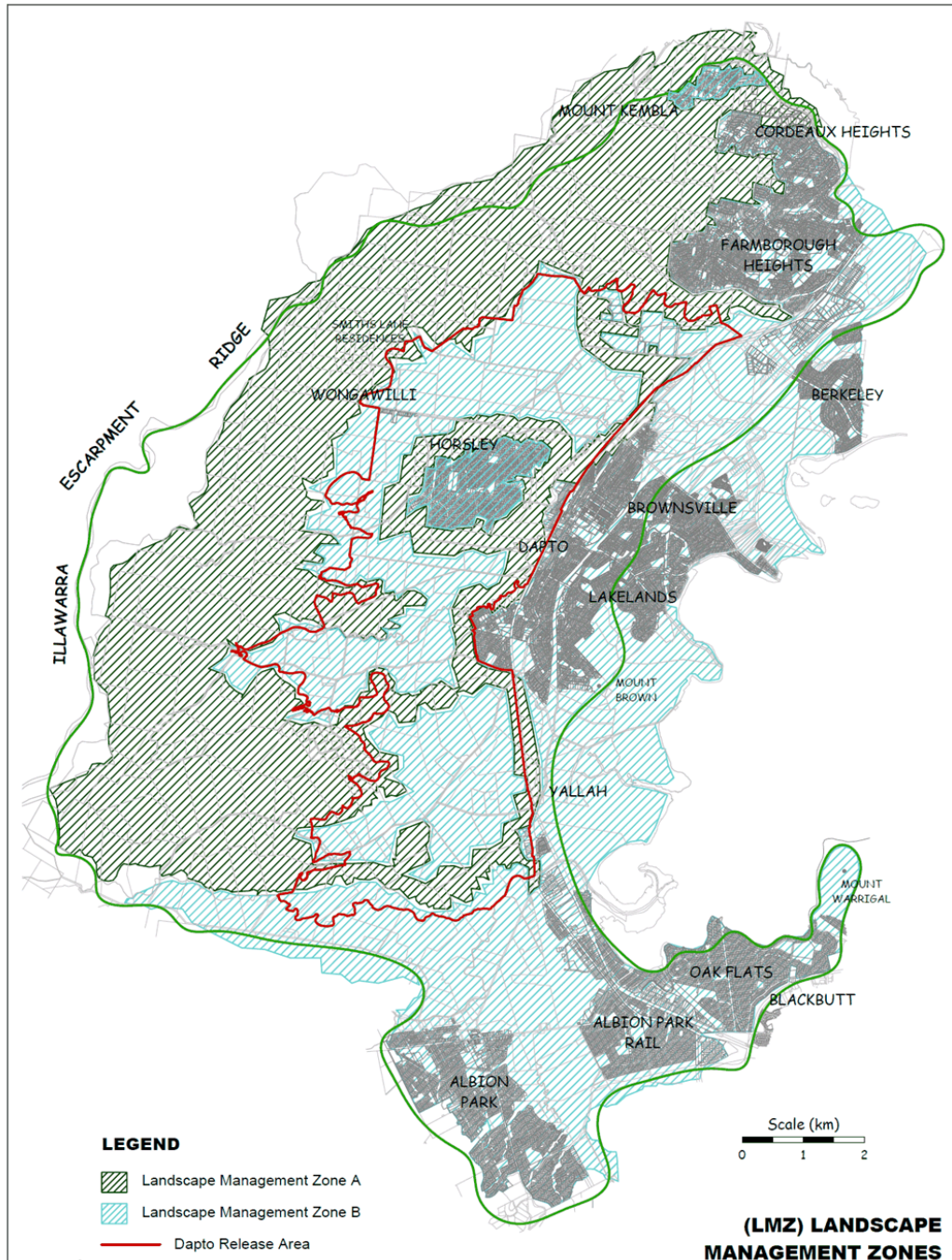
Objectives:

- (a) To minimise the impact of development on the scenic quality of the release area and surrounding visual catchment.
- (b) To ensure development within the visual zones identified above is consistent with the objective for that zone.

Controls:

1. A visual impact assessment is to be prepared by the applicant and submitted with any Development Application. The visual impact assessment is to demonstrate how retention of the visual quality of the area in which development is proposed has been considered in the design of the proposal particularly having regard to the visual zone in which the land is located.
2. Subdivision patterns and road layouts are to have regard to the retention of view corridors and vistas through, and to, areas of high scenic quality.
3. Primary Street planting is to be undertaken and established prior to the commencement of individual lot development or housing construction to minimise the visual impacts of proposed development.
4. In areas of high visual scenic quality (Zone A), development is to have a maximum height of 2 storeys and a maximum site coverage of 50%.

Figure 6.5 Views and Vistas



6.3.4 Water Management

West Dapto is bisected by a series of watercourses that form part of the Mullet Creek and Duck Creek catchments. During heavy rain they can experience intense floods of short duration (rapid rise & fall of the creek levels). The residential areas of West Dapto have been designed to be above the 1% Annual Exceedence Probability (AEP) flood level. Larger flood events could occur which could result in inundation in residential areas.

To manage the increase in runoff due to increased hard surfaces, Stormwater detention is proposed to be managed within Neighbourhood planning precincts which will take into account either individual or multiple Mullet Creek sub catchments to reflect existing conditions. In addition, each neighbourhood plan will need to address water quality requirements which may or may not be a function of the proposed basin. The location of each basin will be determined as part of the Neighbourhood Plan for each precinct.

To support the neighbourhood planning process in achieving an efficient stormwater system and address the potential inequity (that only some not all land owners within a Neighbourhood precinct will lose potential developable land area) Council will provide section 94 contributions funding. This will be equivalent to the land value for approved detention basins constructed in accordance with approved Neighbourhood plans or within individual developments considered sufficiently large enough to warrant their own detention basin. The funding is available provided that the location and design of the individual basin is not done so to the detriment of the applicable Neighbourhood precinct.

To provide for long term drainage management, Council will acquire the watercourses and provide for enhanced storage areas as sites are developed, through the section 94 contributions.

Objectives:

- (a) To create a network of interconnected multi-functional creek corridors within the West Dapto release area which act as creeks, flood ways, flora and fauna habitat, water quality treatment areas, cyclist and pedestrian access, and drainage corridors.
- (b) To conserve and restore remnant native vegetation along creek lines, escarpment vegetation to provide linkages and "stepping stones" for wildlife movement.
- (c) To introduce wildlife corridors and establish riparian vegetation within natural creeklines, providing a functioning habitat for birds, fish and diverse native flora.
- (d) To protect and restore a range of aquatic habitats within the creeks.
- (e) To enhance long-term environmental protection of the receiving waters and Lake Illawarra.
- (f) To facilitate the provision of an integrated approach to Water Management development within West Dapto.
- (g) To ensure the integration of various functions into the multiple use drainage systems of West Dapto to achieve aesthetic, recreational, environmental and economic benefits.
- (h) To provide appropriate landscape treatments that enhance the required functions of the riparian corridors and reduce the impact of utilitarian drainage structures on the amenity of the open space.
- (i) To ensure that development is designed to minimise the risk posed by flooding.
- (j) To protect the environment of Lake Illawarra.

Controls:

1. A water cycle management report is to be submitted with Development Applications for subdivision in accordance with the Water Cycle Management Study (URS, 2004) and the Floodplain Risk Management Study and Plan (Bewsher Consulting, 2006). The report must address water cycle management, water quality management, watercourse and corridor management, conservation and rehabilitation of aquatic habitat, and floodplain management. It must also address the requirements of the NSW Department of Environment, Climate Change and Water (DECCW).
2. Land that remains below the 1% AEP flood level after flood management works, approved by the consent authority, is not suitable for urban development.
3. Subdivision of land is not to create any additional flood affected residential allotments. A flood affect allotment is defined as being wholly or partly below the Flood Planning Level (FPL) (i.e. the 1% AEP flood level plus a freeboard of 500mm).
4. There is to be no net removal of flood plain storage capacity.
5. Residential dwellings are to be located clear of the effect of the FPL with floor levels above the FPL (i.e. the 1% AEP flood level plus a freeboard of 500mm).
6. Subdivisions are to be design according to Water Sensitive Urban Design principles. Development applications are to include a statement indicating how the proposed design complies with these principles. Refer to Chapter E15: Water Sensitive Urban Design.
7. Detention basins are required for each sub-catchment to control the increase in runoff. Consideration will be given to proposals for larger basins that serve multiple sub-catchments or other innovative design. The location of basins needs to be agreed to by adjoining land owners as part the Neighbourhood Plan. Where a basin is on an adjoining property, owners consent and the creation of an easement is required. The design of detention basins shall enable the colonisation by native fish species moving upstream from Mullet and Duck Creeks.
8. Refer to Chapter E13: Floodplain Management and Chapter E14: Stormwater Management for additional controls relating to floodplain and stormwater management.

Note: Flood events may be larger than the Flood Planning Level of 1% AEP which may impact on properties and dwellings.

6.3.5 Riparian Corridors

Open Space and Riparian Corridors

West Dapto is dissected by fast flowing creeks and extensive areas of flood prone land. These areas are not suitable for residential development but instead offer an opportunity for recreation, visual separation and conservation. The corridors will result in significant amounts of open space creating wider landscapes within easy reach of all parts of the new development areas, meaning walking, cycling, recreation and nature will form a part of daily life. These riparian corridors have been, or will be, zoned for Environment Protection with limited development being allowed in these areas.

Adjacent to this land certain land is, or will be, zoned Rural Landscape. The intention of these areas is to provide a buffer to the riparian corridors where the land is either not suitable for residential development or has environmental values. The outdoor recreational facilities will be located outside of the core riparian area to protect the environmental values.

Open space is to be provided throughout the development area in the form of local parks and district parks for primarily passive recreation, larger formal areas for active recreation, environmental reserves of retained bushland habitats, and riparian corridors which link the escarpment to the wide floodplains. These will be combined with avenues of intensive planting and water management running through the urban street pattern to create a connected web of open space. This will encourage walking and create a sense of nature interacting with urbanity.

Existing parks and recreational facilities have been zoned through the LEP and new parks will be designed into new neighbourhoods.

To provide for long term drainage management, Council will acquire the main watercourses as sites are developed, through the section 94 contributions. Land between the watercourse and the 1% Annual Exceedence Probability flood level can either be:

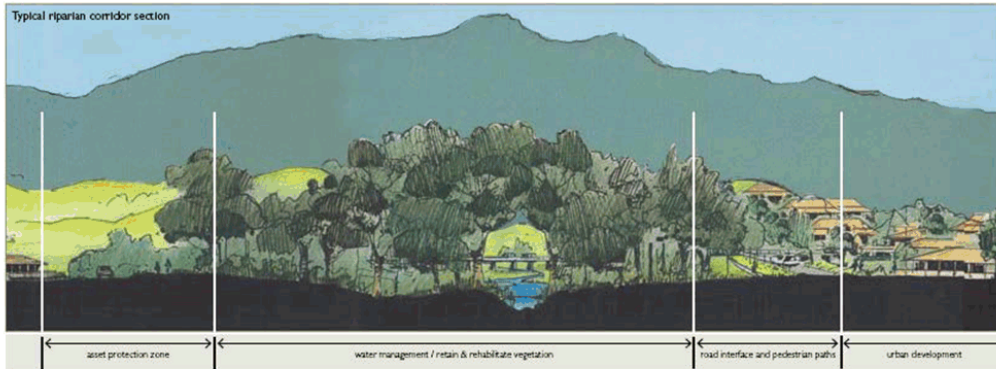
1. Retained in private ownership and used for grazing, recreational activities or other permissible uses, or
2. Dedicated to Council at no cost to Council, for use as bushland, agricultural purposes or recreational purposes. There is no Section 94 off-set for the dedication / transfer of this land.

Objectives:

- (a) To conserve and rehabilitate riparian corridors within the West Dapto release area having regard to the significant environmental and other values of this land.
- (b) To ensure that revegetation of riparian corridors is consistent with the Flooding Strategy.

Controls:

1. Development Applications shall identify the proposed land use and ownership of the riparian land.
2. Revegetation of riparian corridors shall not increase the flood risk to surrounding residential land.
3. Refer to Chapter E23: Riparian Land Management for controls relating to riparian lands.
4. The extent of riparian management activities is limited to the width of the 1% AEP flood level, which has been typically mapped as the boundary of the E3 Environmental Management and R2 Low Density Residential zone.
5. The Riparian Land Management Area can include land used for bushfire mitigation activities.



6.3.6 Open Space and Recreation

Objectives:

- (a) To ensure the future residents of West Dapto have access to a range of high quality, functional areas for passive and active recreation.

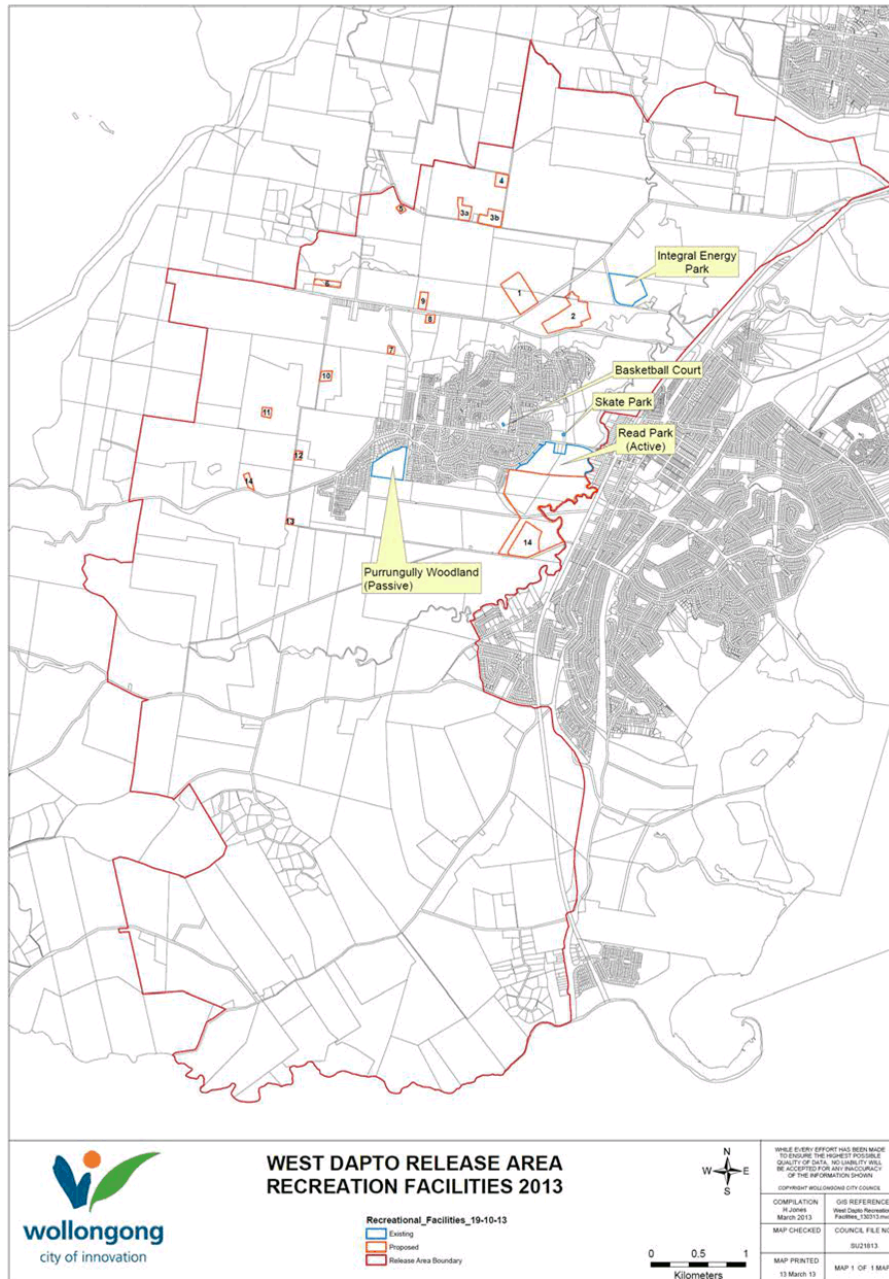
Controls:

1. Development Applications must include facilities and open space areas that are unique, either in design or characteristic, and which fit into the overall hierarchy of the West Dapto release area.
2. Playing fields should be located to take advantage of reasonably level land that may intersect with riverine corridors (maybe partially flood liable or filled) environment land (e.g. tree stands), senior schools or village nodes.
3. District Parks of 1-2 ha are to be provided within reasonable walking distance of all residents.
4. District Parks are to provide for active and passive recreational opportunities with areas for informal sports, walking, picnic / barbeque area, retained / established vegetation and where size permits leash free dog exercise areas.

5. Local parks are to be generally located within 200m of all residential uses (i.e. parks located with a 200m radius) and be generally 0.5ha or larger in area. Local parks should preferably incorporate stands of trees or environmental features to create a strong landscape character. They should also provide children's play areas, pavilions and kick around areas.

Figure 6.5.1 Recreation Facilities 2013

NB: Refer to West Dapto Section West Dapto Section 94 Plan – “Figure 4.2.1 Existing and proposed open space facilities” for details of each proposed facility



6.3.7 Acid Sulfate Soils

Certain land in West Dapto is subject to Acid Sulfate Soils (refer to the maps in the Wollongong LEP (West Dapto) 2010). If not correctly managed, the soils can adversely impact on the environment and development.

Objectives:

- (a) To ensure that development is designed, constructed and maintained to minimise and contain the risk posed by acid sulfate soils.
- (b) To protect downstream receiving waters and Lake Illawarra.

Controls:

1. Land which is subject to Acid Sulfate Soils shall be accompanied by an Acid Sulfate Soils Management Plan which demonstrates that the subject land is suitable for the proposed purpose, or will be suitable following remediation.

6.3.8 Services

Objectives:

- (a) To ensure adequate services are provided to facilitate new development.
- (b) To minimise the visual impact of services on neighbourhoods and land requirements for the provision of essential services.

Controls:

1. All services, including telecommunications, cable television, and the National Broadband Network (where appropriate) are to be provided underground.
2. Common trenching of services is encouraged, and consideration must be given to the location of underground services and landscape planting.

6.3.9 Subdivision Layout

Residential Density Distribution

The urban structure is predicated on providing for varying housing densities. In particular, medium density housing is proposed around the regional, district and village centres. Medium residential densities are essential to make the provision of efficient public transport viable and to provide support for viable and vibrant centres.

Housing areas will enable the provision of a range of housing products, including 3-4 storey apartments, 2-3 storey townhouses and single storey villas and courtyard homes. A range of housing types are to be provided to ensure that the housing needs of all household types are met. A diverse demographic profile will help ensure a sustainable and vibrant community in the long term.

In the early stages of the release the areas of lower residential density (R2 Low Density Residential zone), should provide an average of 13 dwellings per hectare and then in later stages, 15 dwellings. In the more sensitive areas, the structure plan proposes around 5 to 10 dwellings per hectare to enable protection of environmental values and minimize visual impact.

The areas of medium residential density (R3 Medium Density Residential zone) should provide an average of 20 to 25 dwellings per hectare.

Walking and Cycling Networks

The urban structure has been designed around the notion of walkable villages, with a series of town centres, village centres, and local nodes providing bus stops, local shops and amenities, community facilities and schools, denser housing types and mixed use job opportunities. By locating facilities close to people and by co-locating them the aim is to reduce vehicle kilometres travelled (VKT) and to increase

the proportion of local trips made on foot or by bicycle. This is a traditional approach to 'townmaking' which resulted in a series of places of character, as opposed to the placelessness of urban sprawl.

The riparian corridors are to be designed to promote walking and cycling through extensive pathway systems, and will clearly link to key destinations such as schools to promote walkability. The walkways and cycleways should be located outside of the 'core' riparian areas.

To promote cycling, key routes have been identified for on-road and on-footpath cycle provision. These link key places and destinations, and will connect with the east-west running cycle routes running along the riparian corridors (Figure 4.6). This will create a web of cycling opportunities to encourage a sustainable and healthy approach to local travel.

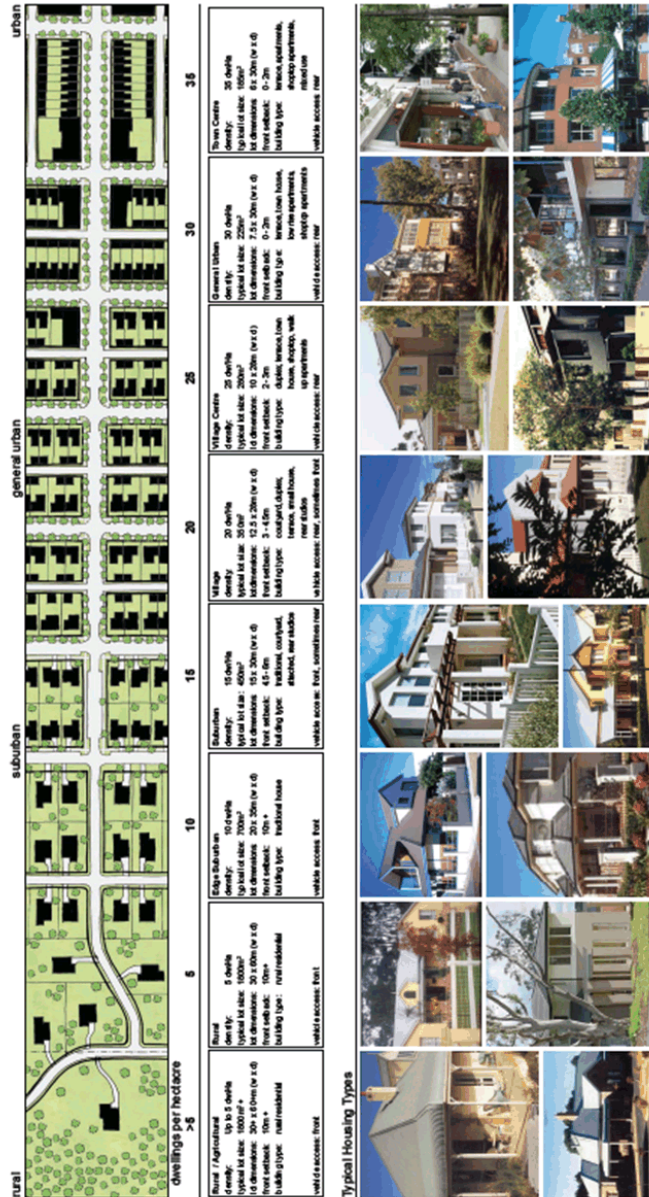
Objectives:

- (a) To achieve a superior design of development.
- (b) To maximise solar access and microclimatic benefits to residential lots.
- (c) To have regard to topographical features, site characteristics and constraints, and special features within a sector.
- (d) To meet a range of housing needs and provide housing diversity and choice.
- (e) To facilitate surveillance of public open spaces.
- (f) To encourage non-motorised modes of transport and accessibility within the development.
- (g) To develop and maintain an ecologically sustainable environment, reduce use of fossil fuels and encourage use of renewable energy.

Controls:

1. Lot size and layout must respond to the physical characteristics of the land, such as slope and existing significant vegetation, and site constraints including bushfire risk.
2. A variety of lot sizes and dimensions must be provided to achieve the density requirements for residential development (Refer to Figure 6.6).
3. The subdivision layout is to incorporate adequate pedestrian, cycle and vehicle links to the road network, public transport nodes, pedestrian/cyclist network, and public open space areas. The street and subdivision layout should minimise fuel use by reducing travel distances and maximising public transport effectiveness. Connectivity within neighbourhoods is essential to ensure the majority of dwellings are within 400 metres walking distance to bus stops.
4. Lot design is to facilitate housing fronting onto creek line corridors and other areas of public open space, to incorporate these spaces into the living environment, facilitate surveillance, and prevent isolation and degradation of these spaces.
5. The subdivision layout provides for a neighbourhood in which a range of basic retail services are within easy walking distance of a large proportion of residents.
6. The majority of lots should achieve a 5 star rating with the remainder achieving a minimum 4 star rating, as defined by an analysis determined from the Sustainable Energy Development Authority's (SEDA) "Solar Access For Lots" document.
7. Lots must have the appropriate area and dimensions for the siting of dwellings, canopy trees and other vegetation, private outdoor open space, rainwater tank, and vehicular access and on-site parking.
8. Lots must be of sufficient size and orientation with the main living room(s) able to receive northern sunlight in winter.

Figure 6.6 Housing choice transect



6.3.10 The Road System

Road Network

West Dapto is to have a strong structure or 'skeleton' to create easy movement routes and to help with way finding. This is called a 'legible' street pattern and provides a clear street hierarchy. The hierarchy of

different streets is clearly demonstrated by their design, width as well as a number of other attributes. The future road hierarchy for West Dapto is shown on the master plan (Figure 4.5).

The existing routes of West Dapto Road, Shone Avenue, Bong Bong Road, Cleveland Road, Avondale Road, Huntley Road, Marshall Mount Road and Yallah Road have all been incorporated into the new pattern, both as reminders of the past and as key routes in the future.

The necessary road network will be implemented in stages and will incorporate a package of networks which will provide a timely and affordable response and ensure that there is adequate flood free access to Horsley and the greater release area.

Public Transport

The structure of the West Dapto release area gives primacy to accessibility and in particular accessibility by public transport.

To this end the existing railway station at Dapto will be linked to the developing suburbs by local and feeder bus routes using Bong Bong Road, Fowlers Road, Darkes Road and a new access link running north south to the west of Mullet Creek.

The Kembla Grange Station will continue to serve the employment area and Kembla Grange race track and may also contain a bus interchange and commuter parking facilities.

In order to create a sustainable development outcome for West Dapto an effective bus transport system is one of the keys to reducing the use of private vehicles for all trips. The main road structure has been designed with this in mind, whereby a primary bus loop has been created for express services, linking key centres within the new pattern. Secondary routes link all other centres to this, meaning that the majority of residents will be within a five minute (400m) walk of a local bus stop.

Objectives:

- (a) Sustainable transport and travel to, from, and within West Dapto together with less use of private motor vehicles, fewer motor vehicle kilometres travelled, and improved air quality.
- (b) Safety for all road users, particularly pedestrians, cyclists, children and older people.
- (c) Safe, convenient and direct access by non-motorised means from residences to public transport, employment areas, adjoining sectors, open space, community facilities and other services.
- (d) To encourage travel by pedestrians, cyclists and public transport rather than travel by private motor vehicle.
- (e) To become less car dependent and reduce the private motor vehicle kilometres travelled (vkt).
- (f) To provide a range of traffic and transport routes throughout the area.

Controls:

1. Development Applications must include a traffic analysis and road master plan, prepared by a suitably qualified professional, and demonstrate that the objectives and controls in regard to the roads will be achieved.
2. Streets are to be designed in accordance with the Street Hierarchy identified in the West Dapto Master Plan as amended and shall have regard to function. The road hierarchy is as follows:
 - a) Arterial Road – These streets are to be the main structural routes connecting the West Dapto development area together. They also serve to link to the surrounding areas and are the primary public transport routes. Street based uses fronting the road with generous footpaths (on both sides where appropriate) and street trees typify these streets especially in town and village centres.
 - b) Collector – Along key connecting streets between local centres and containing bus routes will be the main avenues. These will be attractive tree lined routes for buses, private vehicles and pedestrians to share. They will contain a footpath on one side or both sides where appropriate.

- c) Local Streets – Neighbourhood streets with good landscape/verges and on-street parking to limit speeding. They will contain a footpath on one side or both sides where appropriate.
- d) Edge Streets – Along bushland and open space edged, low key streets which front open space are intended. These help in managing water and fire and give good outlook to houses on the edge. They will contain a footpath on one side or both sides where appropriate.
- e) Rear Lanes – Where denser housing occurs, for instance around local centres, rear access allows good street frontages for attached or smaller dwellings. Lanes and car courts can have garages with studies above for security and housing choice. They will contain a footpath on one side where appropriate.

See Figures 6.9 Road Types Plan and Figure 6.10 Road Sections below, for more detail.

- 3. Land to create road reserve of sufficient width to enable the construction of the typical road cross section is required to be dedicated to Council.
- 4. The street pattern must provide direct, safe, and convenient pedestrian and cyclist access from housing and employment areas to public transport stops.
- 5. Each new neighbourhood is to provide safe and convenient walking and cycling connections to adjoining neighbourhoods, and to adjacent areas of open space, services and other facilities.
- 5. Connectivity within neighbourhoods is required to ensure the majority of dwellings are within 400 metres walking distance to bus stops.
- 6. Construction over or within waterways should have regard to the Fish Passage Guidelines developed by NSW Fisheries.

Figure 6.7 Proposed Road Network

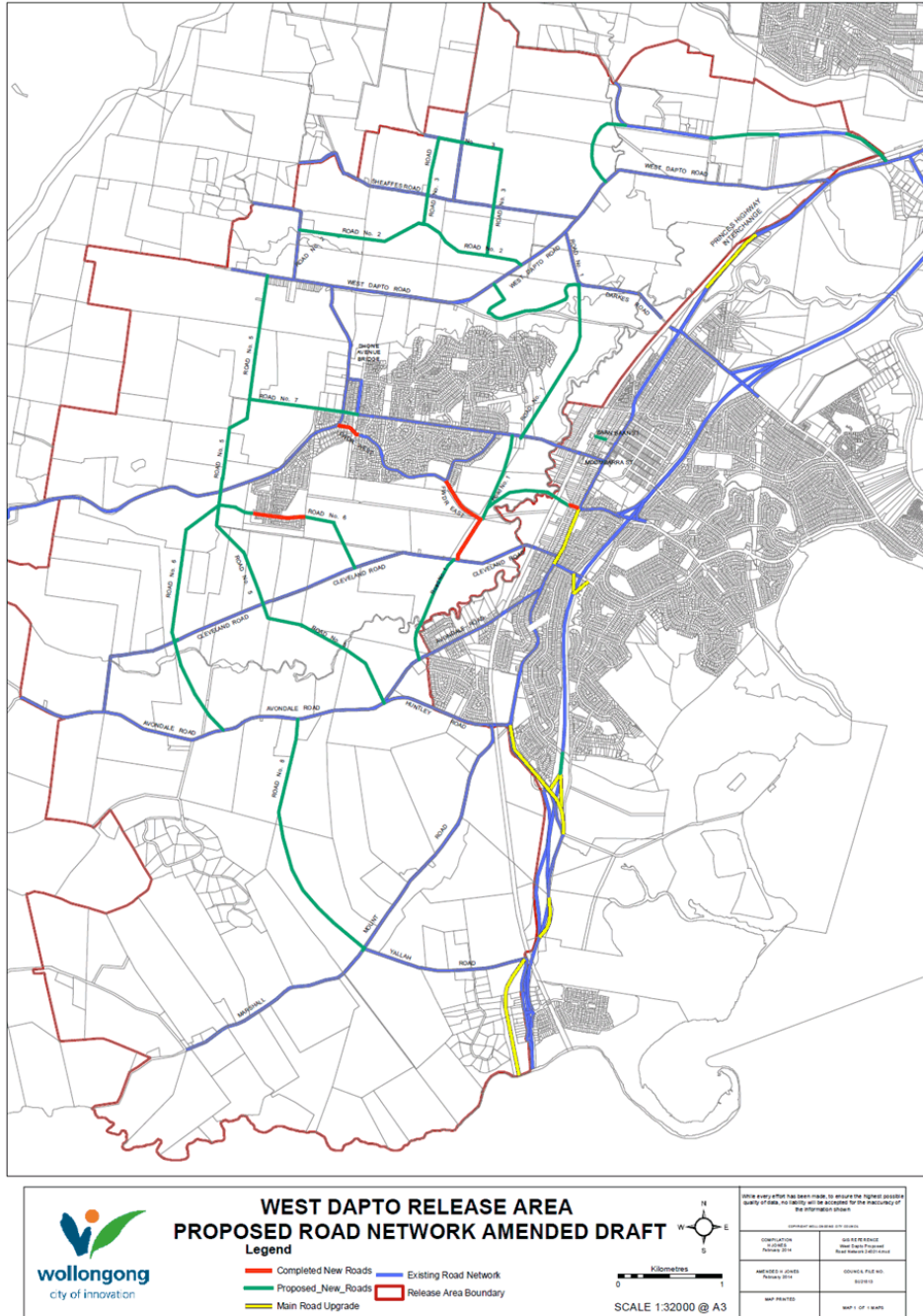


Figure 6.8 Cycleway network

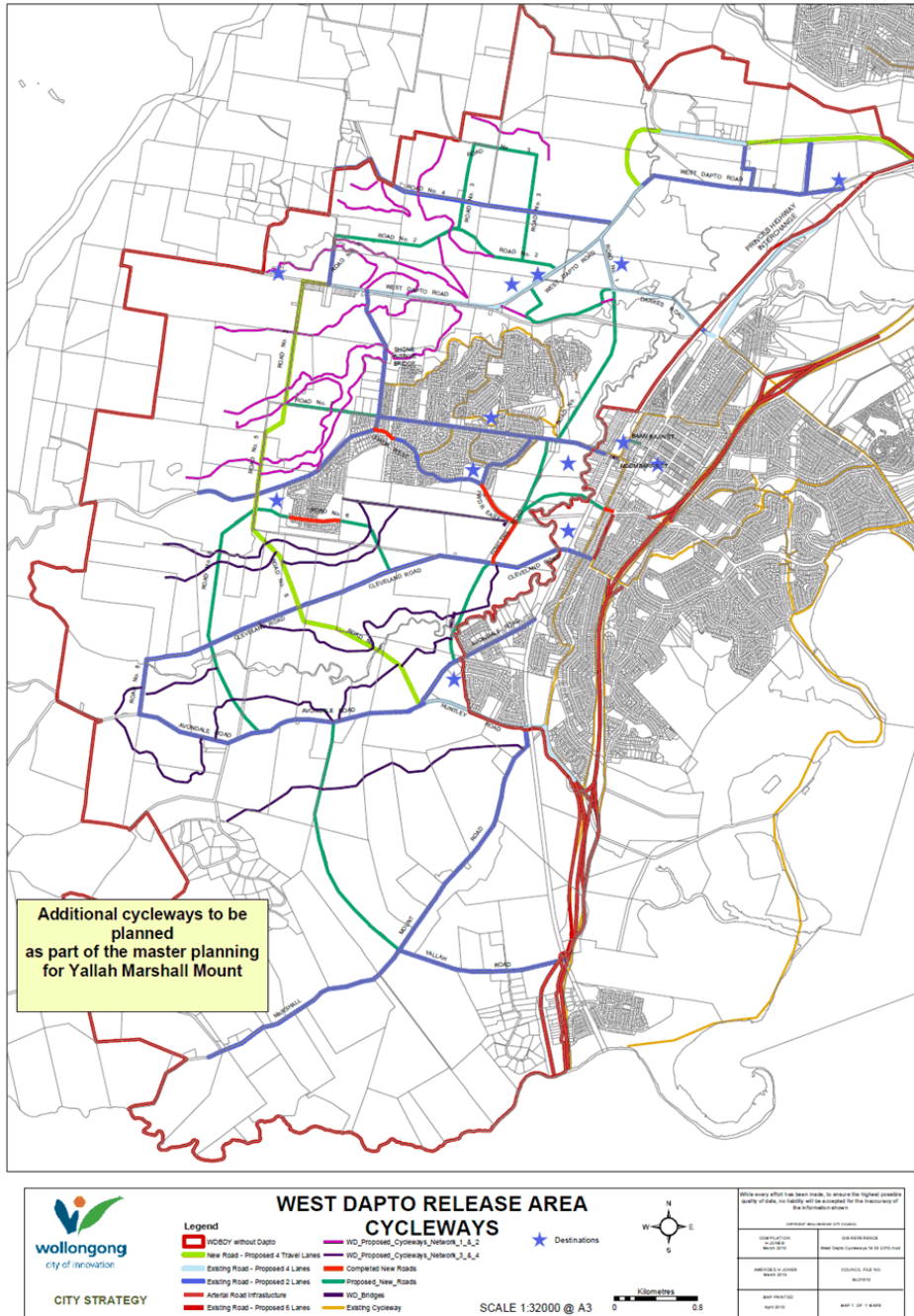


Figure 6.9 Road Types

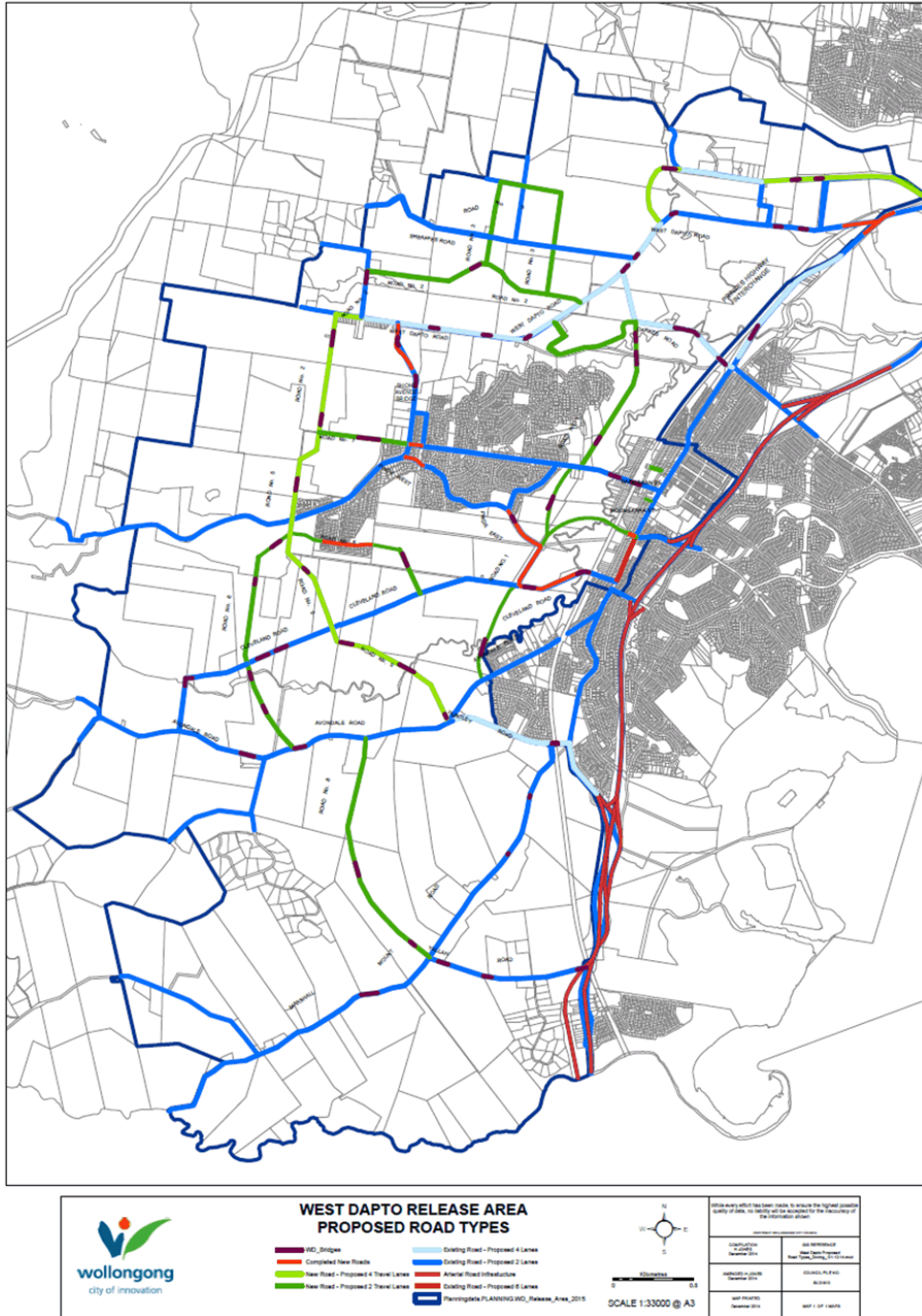
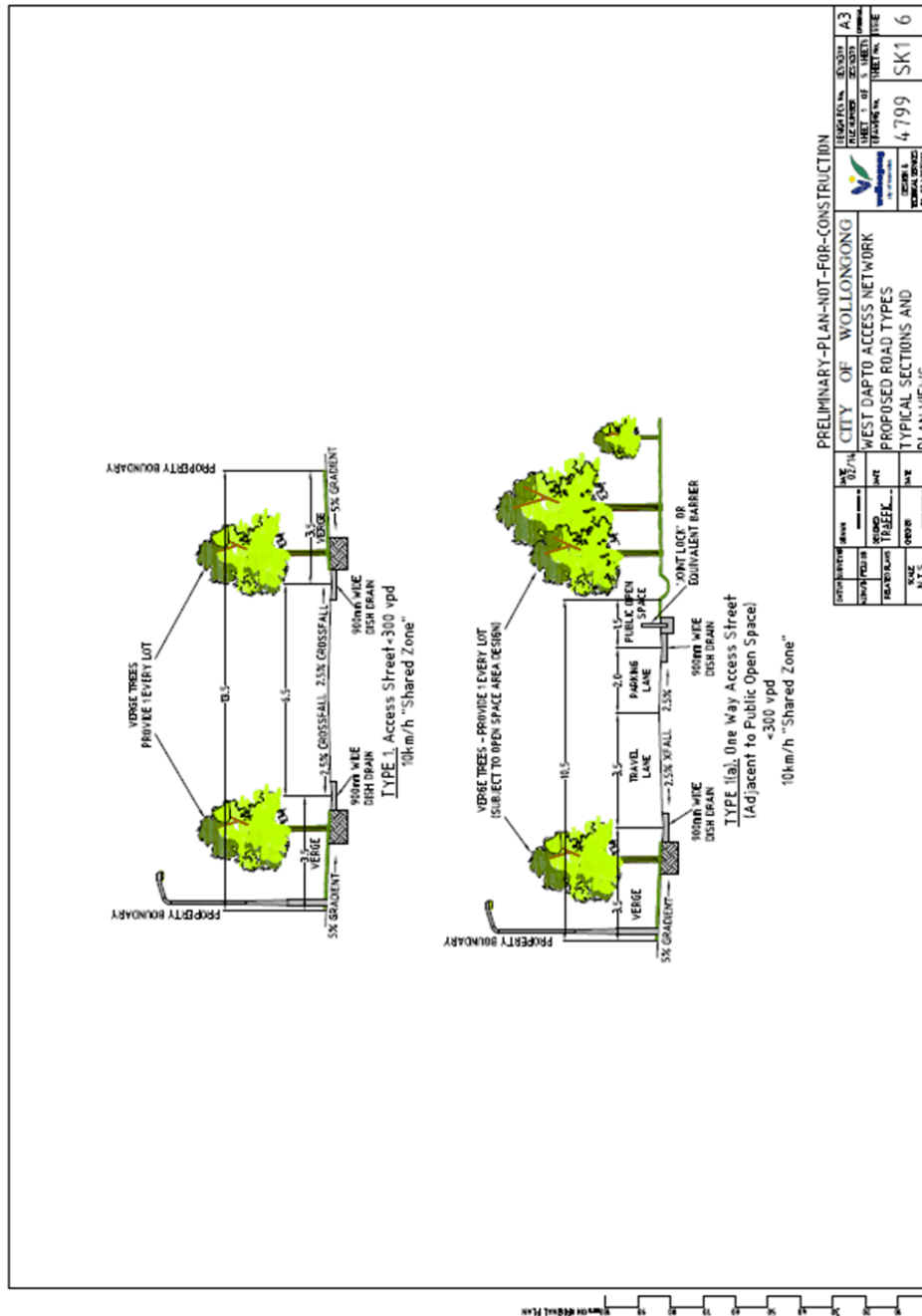
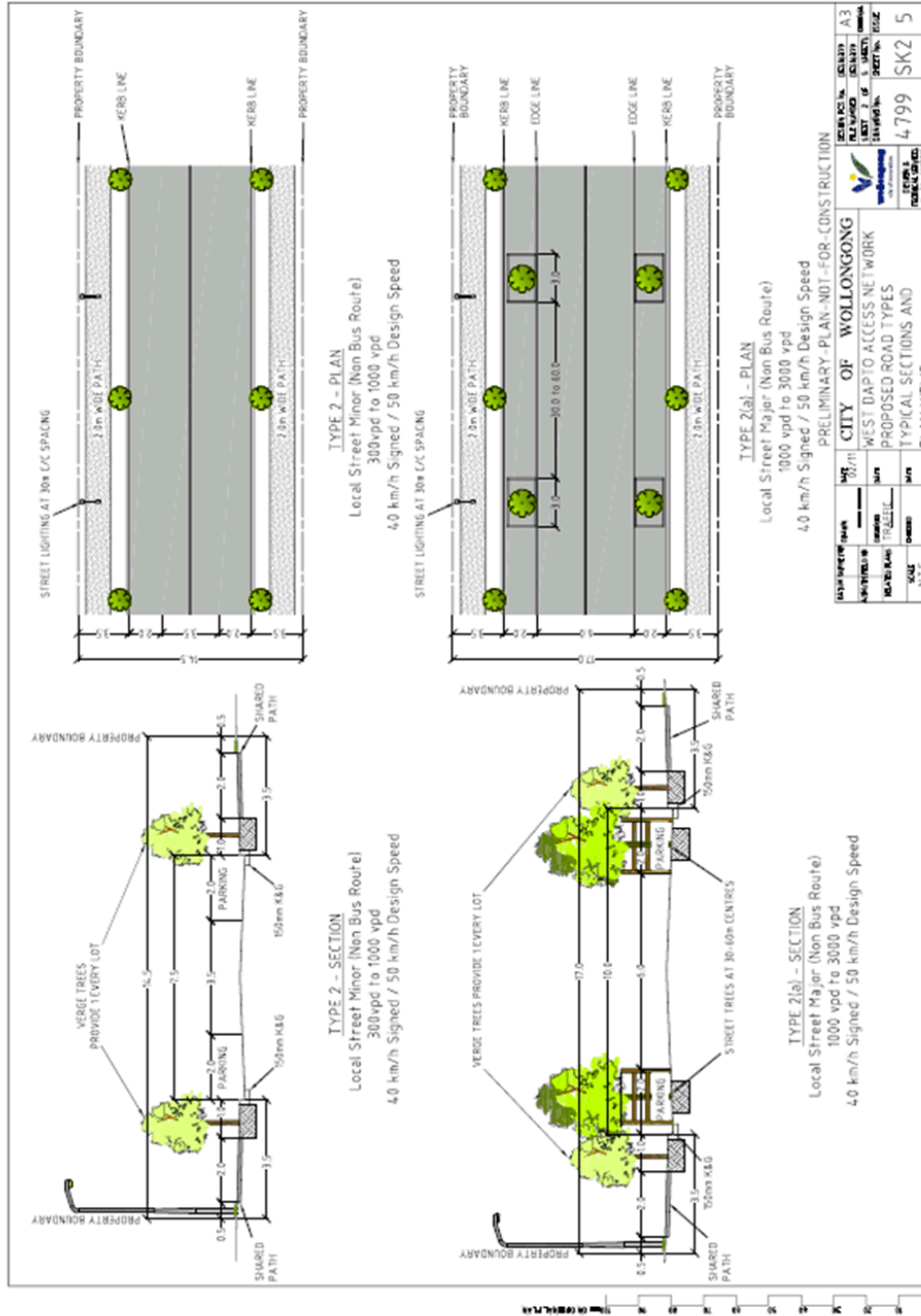


Figure 6.10 Road Cross Sections



Part D – Locality Based DCPs / Precinct Plans
Chapter D16: West Dapto Release Area



Part D – Locality Based DCPs / Precinct Plans
Chapter D16: West Dapto Release Area

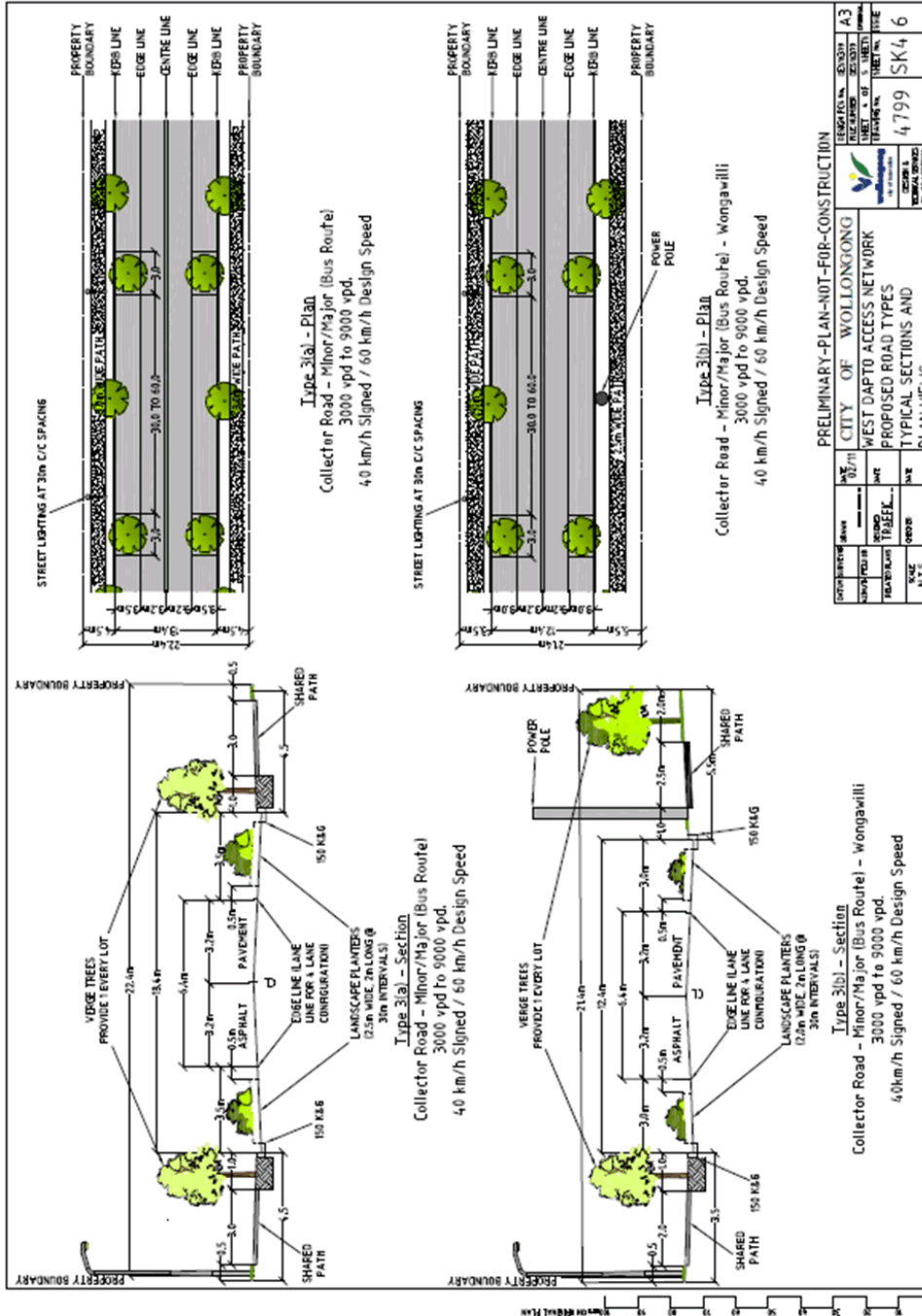


Figure 6.11 Proposed Flood Access Network

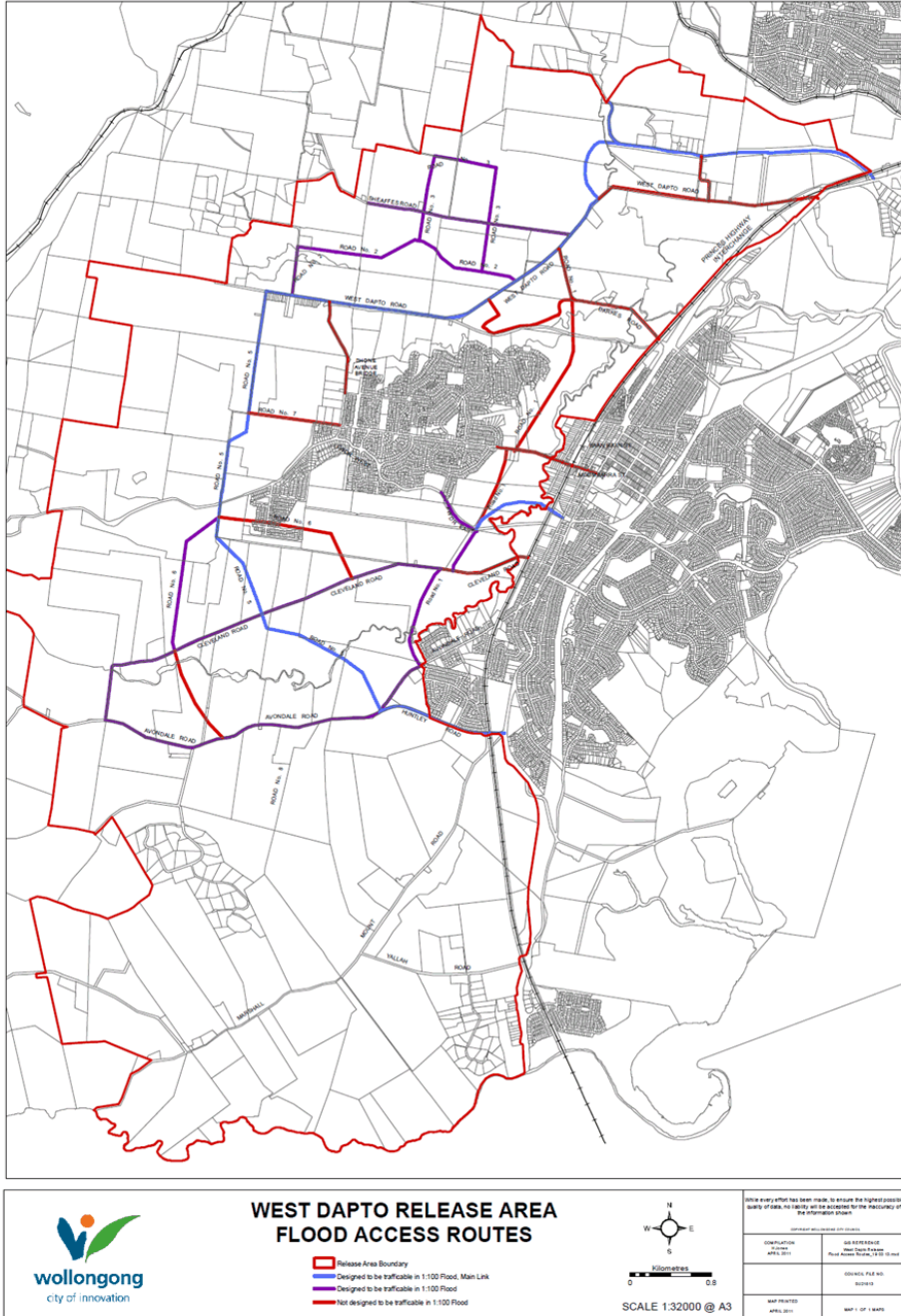
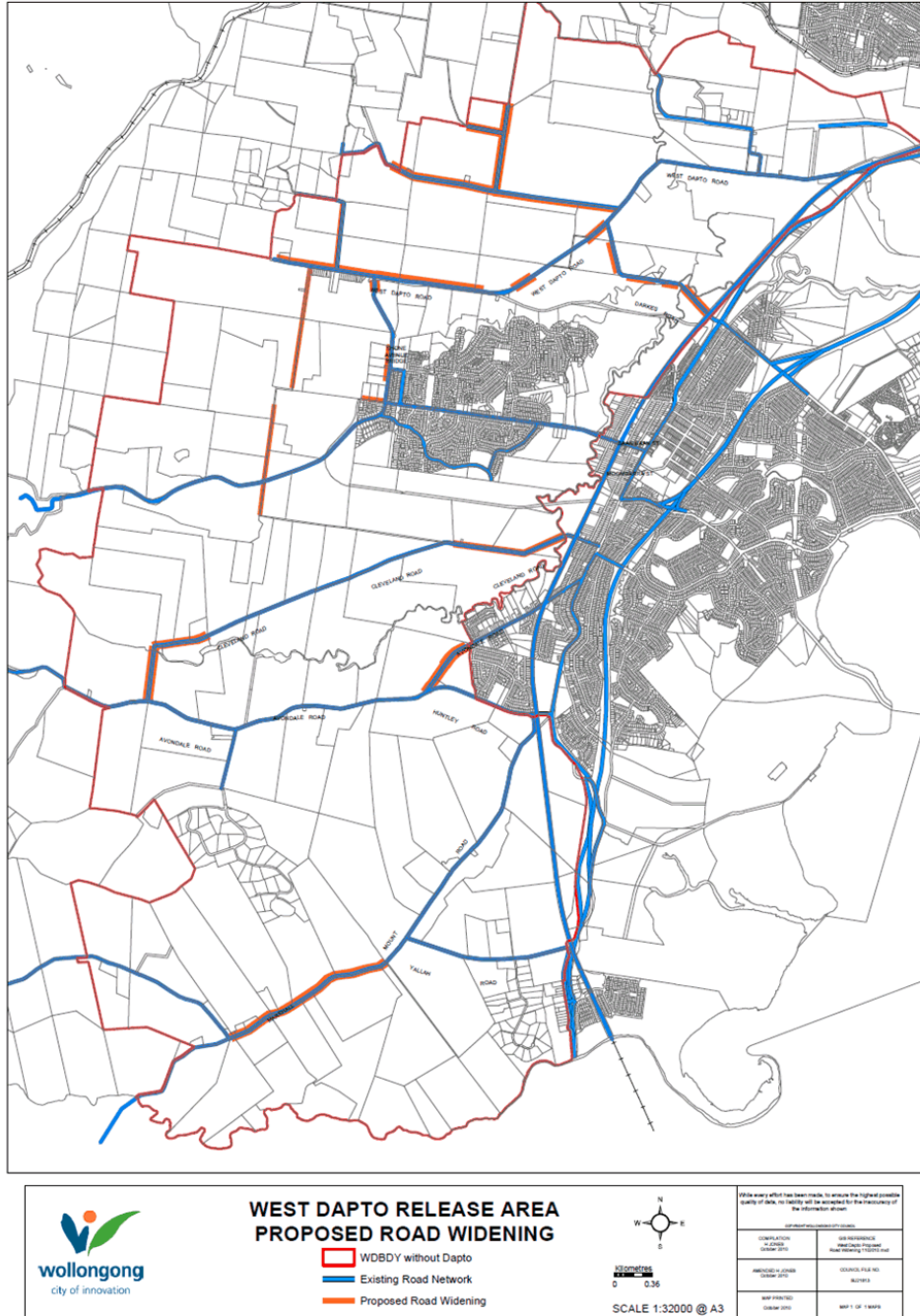


Figure 6.12 Proposed Road Widening



6.3.11 Areas under Easement

Objectives:

- (a) To use land under electrical easement for positive urban purposes.

Controls:

1. A Development Application shall include the proposed use of all land under easement.
2. Water management can be carried out in electrical easements
3. Landscape planting (low rise) can be established in electrical easements while allowing for necessary service access.
4. More significant planting can happen on the edge of electrical easements to create a visual buffer to electrical infrastructure
5. Recreational uses and open space can be established within easements.
6. Easements can be used for roads, pedestrian and cycle routes subject to approval by the easement authority.
7. Consultation with TransGrid is required to ensure that buffers, road levels and access are adequate.

6.3.12 Schools and Community Facilities

Community Facilities

Community facilities such as childcare, halls youth/aged centres and recreation facilities will be co-located with schools in or near centres. These will be provided in efficient floor plan buildings which may be mixed use and be two or three storeys high, with ground level community use. The aim is to create these as 'foreground' buildings which are symbols of community aspirations. Flexible floor plans will enable these facilities to evolve over time and hence respond to the needs of the community as it grows.

Local facilities will be developed for individual neighbourhoods as development progresses.

Educational Facilities

The Department of Education and Training has indicated that West Dapto will require eight primary schools and two secondary schools. Primary Schools require three developable hectares, special needs schools require 2 developable hectares and secondary schools require six developable hectares.

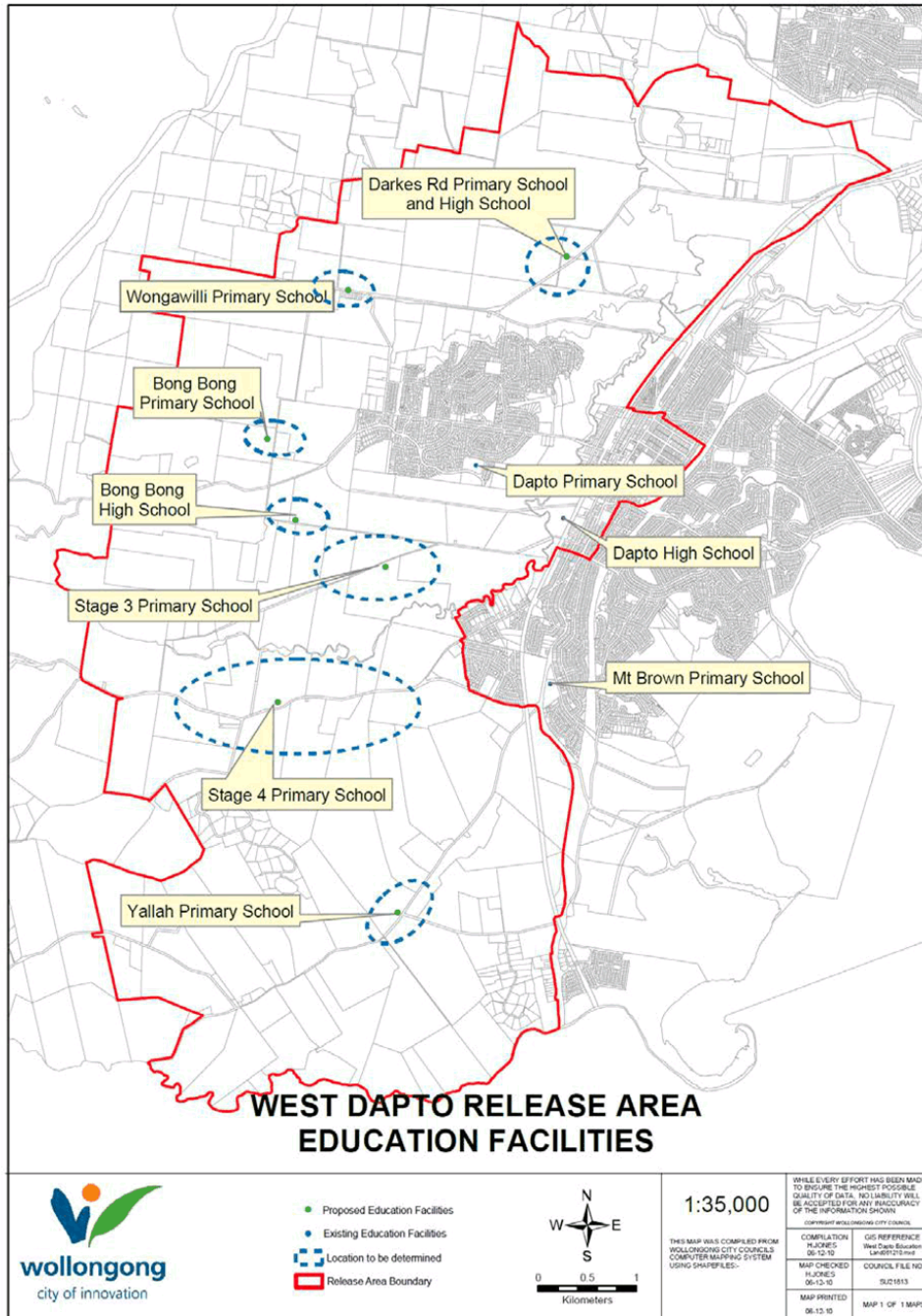
The distribution pattern for the schools ideally would include a secondary school in proximity to Darkes Road Town Centre supported by three primary schools one being the current Dapto Public School plus two new schools in the vicinities of Darkes Road and Wongawilli.

Subject to demand a new secondary school in proximity to Bong Bong Town Centre supported by three primary schools potentially Jersey Farm Robins Creeks, Bong Bong/Cleveland and Avondale/Moorland.

A third secondary school potentially located in Calderwood Urban Release Area (if approved) would service two primary schools in Calderwood and another in the Marshall Mount area.

A special needs school should be either co-located with or separate to a mainstream school.

Figure 6.13 Proposed Schools



Objectives:

- (a) To locate important community facilities to reinforce the role of key places
- (b) To create built form 'foreground' buildings to contrast with residential backdrop.

Controls:

- 1. Primary school and community facility buildings are to be located in or adjacent to local centres
- 2. Built form to be urban in character with upper floors where possible and street aligned buildings with minimal setbacks
- 3. Minimise land take and site area of community / school uses
- 4. Dual use of school open space, school halls and other community facilities is encouraged where wider community benefit can be gained.

6.3.13 Employment Area

The creation of employment opportunities within and near to West Dapto is a key strategy in enabling people to work close to where they live and thereby reduce the overall traffic generated by the development.

The main employment areas are West Kembla Grange and a small expansion of the Yallah industrial area. In addition employment will be provided in the centres and within community and other services generated by the development.

The West Kembla Grange area will continue as a major industrial precinct. The availability of land within this area and its suitability for development is a key opportunity for West Dapto. West Kembla Grange is likely to benefit from infrastructure upgrading in the early stages of the urban development as it is located in close proximity to areas in the north which are likely to be released first.

An enterprise corridor has also been planned to the north and south of Dapto Regional Centre and between the railway and the F6 in the south adjacent to the Yallah Campus of the Illawarra Institute of TAFE, which will provide additional local employment opportunities.

- 1 All development within land zoned for employment purposes shall be in accordance with the principles contained within the Wollongong LGA Employment Lands Strategy (Hill PDA, 2006).
- 2 Sections 4.2, 4.3 and 4.4 of the Strategy contain specific controls in relation to land for general employment uses, land for heavy industrial uses and land for light industrial uses.
- 3 These principles include preserving large parcels and clusters of light and heavy industrial land and ensuring that business parks are not accommodated in light industrial zones.
- 4 Refer to Chapter B5 Industrial Development for controls relating to development on industrial lands.

6.4 Wongawilli Mine spur railline

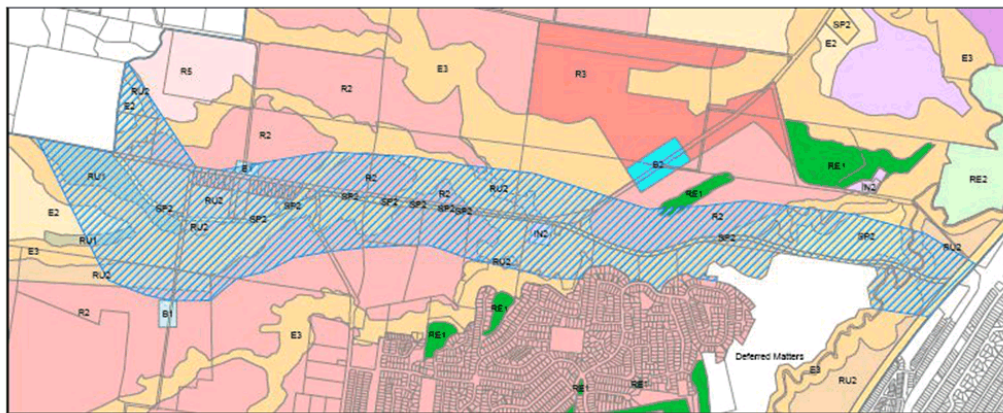
It is anticipated that the Wongawilli Mine will continue to operate for the next 30 years, or longer. Coal is transported from the mine to Port Kembla via the rail network. Future urban development should be designed to recognise the continued use of the rail spur line and include measure to mitigate noise and other potential impacts. Division 15 of SEPP Infrastructure 2007, applies to development near the spur line.

Objectives:

- (a) To facilitate the transport of coal from Wongawilli Mine to Port Kembla by rail transport.
- (b) To minimise rail noise, vibration and other impacts on dwellings near the rail spur line.

Controls:

1. Development Applications for subdivision and dwelling houses within the rail buffer area (Refer to Figure 6.13), are to include sound attenuation measures that achieve a maximum of 35dBA within the dwelling.
2. Development Applications for subdivision and dwelling houses within the rail buffer area, are to include consider vibration impacts and include mitigation measures.
3. The development applications must satisfy the requirements of SEPP Infrastructure Division 15.

Figure 6.14 Wongawilli rail noise area

ITEM 5

PROPOSED VOLUNTARY PLANNING AGREEMENT WITH UNIVERSITY OF WOLLONGONG

The University of Wollongong (UoW) have requested that Council enter into a Planning Agreement in relation to the carrying out of public domain works over the next 10 years in Keiraville. On 11 December 2017 Council considered a report on the draft Planning Agreement and resolved to exhibit the draft Planning Agreement for a 2 month period. The draft Planning Agreement was exhibited from 14 February to 20 April 2018 and 56 submissions were received.

As a consequence of the issues raised in the submissions and following discussions with the University of Wollongong, it is proposed that the draft Planning Agreement be revised and exhibited for a further minimum 28 day period for further consideration, and then reported to Council.

RECOMMENDATION

- 1 The revised draft Planning Agreement between University of Wollongong and Council for the carrying out of public domain works be exhibited for community comment for a minimum period of 28 days.
- 2 This matter return to Council for consideration following exhibition.

REPORT AUTHORISATIONS

Authorised by: David Farmer, General Manager

ATTACHMENTS

- 1 Summary of Submissions
- 2 Summary of University of Wollongong Information Sessions
- 3 University of Wollongong webpage feedback site

BACKGROUND

A planning agreement is entered into by Council and a developer where both parties see greater value than would be delivered by conventional payments under Section 94. This is normally achieved by the developer being able to achieve construction efficiencies on public infrastructure in conjunction with their development and/or providing a greater level of works than would be provided by a monetary contribution. The greater level of public works are generally selected to benefit both the project and the general public and can create a win/win outcome.

The University of Wollongong (UoW) is a significant contributor to the culture, life and economy of the Illawarra. Its Keiraville Campus generates extensive traffic and pedestrian movement.

In 2016 the UoW prepared and exhibited a Master plan which identifies significant building and investment on the Keiraville Campus and in other areas nearby owned by UoW, over a 20 year period.

Under the *Environmental Planning and Assessment Act 1979* (NSW) ("the Act"), development by the University that requires development consent under Part 4 of the Act is relevantly a Crown development application.

The Act does not permit Council to refuse consent to a Crown development application, except with the approval of the relevant NSW Government Minister, or impose a condition on its consent to a Crown development application except with the approval of the University or the Minister.

Council has adopted a Contributions Plan under the Act (the Wollongong Section 94A Development Contributions Plan 2017) and is exhibiting the draft Wollongong City-wide Development Contributions Plan 2018. The levy payable under the Contributions Plan is 1% of the proposed cost of carrying out the development.

For tertiary education providers, such as UoW, the Contributions Plan provides that a full exemption from payment of a monetary contribution where a proposed development relates to facilities that are “directly required by the main function of the educational facility”. A partial exemption is permitted for developments that are not directly required by the main function of the educational facility but “will provide support to its main function, such as student accommodation, car park, sports facility, playground, food court, display facility, function centre, convention hall, auditorium, community centre”.

Within the confines of the Act and Council’s ability to impose conditions upon development applications from UoW, the Contributions Plan provides no exemption from development that is not directly required for the main function of the educational facility and/or has potential to create additional demand for public services and amenities.

The University currently has before Council development application DA-2017/376, seeking development consent for a proposed car park, riparian works and demountable buildings at the Keiraville Campus.

As part of that development application, UoW have offered to enter into a Planning Agreement under the Act for the carrying out of the work described in the Planning Agreement, in lieu of any monetary contribution that it may have otherwise been required to pay to Council under the Act and Contributions Plan for the next 10 years.

The land the subject of the draft Planning Agreement is Lot 2 DP252694, otherwise known as Kooloobong Oval, as well as public roads known as Northfields Avenue and Robsons Road, Keiraville.

The draft Planning Agreement proposed that UoW carry out the following work, at the identified estimated costs and delivery dates set out below:

	Project	Estimated Cost for Developer	Description	Delivery Date (by end of Financial year shown)
1	Kooloobong Ovals Upgrade	\$3,265,000	Redevelop both fields for high intensity usage. Includes synthetic playing surfaces, fencing, lighting, seating and amenities upgrades.	2019/20
2	Pedestrian Crossing Upgrades	\$100,000	Convert existing pedestrian blisters into pedestrian refuge crossing facilities for safer pedestrian movement.	2021/22
3	Footpath Upgrades	\$400,000	Upgrade sections of existing footpath on northside of Northfields Avenue and install a new footpath along the southside from Botanic Gardens entrance westward to Robsons Road intersection.	2022/23
4	Retaining Wall Replacement	\$160,000	Replace existing timber retainers with quality masonry retaining wall along northside of Northfields Avenue at eastern end.	2023/24
5	Avenue Tree Plantings	\$100,000	Plant suitable trees for ‘avenue’ amenity along southside footpath of Northfields Avenue including tree protection.	2024/25
6	Precinct Entry Statements	\$525,000	Install ‘entry statement’ landscaping, sculpture and paving treatments at both ends of Northfields Avenue (Irvine Street	2024/25

Project		Estimated Cost for Developer	Description	Delivery Date (by end of Financial year shown)
			and Robsons Road intersections).	
7	Intersection Upgrade	\$500,000 (Half Cost with Council— Total \$1M)	Improve operation of existing intersection subject to and consistent with traffic studies and analysis undertaken by Council.	2020/21
8	Robsons Road Drainage Works	\$500,000	Upgrade Robsons culvert drainage to reduce flooding impacts to the road and the western part of the campus, whilst ensuring no greater impacts downstream of the culvert.	2019/20
9	Undergrounding Power Lines	\$1,500,000	Installation of existing overhead high voltage and low voltage power lines along the northside of Northfields Avenue between the UOW Western Entry and Robsons Road. Install new LED street lighting to P2 lighting level.	2026/26
Totals		\$7,050,000		

On 11 December 2017 Council considered a report on the draft Planning Agreement and resolved that:

- 1 *The draft planning agreement between University of Wollongong and Council for the carrying out of public domain works be exhibited for community comment for a minimum period of two (2) months.*
- 2 *This matter return to Council for consideration following exhibition.*

The draft Planning Agreement was exhibited from 14 February to 20 April 2018. The exhibition arrangements are detailed in the Consultation and Communication section of this report.

PROPOSAL

As a consequence of the exhibition Council received 56 submissions. A summary of the submissions is provided in Attachment 1. Submissions were received from:

	Comment summary
<ul style="list-style-type: none"> • Endeavour Energy 	Provided comments on available electricity infrastructure and development processes
<ul style="list-style-type: none"> • Destination Wollongong 	Support draft VPA
<ul style="list-style-type: none"> • 7 from the following community groups and organisations: <ul style="list-style-type: none"> ○ Neighbourhood Forum 5 	<p>Support for draft VPA process, support for upgrades to road and pedestrian and cyclist infrastructure.</p> <p>Oppose synthetic surface at Kooloobong fields, and suggest synthetic field at Beaton Park or UoW</p>

	Comment summary
○ Friends of the Botanic Garden	Oppose VPA, especially artificial turf at Kooloobong fields
○ Football South Coast	Support for synthetic surface at Kooloobong fields
○ University of Wollongong Football Juniors	Support the proposed upgraded facilities at Kooloobong fields
○ Illawarra Birders Inc	Oppose VPA. Strong light at the fields will impact on birds.
○ Surf rider Foundation Australia South Coast NSW	Oppose VPA, especially synthetic pitch at Kooloobong fields and impact micro plastics will have on waterways.
○ Boomerang Alliance	Oppose VPA, especially synthetic pitch at Kooloobong fields concerned about micro plastic pollution on the environment
○ Fair Food Forager	Oppose VPA, especially synthetic pitch at Kooloobong fields concerned about micro plastic pollution on the environment
● 46 from individuals/residents	<ul style="list-style-type: none"> ● 35 submissions oppose the draft VPA, especially the artificial turf on Kooloobong fields ● 11 submissions raise concerns about the use of artificial turf on Kooloobong fields

Many of the submissions provided thoughtful and detailed information that required further investigation and consideration.

As noted in the summary above, the key community concern about the draft Planning Agreement relates to Kooloobong fields, in particular:

- Replacing turf fields with artificial turf / synthetic / plastic.
- The resultant increased usage of the fields – day and night, and impact on the amenity of nearby residents, through lighting, parking and noise.
- The impact of plastics on the Botanic Garden and downstream environment.
- The impact of lightning on the wildlife – especially night birds such as the Powerful Owl.
- Contrary to the Deed of Gift from the Hoskin’s family.
- 20 year licence to the UoW.
- The relocation of the Wollongong Olympic Junior Football Club / University of Wollongong Football juniors to the fields.
- Is Keiraville a suitable location of the Central synthetic playing surface – why not Beaton Park.
- Disregards the Botanic Garden Plan of Management, and preparation of draft Plan of Management.

Other concerns relate to:

- The list of projects appear to benefit the UoW rather than the broader community.
- The UoW could fund improvements to the footpaths and bike paths that provide access to the Uni.
- Lack of community consultation.

As a result of the community comments raised in the submissions and at the information sessions, Council officers and the University representatives have proposed that the draft Planning Agreement be amended and the revised draft Planning Agreement be exhibited. The exhibition will include information

responding to the issues listed above and other issues raised in the submissions to enable further consideration of the detailed submissions received in the first round of exhibition.

The revised list of projects and timing is detailed in the following table. The proposed changes are highlighted.

	Project	Estimated Cost for Developer	Description	Delivery Date (by end of Financial year Shown)
1	Kooloobong Ovals Upgrade	\$3,265,000	Redevelop both fields for high intensity usage. Includes synthetic playing surfaces, fencing, lighting, seating and amenities upgrades.	2019/20
2	Pedestrian Crossing Upgrades	\$100,000	Convert existing pedestrian blisters into pedestrian refuge crossing facilities for safer pedestrian movement.	2021/22
3	Footpath Upgrades	\$400,000	Upgrade sections of existing footpath on northside of Northfields Avenue and install a new footpath along the southside from Botanic Gardens entrance westward to Robsons Road intersection.	2022/23
4	Retaining Wall Replacement	\$160,000	Replace existing timber retainers with quality masonry retaining wall along northside of Northfields Avenue at eastern end.	2023/24
5	Botanic Gardens Masterplan Deployment	\$100,000	Provide funding to support implementation of the Botanic Gardens Master Plan.	2020/21/22
6	Precinct Entry Statements	\$525,000	Install 'entry statement' landscaping, sculpture and paving treatments at both ends of Northfields Avenue (Irvine Street and Robsons Road intersections).	2024/25
7	Footpath projects (Rose St/Gipps Rd/Braeside Ave, Keiraville)	\$500,000	Fund footpath projects in Keiraville.	2020/21
8	Robsons Road Drainage Works	\$500,000	Upgrade Robsons Road culvert drainage to reduce flooding impacts to the road and the western part of the campus, whilst ensuring no greater impacts downstream of the culvert.	2019/20
9	Undergrounding Power Lines	\$1,500,000	Installation of existing overhead high voltage and low voltage power lines along the northside of Northfields Avenue	2026/26

Project	Estimated Cost for Developer	Description	Delivery Date (by end of Financial year Shown)
		between the UOW Western Entry and Robsons Road. Install new LED street lighting to P2 lighting level.	
Totals	\$7,050,000		

CONSULTATION AND COMMUNICATION

The draft Planning Agreement and accompanying Explanatory Note were exhibited from 14 February to 20 April 2018. The exhibition was advertised by:

- Advertisements in the Illawarra Mercury on 17 February and 17 March 2018.
- A Have your say page on Council’s website. Council’s webpage received 545 visits with the Council report being viewed/downloaded 193 times, the draft planning agreement 11 times and the draft Explanatory Note 14 times.
- Letters were sent to 306 surrounding residential properties.
- Emails were sent to a number of key stakeholders including Neighbourhood Forum 5, the Friends of Wollongong Botanic Garden, the University of Wollongong, Wollongong Conservatorium of Music.
- University of Wollongong promoted in the Illawarra Mercury on 17 March and 23 March, 1700 local homes letterboxed, local schools and P&C’s and newsletter to all UoW staff and 3000 community members and alumni.
- On 22 March 2018 (6pm-7.30pm) and 23 March 2018 (9.30am-11am), the University of Wollongong held Information Sessions, which was also attended by Council officers. The University advised that the sessions were attended by some 37 people, including 17 community members, 8 UoW staff, 10 students and representatives of NF8 and the Illawarra Birders. Attachment 2 is a summary of the sessions.
- The University of Wollongong had their own webpage feedback site, which received 26 comments (Attachment 3).
- On 7 February 2018 a briefing was provided to Neighbourhood Forum 5 members.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal the sustainability of our environment is improved under the Community Goal “we value and protect our environment”.

FINANCIAL IMPLICATIONS

The draft VPA provides for the 9 sets of works at a total estimated cost of \$7,050,000 over the next 10 years.

By contrast a 1% levy, even if imposed upon all works carried out under the UoW Masterplan for the next 10 years, would not raise a similar amount.

Council is also continuing to invest significantly towards new assets and maintenance in the Keiraville/Gwynneville precinct. That actual program for capital and maintenance will be clearer once the Keiraville/Gwynneville Access and Movement Strategy (likely June 2018), Botanic Gardens Masterplan and Beaton Park Masterplan are finalised.

CONCLUSION

UoW have lodged a draft Voluntary Planning Agreement with Council on public domain works. If executed, the VPA would require UoW to carry out the identified public domain works in accordance with Council's designs and approvals within the next 10 years.

Over the next 10 years of the UoW Masterplan, no monetary contributions would be levied by Council.

The draft Planning Agreement was exhibited for 2 months and Council received 56 submissions. Additional community input was provided through information sessions and briefings. As a consequence of the input, the works and timing proposed through the draft Planning Agreement have been revised.

It is recommended that Council endorse the revised draft Planning Agreement for exhibition to enable further consideration of feedback received in the first exhibition process and enable further community input.

DRAFT PLANNING AGREEMENT – UNIVERSITY OF WOLLONGONG

Summary of Submissions

No	SUBMITTER	SUMMARY OF COMMENTS
1	Endeavour Energy	<p>Some of the projects proposed have been specifically addressed due to their greater potential impact on the local electricity network and provided general advice in relation to Endeavour Energy's role as an electricity supply authority.</p> <p>The attached site plans from Endeavour Energy's G/Net master facility model the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown).</p> <p>1) Kooloobong Ovals Upgrade - Lot 2 DP 252694</p> <p>As shown in the site plan from Endeavour Energy's G/Net master facility model (and the extracts from Google Maps Street View) there are:</p> <ul style="list-style-type: none"> • No easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching). • A low voltage overhead service conductor coming from the opposite side of Robsons Road to a customer owned pole (indicated by the green circle). • Low voltage and 11,000 volt / 11 kV high voltage overhead power lines to the opposite side of Robsons Road including a pole mounted substations (indicated by the symbol). <p>The availability of supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a padmount substation may require a padmount substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development. Older / above ground areas of the network utilising pole mounted substations have comparatively limited capacity of 25 kilovolt amperes (kVA) up to a maximum of 400 kVA where as a newer padmount substation can accommodate loads from 315 kVA up to 1,500 kVA ie. there is a significant variation in the number and types of premises able to be connected to a substation.</p> <p>Although Endeavour Energy plans for the expansion and augmentation of its electrical network, applicants should not automatically assume that the presence of existing customer connection or nearby similar development means that adequate supply is immediately available to facilitate their proposed development. In due course the applicant will need to submit an application for connection of additional load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined ie. an extension or augmentation of the local network may be required.</p> <p>5) Avenue Tree Plantings</p> <p>As shown in the site plans from Endeavour Energy's G/Net master facility model (and the extracts from Google Maps Street View) there are:</p> <ul style="list-style-type: none"> • Low voltage, 11 kV high voltage and 33,000 volt / 33 kV high voltage overhead power lines to the northern side road verge / roadway. • Various low voltage overhead service conductors crossing over the road to the customer connection points for the buildings and streetlights on the southern side of the road.

No	SUBMITTER	SUMMARY OF COMMENTS
		<ul style="list-style-type: none"> • Low voltage underground cables to the road way for street lighting. • 11 KV high voltage overhead cables crossing the road to a pole mounted substation no. 42183 located in Wollongong Botanic Garden. • Low voltage and 11 kV high voltage underground cables crossing the road to indoor substation no. 43356 located in the University Campus. • Low voltage and 11 kV high voltage underground cables and two padmount substations no.s 35448 and 35448 located near the front property boundaries to the northern side of the road. <p>The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.</p> <p>The contribution of trees to the visual amenity of the streetscape is recognised and considered in Endeavour Energy's approach to vegetation management. A number of options are available for managing vegetation in proximity to electrical assets, particularly in urban areas. Where the maintenance of safety clearance distances is considered to have a significant impact on visual amenity, the feasibility of other technical options (other than undergrounding) could be evaluated.</p> <p>For existing assets, the primary technical option used to reduce tree trimming is the installation of aerial bundled cable (ABC). The replacement of bare low voltage conductors with this insulated cable allows safety clearance distances to be reduced from 1.0 metre to 0.5 metre. Although the cable is significantly thicker than open wires, many tree species will grow around the cable and provide an effective screen. As such, ABC is typically installed in areas where dense stands of trees will screen the cable.</p> <p>High voltage cables in areas with large established trees are replaced with ABC or Covered Conductor Thick (CCT). Both types of insulated cable provide better reliability outcomes for customers as they are less susceptible to interruptions from wind-blown branches when compared to bare conductors. In addition, as described above, tree trimming safety clearances are reduced where insulated cables are used.</p> <p>9 Undergrounding Power lines</p> <p>Advice on asset relocations can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'.</p> <p>The difficulty with undergrounding is that the higher the voltage, the longer the length required and the greater the cost. Low voltage overhead can be undergrounded for relatively short distances. For higher voltages having multiple overhead to underground connections is problematic and from a maintenance and reliability perspective not supported by Endeavour Energy.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
2	Destination Wollongong	<p>Support the Voluntary Draft Planning Agreement proposed by the University of Wollongong relating to specific public domain works around Kooloobong Fields, Northfields Avenue and Robsons Road over the next ten years.</p> <p>Destination Wollongong enjoys an excellent partnership with the University of Wollongong, particularly with regards our major event program. The University is home to a variety of world class sporting infrastructure and sports medicine facilities which have played a major role in us being able to attract significant international events to the region.</p> <p>Recently, the University was the training base for the Wigan Warriors Rugby League Club when they visited Wollongong as part of the historic Super League match played at WIN Stadium. The feedback from Wigan was that the facilities and service from the University was first class, and they are looking forward to returning and using the facilities again in coming years.</p> <p>When it comes to sporting infrastructure, a synthetic sporting pitch is one asset that Wollongong is currently lacking. Locating two such facilities within five kilometres of the Wollongong CBD and adjacent to the rest of the excellent facilities at the University would be a massive step forward for the region.</p> <p>The creation of this facility would allow Destination Wollongong to bid for events which are not currently possible, such as training camps for international football teams who are attracted by the proximity to Sydney and natural amenity of the area but are not able to source training grounds of a sufficient standard.</p> <p>The Gwynneville precinct is an extremely busy area, particularly during University semesters. The public domain works noted in the agreement would no doubt also improve the amenity of the area for local residents.</p> <p>The area is also home to two significant tourist attractions, the Wollongong Botanical Gardens and Early Start Discovery Centre and visitors to those attractions would also benefit from these works.</p> <p>The master plan of the University is visionary and will continue to put Wollongong on the world stage over the coming years. We commend the University of their Commitment to the city and their obvious intention to work with all stakeholders to develop solutions to public domain issues within their footprint.</p> <p>We look forward to continuing our partnership with the University and wish them all the very best with this application.</p>
3	Neighbourhood Forum 5	<ol style="list-style-type: none"> 1 Warmly welcomes the offer by the University to enter into a Voluntary Planning Agreement to provide works in lieu of development contributions and supports the proposals to upgrade performance, amenity and visual appearance of Northfields Avenue; 2 Seeks to be involved in negotiations to amend the agreement and has resolved that it: <ol style="list-style-type: none"> i Supports a contribution to upgrade the intersection of Northfields Avenue, Irvine Street and access to the freeway; ii Supports any proposals for improvements to safety and convenience for pedestrians or cyclists accessing the University; iii rejects the proposal to provide synthetic surfaces for the Kooloobong soccer fields and wishes these funds to be directed towards a synthetic field at Beaton Park or the University.

No	SUBMITTER	SUMMARY OF COMMENTS
4	Friends of Wollongong Botanic Garden	<p>We, the members of the Friends of Wollongong Botanic Garden, wish to express our opposition to the proposed Voluntary Planning Agreement between the University of Wollongong and the Wollongong City Council. In particular we oppose the proposed changes to the Kooloobong Ovals.</p> <p>The Kooloobong Ovals form part of the Wollongong Botanic Garden, land gifted to the city by A.S. Hoskins (12th September, 1951) "...for the purpose of preserving the area for the establishment of a Botanical Garden or War Memorial".</p> <p>The existing Plan of Management for the Garden states that the sporting fields and amenity block are to remain at current scale and intensity yet the VPA suggests both fields be developed for high intensity usage. The Plan of Management also states sporting activities could continue "until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes". Installing synthetic turf and granting a 20 year licence implies there is no intention of returning this public land to its original intended use. This is in conflict with the Plan of Management for the Botanic Garden.</p> <p>The proposed installation of artificial turf on the Kooloobong Ovals is likely to have detrimental effects on the ground under the turf and on the adjacent rainforest section of the garden. Increased stormwater runoff, soil degradation, heat dissipation and increased noise, light and glare will negatively affect biodiversity and habitat within the garden and have a significant detrimental impact on vulnerable species such as the Powerful Owl which has made its home in the rainforest.</p> <p>Increased use of the ovals will necessarily increase the already significant traffic and parking problems in the area.</p> <p>We believe this VPA should not be considered until the revised Plan of Management for the Botanic Garden, the Wollongong Botanic Garden Masterplan, the Keiraville/Gwynneville Access and Movement Study, the Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy have been completed and accepted.</p>
5	Football South Coast	<p>13,000 registered members across women's, men's and juniors in the region.</p> <p>Support additional synthetic pitches in the region. Sports fields in the region are currently over capacity and synthetic pitches will address current ground issues, increase capacity and provide social benefits.</p> <p>Synthetic pitches are revolutionising sport, with more than 30 synthetic pitches across the State and more under construction.</p> <p>Key benefits are:</p> <ul style="list-style-type: none"> • 3 times the frequency of use compared to a grass surface • Less maintenance cost • In wet weather synthetic surface can continue to be used • Support a range of additional users <p>The following issues also should be considered:</p> <ul style="list-style-type: none"> • The usage fees are not increased, which may impose additional registration costs onto users • UoW holds the licence to operate the fields. Existing users should have priority over the ground, so they don't lose any accessibility • For any additional users, there should be a fair and equitable model to ensure the community can access the facility. Reasonable pricing models. • After 10 years there will be an approximate \$1 million investment to replace the surface. The replacement cost should be considered in the funding model.

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>Council should look at other operational models eg Sutherland's pitches at Kareela.</p> <ul style="list-style-type: none"> • Football Association determines usage over winter months to ensure equitable allocation • During summer months and school holidays – Council is responsible for bookings • The rates are: <ul style="list-style-type: none"> ○ \$40/hr for association users ○ \$160/hr for non-association users ○ \$15/hr for schools ○ \$10hr for lighting <p>As the sport continues to grow, especially for females, investment in sports fields and facilities is a requirement and necessity to support the community.</p>
6	University of Wollongong Football Juniors	<p>The proposed upgrades to Kooloobong Oval will have great benefit to the Community. The University of Wollongong Football Club Juniors is the largest sporting organisation in the Gwynneville community with over 450 Junior players. The football club is an active member of the Gwynneville Community and provides a great social and sporting activity for children and youth of the Gwynneville area and also children and youth who visit Gwynneville to play football from throughout the Greater Illawarra region.</p> <p>The upgrades to Kooloobong will provide a positive and healthy benefit to all Junior football players lives and give access to extra capacity to expand our club and introduce more children to the sport of football.</p> <p>Football/Soccer is the fastest growing sport in the region with over 9000 junior players registered with Football South Coast. UOWFCJ is strategically placed in Wollongong and provides great sporting access to many new migrants and refugees from third world and war torn countries and contributes to welcoming these new cultures and communities into Wollongong.</p> <p>The upgraded facilities at Kooloobong will provide the Junior football club the opportunity to participate and experience their sport on improved facilities and build a pathway not only to progressing their football excellence but also as a pathway into future studies at the University of Wollongong. UOWFCJ and all its member are fully supportive of the proposal and look forward to the Kooloobong oval upgrades being completed in the near future.</p>
7	Illawarra Birders Inc	<p>Illawarra Birders Inc. members wish to strongly object and to voice their concerns at the proposed changes to be made to Kooloobong Oval by the University of Wollongong.</p> <p>Our group has been conducting monthly bird surveys and walks at the Botanic Gardens for over 5 years. During this time we have found the gardens are a haven for a variety of wildlife and are treasured by our members, visitors to Wollongong and the surrounding community. Many species of birds as well as insects, reptiles and mammals can be found in this biodiversity-rich area. We have listed 115 different species of birds during this time. There are several migratory species of birds such as the Spangled Drongo, Figbird, Rufous Fantail, Koel and Channel-billed Cuckoo that can be found in the gardens at selected times of year.</p> <p>The gardens offer a variety of habitats including a permanent water source as well as an area that is relatively safe and predator free. The gardens are closed overnight which means there is minimal disturbance to roosting birds during the hours of darkness. The Sunset Cinema is restricted to a small, relatively open area of the gardens and only operates for a short period of time each year. While it operates there is a security presence that restricts patrons from entering other areas of the gardens.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>Kooloobong Oval lies immediately adjacent to the rainforest area of the Botanic Gardens. In 2017 there were many sightings of Powerful Owls in this section of the gardens and there was also a record of a young owl, as well as adult owls as well as a breeding record for the Collared Sparrowhawk in the rainforest area. Several of our members have contacted me concerned that if large, strong lights are erected around the ovals this would have the potential to greatly disturb these birds. Increases in noise, especially at times when nocturnal birds were heading out to hunt could also be an issue.</p> <p>Powerful Owls are listed as vulnerable in NSW and Birdlife Australia has been conducting research in relation to this owl species for many years. The Powerful Owl Project is co-managed by BirdLife Australia's Birds in Backyards program and the Threatened Bird Network and researchers look at the movements and habits of these owls right throughout the Sydney and Illawarra Region. All of the owl sightings reported in the gardens are passed on to researchers involved in this project.</p> <p>If lights must be erected around Kooloobong Oval we would ask council to allow this only under strict conditions.</p> <ul style="list-style-type: none"> • The lights would need to have shielding surrounding them to minimize the spill of light towards the rainforest areas. • The times the lights were allowed to be on would have to be strictly controlled so that they could not be left on for most of the night. • The lights would need to be switched on at dusk so that an already darkened area did not suddenly become illuminated. <p>Studies have shown that strong lights do have major impacts on bird species. After the September 11 attacks in New York 2 strong blue lights were erected and shone in the sky annually as a memorial to the lost twin towers. Researchers studied the effects these lights had on bird species and found: <i>"Benjamin Van Doren, lead author and a postdoctoral student at the Oxford University Department of Zoology, said: 'We found that migrating birds gather in large numbers over New York City because they're attracted to the lights. They slow down, start circling, and call more frequently. They end up burning energy without making any progress and risk colliding with nearby buildings or being caught by predators.'</i></p> <p><i>As a result of this study the following recommendation/s were made: "However, when the lights were turned off for brief periods, the birds were quick to resume their normal flight paths and behaviours. Although the researchers were not calling for any changes to the annual event, their findings suggest a simple fix for ongoing light pollution in other places.</i></p> <p><i>"Wherever we can turn lights off at night, we should be doing it," said Andrew Farnsworth, an ornithologist with Cornell University and an author of the study, which claims to be the first to quantify bird responses to urban night-time light."</i></p> <p>We are also concerned about the increases in noise levels, especially at times such as dusk, when birds would be coming in and settling to roost or leaving the rainforest and starting to hunt. If birds are disturbed whilst they are sleeping and leave their roost they become potential prey for predators as they are often disoriented and uncoordinated.</p> <p>The other major issue is the laying of synthetic turf as this is known to generate and displace significantly more heat which is a problem for birds, particularly if they are flying over the area when they are hunting for prey or going to roost.</p> <p>Please consider this information when you are looking at the proposal for the Kooloobong Oval area as these light towers will spill light into the heavily forested areas of the Wollongong Botanic Gardens.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
8	Surfrider Foundation Australia South Coast NSW	<p>The National Surfrider Foundation is a leading community advocate who actively promotes campaigns to eliminate plastics from our region, I find this proposal totally abhorrent.</p> <p>I vehemently oppose the proposed agreement between the University of Wollongong and Wollongong City Council to install a synthetic pitch for Kooloobong Oval in Keiraville.</p> <p>There have been many concerns raised that synthetic fields cause increased injuries, urban heat and the landfill and will impact drainage in to the Wollongong Botanic Gardens; however my main concern is that all plastics do break up and the micro plastics will end up draining into our waterways, harbour and our beaches. This will be an environmental disaster.</p> <p>Public money should be spent on fields that help our youth and adult players stay active without putting their health or the environment at risk.</p> <p>I strongly disapprove of this project and find it most unsatisfactory that this proposal even be considered for a University that prides itself on INNOVATION. This makes a mockery of everything that the University of Wollongong and Wollongong City Council stand for.</p> <p>Our region is currently undergoing a groundswell of positive environmental initiatives which has helped improve Wollongong's standing as a leading community within Australia. This proposal would simply drag us down.</p> <p>I urge you to BLOCK this proposal which would have a detrimental effect not only on our community, but would also have a disastrous effect on the environment.</p>
9	Fair Food Forager	<p>I would like to submit a rejection to the proposed agreement between the University of Wollongong and Wollongong City Council to install a synthetic pitch for Kooloobong Oval in Keiraville.</p> <p>Wollongong is not a dustbowl and has perfectly good grass for sporting fields. Runoff of micro plastics from such facilities is a major concern and should be avoided particularly with what we know is happening to our oceans and our food chain.</p> <p>Perhaps the funds could be better spent on putting Wollongong on the map as one of Australia's first plastic free cities? This could be done by banning plastic bags, straws, helium balloons and the sale of water in plastic bottles, then installing water refill stations across the region.</p> <p>A truly innovative move that will put Wollongong in the national media and keep our sporting fields absorbing carbon with natural grass, while employing groundsman to keep them in tip top shape.</p>
10	Boomerang Alliance	<p>The Boomerang Alliance on behalf of Plastic Free Wollongong is writing to formally object to the Council's plans to spend \$3,265,000 on the redevelopment of Kooloobong oval into a synthetic surface by 2019/2020 as per the planning agreement with the University of Wollongong.</p> <p>Our objection to the planning proposal is based on the impact that the synthetic sporting ground will have on the local environment, namely microplastic pollution, in light of the fact that an environmentally friendly alternative is readily available (natural grass surface) which will not hinder the community benefit intended by the proposed public domain works.</p> <p>Whilst the Boomerang Alliance is sure that Wollongong City Council and the University of Wollongong is aware that the proposed synthetic surface is made from plastic, it is perhaps unclear to the councillors and Lord Mayor of the impact that such plastic surfaces have on the local environment. Given the heightened public awareness of plastic pollution and community support behind the 'Plastic Free Wollongong' movement, it would be an extreme disservice to the City of Wollongong which prides itself on 'innovation' - to carelessly implement a planning proposal that</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>has the potential to contribute millions of pieces of microplastic pollution into the local environment and put the health of sporting individuals at risk.</p> <p>Plastic pollution from artificial grass;</p> <ul style="list-style-type: none"> • It is estimated that the amount of microplastics entering the sea and waterways is 70 kg (or 293 million particles) per year for each artificial playing field. Artificial turf which uses rubber granules needs to be ‘topped up’ annually which means the previous granules are no longer contained on the premises. • The various paths of microplastic pollution entering the environment include; <ul style="list-style-type: none"> o Granules from the field clinging to players’ hair, clothes and shoes and are carried away at the end of the game. o Washed or blown away when it rains/ severe weather events occur o Subsequent discharge into the ocean through players clothing in washing machines post use. <p>Health Concerns from artificial turf;</p> <ul style="list-style-type: none"> • Ninety percent of the granules added to artificial playing fields are composed of SBR rubber from recycled tyres. These granules have been found to contain chemicals which are toxic and potentially even carcinogenic. • Ingestion and inhalation – As the rubber granules wear down over time, players may be at risk of inhalation and ingestion due to aerosolization of the rubber granules. Tests in the Unites states found that even minimal activity on playing surfaces can resuspend particulate matter in the breathing zones of players which is respirable/inhalable at levels that potentially exceed the ambient EPA standards. <p>Whilst the Boomerang Alliance appreciates the maintenance arguments in favour of artificial turf fields, we strongly object to any redevelopment of the Kooloobong Oval that contains a synthetic surface due to the impact of microplastic pollution and the potential health hazards that a synthetic surface brings with it.</p> <p>We urge Wollongong City Council and the University of Wollongong to reconsider this proposal and to implement environmentally friendly alternative arrangements to the Kooloobong Oval upgrade which balances the needs of recreational activities with environmental protection to ensure that Wollongong maintains its public image as a leader in innovation and sustainability.</p> <p>The Boomerang Alliance on behalf of Plastic Free Wollongong and our supporters look forward to Wollongong Council and the University of Wollongong’s consideration of these issues.</p>
11	Resident Keiraville	<p>I am opposed to the projects proposed in the UOW VPA with Council for the following reasons:</p> <ol style="list-style-type: none"> 1 There wasn't any community input in the projects listed in the VPA. The projects listed basically benefit the University of Wollongong and does nothing to alleviate the impact UOW is having in the surrounding suburbs in terms of traffic and parking issues. Issues which have been raised by the local community for many years; 2 The proposal to artificially turf the two football fields at Kooloobong Oval which is on Botanic Garden land and enter into a 20 year license with UOW is in conflict with the future plans for the Botanic Gardens as stated in the Plan of Management; 3 The proposed relocation of the junior soccer club from Beaton Park to Kooloobong Oval will impact on local residents in terms of noise, lighting and parking. UOW will soon complete its new 750 bed accommodation overlooking Kooloobong Oval. As with UOW's Kooloobong2 350 bed accommodation nearby

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>in Robson Rd, there will be a significant street parking impact. UOW was directed by IHAP to build a new carpark behind the new 750 bed accommodation to alleviate the parking problems this accommodation will create. The proposal by UOW to make this carpark available to the junior soccer crowd is contrary to IHAP approval conditions.</p> <p>4 Wollongong Council has developed principles and a strategy for having three synthetic grass sports fields in the LGA - North, Central and South with Kooloobong Oval now being considered as an appropriate central location. Surely not. It is not central being at the foothills edge of Keiraville. Issues such as parking, noise, lighting and environmental impact on the Botanic Gardens must go against many of Council's key principles. Another factor is the limitation on a seating upgrade or building a small grandstand in the future.</p> <p>5 In response to this flawed synthetic turf strategy by Council, Neighbour Hood Forum 5 has resolved "That NF5 calls on WCC to establish a soccer committee consisting of representation from major stakeholders to investigate appropriate sites for the construction of a show piece centrally located all weather soccer ground in accordance with Council's current strategy taking into account issues such as provision of sufficient parking, minimising lighting and noise impact on the surrounding neighbourhood and a host of environmental issues". This is the way forward for Council rather than having secret meetings with UOW.</p> <p>6 The Synthetic turf proposal at Kooloobong Oval is not compatible with the Key Values, Objectives and Management Strategies of Wollongong Botanic Garden Plan of Management. In particular, the extensive rainforest section next to Kooloobong Oval which hosts native fauna has a restriction on night lighting in the gardens and if expanded night lighting is proposed at the Oval, it will have a significant detrimental impact on vulnerable bird species like the Powerful Owl.</p> <p>7 A synthetic surface playing field next to the Botanic gardens rainforest section and creek will have a negative environmental impact on the Botanic Gardens, in terms of increased stormwater and runoff, soil degradation, heat dissipation, increased noise and glare, reduced biodiversity and habitat The environment concerns are listed in this Western Australia Govt. report – https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/natural-grass-vs-synthetic-turf-study-report/broader-environmental-considerations .</p> <p>8 The proposed synthetic turf upgrade is contrary to the intent of the 1954 Deed of Gifts between Hoskins family and the Council.</p> <p>9 Most proposals in the VPA pre-empt a whole range of studies and policies currently being formulated, including: Keiraville/Gwynneville Access and Movement Study, Botanic Garden Plan of Management, Beaton Park Plan of Management and Wollongong Council's Playing Field Strategy. There does not appear to be any reason for haste. The Agreement is apparently linked to the UOW Development Application for a multi-storey, for which no Section 94A contribution is required. It could be linked to the next substantive Application.</p> <p>The \$7m offer by UOW is welcomed and should go towards improved active transport access to UOW - footpaths and cycleways. The community has for many years suggested that Council and UOW build shared (preferable dedicated) paths radiating from UOW to the Innovation Campus, the City and South to Figtree. Council has only partially built some of these networks.</p> <p>Keiraville is still lacking in footpaths along streets used by UOW students walking from their parked car to UOW (Braeside Ave for example). UOW had previously proposed building a footbridge over Northfields Ave connecting with the shared partway at Paulsgrove St and extending the footbridge from TAFE across the main UOW entrance. These proposed projects should be a priority. There is a perception that Council has not followed good governance principles in the development of the</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		proposed VPA.
12	Resident, suburb unknown	<p>As a regular visitor and volunteer in the Wollongong Botanic Garden I find the proposed upgrade of Kooloobong Oval as part of the VPA between Wollongong City Council and the University of Wollongong inappropriate and unacceptable in a botanic garden. The Kooloobong Oval is part of the Wollongong Botanic Garden.</p> <p>The Plan of Management for the Botanic Garden states that the sporting fields and amenity block are to remain at current scale and intensity. It provides for the future development of a regional herbarium and expansion of the nursery on the sports field site. A 20 year licence (a whole generation) to the University would quarantine this land from Botanic Garden development for far too long.</p> <p>The Wollongong Community Strategic Plan 2022 has a community goal 'we value and protect our environment'. How does installing synthetic turf on part of a botanic garden protect the environment? How does this contribute to the sustainability of our environment? Synthetic turf is non-recyclable. When replaced it will end up in landfill. Have the environmental impacts of this proposal been considered?</p> <p>I have several concerns:</p> <ol style="list-style-type: none"> 1 The oval forms part of the catchment for the creek that runs through the rainforest in the garden. If water collected from the synthetic turf surface (rainwater and watering for cooling) is recycled what effect will this have on creek flows? (There is no allowance for recycling in the proposal) If the increased runoff is allowed to flow into the creek what effect will this have on flooding and what contaminants from the rubber underlay will the water contain? 2 Compression of the soil and covering with non-porous layers of rubber and plastic will kill all microbes in the soil. Is this appropriate in a botanic garden? How will the sterile area be rehabilitated? (This is not mentioned in the proposal) 3 Heat transfer from synthetic turf surfaces may affect the surrounding areas. Kooloobong oval is adjacent to a sensitive rainforest. 4 The impact of increased heat, light and noise could negatively affect wildlife including the vulnerable Powerful Owl which has made its home in the rainforest. There is currently a restriction on night lighting in the garden to protect wildlife. <p>The projects listed in the VPA appear to benefit the University. I can find very little community benefit in this proposal and I oppose the proposed projects.</p>
13	Resident, Figtree	<p>I hereby express my opposition to the projects proposed in the UOW VPA with Council, particularly the changes for Kooloobong Ovals due to the reasons outlined below.</p> <ol style="list-style-type: none"> 1 There is a lack of consultation with the community and even an apparent lack of consultation between the different divisions of council. The UOW has a liaison process with the Keiraville/Gwynneville community but this was bypassed and the VPA presented in its completed form. 2 The proposal to develop Kooloobong Ovals is contrary to the wording of the Deed of Gift (1954) between the Hoskins family and the Council and intent of A.S. Hoskins to offer the land (12th. September 1951) "... for the purpose of preserving the area for the establishment of a botanical garden or war memorial." 3 The VPA proposal for Kooloobong Oval does not recognize the existing Plan of Management for the Wollongong Botanic Garden 2006 wording, the "Use of Sporting fields and amenity block to remain at current scale and intensity" and "To continue the sporting activities at Kooloobong Oval until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes". Nor does the VPA allow for any of the four stated Botanical Garden

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>uses listed in the 2016 Draft WBG PoM with Proposed Amendments.</p> <p>4 The UOW VPA has been rapidly progressed from Council consideration to public consultation - within 3 months. This is effectively pre-empting a number of studies currently being formulated by Council and yet to be presented for community consultation. These include Botanic Garden Plan of Management (October 2016), The Wollongong Botanic Garden Masterplan (March 2017), Keiraville/Gwynneville Access and Movement Study and Beaton Park Plan of Management and Wollongong Council's Playing Field Strategy. This effectively nullifies the community consultation process for these policies as they relate to aspects of the UOW VPA. There appears to be no reason for this haste.</p> <p>5 The proposed artificial turfing of the Kooloobong Ovals is likely to have a detrimental effect on the ground beneath the turf and the surrounding adjacent rainforest section of the Botanic Garden. The issues of heavy metal and organic contaminants both becoming volatile and leaching into groundwater and in runoff, together with the health risk of Golden Staph accumulation are documented in more than 30 studies in the last decade or so.</p> <p>6 The expanded use of Kooloobong Oval especially night use, with ultra-bright LED lighting will have a particular detrimental effect on native fauna which use the adjacent rainforest as a refuge. This particularly relates to the Powerful Owl, which has vulnerable species protection.</p> <p>7 The Council has a policy of having a premium standard synthetic surface playing field for soccer and hockey in the Central Wollongong LGA. Kooloobong Ovals are an inappropriate choice of venue for this. It is at the urban fringe being at the foothills edge of Keiraville. Issues such as parking, noise, lighting will have a negative impact on residents in the neighbourhood. Another factor is the limitation on a seating upgrade or building a small grandstand in the future – short changing the sporting associations who would like use a more appropriately located venue. The Hoskins Deed of Gift precludes “building or improvement ... which may be a damage, nuisance or annoyance to the owners or occupiers of adjoining property or neighbourhood”.</p> <p>The UOW should offer a financial contribution in the form of a VPA to facilitate improved infrastructure, supporting both their student population and particularly the residents of those suburbs adjacent to the University. These residents receive both advantages and disadvantages of the University, but UOW has determined what projects are the most appropriate.</p> <p>The Kooloobong Ovals will be effectively excised from the Botanic Garden. No-where in the VPA is a clause to return the ovals to the garden for its intended purpose. There is no provision for the rehabilitation of the ovals or any suggestion of payment or compensation to Council for these costs. This implies that there is no intention to return this public land for the purpose as determined in the Deed of Gift by the Hoskins Family.</p>
14	Resident, Keiraville	<p>As a resident and home owner in close proximity of Kooloobong oval, I'm writing this short letter to express my deep concern for the detrimental effect this draft plan would have on the immediate area.</p> <p>Parking, traffic, noise and excess lighting are all factors which would contribute to the loss of quality of life living here, not to mention the danger in the simple daily ritual of reversing out of our driveway and or simply crossing the road to get the kids to school everyday.</p> <p>Simply put, we have enough traffic and congestion currently.</p> <p>Ideas on upgrading ovals to this level should be considered on the ovals within the campus complex and not on the suburban area outside.</p>
15	Resident,	I am writing to express my concern with the proposed upgrade of the Kooloobong

No	SUBMITTER	SUMMARY OF COMMENTS
	Helensburgh	<p>Oval as part of the Voluntary Planning Agreement (VPA) with the University of Wollongong (UOW). According to the draft VPA the University proposes to “redevelop both fields for high intensity usage. Includes synthetic playing surfaces, fencing, lighting, seating and amenities upgrades”.</p> <p>I understand that this would be contrary to the terms of the 1954 Deed of Gift between the Hoskins family and Council and is in conflict with the Wollongong Botanic Garden Plan of Management which provides for the future use of this area for a regional herbarium and laboratory.</p> <p>Furthermore, the Kooloobong Oval is immediately adjacent to the rainforest area of the Botanic Garden, which hosts many species of birds, insects, reptiles and mammals. Many of these would be adversely affected by any strong lights erected around the Oval. Of particular importance are the Powerful Owls which have been seen many times in this area in 2017 and which are listed as vulnerable in NSW.</p> <p>I strongly request that Council exclude the upgrade of the Kooloobong Oval from the VPA as it will have detrimental effects on the wildlife and prejudice the future development of the Botanic Garden.</p>
16	Resident, Dapto	<p>I hereby express my opposition to the projects proposed in the UOW VPA with Council, particularly the changes for Kooloobong Ovals due to the reasons outlined below.</p> <ol style="list-style-type: none"> 1. There is a lack of consultation with the community and even an apparent lack of consultation between the different divisions of council. The UOW has a liaison process with the Keiraville/Gwynneville community but this was bypassed and the VPA presented in its completed form. 2. The proposal to develop Kooloobong Ovals is contrary to the wording of the Deed of Gift (1954) between the Hoskins family and the Council and intent of A.S. Hoskins to offer the land (12th. September 1951) “... for the purpose of preserving the area for the establishment of a botanical garden or war memorial.” 3. The VPA proposal for Kooloobong Oval does not recognize the existing Plan of Management for the Wollongong Botanic Garden 2006 wording, the “Use of Sporting fields and amenity block to remain at current scale and intensity” and “To continue the sporting activities at Kooloobong Oval until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes”. Nor does the VPA allow for any of the four stated Botanical Garden uses listed in the 2016 Draft WBG PoM with Proposed Amendments. 4. The UOW VPA has been rapidly progressed from Council consideration to public consultation - within 3 months. This is effectively pre-empting a number of studies currently being formulated by Council and yet to be presented for community consultation. These include Botanic Garden Plan of Management (October 2016), The Wollongong Botanic Garden Masterplan (March 2017), Keiraville/Gwynneville Access and Movement Study and Beaton Park Plan of Management and Wollongong Council's Playing Field Strategy. This effectively nullifies the community consultation process for these policies as they relate to aspects of the UOW VPA. There appears to be no reason for this haste. 5. The proposed artificial turfing of the Kooloobong Ovals is likely to have a detrimental effect on the ground beneath the turf and the surrounding adjacent rainforest section of the Botanic Garden. The issues of heavy metal and organic contaminants both becoming volatile and leaching into groundwater and in runoff, together with the health risk of bacterial accumulation are documented in more than 30 studies in the last decade or so. 6. The expanded use of Kooloobong Oval especially night use, with ultra-bright LED lighting will have a particular detrimental effect on native fauna which use the adjacent rainforest as a refuge. This particularly relates to the Powerful Owl, which has vulnerable species protection. This protected species will simply leave the

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>rainforest which currently offers it a secretive home, food and protection. We are indeed very fortunate to have this amazing species making the rainforest in our Botanic Garden its home.</p> <p>7. The Hoskins Deed of Gift precludes “building or improvement ... which may be a damage, nuisance or annoyance to the owners or occupiers of adjoining property or neighbourhood”. This document has been ignored.</p> <p>The Kooloobong Ovals will be effectively excised from the Botanic Garden. No-where in the VPA is a clause to return the ovals to the garden for its intended purpose. There is no provision for the rehabilitation of the ovals or any suggestion of payment or compensation to Council for these costs. This implies that there is no intention to return this public land for the purpose as determined in the Deed of Gift by the Hoskins Family.</p> <p>This simply means the VPA is a blatant land grab by the UOW of passive lands that was gifted to the Botanic Garden and was never land owned by the UOW. This cannot be allowed to occur.</p> <p>In a growing city of development we need all the green space we can get.</p> <p>The Botanic Garden is THE refuge for the city and invigorates the soul of Wollongong residents and its visitors alike.</p> <p>Please consider the reasons why this land is not available to UOW.</p>
17	Resident, Suburb unknown	<p>I have numerous concerns about the university voluntary planning agreement with WCC.</p> <p>The synthetic surface will have a negative environmental impact on the gardens in terms of increased stormwater and runoff, soil degeneration, heat dissipation and increased noise and glare.</p> <p>The proposal is not compatible with the Wollongong Botanic Garden plan of management in respect of the rainforest section adjacent to Kooloobong Oval.</p> <p>Parking issues will be exacerbated with the proposed relocation of a junior soccer club to Kooloobong oval.</p>
18	Resident, Suburb unknown	<p>I am a member of the Friends of Wollongong Botanic Garden and I have read with concern the developments proposed for the Kooloobong Oval. The Oval is part of the Botanic Garden and the Plan of Management indicates that an extension of the garden into this area may be planned in the future.</p> <p>The development proposed by the University of Wollongong would change the nature of this area completely. The installation of synthetic playing surfaces would make any future garden development impossible and this, together with the increase in traffic, noise and after dark lighting would have a disastrous effect on the biodiversity of the area and lead to the loss of nocturnal wildlife.</p> <p>I would urge the Council to reconsider this Planning Agreement and look for an alternative site before irreversible damage is done to an important asset which is part of Wollongong’s heritage.</p>
19	Resident, Suburb unknown	<p>I submit that the above agreement be not approved in its current form.</p> <p>I understand that the proposed agreement is in lieu of contributions which are normally paid by developers and used by Council to fund works which are of benefit to the community.</p> <p>As a result the University’s growth, nearby residents have experienced increased traffic and parking problems which reduce the amenity of the area. None of the proposed works are likely to ease the above situation significantly.</p> <p>My comments on each of the proposed works are as follows:-</p> <p>1 Kooloobong Ovals Upgrade At the present time when matches are in progress,</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>parking in front of nearby homes is almost totally occupied by those attending the match and visitors must park a considerable distance away. The “high intensity usage” for which the works are designed will make the existing problems worse. In addition, the works if constructed would put at risk the expected expansion of the Botanic Garden in the future.</p> <p>2 Pedestrian Crossing Upgrades These would increase safety but conversion to standard (zebra) crossings would be better.</p> <p>3 Footpath Upgrades These would benefit students mostly but appear to have an excessive cost.(Approx. \$800/m)</p> <p>4 Retaining Wall Replacement This item benefits the University only.</p> <p>5 Avenue Tree Planting This provides aesthetic and environmental benefits mostly to the University. Precinct Entry Statements This is an expensive item with possible aesthetic benefits to the University only.</p> <p>7 Intersection Upgrade, Northfields Av./Irvine St. This should be considered when the recommendations of the Gwynneville/Keiraville Access &Traffic Study are known.</p> <p>8 Robsons Road Drainage Works As the culvert is the outlet of a retarding basin which is designed store water to a considerable depth on the low-lying land west of Robsons Road, Increasing its hydraulic capacity would increase flooding downstream. Earthworks could be considered to increase the volume of storage with due regard to the flood risk to the buildings west of Robsons Road</p> <p>9 Undergrounding Power Lines This expensive item has no benefit to the community and little benefit to the University. The proposed program involves the expenditure of \$7m nearly half of which would have negative effects on the neighbouring area and the rest which will do little or to address the traffic and parking problems. These problems are best reduced by reducing the number of people accessing the University by car and increasing those using means such as cycling I suggest that the proposed list of works be replaced by an alternative list designed to reduce the traffic and parking problems. This could include a network of separated bikeways and other works based on the findings of the Gwynneville and Keiraville Access and Traffic Study and the recommendations of Council’s Active Transport Committee and community members in conjunction with the University.</p>
20	Resident, Suburb unknown	<p>I wish to express my opposition to the University of Wollongong and the Wollongong City Council. In particular, I oppose the proposed changes to the Kooloobong Ovals.</p> <p>The Kooloobong Ovals form part of the Wollongong Botanic Garden, land gifted to the city by A.S. Hoskins (12th September 1951) “...for the purpose of preserving the area for the establishment of a Botanical Garden or War Memorial”.</p> <p>The existing Plan of Management for the Garden states that the sporting fields and amenity block are to remain at current scale and intensity yet the VPA suggests both fields be developed for high-intensity usage. The Plan of Management also states sporting activities could continue “until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes”. Installing synthetic turf and granting a 20-year licence implies there is no intention of returning this public land to its original intended use. This is in conflict with the Plan of Management for</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>the Botanic Garden.</p> <p>The proposed installation of artificial turf on the Kooloobong Ovals is likely to have detrimental effects on the ground under the turf and on the adjacent rainforest section of the garden. Increased stormwater runoff, soil degradation, heat dissipation and increased noise, light and glare will negatively affect biodiversity and habitat within the garden and have a significant detrimental impact on vulnerable species such as the Powerful Owl which has made its home in the rainforest.</p> <p>Increase use of the ovals will necessarily increase the already significant traffic and parking problems in the area.</p> <p>I believe this VPA should not be considered until the revised Plan of Management for the Botanic Garden, the Wollongong Botanic Garden Masterplan, the Keiraville/Gwynneville Access and Movement Study, the Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy have been completed and accepted.</p>
21	Resident, Mangerton	<p>I want to inform you of my strong opposition to the proposed voluntary planning agreement being proposed between UOW and the WCC. I am particularly concerned about the changes to the Kooloobong ovals. These ovals form part of the Wollongong Botanic Gardens – gifted by the Hoskins family to the city of Wollongong back in 1951 specifically ‘for the purpose of preserving the area for the establishment of a botanical garden or war memorial’ so belonging to the public and not for Council to divert from the original Hoskins intention.</p> <p>Under the existing plan of management for the garden it states that the sporting fields and amenity block are to remain at current scale and intensity.</p> <p>However the VPA suggests both fields be developed for high intensity usage. The Plan of Management also states sporting activities could continue “until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes”.</p> <p>A proposal to install synthetic turf and granting a 20 year licence implies there is no intention of returning this public land to its original intended use. This is in conflict with the Plan of Management for the Botanic Garden. This land is public land and should remain so.</p> <p>Why would there be a plan to install artificial turf on the Kooloobong Ovals? What is the reason – and without a doubt this will surely have detrimental effects on the ground under the turf and on the adjacent rainforest section of the garden. Increased stormwater runoff, soil degradation, heat dissipation and increased noise, light and glare will negatively affect biodiversity and habitat within the garden and will ultimately have a significant detrimental impact on vulnerable species such as the Powerful Owl which has made its home in the rainforest.</p> <p>Increase use of the ovals will necessarily increase the already significant traffic and parking problems in the area.</p> <p>I urgently request that VPA not be considered, in any shape or form, until the revised Plan of Management for the Botanic Garden, the Wollongong Botanic Garden Masterplan, the Keiraville/Gwynneville Access and Movement Study, the Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy have been completed and accepted.</p> <p>I look forward to hearing back from you and urge all of you to think sensibly about any plan to divert from the existing arrangements which would appear to be working very adequately.</p>
22	Resident, suburb unknown	<p>As both a relatively new rate payer to Wollongong and new member of the Friends of the Botanical Gardens, I would like to add my support for the attached letter, on VPA proposal, from the Friends of the Gardens.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>The FOG is against the resuming of part of the land, for sporting ovals, which was donated by The Hoskins family for specific use by the Wollongong public, to be enjoyed as a green botanic area which now supports wonderful plants and green areas, as well many birds and animals also.</p> <p>The fact that the powerful owl has set up home in the rain forest in the area of the gardens, is a testament to the success of the gardens establishment. This should be a wake up call for the Council to re-consider their discussions about taking over some of this habitat, for playing fields, and be enough to stop this development. Owls being nocturnal birds, need the cover of night for foraging. If the playing fields are established, then the bright lights around the oval, not to mention excess noise and car pollution during the day and night, would not allow the owls to continue with their natural behaviour, not to mention other animals and birds in this area and many of these animals/birds would desert the gardens for other more suitable habitats.</p> <p>Also to be considered is the current lack of parking around the gardens and if playing fields were added, which would be for use both day and night, the parking situation would be intolerable.</p> <p>There must be other areas of land that can be used for the sporting fields within the Wollongong area and I would urge to Council to look at other options, not just the option that seems the easiest.</p> <p>I was part of a FOG meet and greet for some of the cruise ship passengers who came to the gardens and they were all amazed and delighted with the total garden experience. Please do not let the gardens suffer by establishing these playing fields.</p> <p>We are also from Lithgow where the Hoskins first set up the steel industry before it moved to Wollongong, and there is still a Hoskins Memorial scholarship awarded each year to a deserving high school student. Thankfully this has not been taken over by some organisation deciding that the money would be better in their pockets.</p> <p>I do hope that the council reconsiders this proposition and finds somewhere else for the playing fields.</p>
23	Resident, East Corrimal	<p>As a member of the Friends of Wollongong Botanical Garden I am concerned about the proposed Voluntary Planning Agreement between the University of Wollongong and the Wollongong City Council. I am most concerned about the proposed changes to the Kooloobong Ovals which form part of the Wollongong Botanical Garden. The planned high intensity usage along with the 20 year licence proposed under the Voluntary Planning Agreement suggests that the return of this area to public land is in doubt.</p> <p>I urge the Wollongong Council to not consider this Voluntary Planning Agreement until the revised Plan of Management for the Botanical Garden, the Keiraville/ Gwynneville Access and Movement Study, the Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy have been completed and accepted.</p> <p>With the increasing density of the city our botanical garden needs to be treasured and preserved for the health and wellbeing of the city's residents and for the environment. The University of Wollongong can access other areas for lay artificial turf for their needs but we have only one botanical garden.</p>
24	Resident, Mt Pleasant	<p>I am writing to object to aspects of the draft Voluntary Planning Agreement with the University of Wollongong (SP-100.05.027) that is currently on public exhibition.</p> <p>In particular I am concerned by the proposals to place artificial turf on Kooloobong oval and to upgrade it and the associated amenity block to intensive use. These proposals will come with associated increases in activity, noise levels, lighting levels and (in the case of artificial turf) increased stormwater runoff and heat dissipation and deterioration of the condition of the ground beneath the turf surface. They will also result in further increases in traffic in an area of the city that is already choked with cars.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>The proposals are not consistent with the Plan of Management for the Garden. The Plan of Management specifies that the sporting field and amenity block should continue to be used at existing scale and intensity. The Plan of Management also includes increased use of the site as part of the Botanic Garden, for example for a herbarium and expansion of the depot and nursery. Increase in intensity of use of the oval and amenity block now will create demand for continued use in that way, particularly as the University of Wollongong will have paid for (and 'invested in') use of the site at high intensity.</p> <p>Impacts of increased intensity of use of the oval and amenity block are likely to be significant for the Botanic Garden. As well as making it less likely that the Garden will be able to expand into the areas in question, the increases in activity, noise and light are likely to have detrimental impacts on biodiversity in the Garden, including on the Powerful Owl, a threatened nocturnal species that has been recorded on the site.</p> <p>A draft Plan of Management for the Botanic Garden, a Wollongong Botanic Garden Masterplan and a Wollongong City Council Playing Field Strategy are all currently under development or awaiting approval. These documents will provide a coherent context within which to make decisions about uses of Kooloobong Oval. It would be premature to approve a Voluntary Planning Agreement that affects Botanic Garden lands but that is not consistent with either the current or draft Plan of Management for the Botanic Garden. The Voluntary Planning Agreement should not be considered by Council until after these other documents have been finalised and approved.</p>
25	Resident, Mt Keira	<p>As a long-time citizen of Wollongong, Friend of the Wollongong Botanic Gardens and an active Volunteer there, I wish to protest strongly about the proposed Voluntary Draft Planning Agreement between WCC and UOW, in regard to the transfer of land belonging to the Gardens area as originally gifted to the City.</p> <p>My reasons for protesting could not have been more succinctly stated than have just been presented to you by the Friend of the Wollongong Botanic Gardens and with which I entirely agree.</p>
26	Resident, suburb unknown	<p>I object to the proposed Voluntary Planning Agreement between Wollongong City Council and the University of Wollongong currently exhibited.</p> <p>This is to the works on Kooloobong Ovals which I consider excessive, generates a significant maintenance liability to council to regularly replace the plastic playing surface.</p> <p>The implied increased intensity of use conflicts with adjacent land uses - specifically residential, the historic Glennifer Brae, the Wollongong Conservatorium of Music and the Wollongong Botanic Gardens.</p> <p>A better and more productive use of a couple of \$ million from Kooloobong Ovals is to construct a Shared User Path along the north side of Murphys Ave, integrated with Wollongong's Pedestrian Access and Mobility Plan. This will improve accessibility for the local community and reduce impacts of University generated parking demand.</p>
27	Resident, Keiraville	<p>As residents of Keiraville we object to the use of plastic grass on the botanical gardens fields on the following grounds: plastic waste is a problem all around the world adding to that is environmentally irresponsible. The plastic produces much more heat than grass which will affect the rainforest environment which the gardens are establishing next to the fields. This creek area is very important as there are so few natural creeks left in the Wollongong area especially for wildlife. There is now powerful owl in the rainforest which is rare.</p> <p>A twenty year lease to the university is a disgusting alienation of public land.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
28	Resident, suburb unknown	<p>I would like to object to the UOW Voluntary Draft Planning Agreement as exhibited on the following grounds:</p> <ul style="list-style-type: none"> • It appears as if the main objective of the UOW plan is to extend the universities footprint beyond its current bounds by: <ul style="list-style-type: none"> o Obtaining a long an exclusive lease over public land (Kooloobong Oval) for the purpose of subsequent sub-leasing of this facility to sport clubs as if the university was the owner of the land. o Placement of advertising signage in the guise of way-finding and precinct entrance signage in public streets that adjoin the university. o Beautification of streetscapes in roads adjoining the university grounds (removal of above ground power poles, and upgrade of footpaths etc in Northfields Avenue). <p>I believe the motivation for these proposed works are solely about benefiting the university and not the local community as I believe is the intention or spirit of a Voluntary Planning Agreement. I feel that there are many other projects that could be undertaken by the university to improve the local amenity for both visitors to the university and the local residents who have to endure the negative impacts of the universities expansion. I do concede that the local residents do also benefit from the university and therefore wish that a compromise solution is sort.</p> <p>I would suggest that the university look at:</p> <ul style="list-style-type: none"> o Provision of rubbish bins in the streets adjoining its grounds to deal with the rubbish dropped by students instance instead of signage. o Expansion of go-get style vehicle provision (pay council for dedicated parking spaces) and make scheme available to local residents as well, as a means of reducing parking pressures. o Contribute to maintenance and upgrade of paths through botanic gardens as the university students use the botanic gardens as a thoroughfare to access parking on south of Murphy's Avenue - this causes wear and tear on gardens' facilities above and beyond those expected for 'normal' garden visitation. o Actively campaign for the RMS and State government to commit to funding for Mount Ousley interchange upgrade. <ul style="list-style-type: none"> • I don't think that installation of a synthetic turf planning field is in the best interest of the botanic gardens, the 'potential' elite soccer players, the local residents who live within close proximity to the site (of which I am one), or the universities own students on the following grounds: <ul style="list-style-type: none"> o It is my understanding that one key drivers for synthetic turf from the council's perspective is to reduce nutrient runoff into the neighbouring watercourses from the fertilization of the existing grass fields. I believe that the council should address this issue by reviewing drainage and water runoff issues directly and not just opt for synthetic turf as I believe there are many environmental issues associated with synthetic turf fields over their expected life and at the end of their life - for example disposal of turf upon removal, water required to keep fields maintained, they absorb and re-radiate heat during summer and loss of bird habitat (flocks of birds can often be seen on the oval). o The university and clubs leasing the 'all weather' fields will want to maximise their usage of the grounds to recoup their costs and this will lead to an increase in sound and light pollution from the site onto adjoining residents. The increase in usage will exacerbate the already server parking and traffic issues associated with the university and the current level of Kooloobong Oval usage (NB: the parking habits of the parents of soccer players are even worse than those of the university students). An increase in usage will also inevitably lead to an increase

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>in litter around the site as players and spectators discard rubbish and consumable items such as strapping tape etc on the way to their vehicles.</p> <ul style="list-style-type: none"> o The university has suggested that potential elite athletes need exposure to synthetic turf to better prepare them for competition. If players do progress to the higher levels of the sport they will end up playing on grass fields anyway, so if it's truly interested in the development of regional players I believe the university should invest in high quality grass fields that are not as harsh on young players joints and bodies. o As noted above an increase in use of the Kooloobong fields will impact on students and locals alike by further increasing demand for parking at the south western corner of the university - where the universities own on campus residential students already compete for scarce free parking. o I believe that the long term lease and over development of the Kooloobong Ovals will hamstring any expansion and development of the botanic gardens by placing limitations on the botanic activities of the gardens and placing the staff in conflict with the local sporting groups (soccer clubs) should the gardens wish to develop the Kooloobong Oval site for garden collections. The primary purpose of the botanic gardens is the preservation and display of plants not to fulfil the universities desire to expand or the aspirations of local soccer players. <p>For the reasons stated above I object to the UOW Voluntary Draft Planning Agreement. I do commend the university for undertaking to spend money that it is otherwise not compelled to spend, however I think it should look to engage with the local residents and community upon whom its operations impact the most to find projects that will benefit all parties and not just use the Voluntary Draft Planning Agreement as a way to expand beyond its current bounds and gain a long term lease over public land for its own financial benefit and to improve its standing with local sporting groups who may prompt the university without realising the impacts of this development on the local community.</p>
29	Resident, suburb unknown	<p>One has only to look across Northfield Avenue from the Botanic Gardens to appreciate the long term aims of enlargement followed by Wollongong University. Flat, open and undeveloped land is hard to find in Wollongong now and it will be harder to find in 20 years time as the City grows. The University should now cast its net more widely in the area to acquire land it needs.</p> <p>The effect on the subsoil of the Oval of an overlay of synthetic grass is uncertain; removal and return to grass is to open the question of - Who is to pay?</p> <p>There remains the question of trust. The land was accepted by the City for use as a garden or war memorial. The current proposal, if accepted, would amount to a patent breach of trust.</p>
30	Resident, Keiraville	<p>We are writing in regards to the draft Voluntary Planning Agreement (VPA) that is on exhibition.</p> <p>We are opposed to some of the projects proposed in the proposed UOW Voluntary Planning Agreement (VPA) with Council for the following reasons:</p> <p>Although the \$7m offer by UOW is appreciated, it should be reallocated to mitigate impacts of recently approved developments (including multistorey accommodation) and should go towards improved active transport access to UOW - to include paved footpaths and cycleways.</p> <p>Keiraville is still lacking in footpaths along streets used by UOW students walking from their parked cars to UOW (Braeside Ave for example). UOW had previously proposed building a footbridge over Northfields Ave connecting with the shared pathway at Paulsgrove St. This proposed project along with improving pedestrian and cycling access to the main campus of the University of Wollongong should be a priority.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>We have particular concerns about the proposals for Kooloobong Oval. The two football fields were initially part of the Wollongong Botanic Garden. This land was donated by the Hoskin's family in the early 1950s, for a garden and no part of the land was intended to be used for a heavily used sporting complex.</p> <p>We suggest that if there is to be any change in the use of this land, it should revert to being part of the Wollongong Botanic Garden, and the football fields now at Kooloobong Oval be relocated to Fairy Meadow (at or near the Innovation campus).</p> <p>We object to the proposal to artificially turf the two football fields at Kooloobong Oval and the relocation of the junior soccer club from Beaton Park to Kooloobong Oval.</p> <p>We support the resolution of Neighbourhood Forum 5 "That NF5 calls on WCC to establish a soccer committee consisting of representation from major stakeholders to investigate appropriate sites for the construction of a show piece centrally located all weather soccer ground in accordance with Council's current strategy taking into account issues such as provision of sufficient parking, minimising lighting and noise impact on the surrounding neighbourhood and a host of environmental issues".</p> <p>In our view, the Synthetic turf proposal at Kooloobong Oval is not compatible with the Key Values, Objectives and Management Strategies of the current Wollongong Botanic Garden Plan of Management. In particular, the extensive rainforest section next to Kooloobong Oval which hosts native fauna has a restriction on night lighting in the gardens and if expanded night lighting is proposed at the Oval, it will have a significant detrimental impact on vulnerable bird species.</p> <p>Wollongong Council has developed principles and a strategy for having three synthetic grass sports fields in the LGA - North, Central and South with Kooloobong Oval now being considered as an appropriate central location. The proposed relocation of a soccer field from Beaton Park to Kooloobong Oval is in need of reconsideration.</p> <p>We understand that these proposals arise as part of Development Application DA-2017/376, seeking consent for a carpark, riparian works and demountable buildings at the Keiraville campus, and, that the University of Wollongong has proposed a Planning Agreement with Council, as permitted under the Environmental Planning & Assessment Act 1979.</p> <p>We note that the draft Planning Agreement is for the University to undertake specified public domain works on Kooloobong Fields, Northfields Avenue and Robson Road over the next 10 years, in lieu of paying any Section 94A development contributions under the Environmental Planning & Assessment Act 1979.</p> <p>The question of the University paying Section 94A development contributions was raised in various submissions to Council concerned with the development of on campus accommodation, with some making the point that Section 94A development contributions should be levied to help improve local roads and provide for the provision of more paved footpaths and cycleways.</p> <p>It is agreed that the University of Wollongong brings many benefits to the City of Wollongong, its citizens and the local economy. However, the rapid growth of the University in recent years has resulted in appreciable adverse impacts on traffic and parking. These impacts are in urgent need of remediation. In addition, synthetic grass should be ruled out for any part of the Wollongong Botanic Garden, including Kooloobong Oval.</p> <p>Council is requested to regard the current draft as a draft in need of major revision, and the new draft should be placed on exhibition.</p>
31	Resident Wollongong	<p>I would like to note that I support the ongoing successful operation of the University. I have no wish to see it not do well. Equally I would like to see the future expansion of the Botanic Gardens not be hindered by actions that we will later regret. The Wollongong Botanic gardens offers the entire community free access to green space,</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>a valuable commodity in an increasingly urban environment.</p> <p>There are other places for synthetic turf fields, and the University will not fail because they don't have access to synthetic turf soccer fields on public land.</p> <p>Selecting the Kooloobong sporting fields is convenient for the Council's property managers to solve a problem they have. However – it is poorly thought through proposal that under values and endangers the future of one of Wollongong most precious assets – the Wollongong Botanic Garden. Additionally, the creation of synthetic turf and a 20 year licence to the University has little benefit to the broader community and the students attending University.</p> <p>I object to the Draft VPA on the following grounds:</p> <ol style="list-style-type: none"> 1 Disregard for local community needs The Wollongong city council has endorsed development of a Movement and Access strategy for the Keiraville and Gwynneville area. None of the items on the proposed VPA match the identified needs of the community – namely: more bike paths, safer roads, and greater equity in access to parking. It is incredulous that the community has been working with the Council and the University towards these goals for over 5 years, yet none of the proposed activities match those requested by the community. Has the community wasted it's time? What is the point of trying to be proactive in creating a safe place to live and work when at the first opportunity to contribute infrastructure to the community our concerns are not taken into account. <p>The movement and access strategy is still being development – yet right in the middle of the process a proposal that we add pressure to parking, safety, and traffic is proposed without any consideration for the impact on the local residents.</p> 2 Risk of wrapping up the 20 year Kooloobong Sports fields licencing arrangement into a VPA <p>The success of the VPA will depend on approval of a 20 year licencing – which is outside the VPA process. The danger here is to make this seem like a foregone conclusion. If the VPA is approved – then how that the licence be anything else but approved, with all conditions favourable to the university and its requirements?</p> <p>The proposed VPA mentions 'Separate from the VPA, the existing Licence to utilise Kooloobong Ovals will be extended.' There is very little information about the terms of the licence. How many hours a day will the fields be in use? What time will the sports field be allowed to be used for? Who else will be able to use the fields? What will be the process for the community to use the sports fields? In the proposal it states that the community will be given access 'from time to time". What does that mean? What will the University be charged (the licence is currently only \$600 per year)? How much will the University charge others for the use of the fields? Is this a profit making venture for the University? Should the proposed Junior Soccer club access to Kooloobong come under the management of the University's licence or would this be a separate license with WCC (if the UOW license supposed to be is non-exclusive)?</p> 3 What happens if the development approval fails <p>There should be development approvals attached to some (in particular the Kooloobong redevelopment). What is the risk of the approval not happening. What pressure will be put on the Council to approve development (even if not reasonable) because it is in an endorsed VPA?</p> 4 Proposed increasing the usage of the Kooloobong sporting fields (to 'high intensity usage') – how much is too much? <p>Increasing the usage of the Kooloobong sporting fields will increase pressure on the local residents. Already under pressure with University parking and traffic,</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>after hours and weekend soccer – is it really reasonable to expect the residents to accept an increase in the intensity of use. How will hours be restricted, and when will the residents have a break from high parking and traffic levels?</p> <p>Has the impact of increased usage been reviewed? How will it affect traffic, parking, wildlife, urban heating, heritage... None of this information is available for the public to review</p> <p>5 Risk of budget blowout – who will pay?</p> <p>The University has given a figure for the instalment and once replacement of synthetic turf, and redeveloped ground buildings. What are the associated costs that are not being covered by the University. A water recycling system, drainage system, flood mitigation, water filters? Are these required – and if so who will be paying for them? If there is a budget blow out in the cost of the install of the synthetic turf – who will cover this cost? Please review the other current synthetic turf field being developed – has it kept to budget?</p> <p>6 A 20 year Kooloobong Sports fields licencing arrangement is too long</p> <p>The current licence (which is out of date) is for 3 years. A 3 year period provides the opportunity for community members to fairly review the use of the sporting fields, and if required request changes to the conditions of the licence. A 20 year period does not provide this opportunity.</p> <p>A 20 year licencing will restrict planning for the Botanic Garden (of which the sports fields are a part). This is problematic because the planning for the future of the Botanic Garden has not been finalised.</p> <p>7 Why is the junior soccer club not mentioned in the proposal.</p> <p>The Wollongong Olympic Junior Football Club (just recently renamed University of Wollongong Football Juniors) – is not mentioned in the proposal. Yet – the University and the Council have already started to work with this group to have them move to the Kooloobong sports ground. Nothing has officially been approved, so why are we already hearing about what is going to happen at Kooloobong. Isn't there a development application process that needs to be followed first?</p> <p>8 Original grant from Hoskins – enjoyment of neighbours</p> <p>When the Hoskins family gifted the Botanic Gardens (including the Kooloobong playing field areas) to the Council there was a cause that mentioned only having activities that respected the quite enjoyment of the neighbours. Increased use of the sports fields to high usage will impinge on this quite enjoyment – increased noise, parking pressure, traffic, and artificial lighting.</p> <p>9 Disregard for the future development of the Wollongong Botanic Garden</p> <p>The current plan of management of the Botanic Gardens state that the use of the sporting fields (Zone 2) contains the following permissible uses:</p> <ul style="list-style-type: none"> - Sporting activities - regional herbarium and laboratory facility - Expansion of nursery operations <p>The proposed 2016 version of the plan also includes</p> <ul style="list-style-type: none"> - Expansion of the Botanic Garden Living Collections <p>The perceived expectation is that the Botanic garden will, in the future, expand garden operations into the sporting field area. These options will be severely curtailed with a 20 year licence to the University and 20 years of plastic over the soil. The Botanic gardens are being unfairly restricted in their ability to plan for future development.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>Planning for the Botanic Garden is not complete, so the proposal for the Kooloobong redevelopment and licence should be delayed until this is done.</p> <p>10 What is a 'Precinct Entry Statements'? (item 6) – is this advertising for the Uni? Robsons Road and Northfields avenue in part of the suburb of Keiraville – not an entry to the University. The University is in the suburb of Keiraville – even if UOW refers to its western residential buildings as 'Kooloobong Village'. Community should have input into the signage, landscaping, and sculpture that is placed at this, and other areas.</p> <p>11 The Botanic Garden planning process – wait until it is done</p> <p>12 Benefits of synthetic turf It is not clear what the benefit of the plastic grass will be – and these cannot therefore be reviewed by the community. Which style or type of turf is being agreed to? What will it take to maintain? There are no benefits of synthetic turf outlined in the proposal. This information nor argument has been made available for the public to review. While quite a number of people that sell synthetic turf will say it is safe and environmentally friendly – and the Wollongong Council has sourced articles to say it is OK, there are still people in the scientific and sporting community that disagree. Council needs to seriously look at its proposal – to replace grass with plastic. It needs to hear a balanced view.</p> <p>13 Undervaluing the natural environment The Wollongong Botanic Garden is a well-used and loved asset in our city. In the community strategy plan 2022 (currently under review) it states that: 'We value and protect our Environment' and that this will be achieved when 'the natural environment is protected and enhanced', 'Wollongong's ecological footprint is reduced', and 'The sustainability of our urban environment is improved'. I do not believe that replacing a grassed sports field with plastic grass is in keeping with those goals.</p> <p>14 Is it really a licence - Council appears to be confusing a licence and a lease. The university will have the right to decide who else uses the land When Council was asked to explain how, when managing a site under a license, this is not in reality a lease – the following answer was given that appears to confirm it is in fact more like a lease, <i>'The main difference between a lease and license is that a lease is for exclusive occupation and use, whereas a license is for non-exclusive occupation and use. However, with the sporting licenses council has in place, the licensee becomes the manager of the site and under the license is still able to sub-license with council's approval. The license sets out clear expectations, rights and responsibilities of both the licensee and the licensor.</i> <i>Practically the University will manage the site and any access to the site will be via agreement with the University. Any use by other Club's would be through a sub-license with the University not Council.'</i> (16/02/2018 – Manager Property and Recreation) This seems like a lease – so should it really be open for a public tender to lease the site?</p> <p>15 Why is the University willing to pay significantly more that it needs to for this VPA. Can it be clearly written into the agreement somewhere that the over</p>

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		<p>contribution for this VPA is not transferred to other UOW sites – and I refer specifically to development at Campus East.</p> <p>16. The development of the sporting field will see increased traffic and parking pressure on an area that has already been identified as having traffic and parking issues.</p> <p>The university has suggested that it will make available parking in the university to people using the sporting fields. However this suggestion is not useful for the following reasons:</p> <ul style="list-style-type: none"> - Up until 6pm much of the University parking is paid parking. People will park freely on the streets - On the weekend people already have access to the university parking – but instead elect to parking in the local streets. - The University parking areas are set up for students and staff using the University. Crossing Northfields avenue to access the fields create an increased safety risk, especially with young children. <p>Furthermore, on the weekends and after hours, parking rangers rarely visit the area. This means parking restrictions are often flouted with little consequences – making it difficult for the local residents to fair access on street parking. The community has requested a review of timed parking in this area – as equitable access for the residents to on street parking is already a serious concern. Increasing the intensity of use of the sporting fields will not help – but will instead exacerbate this situation.</p> <p>17 Access to the Botanic Gardens for visitors</p> <p>Increased pressure on parking in the area will impact access to visitors to the Botanic Gardens. Particularly affected will be access to parking at the newly developed Robsons Road entrance.</p> <p>18 If the sporting ground become a ‘show piece’ for the city then there will be pressure to develop the site – despite the promises not to do so. Include in the 20 year licence clauses that restrict any development that increases the size of grandstand seating, and the use of public address systems, and restrictions hours of operation in conjunction with community consultation</p> <p>19 Environmental concerns – plastic</p> <p>We are trying to use less plastic in our City, not more.</p> <p>20 Environmental concerns – wildlife</p> <p>A variety of native birds use these sporting grounds. Converting these grounds from a natural surface to plastic will reduce their habitat and access to feeding grounds</p> <p>The powerful owl has been sighted adjoining the sporting fields. We are very lucky to have this amazing animal in our city. Increased usage of the fields, plastic grass, and lighting (no matter how focussed it is) have the potential to impact its ability to live in the adjoining rainforest.</p> <p>21 Environmental concerns – carbon footprint</p> <p>Increased in the carbon footprint of the city by using plastic and removing grass.</p> <p>22 Environmental concerns – heat</p> <p>Plastic turf is a heat bank. Council is trying to reduce urban heat sources through its policies, but this proposal will do the opposite</p> <p>23 Environmental concerns – landfill</p> <p>The most common way to replace synthetic turf is to take it to the landfill. Who will pay for this cost, and is this included in the cost from the University. Is adding to the landfill in this manner viable and reasonable?</p>

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		<p>24 Alternative options for fields</p> <p>Beaton park is still undergoing its management planning process – why is the location of the synthetic field being decided outside the development of Beaton park?</p> <p>There are other options for synthetic fields in Wollongong – Council needs to try harder to find a place that doesn't rob the Botanic Gardens of its future expansion area, and the local area of green space.</p> <p>The sports strategy should not be given preference to other council strategies on open space, urban temperature reductions etc.</p> <p>25 Benefit for University students – parking</p> <p>Students at UOW already have problems accessing parking both on campus and in the surrounding streets. Increasing the use of the fields, and encouraging sports field users to use the on campus parking will only make it more difficult for students. The University has decided to put field access before student's access to the University campus.</p> <p>26 Benefit for University students – bike paths</p> <p>Improvement in bike paths around the University has been a discussion point for the community, the University, and the council for years. It is disturbing that this is not included in the proposal. More and better bike access to Uni will help alleviate traffic and parking issues. Why has this not been included in the proposal?</p>
32	Resident, Wollongong	<p>I wish to lodge my objection to the proposal put forward by the University of Wollongong to re-develop the playing fields at Kooloobong Oval, with synthetic surface playing fields and to lease the land for a further 20 years.</p> <p>The proposal conflicts with the current Wollongong Botanic Garden Plan of management.</p> <p>This land belongs to the Wollongong Botanic Gardens and as such should be available to be returned to the "Gardens" as and when their future plans requires the land. The land should not be locked up for a period of 20 years.</p> <p>There appears to be unstated reasons why the University of Wollongong wants control this property.</p> <p>I believe that the proposition be rejected outright.</p>
33	Suburb unknown	<p>I would like to register my opposition to the University's proposal.</p> <p>There is no public access to these grounds. The community are locked out of this area so to say this is a public works enhancement for the community and the people of the Illawarra is a joke.</p>
34	Resident, suburb unknown	<p>The Draft Voluntary Planning agreement, though positive in principle, in its current form should be rejected. In particular the upgrade of the Kooloobong Ovals for intensive use and the 20 year license should be removed.</p> <p>i The upgrade to Kooloobong Ovals contravenes the Wollongong Community Strategic Plan 2022 - "we value and protect our environment". The Kooloobong ovals are part of the Wollongong Botanical Gardens which in itself should preclude any form of intensive upgrades or use of synthetic products that have the potential to damage the soil integrity, the water source, the rainforest or to impact negatively on the dozens of native birds now residing in the gardens including the rare Powerful Owl which has made its home there.</p> <p>Environmental studies indicate:</p> <ul style="list-style-type: none"> • <i>"That leaching of zinc and other metals from rubber infill can be found in runoff from synthetic turf which may affect water quality and aquatic organisms.</i>

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		<ul style="list-style-type: none"> • <i>“There has been some concern over the use of recycled car tyres as rubber infill. Whilst it is considered sustainable to use recycled tyres, it has been suggested, but not yet proven, that tyres have the ability to leach out volatile organic hydrocarbons and other toxic materials causing concern for human health (if ingested or absorbed) and also concern over leaching toxic chemicals into soil and groundwater. The material that is used in the production of the synthetic grass”</i> • <i>When reviewing the whole life cycle of the synthetic product - processing and production, transportation and disposal at end of life, this becomes a very costly exercise in both monetary and carbon footprint.</i> <p>ii Wollongong Council appears to be gifting Lot 2 DP252694 to the University of Wollongong with a 20 year license. This land was gifted to the people of Wollongong in 1951 by the Hoskins family for a botanical garden or a war memorial, and should be protected at all costs. The WCC has provided the university with 3-5 year licenses in the past and there should be no change in this historical arrangement.</p> <p>Concerns regarding the 20 year license:</p> <ul style="list-style-type: none"> • Granting a 20 year license places on hold any botanical gardens related development (which is the purpose of the land) for at least the period of the license. The current Botanical Garden Management Plan indicates future uses for the site and include a regional herbarium, laboratory facilities and expansion of the nursery operations. The proposed 2016 version includes expansion of the Botanical Garden’s Living Collection. • The proposal of a 20 year license raises many concerns and questions. If the VPA is approved, the draft document indicates that the <i>UOW would be able to implement its Master Plan</i> (p330). Surely the UOW Master plan should be included for public comment. • The document also states that the <i>surface improvements proposal will allow greater level of use of the fields and provide a benefit to the broader community – and then indicates that - as a license, will enable other community groups to utilise the ovals from time to time.</i> These statements need further clarification, do other community groups need to go through the UOW to access the playing field? What are the benefits to the broader community? <p>iii WCC appears to be bypassing good governance protocols in managing the Lot 2 DP252694 on behalf of the people of the Illawarra.</p> <ul style="list-style-type: none"> • The proposal is contrary to the existing Plan of Management which indicates that the sporting fields and amenity block should remain at their current scale of usage until the this land is needed for Botanical Gardens purposes. • At present there are a number of management plans and strategies which are relevant to the botanical gardens and not yet completed. These include revised Plan of Management for the Botanical Garden, the Wollongong Botanical Garden Master Plan, the Keiraville/Gwynneville Access and Movement Study, the Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy. • Given that this proposal is on Botanical Garden’s land, an environmental study needs to be undertaken to ensure that no adverse effects befall the fauna and flora of the gardens. • There needs to be a more public debate about any changes that affect such an important cultural, heritage listed and biodiverse treasure of the Wollongong community.

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		<p>iv I also have concerns and questions regarding Proposal 5 and 6.</p> <ul style="list-style-type: none"> • The UOW is proposing to plant suitable trees – will these trees be sympathetic with the Botanical Garden. Will there be consultation with the garden staff and stakeholders regarding the planting of the avenue of trees? • What does entry statements actually mean, who decides what sculptures are installed, will there be public input on these decisions. <p>More information regarding these proposals is needed by the community to ensure that we are able to make informed statements about the Voluntary Planning Agreement. It is essential that any changes enhance the existing council assets and that both sculpture and signage reflect the area and promote the Botanical Garden as well as the UOW.</p> <p>There is so many unknown variables and information regarding this proposal - council should reject it immediately and work with the stakeholders, UOW, WCC and community groups and individuals to develop a plan which will benefit everyone.</p>
35	Student, suburb unknown	<p>It's great to hear that you're planning on building a new oval near Kooloobong village. My concern is the artificial turf, the increased temperature and the hard surface are a lot more likely to cause injury than natural turf. Please consider using natural turf for this oval.</p>
36	Suburb unknown	<p>Putting down AstroTurf is idiocy. Real grass only.</p>
37	Suburb unknown	<p>Please don't install synthetic turf. The list of negatives is too long to list.</p> <p>The list of positives for real grass is too long.</p> <p>Don't be stupid/ greedy/ lazy about this decision.</p> <p>Humans need to stay connected to the environment more than ever now. At least them fall on the real world every once in a while. Don't rob them of that connection.</p>
38	Resident, Berkeley	<p>I am very concerned about UOW's plans to use synthetic pitch material for its works on Kooloobong Fields.</p> <p>Plastic pitches are not environmentally sustainable. Reputable accounts indicate they degrade to potentially toxic material, posing pollution risk to soil, air, water. Serious questions have also been raised about their safety for users, especially children.</p> <p>Artificial turf is reported not to be particularly durable nor low maintenance. Furthermore, the material ends up as landfill.</p> <p>Please consider the following:</p> <p>Stuart Shalat (Professor & Director of the Division of environmental Health, School of Public Health, Georgia State University), 'Why artificial turf may truly be bad for kids', The Conversation, 6 March 2017 https://theconversation.com/why-artificial-turf-may-truly-be-bad-for-kids-72044</p> <p>Claims made by US organisation, Safe Healthy Playing Fields Coalition: http://www.safehealthyplayingfields.org/environmental-hazards/</p> <p>I ask that UOW be required to support its proposal with an independent report on the environmental safety and human health safety of synthetic turf and to make revisions to the proposals as indicated by the report.</p> <p>I also ask that Council withhold its assessment of this proposal until the Wollongong Botanic Gardens Master Plan and the Keiraville & Gwynneville Movement and Access Strategy are finalised.</p> <p>I am also concerned about the effect of the installation and use of lighting that UOW</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		propose for Kooloobong and fully support recommendations made by Birders Illawarra.
39	Resident, Keiraville	<p>I am opposed to the Development Application DA-2017/376 because I believe balance is the key principle in evaluating any development application.</p> <p>Let's consider this proposal to move soccer from Beaton Park to corner of Northfields and Robson's Road.</p> <p>If the proposal were to go ahead soccer would be –</p> <ul style="list-style-type: none"> • Moving from a community exercise/lifestyle hub (Beaton Park), close to our city centre, to the corner of Northfields & Robsons Rd; a space already congested with thousands of Uni students living there as well as residents residing within close proximity to the corner • Moving from the Beaton Park hub where there are 3 large parking areas, plus lots of street parking on wide streets, to one car park area and very little street parking. • Moving from a location that has easy access to local Gwynneville shops with a variety of food shops at all hours- as well as Beaton Park Tennis Club bistro (open all day Saturdays too) to Northfields where the only immediate access to food is the Uni cafés with restricted hours & limited choices • Moving from a space that is close to great kids playground at Beaton Park to a space with no other facility for children than the soccer fields; to a space that is more dangerous pedestrian wise especially for children • Moving from a space where soccer games & training have minimal negative effect on residents to a space where residents already suffer Uni parking & congestion all week –now to be extended to evenings and weekends. <p>When soccer is being played now both sides of Georgina Ave can be parked on (restricted to one side 6am-6pm Monday to Friday) so exiting my home on the corner by car is difficult to do safely as there is not enough space to see oncoming vehicles when both sides are parked out.</p> <ul style="list-style-type: none"> • Moving from a space where there is negative environmental impact to a space where there will be detrimental environmental impact on some of the most magnificent vegetation and gardens in the whole region-known as Wollongong Botanic Gardens <p>All this imbalance for what advantage? A synthetic surface & more domination of our local space by the University?</p> <p>In the past I have honoured, on balance, what the University brings to the Illawarra despite some disadvantages to local residents.</p> <p>The balance is shifting too much and too quickly –the slide has to be managed before the Uni's advantage to the area moves from beneficial to exploitive.</p> <p>It is the responsibility of our Council to ensure balance to residents and the environment.</p> <p>It is the responsibility of Council to take perspective here and halt the Uni's encroachment on a common-sense balance to progress.</p>
40	Resident, Keiraville	<p>I strongly oppose to the University of Wollongong VPA proposal for the following reasons - There has not been consultation with the local community on traffic and parking issues which have been raised over the years and it is still an outstanding matter.</p> <p>Kooloobong Oval is Council land and an extension of the Botanic Garden therefore I see the proposed 20 year licence with UOW is in conflict with future plans for the BG</p>

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		<p>as stated in the Plan of Management.</p> <p>Kooloobong Village accommodation with increased population has a significant impact without the proposed relocation of the junior soccer club from Beaton Park. As a long-time local resident in the area, I know from experience that our roads are “parked out” both day and night as a result of huge increase in traffic volume.</p> <p>The Botanic Garden must be openly included in talks with WCC and UOW - and they must not meet behind “closed doors”.</p> <p>As a regular attendee of Neighbourhood Forum 5, the following was resolved - That N/F 5 calls on WCC to establish a soccer committee considering a representation from major stakeholders to investigate appropriate sites for the construction of a show piece centrally located all weather soccer ground in accordance with Council’s current strategy taking into account issues such as provision of sufficient parking, minimising lighting and noise impact on the surrounding neighbourhood and a host of environmental issues.</p> <p>Botanic Garden creek and rainforest is adjacent to where UOW propose synthetic turf. This is totally and utterly incompatible with Botanic Garden Plan of Management and I am fully aware that the Garden strongly objects to synthetic grass as environmentally it will have a negative impact.</p> <p>The rainforest is home to native fauna and unless there is a restriction on night lighting in the Gardens it would have devastating effect, especially to the powerful owl.</p> <p>Here is a WA Govt site which lists environmental impact on the use of Synthetic turf - increased stormwater & runoff, soil degradation, heat dissipation, reduced biodiversity and habitat.</p> <p>https://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/natural-grass-vs-synthetic-turf-study-report/broader-environmental-considerations</p> <p>Although the community welcomes \$7m offer by UOW funding should go towards improved transport/infrastructure footpaths & cycleways. Keiraville & Gwynneville and beyond lack footpaths and cycleways.</p> <p>This VPA funding will not benefit the community.</p>
41	Resident, Suburb unknown	<p>This is a letter of concern and a request that you reconsider the proposed Voluntary Planning Agreement (VPA) between the University of Wollongong and the Wollongong City Council.</p> <p>The proposed changes to Kooloobong Ovals are of major concern for the following reasons.</p> <ol style="list-style-type: none"> 1 Heritage: The Kooloobong Ovals are essentially part of the Wollongong Botanic Garden. They are situated on Land donated to the City by A.S Hoskin (12th September 1951) for the purpose of preserving the area and in the establishment of a Botanical Garden or War Memorial. This was an inclusive gift for the whole community. The existing Plan of Management for the Botanic Garden declares that the sporting fields and the amenity block are to be maintained in their current form. The proposed VPA highlights major changes to both fields and potentially a major increase in the usage of these sporting facilities. The existing Plan of Management also states sporting activities could continue "only until the land is needed for Botanic Garden purposes" The proposed changes to the ovals, including installing a Synthetic Turf, plus approving a 20 year licence indicates a major planned delay to restoring this land back to the Botanic Garden. This is an over development of the Kooloobong ovals away from its intended purpose.

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		<p>2 Environmental Factors:</p> <ul style="list-style-type: none"> o The proposed placement of artificial turf on the Kooloobong Ovals is a major contrast to the area's character, of a natural green space. For synthetic turf to be laid usually valuable top soil is removed, leading to a reduction in the integrity/health of the soil and the biodiversity of the area. Hence the proposed installation of artificial turf on the Kooloobong ovals would likely have a detrimental flow on affect to the adjacent rain forest section of the Botanic Garden. Possible damage to the soil in the Kooloobong ovals area is of concern for when the land it is ultimately returned to the Botanic Garden. o The proposed synthetic turf will also absorb heat, hence the need for sprinklers. This heat can raise the temperature in adjacent areas. In this case the adjacent area is the rain-forest section of the Botanic Garden. Potentially raising the temperature in this area, which has naturally been experiencing increased temperatures in summer and autumn, could only have a negative impact on the area. o There will likely be increased storm water runoff due to the lack of water absorbing grass if synthetic turf is laid. Even with drainage in place for a one in 10 rain event, there is a risk of storm water runoff damage to the adjacent rain forest section of the Botanic Garden with changing weather patterns. o The possible leaching of particles of the synthetic turf into our natural water ways and soils may be a contaminating environmental hazard to be dealt with in the future and may also damage flora and fauna in this habitat. o The proposed changes to the ovals could potentially lead to a rise in light pollution, glare, noise pollution and degradation of this natural environment. These factors are risks to the biodiversity and habitat within the garden, especially to vulnerable native species such as the Powerful Owl who resides in the adjacent rain-forest section of the Botanic Garden. <p>3 Economic Factors: Any savings from not having to maintain the grass in this area will be counted by the cost of water for sprinklers and the cleaning and maintaining of the synthetic turf.</p> <p>4 Community Factor: Increased usage of the ovals will have the flow on affect, in all probability, to the wider community by increased traffic congestion and exacerbating parking problems in the area.</p> <p>The proposal ESP-100.05.027 appears to have flaws which could impact negatively on the Wollongong Botanic Garden and on its future potential.</p> <p>It is requested that council review these factors closely. It is hoped this VPA should not be considered until the revised Plan of Management for the Botanic Garden, the Wollongong Botanic Garden Masterplan, the Keiraville Access and Movement Study, The Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy have been undertaken and accepted.</p> <p>Trusting Wollongong City Council as an environmental and sustainable leader, will consider these concerns and requests seriously. The Wollongong Botanic Garden is a major asset to our city now and into the future. It needs your special consideration.</p>
42	Resident, Keiraville	<p>I hereby express my opposition to the projects proposed in the UOW VPA with Council, particularly the changes for Kooloobong Ovals due to the reasons out lined below.</p> <p>1 There is a lack of consultation with the community and even an apparent lack of consultation between the different divisions of council. The UOW has a liaison process with the Keiraville/Gwynneville community but this was bypassed and the VPA presented in its completed form.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>2 The proposal to develop Kooloobong Ovals is contrary to the wording of the Deed of Gift (1954) between the Hoskins family and the Council and intent of A.S. Hoskins to offer the land (12th September 1951) "... for the purpose of preserving the area for the establishment of a botanical garden or war memorial."</p> <p>3 The VPA proposal for Kooloobong Oval does not recognize the existing Plan of Management for the Wollongong Botanic Garden 2006 wording, the "Use of Sporting fields and amenity block to remain at current scale and intensity" and "To continue the sporting activities at Kooloobong Oval until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes". Nor does the VPA allow for any of the four stated Botanical Garden uses listed in the 2016 Draft WBG PoM with Proposed Amendments.</p> <p>4 The UOW VPA has been rapidly progressed from Council consideration to public consultation - within 3 months. This is effectively pre-empting a number of studies currently being formulated by Council and yet to be presented for community consultation. These include Botanic Garden Plan of Management (October 2016), The Wollongong Botanic Garden Masterplan (March 2017), Keiraville/Gwynneville Access and Movement Study and Beaton Park Plan of Management and Wollongong Council's Playing Field Strategy. This effectively nullifies the community consultation process for these policies as they relate to aspects of the UOW VPA. There appears to be no reason for this haste.</p> <p>5 The proposed artificial turfing of the Kooloobong Ovals is likely to have a detrimental effect on the ground beneath the turf and the surrounding adjacent rainforest section of the Botanic Garden. The issues of heavy metal and organic contaminants both becoming volatile and leaching into groundwater and in runoff, together with the health risk of Golden Staph accumulation are documented in more than 30 studies in the last decade or so.</p> <p>6 The expanded use of Kooloobong Oval especially night use, with ultra - bright LED lighting will have a particular detrimental effect on native fauna which use the adjacent rainforest as a refuge. This particularly relates to the Powerful Owl, which has vulnerable species protection.</p> <p>7 The Council has a policy of having a premium standard synthetic surface playing field for soccer and hockey in the Central Wollongong LGA. Kooloobong Ovals are an inappropriate choice of venue for this. It is at the urban fringe being at the foothills edge of Keiraville. Issues such as parking, noise, lighting will have a negative impact on residents in the neighbourhood. Another factor is the limitation on a seating upgrade or building a small grandstand in the future - short changing the sporting associations who would like use a more appropriately located venue. The Hoskins Deed of Gift precludes "building or improvement ... which may be a damage, nuisance or annoyance to the owners or occupiers of adjoining property or neighbourhood".</p> <p>The UOW should offer a financial contribution in the form of a VPA to facilitate improved infrastructure, supporting both their student population and particularly the residents of those suburbs adjacent to the University. These residents receive both advantages and disadvantages of the University, but UOW has determined what projects are the most appropriate.</p> <p>The Kooloobong Ovals will be effectively excised from the Botanic Garden. No-where in the VPA is a clause to return the ovals to the garden for its intended purpose. There is no provision for the rehabilitation of the ovals or any suggestion of payment or compensation to Council for these costs. This implies that there is no intention to return this public land for the purpose as determined in the Deed of Gift by the Hoskins Family.</p> <p>I am opposed to many aspects of the proposed University of Wollongong Voluntary Planning Agreement (VPA) with Council in particular the Kooloobong Oval synthetic</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>turf upgrade and the proposed relocation of the junior soccer club from Beaton Park to Kooloobong Oval.</p> <ol style="list-style-type: none"> 1 As a parent who has a child playing junior soccer at Beaton Park football grounds on Saturday mornings, I am opposed to having the club relocate to Kooloobong Oval which is not central and where parking will be difficult. Beaton Park football ground is a much better location to upgrade soccer facilities. 2 With the University of Wollongong having control over Kooloobong Oval with a 20 year licence, I am concerned that this will result in unacceptable restrictions on the use of these ovals by the public and also a hike in fees for the junior soccer club participants. 3 I understand Kooloobong Oval is part of the Botanic Gardens and should not be developed for other purposes such as a synthetic turf field as this is incompatible with the values of the Botanic Garden. 4 I am concerned that laying artificial turf at Kooloobong Oval next to the extensive rainforest in the Botanic Garden will have a negative environmental impact on the Gardens, in terms of increased stormwater and runoff, soil degradation, heat dissipation, increased noise and glare, reduced biodiversity and habitat; 5 I am concerned about the impact the relocation of the junior soccer club to Kooloobong Oval will have on the surrounding neighbourhood in terms of parking, noise and night lighting. 6 I am strongly of the view that if the University of Wollongong wants to contribute to the upgrade of a nearby junior soccer field then it should be at Beaton Park which is the sporting hub of central Wollongong.
43	Resident, Wollongong	<p>I would like to lodge my objection to the proposed synthetic sports grounds to be constructed in the Botanic Garden Site.</p> <p>My objection is based on what I feel to be the destruction of land that was dedicated to Botanic Garden.</p> <p>I am concerned about the environmental impact upon the life in the gardens and contaminated run off from a turf (plastic) playing field.</p>
44	Resident, Suburb unknown	<p>I understand that the proposal is to have synthetic grass in lieu of real grass and I object to this from a sustainability point-of-view.</p> <p>Many of us in the Illawarra are pushing for greater sustainability and to reduce waste and plastic in particular. Not only would synthetic grass mean that more plastic is introduced to the environment, but the benefits of plants (cleaning the air and water) would be taken away. There is more and more research to show that plastic causes great harm to humans, animals and entire ecosystems. We should not be putting more into our natural environment.</p> <p>I ask that you review this application and approve it only if real grass be put in, not synthetic grass, for the health of the people who will use the fields and for the surrounding environment.</p>
45	Suburb unknown	<p>There has been mention of a proposed synthetic field at Kooloobong Oval Keiraville doing the rounds on Facebook.</p> <p>As someone moving back into the area and with experience of synthetic fields from a Council perspective, including managing sporting groups can I please provide you with the following feedback:</p> <ol style="list-style-type: none"> 1 Unless you are only wanting a single sporting code to play synthetic fields do not work. Each sporting code requires a different length of turf so it is very difficult to get the right fit for more than one code. <p>Following consultation and manufacturer recommendations we tried building</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>one to suit rugby, cricket and soccer. The only sporting code that has benefited is soccer as too many injuries including plastic burns occur to Rugby, Oztag and AFL players and the fields get too hot for cricketers in summer. Hockey found the length of turf unsuitable for play. It is also too hot for school use in summer.</p> <p>As a result all sporting codes were fighting over bookings for the first year on the synthetics but apart from soccer were requesting turf alternatives for the following seasons.</p> <p>2 Whereas turf fields can be shared between sporting codes and the general public (picnickers, relaxation, dog walkers) changing to synthetic turf restricts and excludes the wider public.</p> <p>3 Grass feeding parrots including red rumps, cockatoos, galahs, corellas and other wildlife are negatively affected by loss of food source and, in the case of cockatoos, ingested plastic (they tend to pull out white and yellow marked stands in particular).</p> <p>4 The overall cost and cost savings do not outweigh the other impacts and savings are marginal at best when you take into account renovation costs, specialist cleaning costs, raking etc.</p> <p>5 The only benefit was that you could extend the number of booking per week/day on the synthetic as rest hours are no longer required. However wear and tear is accelerated by doing this so in reality while in the short term the benefits are ok in the long term you are no better off than you would be with turf.</p> <p>On balance I do not recommend you install artificial turf unless for indoor facilities. Instead you'd be better investing the money and keeping it in a fund for turf renovation and maintenance.</p>
46	Resident, Fairy Meadow	<p>Regarding the above proposal, I have concerns regarding the installation of a synthetic surface on the Kooloobong Oval.</p> <p>My concerns are:</p> <ul style="list-style-type: none"> - that with the ever increasing development of land in and around our city, it is most important that for environmental reasons we must protect as much open grassy areas as possible. - that to consider a synthetic surface on the pitch surely conflicts with the Plastic free Policy? - that a synthetic pitch may increase the air and surface temperatures of the immediate area? <p>A recent opinion piece from Western Sydney University showed that a preliminary study on 'soft fall' and Astroturf coverings in outside play areas increased the heat around the areas in hot weather. I assume the proposed artificial turf would be a similar product?</p> <p>Quote from report - ' Our preliminary study over the record-breaking summer of 2017-8 assessed the thermal characteristics of outdoor play spaces in three childcare centres in Western Sydney. We discovered that summer temperatures can vary dramatically, depending on the materials and environments being measured.</p> <p>We measured air and surface temperatures to generate detailed information about the effects of heat on shaded and non-shaded surfaces at each facility. These included artificial materials such as "soft fall" surfaces and Astroturf, "semi-natural" materials such as bricks and woodchips, and natural materials, including sand and grass.</p> <p>In full sun, the artificial surface materials became dangerously hot. Soft fall surface temperatures reached 71-84°C on days when air temperatures were in the low 30s. Astroturf heated up to nearly 100°C. Plastic toys in direct sun reached temperatures</p>

No	SUBMITTER	SUMMARY OF COMMENTS
		up to 73.7°C – that is one hot rubber duck!' End of quote.
47	Resident, Keiraville	<p>I am opposed to many aspects of the proposed University of Wollongong Voluntary Planning Agreement (VPA) with Council in particular the Kooloobong Oval synthetic turf upgrade and the proposed relocation of the junior soccer club from Beaton Park to Kooloobong Oval.</p> <p>As a parent who has a child playing junior soccer at Beaton Park football grounds on Saturday mornings, I am opposed to having the club relocate to Kooloobong Oval which is not central and where parking will be difficult. Beaton Park football ground is a much better location to upgrade soccer facilities.</p> <p>With the University of Wollongong having control over Kooloobong Oval with a 20 year licence, I am concerned that this will result in unacceptable restrictions on the use of these ovals by the public and also a hike in fees for the junior soccer club participants.</p> <p>I understand Kooloobong Oval is part of the Botanic Gardens and should not be developed for other purposes such as a synthetic turf field as this is incompatible with the values of the Botanic Garden.</p> <p>I am concerned that laying artificial turf at Kooloobong Oval next to the extensive rainforest in the Botanic Garden will have will have a negative environmental impact on the Gardens, in terms of increased stormwater and runoff, soil degradation, heat dissipation, increased noise and glare, reduced biodiversity and habitat;</p> <p>I am concerned about the impact the relocation of the junior soccer club to Kooloobong Oval will have on the surrounding neighbourhood in terms of parking, noise and night lighting.</p> <p>I am strongly of the view that if the University of Wollongong wants to contribute to the upgrade of a nearby junior soccer field then it should be at Beaton Park which is the sporting hub of central Wollongong.</p>
48	Resident Suburb unknown	<p>I have viewed the draft Planning Agreement for the University to undertake specified public domain works on Kooloobong Fields, Northfields Avenue and Robson Road over the next 10 years, and noticed that it included redeveloping both fields for high intensity usage to include installing synthetic playing surfaces.</p> <p>This is not a suitable surface as synthetic fields have been shown to cause increased injuries to players, including skin burns. Plastic "solutions" are wasteful and toxic, they increase urban heat and create unnecessary non-biodegradable landfill. These surfaces also starve the soil, and will impact natural drainage systems, which in this case would be detrimental to the Wollongong Botanic Gardens.</p> <p>Public money should be spent on fields that help our youth and adult players stay active without putting their health or the environment at risk.</p> <p>Please reconsider this, and understand that it is a trend which costs the environment in order to save maintenance dollars in the short term.</p>
49	Resident, Port Kembla	<p>I would like to put on record that I am not in favour of synthetic turf being used in the area adjacent to the botanic garden rainforest. This is a terrible idea!</p> <p>Lighting will affect local wildlife.</p> <p>Run off will cause pollution in the gardens and further downstream, also affecting wildlife.</p> <p>May I also add that synthetic playing fields cause more injuries to people playing on them.</p> <p>This idea is not in keeping with the protection that should be given to our Gardens that was intended when the Hoskins Family donated it to you.</p> <p>Please rethink this proposal.</p>

No	SUBMITTER	SUMMARY OF COMMENTS
50	Resident, Wollongong	As a Wollongong resident and ratepayer, I object to the draft Planning Agreement that the University of Wollongong is to undertake specified public domain works on Kooloobong Fields, Northfields Avenue and Robson Road over the next 10 years, in lieu of paying any Section 94A development contributions under the Environmental Planning & Assessment Act 1979.
51	Resident, Suburb unknown	<p>I wish to express my opposition to the proposed Voluntary Planning Agreement between the University of Wollongong and the Wollongong City Council. In particular I oppose the proposed changes to the Kooloobong Ovals.</p> <p>The Kooloobong Ovals form part of the Wollongong Botanic Garden, land gifted to the city by A.S. Hoskins (12th September, 1951) "...for the purpose of preserving the area for the establishment of a Botanical Garden or War Memorial".</p> <p>The existing Plan of Management for the Garden states that the sporting fields and amenity block are to remain at current scale and intensity yet the VPA suggests both fields be developed for high intensity usage. The Plan of Management also states sporting activities could continue "until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes". Installing synthetic turf and granting a 20 year licence implies there is no intention of returning this public land to its original intended use. This is in conflict with the Plan of Management for the Botanic Garden.</p> <p>The proposed installation of artificial turf on the Kooloobong Ovals is likely to have detrimental effects on the ground under the turf and on the adjacent rainforest section of the garden. Increased stormwater runoff, soil degradation, heat dissipation and increased noise, light and glare will negatively affect biodiversity and habitat within the garden and have a significant detrimental impact on vulnerable species such as the Powerful Owl which has made its home in the rainforest.</p> <p>Increase use of the ovals will necessarily increase the already significant traffic and parking problems in the area.</p> <p>I believe this VPA should not be considered until the revised Plan of Management for the Botanic Garden, the Wollongong Botanic Garden Masterplan, the Keiraville/Gwynneville Access and Movement Study, the Beaton Park Plan of Management and the Wollongong City Council Playing Field Strategy have been completed and accepted.</p>
52	Resident, Towradgi	<p>I wish to raise concern about the synthetic soccer fields proposed for Keiraville.</p> <p>Having played soccer on synthetic fields, I feel they are no better than grassed fields. Incidence of injury seems to increase on the synthetic fields and they have a negative environmental impact. They absorb no urban runoff during rain events, in fact the increase in hard surfaces increases run-off; something which will likely impact the neighbouring Botanic gardens.</p> <p>Grass fields are more environmentally friendly and less likely to cause injury.</p> <p>I hope you seriously consider these concerns.</p>
53	Resident, Suburb unknown	<p>This submission is in opposition to the above mentioned proposed development based on the following:</p> <ul style="list-style-type: none"> • The proposal is against the intent and spirit of the original deed of gift from the Hoskins Family. The original deed signed by Council at the time clearly envisaged that the land in question would become part and parcel of the Wollongong Botanic Garden. • The proposal to further develop the playing field by the laying of synthetic turf poses a number of environmental concerns e.g. it would create a heat bank and have a deleterious affect on the underlying soil. • The intensive development poses a quite severe negative impact on the

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>adjoining rainforest area of the Botanic Garden and endanger endemic fauna e.g. the nesting site of the Powerful Owl.</p> <ul style="list-style-type: none"> • It is not an appropriate site to reposition the Junior Soccer Club which would further exacerbate an already congested traffic /car parking situation. • The so called Voluntary Planning Agreement with the University of Wollongong involves the approval of a 20 year licensing arrangement. The details of this remain unclear. Such a lengthy licence would seem to confer a milieu of permanency. This would curtail any further planning and expansion of the Botanic Garden in line with other Master Plans and Plans of Management. • The Botanic Garden and the associated Heritage listed Glennifer Brae / Sorenson Garden are valued extremely highly by the community as a cultural asset and as such should be continually enhanced; not impinged upon by the current proposal for Kooloobong Oval.
54	Resident, Wollongong	<p>Thank you for the opportunity to make a submission. We have lived in Wollongong over 30 years, and 3 of our children graduated from UOW. We recognise the growth and critical importance of UOW to the region's social and economic wellbeing, and we continue to support its many educational and job-creating efforts. Also Council must be proud of unique and essential benefits to residents, visitors and tourism due to its Wollongong Botanic Gardens (WBG), and opportunities to expand and flourish.</p> <p>However we have major probity and practical concerns about the VPA as presented, that a WCC Director advised at a NF5 meeting was opportunistically initiated, then dealt with UOW staff (presumably well-intentioned). Apparently this addressed an unrelated soccer fields matter, and resulted in a VPA with almost half the \$7m budget for 2 new synthetic surfaces (\$3.3m) on Kooloobong fields. But the land is part of ~47 acre Lot D transferred to Council in 1954, as offered by A.S. Hoskins, subject to covenants to ensure its use for Botanic Gardens with no annoyance to neighbours.</p> <p>Inexplicably the VPA seems to be rushed, which pre-empts and has the potential to undermine key outcomes of significant relevant studies underway, that include the Botanic Gardens Master Plan; Keiraville/Gwynneville Access and Movement Study; Beaton Park Plan of Management; and Wollongong Playing Field Strategy.</p> <p>A major flaw with the VPA is the Kooloobong proposal, which compromises planned expansion of WBG, whose Plan of Management (POM) foreshadows a regional herbarium and laboratory facility and expansion of the existing depot and nursery operation on the Kooloobong site. In the interim (not for 20 years), sporting fields and amenities can remain at current scale and intensity, even though it appears UOW charges are more than twice Council's adopted rates. The VPA pre-empts the licencing process under s47 of the LG Act, which requires the Minister's consent. Also the UOW's Master Plan retains their on-campus synthetic and adjacent fields.</p> <p>WCC's major soccer field/s must be at accessible central site/s, not on WBG land.</p> <p>Also, other proposed works in the VPA need to be reviewed to show community benefits, because they do not match priorities expressed in the comprehensive, collaborative, K/G planning process involving Council staff over the past 5 years.</p> <p>Therefore we request that Council:</p> <ol style="list-style-type: none"> 1 Reject the VPA as presented; 2 Require the VPA to be redeveloped by staff, with meaningful community engagement in a collaborative process, fully considering outcomes of current studies, social, environmental, economic and governance factors; 3 A revised VPA be submitted to Council for consideration and determination, not under delegated authority.
55	Resident,	Please see attached document in regard to the future use of a gift of land for the specified for use as a Botanic Gardens versus the proposed development plan of this

No	SUBMITTER	SUMMARY OF COMMENTS
	Wollongong	<p>land contrary to its original intention.</p> <p>In addition, to the issues raised in the document it was my understanding that the concerned residents of Wollongong were driving a move to reduce the use of polluting synthetic substances in the form of a future ban on plastic shopping bags, single use coffee cups and plastic straws etc. Is it not a direct contradiction to this move to propose to lay a synthetic turf in of all places the Local Botanic Gardens.</p> <p>After the recent seasons increased days of above average temperatures and considering it has been shown that the temperatures above a synthetic turf will be even higher on such days has any consideration been given to the health effect this may have on players young and mature as well as the surrounding area of the Botanic Gardens namely the Rain Forest area and its inhabitants.</p> <p>What sort of a world will our young athletes inherit if we persist in covering it with unnatural substances which one day will also need to become waste to be disposed of.</p> <p>Supporting Information:</p> <p>Background information on Kooloobong Oval upgrade as part of the proposed University of Wollongong Voluntary Planning Agreement (VPA) with Council.</p> <p>The proposed upgrade of Kooloobong Oval at the NW corner of the Botanic Garden includes a synthetic turf playing field as well as lighting and facilities upgrade together with more intensive use of the oval. The higher intensity use will increase noise levels and parking demands at the Garden.</p> <p>In summary, the issues of concern relating to the Botanic Garden are:</p> <ol style="list-style-type: none"> 1 The proposal is not compatible with the Key Values, Objectives and Management Strategies of Wollongong Botanic Garden Plan of Management. In particular the extensive rainforest section next to Kooloobong Oval which hosts native fauna has a restriction on night lighting in the gardens and if expanded night lighting is proposed at the Oval, it will have a significant detrimental impact on vulnerable bird species like the Powerful Owl; 2 it is in conflict with current Wollongong Botanic Garden Plan of Management which states that the sporting fields, and amenity block are to remain at current scale and intensity; and the plan also provides for the future development of a regional herbarium and laboratory facility and the expansion of the existing depot and nursery operation where the sporting fields are located; 3 The proposed synthetic turf upgrade is contrary to the intent of the 1954 Deed of Gifts between the Hoskins family and the Council. 4 The proposed synthetic surface playing field next to the Botanic Garden rainforest section and creek will have a negative environmental impact on the Garden in terms of increased stormwater and runoff, soil degradation, heat dissipation, increased noise and glare, reduced biodiversity and habitat; 5 There is no clause in the VPA to rehabilitate the sterile sporting ground at the end of the agreement. 6 The NW corner of Wollongong Botanic Garden is critical for the development of a green corridor from the escarpment to the sea. 7 Student parking will saturate the streets at the NW corner of the Gardens with the near completion of the new 750 bed student accommodation overlooking Kooloobong Oval as is the case with nearby Kooloobong 2 student accommodation. With the proposed relocation of a junior soccer club to Kooloobong oval parking issues will be exacerbated.
56	Resident, Suburb unknown	Eliminate plastics from our region, I find this proposal totally abhorrent and vehemently oppose the proposed agreement between the University of Wollongong and Wollongong City Council to install a synthetic pitch for Kooloobong Oval in

No	SUBMITTER	SUMMARY OF COMMENTS
		<p>Keiraville.</p> <p>My concerns are based on the fact that synthetic fields cause increased injuries, urban heat and the landfill and will impact drainage in to the Wollongong Botanic Gardens; however my main concern is that all plastics do break up and the micro plastic particles will end up draining into our waterways, harbour and our beaches. This will be an environmental disaster.</p> <p>Public money should be spent on fields that help our youth and adult players stay active without putting their health or the environment at risk.</p> <p>I strongly disapprove of this project and find it most unsatisfactory that this proposal even be considered for a University that prides itself on INNOVATION. This makes a mockery of everything that the University of Wollongong and Wollongong City Council stand for.</p> <p>Our region is currently undergoing a groundswell of positive environmental initiatives which has helped improve Wollongong's standing as a leading community within Australia. This proposal would simply drag us down.</p> <p>I urge you to BLOCK this proposal which would have a detrimental effect not only on our community, but would also have a disastrous effect on the environment.</p>

Draft VPA Community Consultations Summary Report

Correct as at: 30 April 2018

BACKGROUND

UOW currently has a development application with Wollongong City Council (WCC) (DA-2017/376), seeking consent for a proposed car park, riparian works and demountable buildings at the Wollongong Campus. As part of the development application, UOW have proposed to enter into a Voluntary Planning Agreement (VPA) and carry out \$7.05 million worth of public domain works. This will enable UOW to implement its Masterplan over the next ten years and replace the monetary contribution that UOW may have been required to pay to Council under the *Environmental Planning and Assessment Act 1979 (NSW)* and the Council's Contributions Plan (1% levy on developments).

The draft VPA is open on public exhibition through WCC for 2 months, from 14 February to 20 April 2018.

Two community consultation sessions were held on the Wollongong Campus during the public exhibition period. These sessions were run jointly with WCC, and were held to:

Event Objectives

- Build community awareness of the draft VPA and proposed developments, and to ensure the proposed suite of initiatives align with community needs.
- Engage interested members of the community, staff and students, to make available the opportunity to provide feedback on the draft VPA.
- Position UOW's partnership with Wollongong City Council on the VPA.
- Communicate UOW's long term vision and plan for the campus, emphasising its focus on being sustainable and sensitive to the needs of the local community

EVENT SUMMARY

Two 90 minute community consultation sessions were held on the proposed draft VPA. These sessions were co-facilitated with WCC. In addition to a suite of information posters and printed material (e.g. copies of the UOW Master Plan), staff from both UOW and WCC were present to answer any questions attendees had on the proposed VPA, or associated WCC strategic initiatives (e.g. access and movement plan, botanical gardens strategy etc).

	Session 1	Session 2
Date	Thursday 22 March	Friday 23 March
Time	6:00pm-7:30pm	9:30am-11:00am
Location	Panizzi Gallery	Panizzi Gallery

UOW Attendees:

Mark Roberts, Kate Grove and Alannah Curry, Business Improvement and Assurance Division
Melissa Thompson, Community Engagement, Advancement
Bill Rushton, Maree Neary, Peter McGeorge and Pierre Miquel, Facilities Management Division

WCC Attendees:

Greg Doyle, Director Infrastructure and Works. Creative, Engaged and Innovative City
Wayde Peterson, Manager Environmental Strategy and Planning (acting)

Mike Dowd, Manager Infrastructure Strategy and Planning
 Jessica Saunders, Project Manager – Beaton Park Master Plan (acting)
 Vanni De Luca, Environment and Conservation Services Manager
 David Wilson, Senior Traffic Engineer
 Kilmeny Adie, Media Liaison Officer

Summary of attendees:

A total of 37 people registered their attendance at the community engagement sessions across the two days. On registering, attendees were asked to indicate whether they were a community member, UOW staff member or student, or a representative of a community group. The breakdown of attendees is provided below.

Note. Some community members did not record the name of their community group on registration, however during discussion with staff, some individuals said that they were there in their capacity as a member of a local interest group.

Total attendees	37	% of total
Community	17 community	45.9%
Staff	8 staff	21.6%
Students	10 students	27%
Representative of community groups	2 (NF5 and Illawarra Birders)	5.4%

EVENT PROMOTION - COMMUNICATION CHANNELS

BIAD engaged with SMCU to ensure notification of the public sessions was professionally and extensively communicated to the broader community.

Activity / product	Detail	Circulation/ Reach
Master Plan website	Information added on the draft Voluntary Planning Agreement to the public UOW Master Plan web page. https://www.uow.edu.au/about/campusmasterplan/index.html	Public UOW site
Universe newsletter and web update	Consultation sessions promoted to staff.	All UOW staff
Newspaper advertisements	Two quarter page ads in the Illawarra Mercury on 17/3 and 22/3 advertising the consultation sessions.	Circulation no. tbc
Letterbox drop	Postcard drop to residences in Keiraville and Gwynneville	1,700 residences
Current students advertisement	Information provided to current students via the UOW current students page	UOW current students
Email to local school communities	Emails were sent to local principals from the Director BIAD (Keiraville Public, Gwynneville Public, St.Brigids, Edmund Rice)	Local school and P&Cs
Community Engagement Newsletter	Article in the 9 March edition of the UOW Community Engagement newsletter	Approx. 3,000 community members and Alumni

Social Media	<ul style="list-style-type: none"> - UOW Media release (Distributed locally and published on UOW newsroom.) - Twitter (Promoting media release) - Facebook 	
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EVENT MEDIA COVERAGE

The event attracted the following local coverage:

- The Illawarra Mercury, which ran an article on 22 March; and
- ABC Illawarra Radio which interviewed UOW CFO, Mr Damien Israel on its breakfast show on 23 March.

SURVEY FEEDBACK

To supplement the consultation sessions, an online survey was created to enable members of the community to give feedback to UOW on any aspect of the VPA. Twenty-Five (25) responses have been received as at 30 April 2018.

Feedback related to:

- Positive expressions regarding the proposed initiatives;
- The need for improving access to the campus, via footpaths, cycle ways and intersections and current concerns about pedestrian access during peak times;
- Concerns about the impact of light and synthetic grass on the bird life in the botanical gardens, particularly the 'Powerful Owls' that were sighted in 2017;
- Upgrades to the Kooloobong ovals, both positive and negative, specifically:
 - benefit this will have for the community and local sporting groups who use this facility;
 - impact of increased parking on the street;
 - increase noise and light pollution;
 - installation of synthetic turf leading to increased water usage; and
 - perception that the money could be better invested in areas that would improve student experience and access to the campus;
- Perception that the university is using the VPA money for its own benefit; and
- Parking, specifically:
 - Requests for increased availability of parking spaces; and
 - Increase in people parking on the street all day and the need for timed parking to avert this.

A sample of the feedback received is provided below:

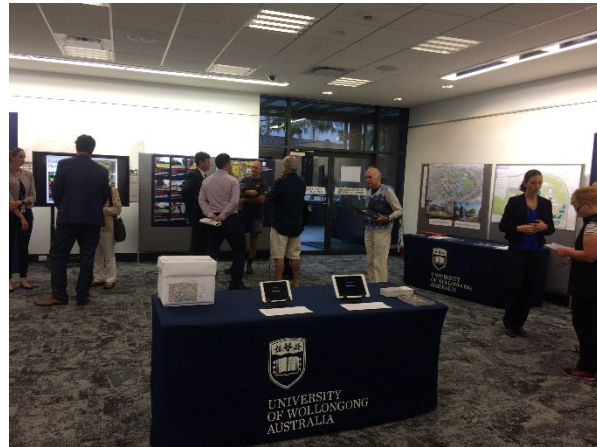
- *This is long overdue, please do it.*
- *I think it's great.*
- *Fantastic to see that there has been for-sight for the improvement of the university infrastructure, not only within the campus but that of the periphery as this is just as important to the development of the campus. I look*

forward to seeing these developments over coming years, particular an improvement to the entry ways and intersections coming into the University.

- *VPA money belongs to the whole community, not to assets that are wholly controlled by the university*
- *The most important thing the VPA could provide is footpaths and cycle ways to access the uni. Traffic and parking is a nightmare, and pedestrian and bike access is poor.*
- *It will be fantastic for local children to play football in facilities that are state of the art.*
- *My biggest concern relates to the ability of pedestrians to safely cross Northfields Avenue between the two entrances. In peak periods there is a continuous line of slow moving traffic, making it impossible to cross. This can be extremely challenging and safe crossing usually relies on the kindness of a driver to slow down sufficiently to allow pedestrians to cross, or a slower vehicle e.g. a bus, to hold up traffic. Too often pedestrians take matters in their own hands and dash across the street in front of cars, which is extremely dangerous. Pedestrians include university students, staff and visitors. It can also include members of the community e.g. primary and high school students making their way to their various schools e.g. Keiraville Public, Wollongong High and Keira High.*
- *No synthetic turf.*
- *I have two children that play junior football for the University of Wollongong Football Club Juniors the upgrade of Koolabong Oval will be fantastic for local children to play football in facilities that are state of the art . The other bonus is all the other junior players across the region will have the same experience when playing on the grounds. As WCC have limited resources in upgrading sporting facilities it is a great opportunity for this to take place.*
- *The most important thing the VPA could provide is footpaths and cycleways to access the uni. Traffic and parking is a nightmare, and pedestrian and bike access is poor.*
- *I am concerned at the Uni's proposal due to the proximity of the proposed lights to the Botanic gardens. Lights shone at night can have detrimental effects on birds and there have been many sightings of Powerful Owls in the gardens in 2017. I am also concerned about the synthetic grass to be laid as this surface traps, stores and gives off more heat than natural grass which could be an issue for birds that use the gardens and fly between the gardens and the uni.*
- *Fantastic to see that there has been for-sight for the improvement of the university infrastructure , no only within the campus but that of the periphery as this is just as important to the development of the campus. I look forward to seeing these developments over coming years, particular an improvement to the entry ways and intersections coming into the University.*

Event Images





University of Wollongong – Draft Planning Agreement Webpage

Summary of comments received

	Comment received
1	There is currently not enough parking in the area to accommodate the proposed development and this money should be spent on community projects and not projects that wollongong university will be profiting from. the noise in the area is currently very loud due to parking and noise issues caused by the people currently using these facilities.
2	You have not taken into consideration the large volume of traffic, parking and noise that the proposed Koolobong Oval development will have on local residents. Currently the weekends and evenings are loud with yelling to be heard from the players on the field that currently play. The local residents are tired of the lack of parking, the excessive noise and the rubbish that the players leave behind on the streets as they leave after the sporting events. (beer bottles)
3	Make the site accessible for ALL. Not just the tenants - students at the university, Kooloobong Village and the local area deserve a facility to play as well.
4	Such a great club with great people, would love to see an upgrade to an awesome venue !
5	There must first be upgrades to campus east fields so that uowfc senior and junior clubs have somewhere to play and train whilst these works are underway
6	This would be FANTASTIC for the whole region! My children are local, I grew up in a quiet Keiraville, and also as a child I used these fields for training. Now, with this development, all of my children can play, and train on the fields, duringll weather conditions. Something that is lacking in the region for our young junior soccer players. 100% behind this development. And this is coming from someone that is impacted by the Universities current parking crisis....being a resident of Binda Street.
7	The proposed upgrades to Koolabong oval will have great benefit for the Community. I am a member of the University OF Wollongong Football Club Juniors, a Junior club with over 450 Junior players. The football club is an active member of the Gwynneville Community and provides a great social and sporting activity which my child is an active participant providing a positive and healthy benefit to my child's life. The upgraded facilities at Koolabong will provide the Junior football club and my child the opportunity to participate in tспорт on improved facilities and build a pathway not only to progressing their football excellence but also as a pathway into future studies at the University of Wollongong. I am fully supportive of the proposal and look forward to the Koolabong oval upgrades being completed in the near future.
8	No synthetic grass
9	This is long over due, please do it.
10	My biggest concern relates to the ability of pedestrians to safely cross Northfields Avenue between the 2 entrances. In peak periods there is a continous line of slow moving traffic, making it impossible to cross. This can be extremely challenging and safe crossing usually relies on the kindness of a driver to slow down sufficiently to allow pedestrians to cross, or a slower vehicle e.g. a bus, to hold up traffic. Too often pedestrians take matters in their own hands and dash across the street in front of cars, which is extremely dangerous. Pedestrians include university students, staff and visitors. It can also include members of the community e.g. primary and high school students making their way to their various schools e.g. Keiraville Public, Wollongong High and Keira High.

	Comment received
11	Yes
12	I currently play for the club and I support this idea as the beaton park field is starting to become unplayable
13	As a resident who lives in close proximity to Kooloobong Oval I am very concerned about upgrades proposed to oval. 1) further increase in parking and traffic 7 days a week. 2)increases noise and light pollution. 3) university potentially subletting public land to sports groups for profit. 4? apparent lack of university consideration for master planning process of botanic gardens. 5) installation of synthetic turf that I understand needs high amounts of water in an age where water conservation is so important. 6)development of facilities for elite athletes seems like a waste when UOW could spend money on many other things that would improve uni access and experience for many more deserving groups.
14	Koolabong ovals upgrade - no bright lights this will impact residents and native fauna in the gardens. There is no sufficient parking for the oval so making it bigger and better will be an issue if there is no parking added. Since Koolabong new accommodation has been built there are more all pay parkers in Northfields as there is no timed parking. Th is is a major issue as there are too many all day parks in Robsons Road and Northfields. The traffic management by RMS made things worse for residents as they diverted traffic from the motorway (coming from the north) down Irvine St and up Murpheys Ave. Parents getting children to school were stuck on Robsons Road because of all of the traffic.
15	You need to correct the "Koolabong" to "Kooloobong" throughout
16	The proposed upgrades to Koolabong oval will have great benefit Community. I am a member of the University OF Wollongong Football Club Juniors a Junior club with over 450 Junior players. The football club is an active member of the Gwynneville Community and provides a great social and sporting activity which my child is an active participant providing a positive and healthy benefit to my child's life. The upgraded facilities at Koolabong will provide the Junior football club and my child the opportunity to participate in their sport on improved facilities and build a pathway not only to progressing their football excellence but also as a pathway into future studies at the University of Wollongong. I am fully supportive of the proposal and look forward to the Koolabong oval upgrades being completed in the near future. thanks for Your assistance on this important proposal UOW Football Juniors
17	#5,6 and7 all assist the community in accessing uow and providing a university entry statement (natural features). The intersection upgrade will also allow easier access for students and people travelling to uow, also consider roundabout on other side of university avenue.
18	Go ahead
19	I hope there is extensive carparking provision included in the proposal
20	I think it's great
21	I have two children that play junior football for the University of Wollongong Football Club Juniors the upgrade of Koolabong Oval will be fnatastic for local children to play football in facilities that are state of the art . The other bonus is all the other junior players accross the region will have the same experience when playing on the grounds. As WCC have limited resources in upgrading sporting facilities it is a great opportunity for this to take place.
22	The most important thing the VPA could provide is footpaths and cycleways to access the

	Comment received
	uni. Traffic and parking is a nightmare, and pedestrian and bike access is poor.
23	VPA money belongs to the whole community, not to assets that are wholly controlled by the university
24	I am concerned at the Uni's proposal due to the proximity of the proposed lights to the Botanic gardens. Lights shone at night can have detrimental effects on birds and there have been many sightings of Powerful Owls in the gardens in 2017. I am also concerned about the synthetic grass to be laid as this surface traps, stores and gives off more heat than natural grass which could be an issue for birds that use the gardens and fly between the gardens and the uni.
25	Fantastic to see that there has been for-sight for the improvement of the university infrastructure , no only within the campus but that of the periphery as this is just as important to the development of the campus. I look forward to seeing these developments over coming years, particular an improvement to the entry ways and intersections coming into the University.

ITEM 6 CONNECTING NEIGHBOURS GRANTS (PILOT) - 2017 - 2018 RECIPIENTS REPORT

At its meeting 19 February 2018 Council resolved to support the commencement of the Connecting Neighbours Grants (Pilot). The Connecting Neighbours Grants Program (Pilot) was subsequently open for applications from 26 February until 4 April 2018. Seven (7) Category 1 applications and 26 Category 2 applications were received from suburbs across the City. The applications have been considered by a review panel and the General Manager. This report provides a list of recommended successful recipients for the 2017-18 financial year to be approved by Council.

RECOMMENDATION

Council approve the successful recipients for Connecting Neighbours Grants (Pilot) from the 2017/18 financial year budget.

REPORT AUTHORISATIONS

Report of: Kerry Hunt, Manager Community Cultural and Economic Development
Authorised by: Renae Elrington, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 2017 - 2018 Recipients Report

BACKGROUND

At its meeting 19 February 2018 Council resolved to support the commencement of the Connecting Neighbours Grants (Pilot). This program provides grants to community members and groups who want to make a positive impact on their local area and have a good idea how to do it. The program is about strengthening and celebrating neighbourhoods at the grass roots level, creating connections and encouraging collective action to build strong communities.

\$10,000 was allocated in the 2017/18 financial year to provide grants to small groups of community members and smaller community groups across all suburbs of Wollongong.

The grants have two categories:

- 1 Up to \$250 for an individual who, along with at least two other community members, share an idea and want to make it happen.
- 2 Up to \$1000 for projects where the community members have partnered with an incorporated organisation to auspice the funds and support the project.

The grant program opened from 26 February and closed on 4 April 2018. Seven (7) Category 1 applications and 26 Category 2 applications were received from suburbs across the City.

The applications were assessed against the criteria on 9 April 2018 by a panel consisting of the Manager Community, Cultural and Economic Development, the Community and Cultural Development Manager and an independent community representative. The panel provided a list of recommended applications to the General Manager for consideration on 8 May 2018.

PROPOSAL

That Council notes this report and approves the Connecting Neighbours Grant (Pilot) successful recipients identified in Attachment A from the 2017/18 financial year budget.

Supported Applications

Category	Project Title	Location
Up to \$250	Social and Active Ageing through Casual Outdoor Gathering	Wollongong
	Smith's Hill Residents Celebrate Bus Seat	Wollongong
	George Avenue Picnic Day	Bulli
	Fathers of Russell Vale Kids (FOLKS) working bee and community BBQ	Russell Vale
	Community Pizza Oven	Thirroul
Up to \$1000	Culture Cafe	Bellambi
	Port Kembla Days for Girls Sewing Collective	Port Kembla
	Rainforest Endeavour	Warrawong
	The Port Kembla Walking School Bus	Port Kembla
	Burmese Kitchen Garden	Wollongong
	Kids in The Kitchen	Tarrawanna
	Let's Sing Together	Unanderra
	Figgie Friendship Garden Restoration	Figtree
	Windang Playgroup for Preschoolers	Windang
	Free Book Boxes 2508	Stanwell Tops, Stanwell Park, Helensburgh
	Unite and Connect	Cringila

CONSULTATION AND COMMUNICATION

The Connecting Neighbours Grants (Pilot) was promoted as follows:

- Council's website.
- Advertisements in Council pages of The Advertiser on 7 March.
- Social media activity.
- Extensive distribution through existing formal and informal networks.
- Posters distributed via libraries and community centres.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 Goal 3 – *Wollongong is a creative, vibrant city*, ‘Goal 4 - *We are a connected and engaged community*’ and ‘Goal 5 - *We are a healthy community in a liveable city.*’ It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017
Strategy	5 Year Action
3.4.3 Communities have access to quality local spaces and places to meet, share and celebrate.	Deliver a program of activities in local communities.

RISK ASSESSMENT

Whilst the program is not identified within the Financial Assistance Policy it is being delivered within the policy framework. The addition of Council staff as coaches and providing support is an additional avenue to manage risk. The approval process for applications has taken into account a risk assessment. The funding categories have been designed to increase the level of accountability and management in line with increased amounts and associated risk.

FINANCIAL IMPLICATIONS

The Connecting Neighbours Grant Pilot program has been delivered in accordance with the 2017-18 budget allocation of \$10,000. An evaluation process will be undertaken to determine the success of the pilot including both the grant process and the project outcomes. Subject to the outcome of the evaluation, ongoing resources will be allocated and the Financial Assistance Policy amended to include the Connecting Neighbours Grants.

CONCLUSION

The Connecting Neighbours Grants (Pilot) has provided an opportunity for Council to expand the existing programs offered through the Financial Assistance Policy and create greater flexibility in how support is provided for small locally-based activities. This grants program is a further demonstration of Council’s commitment to working with community members to build on local neighbourhood strengths and add an additional element to our placemaking initiatives.

Pages 203 to 205 were updated after the initial release of the business paper - cells expanded to show all text in Project Overview from Applicant column

CONNECTING NEIGHBOURS GRANTS APPLICATIONS - REVIEW PANEL FINDINGS

App No.	Name of Project	Applicant	Auspice	Project Overview from Applicant	Amt Requested	Amt Recommended	Notes
Up to \$250							
CNG - S2	Pizza Oven Workshop	Thirroul Community Garden (Fiona Chanter)	N/A	Invite neighbours to learn to build a pizza oven in the Community Garden, meet each other and connect with the garden. We will mix clay and sand together and be facilitated by MudFun (SOLINC).	\$ 250.00	\$ 250.00	Subject to approval by Council under lease agreement with Careways
CNG - S3	Social and Active Ageing through Casual Outdoor Gathering	Faysal Kabir Shuvo, Nawfel Abdullah and Farzana Afrin Tani	N/A	A tea/coffee party for the elderly to share ideas about how to promote active living and to formulate an ageing support volunteer group with stimulating activities for an outcome of establishing long-term social interaction and mutual supports.	\$ 250.00	\$ 250.00	
CNG - S4	Smiths Hill Residents Celebrate Bus Seat	Smiths Hill Residents Group (Ron Knowles and Mrs G Steel)	N/A	Afternoon tea to celebrate installation of bus-seat at shop 10/11 Church Street which will help residents in a high density, residential area with high turnover of tenants to get to know each other. Residents of Church Street (between Edward and Gipps) will be invited by written invitation.	\$ 200.00	\$ 200.00	
CNG - S6	George Avenue Picnic Day	Kirstin Bokor, Sarah Wilson and Larissa Forde	N/A	Picnic for residents of George Ave to share stories, visions and needs for the future (eg traffic, tree planting and past residents stories) to share food and craft table hoping that art making will encourage people to share thoughts and hopes for what is a good neighbourhood.	\$ 247.50	\$ 250.00	
CNG - S7	Fathers of Russell Vale Kids (FOLKS) working bee and community BBQ	Troy Kiefer, Melika Anderson (RV P&C) and Jo Maddox (RV Soccer Club Treasurer)	N/A	Fathers from Russell Vale planning 3 working bees doing maintenance, minor repairs, clean ups and beautification works for local community groups (eg School, P&C, sports clubs and families in need - all in Russell Vale), promoted through members of local clubs. Funding required for minor building materials. Time and labour donated. Community BBQ at the end of 1 working bee at local park and tennis court.	\$ 250.00	\$ 250.00	
\$250 to \$1000							
CNG - 2	Culture Café	Wollongong Northern District Aboriginal Community (WNDAC) (Karen Gough and Catherine Moyle)	Wollongong Northern District Aboriginal Community (WNDAC)	4 morning teas with cultural activities at Bellambi SLSC to celebrate the cultural significance of Bellambi foreshore and Bellambi's cultural diversity, particularly the large Aboriginal population. Benefiting the local neighbourhood by increasing social connectedness, promoting harmony and providing a forum for Reconciliation. Promoted through word of mouth, a letterbox drop, local businesses and services and targeted recruitment.	\$ 1,000.00	\$ 1,000.00	
CNG - 4	Port Kembla Days for Girls Sewing Collective	Our Community Project (Tessha Mearing)	Port Kembla Community Project	Sewing group sharing skills and producing essential items for those in need at the Port Kembla Community Centre Hall. Everyone brings a plate for food to share and enthusiasts, men, kids and non-sewers welcome to learn to sew, cut, iron or other non-sewing tasks. Grant required for long term sustainability (ie a kitty to buy a supply of fabric and equipment to keep them in production).	\$ 1,000.00	\$ 400.00	
CNG - 6	Rainforest Endeavour	Boardwalkers (Dennis Laycock)	Warrawong Residents Forum	Warrawong housing estate residents' trip to Minnamurra Falls to develop new friendships and ease isolation, including a picnic for those with walking frames as well as a walk to the falls for the more able bodied. Funding required for bus hire. Warrawong Residents' Forum will promote to 2 housing estates and take bookings.	\$ 820.00	\$ 820.00	
CNG - 8	The Port Kembla Walking School Bus	Jessica Whittaker	Port Kembla Public School P&C	Walking school bus through Port Kembla laneways, King George Oval and along to Port Kembla PS has registered support from 10 families. Using a volunteer roster, parents will collect children along the way at arranged meeting points, providing a safe option for getting to school, encouraging parent/child connection, physical activity and providing a healthy snack for children in the morning before school and continuing as long as there is support from the school community.	\$ 850.00	\$ 500.00	
CNG - 9	Burmese Kitchen Garden	Burmese Community (ShaRo)	Multicultural Communities Council of Illawarra	Burmese community will establish a no-dig/potted garden at MCCI where they join together to propagate, grow, cook and share a meal using plants they like to grow and eat.	\$ 900.00	\$ 400.00	
CNG - 10	Kids in the Kitchen	Kids in the Kitchen (Lyn Mather)	The Salvation Army	Cooking groups for kids to learn to cook cheap, nutritious meals (run by volunteers who have their working with children's checks and compliance with any other child protection requirements). Will run for 10 weeks during school terms. 4 other local residents and 3 local primary schools (Tarrawanna, Balgownie and Pleasant Heights) are keen to promote and if successful, they'll run other cooking groups for kids and possibly families. After 10 weeks the kids invite their family for a meal cooked and served by the kids.	\$ 860.00	\$ 860.00	
CNG - 13	Let's Sing Together	Let's Sing Together (Suzanne Fraser)	Unanderra Friends and Residents Association (UFARA)	Local musician to convene fortnightly song/music sessions, providing instruments and compiling song books to encourage participation and inclusion. Held at Unanderra Community Centre for women of all ages and cultures, sharing traditional foods (included in budget) and promoted to local media, inviting women to connect in safety, reducing social isolation and increasing neighbour connectivity in Unanderra and surrounding suburbs.	\$ 560.00	\$ 560.00	

CONNECTING NEIGHBOURS GRANTS APPLICATIONS - REVIEW PANEL FINDINGS

App No.	Name of Project	Applicant	Auspice	Project Overview from Applicant	Amt Requested	Amt Recommended	Notes
CNG - 14	Figgie Friendship Garden Restoration	Figgie Friendship Garden Group (Doris Russel and Iris Whitby)	Unanderra Friends and Residents Association (UFARA)	Fortnightly gardening workshop and BBQ by Figtree Caravan Park community garden volunteers, inviting interested residents to improve the garden and increase participation, including a bus trip to other community gardens connecting residents with an outing and learning gardening ideas and skills. Increased participation requires funding for extra equipment, a locked storage cupboard, some seedlings and fruit trees.	\$ 503.00	\$ 500.00	
CNG - 18	Windang Playgroup for Preschoolers	Terri Langendam	Windang Public School P&C	Free local Windang Playgroup run by parents with young children of Windang PS P&C or any other parents and carers interested. Provides a safe and welcoming space to assist with preparing pre-schoolers for kindergarten and establish better family connections within the community. Currently there's no other free playgroup available for pre-schoolers. Advertised via social media and letterbox drop, if successful, then advertised to Windang PS, Windang Parents and Carers Group and the What's on in Windang Facebook groups.	\$ 1,000.00	\$ 1,000.00	
CNG - 24	Free Book Boxes 2508	Komplete Kaos Inc (Lillian Pang)	Komplete Kaos Inc	5 families have committed to installing and maintaining book boxes in their front yards. Helensburgh Men's Shed will build the boxes and Studio Sienna will work with the 5 families to decorate the Book Boxes. Book boxes will be free and located close to bus stops and popular walkways in Stanwell Tops, Stanwell Park and Helensburgh, providing a free resource for all people to read, share and donate books. Boxes will be promoted via school newsletters, Komplete Kaos Inc website, facebook pages and the 2508 magazine.	\$ 1,000.00	\$ 1,000.00	
CNG - 25	Unite and Connect	Connect A (Rukundo Moise)	Connect A	A celebration with members of Connect A where people who are newly arrived are made to feel welcome and other people in the community have the opportunity to meet them in a relaxed, family friendly setting, to be held at a Cringila Community Park, with lunch and dancing in order to foster friendships.	\$ 1,000.00	\$ 1,000.00	
UNSUPPORTED							
CNG - S1	Food is Free Illawarra Front Yard Gardening Bee	Food is Free Illawarra (www.facebook.com/groups/foodisfreeillawarra) (Tessha Mearing)	N/A	Working bee to plant a no-dig, edible verge garden along front fence line for the use and enjoyment of the entire neighbourhood. Applicant to provide a meal for volunteers who will use their own and the applicant's tools. Inspired by Food is Free Project and Facebook Group which currently has 8 Sharing Tables across the Illawarra where people can drop off and collect surplus home-grown produce.	\$ 250.00		
CNG - S5	Celebrate Diversity with Celebrate Now	Celebrate Now/Vegans of Wollongong (Carla Morgan)	N/A	Small business owner providing free food targeted at those with dietary requirements making it difficult for them to engage in many traditional café/restaurant settings (eg vegan, gluten free, etc). Applicant will provide food including vegan and gluten free options and outdoor games and promote through established Facebook online communities such as Vegans in Wollongong Group.	\$ 250.00		
CNG - 1	Careways Thirroul Community Garden Party	Thirroul Community Garden (Fiona Chanter)	Careways Community Inc	Thirroul Community Garden will host a party with live acoustic music, children's games, garden tours, composting workshop, BBQ and drinks, produce demonstrations (eg coffee) to engage neighbours of all backgrounds and share knowledge. Costa Georgiadis (Gardening Australia) may be the guest speaker. (NB: He's not yet confirmed).	\$ 1,000.00		
CNG - 3	Families of Unanderra Unite	Unanderra Youth Project (Paul Davidson and Eleanor Buckle)	Unanderra Friends and Residents Association (UFARA)	Family Fun Day including inflatable obstacle course for all ages, activity stations, information, mini workshops and a BBQ for everyone to connect local families through team building activities and encourage healthy relationships, food and lifestyle choices and showcasing the Youth Centre.	\$ 1,000.00		
CNG - 5	Port Kembla Surf Club - Comedy Night (WITHDRAWN)	Port Kembla Surf Life Saving Club (Nathan Boscaro)			\$ 1,000.00		
CNG - 7	Surfrider Schools Program	Surfrider South Coast (Susie Crick and Athena Cabot)	Surfrider South Coast	The Surfrider Schools Program to educate young people in the local area via site visits to schools including fun, informative and interactive educational sessions and artmaking to explore topics of environment responsibility, responsible choices and living sustainably (using less plastic, being wise consumers, recycling, etc) and taking initiative in looking after the cleaning of our beaches, parks and shared community spaces.	\$ 1,000.00		
CNG - 11	Dining for Moore	Moore Street Neighbours (Rhiannon Morgan)	SOL Illawarra Independent Cultural Arts	Moore Street neighbours will share a free, monthly meal at local café Fireworks, prepared from purchased and gathered produce (community garden) by local residents on a volunteer/rostered basis. Fireworks will keep a 'kitchen hand' on to supervise cleaning and cooking procedures. SOL will provide volunteers, public liability insurance, contact list/roster, advertise event and coordinate with the cafe staff.	\$ 850.00		
CNG - 12	People of Port	Jessica Cox	Port Kembla Boardriders Association	Applicant will photograph and exhibit portraits of any willing local participants to bring together locals from different socio-economic backgrounds, interest groups and ages. The exhibition will attract those invested in the project, and enable others to put a name to the faces they see so frequently and the project will be tracked through social media to facilitate social connections and networking.	\$ 1,000.00		

CONNECTING NEIGHBOURS GRANTS APPLICATIONS - REVIEW PANEL FINDINGS

App No.	Name of Project	Applicant	Auspice	Project Overview from Applicant	Amt Requested	Amt Recommended	Notes
CNG - 15	Middle Autumn Festival	Wollongong Chinese Autumn Association (Nathan Liu)	Wollongong Chinese Alumni Association Inc	Wollongong Chinese Students and Scholars Association's traditional Chinese 'Mid-autumn Festival' celebrates harvest, happiness and family bonds during the autumn full moon. An annual event since 2007, it provides large numbers of Chinese students with food, drinks and entertainment with media coverage and press opportunities, promoting Wollongong to NSW and tourists in China.	\$ 1,000.00		
CNG - 16	Port Kembla Surf Live Saving Club - Pre Season Launch	Port Kembla Surf Club (Nathan Boscaro)	Port Kembla Surf Life Saving Club	Port Kembla Surf Club pre-season launch trivia night with guest speaker and catering, at the surf club hall, planned and run by Surf Club volunteers. Funding would improve the length of the event.	\$ 1,000.00		
CNG - 17	Spring Art Port Worx	Port Worx (Courtney Buckley)	Port Kembla Youth Project	Port Worx (a Youth Reference Group for 12-24 yo) will run a series of workshops in Term 3, hiring an artist to design murals and help Port Worx youth paint the murals, followed by a launch day in the following holiday with food, craft, decorations, recreational activities for people of all ages, colouring in competition of the mural design, benefiting our community by connecting youth and giving them a say in what happens to the physical environment around them.	\$ 1,000.00		
CNG - 19	Branching Out	Berkeley Youth Project (Mamey Pratt-Porter, Charlotte Labriona and Chloe Wheeldon, Olivia Hajek, Kenneth Chantrey, Courtney Turner)	Berkeley Neighbourhood Centre	15 young people assisted by 3 Berkeley Neighbourhood Centre Youth Workers will be invited to participate in "branching out" to 4 other services outside of the Berkeley Area, involving young people who may not have the opportunity to attend otherwise to access youth specific services during school holidays. Held over 2 days in September, experiences will include eating a diversity of food that normally don't get eaten.	\$ 1,000.00		
CNG - 20	Women Together	Circus Wow (Libby Bloxam)	Circus WOW	Circus Wow "Women Together" project will identify ten women experiencing disadvantage with accrued fines debt (Work and Development Order) to be issued with membership to a term of circus classes, helping with fitness and learning circus skills, providing friendship and acceptance, free costuming workshop and covering costuming costs - to be used by the end of 2018. They will have the opportunity to be involved in Circus WOW's participation at Viva la Gong if they wish.	\$ 1,000.00		
CNG - 21	Launch of 'Handmade' Art and Craft Emporium	Primbee Residents (Libby Bloxham)	Circus WOW	Handmade Art and Craft Emporium. Applicant would lease a shop (initially 6-months), 'makers' would be sub-leasees and sole traders, with ABN and insurance and be required to work one day a week in the shop which is set up so artists can have their own 'Tiny Gallery' on a shelf paying a \$10 weekly fee plus 10% commission on sales. Emporium workshops, craft groups and sales would be promoted through flyers, with a launch celebration with give aways, discounts, hands on activities and a stilt walker.	\$ 1,000.00		
CNG - 22	Get Together, Garden and Grow	First Floor Program (Stewart Leslie)	First Floor Program	Group for visitors and clients of the First Floor Program and volunteers to enjoy the outdoors and garden together, grow whole foods, explore healthy eating and enhance social interactions, using a private, dis-used verandah to allow volunteers and visitors to enjoy the outdoor and gardens together, grown whole foods, explore healthy eating and enhance social interactions. Funding required for outdoor furniture.	\$ 1,000.00		
CNG - 23	Painting Retreat Day	Cancer Patient Support Group Illawarra (Ima Martin)	Cancer Patient Support Group Illawarra	Painting Retreat Day to benefit cancer patients offering a day to get away from it all, meet others in similar situations, talk, engage their creative side producing artwork under the guidance of a qualified instructor. To be advertised in Newsletter, Advertiser and if funding permits, the Illawarra Mercury. Funding required as they are 100% volunteer organisation whose Committee and volunteers are cancer patients and carers and does not receive any Government funding.	\$ 1,000.00		
CNG - 26	Connecting Compassionate Communities	Summit Fitness Studio (Louise Murphy)	Summit Fitness Studio	One day event at Towradgi Surf Club creating a space where community members can connect and learn more about compassion and have conversations about how compassion might support and positively influence other in their community. This would be part of the International Campaign for Compassionate Communities.	\$ 1,000.00		
					\$ 25,040.50	\$ 9,240.00	

ITEM 7 ORGANISATIONAL STRUCTURE

This report presents a proposed senior staff structure for adoption by Council. In developing the structure, the strategic priorities of the Council have been considered. The proposed structure will assist in optimising organisational performance and delivery of service to the community.

RECOMMENDATION

In accordance with Section 332 of the Local Government Act 1993, Council endorse the senior staff structure as outlined in Attachment 1.

REPORT AUTHORISATIONS

Authorised by: David Farmer, General Manager

ATTACHMENTS

- 1 WCC Proposed Senior Staff Structure - May 2018
- 2 WCC Proposed Organisational Structure for Consultation - May 2018

BACKGROUND

The Local Government Act 1993 requires the Council to review and confirm its organisational structure within 12 months of it being elected. Section 332 of the Act (Determination of Structure) requires:

- 1 *A council must, after consulting the general manager, determine the following:*
 - a *the senior staff positions within the organisation structure of the council,*
 - b *the roles and reporting lines (for other senior staff) of holders of senior staff positions,*
 - c *the resources to be allocated towards the employment of staff.*
- 1A *The general manager must, after consulting the council, determine the positions (other than the senior staff positions) within the organisation structure of the council.*
- 1B *The positions within the organisation structure of the council are to be determined so as to give effect to the priorities set out in the strategic plans (including the community strategic plan) and delivery program of the council.*

On 30 October 2017, Council endorsed a structure with four Directors, and the two vacant Director positions have since been filled. The report to Council of 30 October stated “as part of the organisational strategy development process early in the new year, the Council can consider whether the structure at Divisional Manager level meets the strategic directions of the new Council”.

Since November 2017, Council has considered a range of information and participated in workshops to set the strategic direction of the organisation. This is reflected in the draft suite of documents recently endorsed by Council for exhibition, including the Community Strategic Plan, Delivery Program, Operational Plan and resourcing strategy documents.

With the Council’s strategic directions now clear, a review of the structure of the organisation has been undertaken at senior staff level to optimise delivery of service to the community.

PROPOSAL

When considering the Council’s strategic priorities the following opportunities for enhancement to the organisational structure emerged:

- 1 The creation of a senior staff role to oversee a new division called *Open Space and Environmental Services* proposed to incorporate:
 - Parks and Open Space maintenance, including trees on public land
 - Sportsfields and Playgrounds maintenance

- Russell Vale Golf Course maintenance
- Environment and Conservation services (Natural Area management, Botanic Garden and Annexes, Sustainability Programs and Tree Management for trees on private land)
- Waste Management.

Currently, responsibility for these functions sits across three Directorates. Bringing together the various functions within the one Directorate will provide greater levels of coordination and enhanced service delivery. It will also bring together responsibility for the management of trees on public and private land, currently managed by two separate Divisions, and have responsibility for oversight of the Council's Urban Greening deployment which has been identified as one of the five key strategic priorities in the exhibited Delivery Program.

This senior staff role will have management of one of Council's most critical environmental services – Waste Management. This includes the management of Council's major waste collection and processing contracts as well as the operation of the Whytes Gully Waste Facility and Landfill.

- 2 The creation of a senior staff role dedicated to the review and improvement of Council's Information Communication Technology and Business Improvement initiatives in a new division called *Information and Improvement*. This division is proposed to include:

- Information and Communication Technology
- Corporate Strategy
- Integrated Planning and Reporting
- Organisational Development and Business Improvement.

The rapidly changing Information Technology space provides major opportunities to enhance the performance of Council as well as improving the customer experience for our community. This structural proposal provides an alignment between strategy, improvement and one of its key enablers – Information Technology.

An Information Management and Technology (IMT) Strategy has recently been prepared to support business functions across the organisation. The IMT Strategy identifies that there is a need for significant improvement in the governance and oversight of IMT investment decisions and deployment. The creation of a role that has oversight of IMT initiatives and other business improvement opportunities will provide improved outcomes in this area.

It is proposed this division will also incorporate the functions of Organisational Development/ Business Improvement and the Integrated Planning and Reporting framework. These functions previously operated under a stand-alone Executive Strategy business unit, which will now be incorporated into the *Information and Improvement* division to support the organisational optimisation approach underway.

- 3 Renaming the existing *Environmental Strategy and Planning* Division to *City Strategy* Division. This title better reflects the proposed functions of the Division:

- Environmental Planning
- Land Use Planning
- Urban Release Area.

- 4 Renaming the existing *Governance and Information* Division to *Governance and Customer Service* Division to reflect the proposed functions:

- Customer Service
- Governance
- Legal and Risk
- Corporate and Councillor Support.

5 Manager Finance be known as the Chief Financial Officer to reflect contemporary naming conventions.

The proposed senior staff structure is included as Attachment 1 and is presented to Council for endorsement in accordance with Section 332 of the Local Government Act.

CONSULTATION AND COMMUNICATION

Discussion with Councillors has occurred in the development of the senior staff structure.

The functions proposed to be included under each division is included as Attachment 2 and will be subject to further consultation with staff prior to finalisation of the detailed organisational structure. As per the Legislation quoted above, and Council's Enterprise Agreement, the fine detail of the organisational deployment may vary slightly following staff consultation and further advice will be provided to Councillors as the final non-senior staff structure is determined.

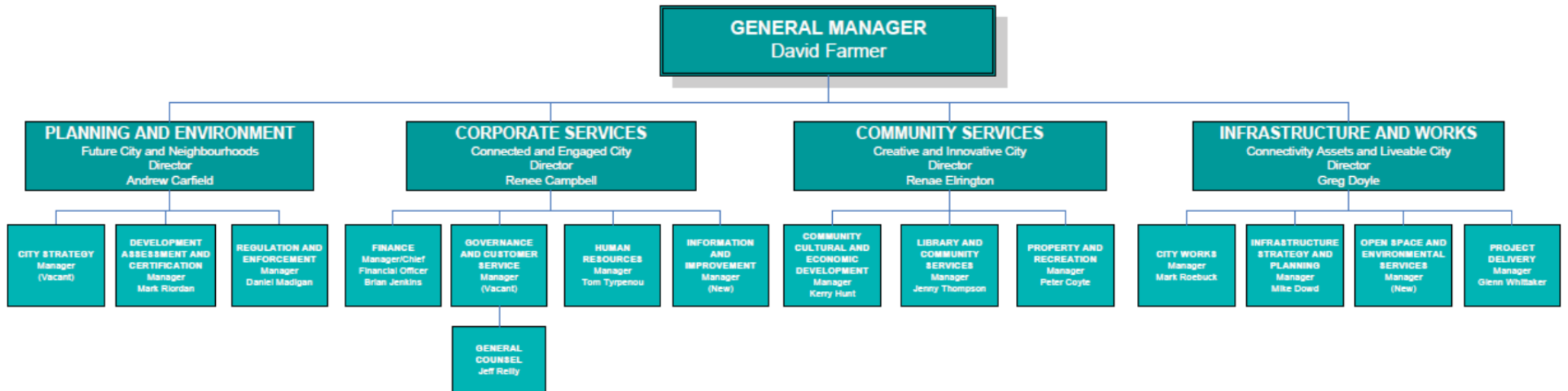
FINANCIAL IMPLICATIONS

In addition to the Council determining the senior staff roles and reporting lines, Section 332 of the Local Government Act also requires the Council to determine the allocation of resources towards the employment of staff. These resources are set by the Council in the development and adoption of the Operational Plan and Budget. Adequate provision has been made in the exhibited budget to support the proposed structure.

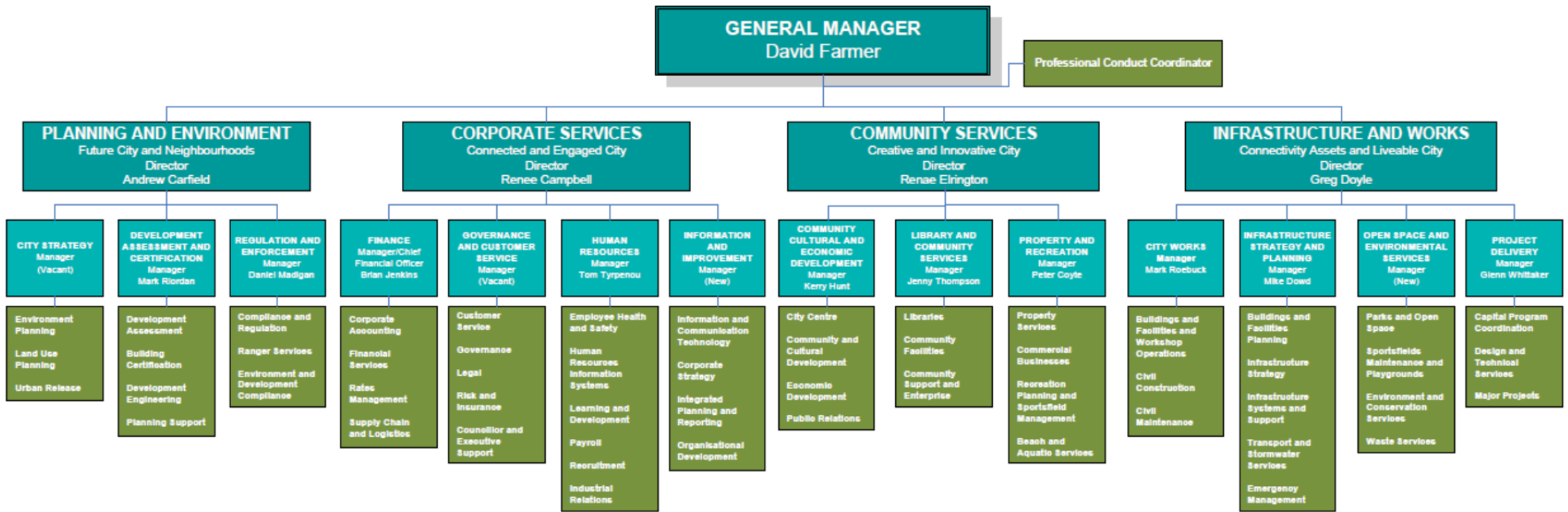
CONCLUSION

This report recommends Council endorse the senior staff structure as proposed in Attachment 1. This structure is considered to optimise organisational performance, enhance delivery of services to the community and achieve the strategic priorities of the Council as outlined in the Community Strategic Plan suite of documents.

WOLLONGONG CITY COUNCIL – PROPOSED SENIOR STAFF STRUCTURE FOR ADOPTION BY COUNCIL – MAY 2018



WOLLONGONG CITY COUNCIL – PROPOSED ORGANISATION CHART FOR CONSULTATION – MAY 2018



ITEM 8 POLICY REVIEW: PLANNING AGREEMENTS

Planning Agreements are a legal mechanism under which a Council or other planning authority can obtain development contributions. The Planning Agreements Policy sets out Council's approach to the use of Planning Agreements in relation to planning proposals (land re-zonings) or development applications. This review is considered minor in nature and responds to recent legislative changes.

RECOMMENDATION

The updated Planning Agreements Policy be adopted by Council.

REPORT AUTHORISATIONS

Report of: Wayde Peterson, Manager Environmental Strategy and Planning (Acting)
Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Draft Planning Agreement Policy (with changes shown in mark up format)

BACKGROUND

The current Planning Agreements Policy was prepared in accordance with the *Environmental Planning and Assessment Act 1979* and was considered and adopted by Council at its ordinary meeting of 12 May 2014. It was drafted taking into account the recommendations of the "Internal Audit of Development Contributions and Voluntary Planning Agreements" report dated 20 November 2013, which was prepared in response to the 2013-14 Internal Audit Plan to undertake a review of Council's Development Contributions and Voluntary Planning Agreements policies and procedures. The current policy was adopted by Council on 12 May 2014 and is now due for review.

PROPOSAL

The policy review proposes to make the following amendments to this policy:

- Updates to legislative references following the renumbering of the Environmental Planning and Assessment Act 1979. As part of these transitional arrangements both the current and previous section reference has been included, that is, "Section 7.4 (previously Section 94)".
- Ensuring references to other Council policies are correct.
- Updating the definitions and ensuring consistency with use of acronyms throughout.
- Other minor amendments as shown at the Attachment.

The attachment to this report highlights the proposed changes.

CONSULTATION AND COMMUNICATION

Internal consultation was carried out through the Development Contributions Coordination Group (Land Use Planning, Development Assessment and Certification, Infrastructure Strategy and Planning, Finance) the West Dapto Review team and Council's General Counsel.

PLANNING AND POLICY IMPACT

The draft revised Planning Agreements Policy has been prepared in accordance with Section 7.4 to Section 7.10 (previously Sections 93F - S93L) of the Environmental Planning and Assessment Act 1979, Clauses 25B – 25H of the Environmental Planning and Assessment Regulation 2000 and the Department of Planning and Environment's Development Contributions Practice Note (17 July 2005).

This report contributes to the delivery of Wollongong 2022 under the objective “4.4 Our Local Council has the trust of the Community” under Community Goal 4 “We are a connected and engaged community”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
4.4.4 Policies and procedures are simplified to ensure transparency and efficiency	4.4.4.1 Ensure policies and procedures are regularly reviewed, updated and promoted.	Conduct rolling review of Council's policy register.

RISK ASSESSMENT

The Planning Agreements Policy provides a framework under which Council officers with delegated authority may negotiate planning agreements on behalf of Council. The outcomes of these negotiations, being a draft planning agreement, are reported to Council for consideration before being placed on public exhibition to enable community comment. The policy reinforces what should be considered, steps in the process and the need to ensure probity. Together, the policy framework and requirements for public exhibition aim to reduce any risk associated with entering into these agreements.

FINANCIAL IMPLICATIONS

There are no financial implications arising from the review of the Planning Agreements Policy. Maintaining and implementing the policy will mitigate negative financial impacts.

CONCLUSION

The changes proposed are considered minor in nature and it is recommended that Council adopt the draft revised Planning Agreements Policy.



ADOPTED BY COUNCIL: [TO BE COMPLETED BY CORP SUPPORT]

BACKGROUND

Section 7.4 (previously Section 93F) Section 93F of the *Environmental Planning and Assessment Act 1979* enables Council to enter into a Planning Agreement with a developer through which a material public benefit such as monetary contributions, works and/or land dedications will be provided. create a Planning Agreements Policy.

The This Planning Agreements Policy sets out Council's approach to the use of voluntary planning agreements through negotiation when considering Planning Proposals (land re-zonings) or Development Applications in the Wollongong City Council Local Government Area.

OBJECTIVES

The main objectives of this policy are to –

- 1 To establish a fair, transparent and accountable framework governing the use of planning agreements by Council;
- 2 To enhance the range and extent of development contributions made by developers towards public facilities in Council's area;
- 3 To set out Council's specific policies and procedures relating to the use of planning agreements within Council's area;
- 4 To give all stakeholders in development involvement in determining the type, standard and location of public facilities and other public benefits;
- 5 To facilitate public participation and to allow the community to gain an understanding of the benefits of appropriate planning agreements for the provision of public benefits;
- 6 To enhance planning flexibility without compromising certainty;
- 7 To supplement Council's adopted Section 7.11 and Section 7.12 (previously Section 94 and Section 94A Section 94) Development Contributions Plans; and
- 8 To adopt innovative approaches to the delivery of facilities and services.

POLICY STATEMENT

This Policy is known as the Planning Agreements Policy ('Policy'). It sets out Wollongong City Council's policy and procedures relating to planning agreements under section 7.4 (previously section 93F) of the *Environmental Planning and Assessment Act 1979* (the Act).

Land and Development to Which this Policy Applies

This Policy applies to land and development within the City of Wollongong City Council Local Government Area.

POLICY REVIEW AND VARIATION

- 1 Council is to have opportunity to review and adopt, at least once during its Term, each Council policy.
- 2 A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.

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1 STATEMENT OF PROCEDURES

1.1 What Does the Planning Agreements Policy Set Out?

This Policy sets out Council's approach to the use of planning agreements through negotiation when considering planning proposals (rezoning) or Development Applications in the Wollongong City Council Local Government Area. It complements the policy approach set out in the Planning Agreements chapter of the Department of Planning and Environment's titled *Development Contributions Practice Notes – July 2005e Planning Agreements* (19 July 2005).

In particular, this Policy sets out:

- The circumstances in which the Wollongong City Council would ordinarily consider entering into a planning agreement;
- The matters ordinarily covered by a planning agreement;
- The form of development contributions ordinarily sought under a planning agreement;
- The kinds of public benefits ordinarily sought and, in relation to each kind of benefit, whether it involves a planning benefit;
- The method for determining the value of public benefits and whether that method involves standard charging;
- Whether money paid under different planning agreements is to be pooled and progressively applied towards the provision of public benefits to which the different agreements relate;
- When, how and where public benefits will be provided;
- The procedures for negotiating and entering into planning agreements; and
- Council's Policies on other matters relating to planning agreements, such as their review and modification, the discharging of the developer's obligations under agreements, the circumstances, if any, in which refunds may be given, dispute resolution and enforcement mechanisms, and the payment of costs relating to the preparation, negotiation, execution, monitoring and other administration of agreements.

1.2 Legal and Policy Context

The current legal and procedural framework for planning obligations is set by the *Environmental Planning and Assessment Amendment (Development Contributions) Act 2005* which introduced Subdivision 2 of Division 6 of Part 4 providing for a statutory system of planning agreements.

The current legal and procedural framework for planning agreements is set by Part 7, Division 7.1, Subdivision 2 of the *Environmental Planning and Assessment Act 1979* (the Act) and Part 4, Division 1A of the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

The Practice Note issued by the Department of Planning and Environment sets out several tests for assessing whether planning obligations are appropriate. These include an *acceptability test* to ensure that planning agreements:

- Are directed towards proper or legitimate planning purposes, ordinarily ascertainable from the statutory planning controls and other adopted planning policies applying to development;
- Provide for public benefits that bear a relationship to development that are not wholly unrelated to the development;
- Produce outcomes that meet the general values and expectations of the public and protect the overall public interest;
- Provide for a reasonable means of achieving the relevant purposes and outcomes and securing the benefits; and
- Protect the community against planning harm.

1.3 Principles Underlying the Use of Planning Agreements

Council's use of planning agreements will be governed by the following principles:

- i Planning decisions will not and cannot be bought or sold through planning agreements.
- ii Council will not allow planning agreements to improperly fetter the exercise of its functions under the Environmental Planning and Assessment Act and Regulation or any other act or law.

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- iii Council will not use planning agreements for any purpose other than a proper planning purpose.
- iv Development that is unacceptable on planning grounds will not be permitted because of planning benefits offered by developers that do not make the development acceptable in planning terms.
- v Council will not seek benefits under a planning agreement that are wholly unrelated to particular development.
- vi Council will not take into consideration planning agreements that are wholly unrelated to an application, nor will Council give undue weight to a planning agreement.
- vii If Council has a commercial interest in the development proposal the subject of the agreement, Council will take appropriate steps to avoid and ensure no any potential, perceived or actual conflict of interest between its role as a planning (consent) authority and its interest in the development.

1.4 What are the Mandatory Requirements of a Planning Agreement?

Section 7.4(3) (previously Section 93F(3)) of the Act requires planning agreements to provide the following: include provisions containing:

- i A description of the land to which the agreement applies.
- ii A description of:
 - a the change to the environmental planning instrument to which the agreement applies; or
 - b the development to which the agreement applies.
- iii The nature and extent of the provision to be made by the developer under the agreement, the time or times by which the provision is to be made and the manner by which the provision is to be made.
- iv In the case of development, whether the agreement excludes (wholly or in part) or does not exclude the application of section 7.11, 7.12 (previously section 94, 94A) and/or 7.24 to the development.
- v If the agreement does not exclude the application of section 7.11 (previously section 94) to the development, whether benefits under the agreement are or are not to be taken into consideration in determining a development contribution under section 7.11 (previously section 94).
- vi A mechanism for the resolution of disputes under the agreement.
- vii The enforcement of the agreement by a suitable means, such as the provision of a bond or guarantee, in the event of a breach of the agreement by the developer.

The Act does not preclude a planning agreement containing other provisions that may be necessary or desirable in particular cases, except as provided by law. However, Council has prepared a template agreement that will form the basis for a planning agreement and this will be used as the starting point for any agreement. The planning agreement template is attached at Appendix A.

Clause 25E(1) of the Regulation provides that an explanatory note must accompany a planning agreement. The explanatory note must:

- Summarise the objectives, nature and effect of the proposed agreement, amendment or revocation; and
- Contain an assessment of the merits of the proposed agreement, amendment or revocation, including the impact (positive or negative) on the public or any relevant section of the public.

The explanatory note template for a planning agreement is attached at Appendix B.

1.5 Terms and Definitions Used in this Policy

In this Policy, the following terms and definitions are used:

Act	means the <i>Environmental Planning and Assessment Act 1979</i>
Application	The Development Application or Planning Proposal to which the planning agreement is associated
Contributions Plan	means a Section 7.11 or Section 7.12 (previously Section 94 and Section 94A) Contributions Plan adopted by the Council
Council	means the Council of the City of Wollongong City Council

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Department of Planning and Environment	Means the NSW Government's Department of Planning and Environment (previously known as the Department of Planning and Infrastructure, and the Department of Infrastructure Planning and Natural Resources)
Developer	is a person who has sought a change to an environmental planning instrument (which includes the making, amendment or repeal of an instrument (Section 7.4(11) (previously (s93F(11))), or who has made or proposes to make a development application, or who has entered into an agreement with or is otherwise associated with such a person
Development Application	has the same meaning as in the Act
Development Contribution	means the kind of provision made by a developer under a planning agreement, being a monetary contribution, the dedication of land free of cost or the carrying out of works
Explanatory Note	means a written statement that provides details of the objectives, nature, effect and merits of a planning agreement, or an amendment to or revocation of a planning agreement
Instrument Change	means a change to an environmental planning instrument to facilitate a development the subject of a planning agreement
Notification Policy	means the Wollongong Development Control Plan 2009 - Appendix 1 Public Notification and Advertising Procedures (or as amended)
Planning Authority	means Wollongong City Council
Planning Benefit	means a development contribution that confers a net public benefit, that is, a benefit that exceeds the benefit derived from measures that would address the impacts of particular development on surrounding land or the wider community
Public Facilities	means public infrastructure, facilities, amenities and services
Planning Obligation	means an obligation imposed by a planning agreement on a developer requiring the developer to make a development contribution
Planning Proposal	means an application made to Council seeking to amend a Local Environmental Plan
Practice Note	means the <i>Development Contributions Practice Notes – July 2005 on Planning Agreements</i> published by the Department of Infrastructure Planning and Natural Resources (now the Department of Planning and Environment) (July 2005) or as updated
Public	includes the general public or a section of the public
Public Benefit	is the benefit enjoyed by the public as a consequence of a development contribution
Regulation	means the <i>Environmental Planning and Assessment Regulation 2000</i>

2 MATTERS COUNCIL WILL CONSIDER IN PLANNING AGREEMENTS

2.1 Matters that Council Will Consider in Negotiations

The matters that Council may consider in any negotiations regarding a planning agreement may include (but are not limited to) the following:

- i Whether the planning agreement(s) contributes to meeting the demands created by the development for new public infrastructure, amenities and services.
- ii Does the proposal from the developer meet the planning objectives of Council?
- iii If compensation is required for the loss of, or damage to, a public amenity, service, resource or asset caused by the development through its replacement, substitution, repair or regeneration.

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- iv Whether rectification of an existing deficiency in the provision of public facilities in Council's area is proposed
- v Whether the proposed works have already been identified through Councils infrastructure planning.
- vi Whether recurrent funding of public facilities is required or provided.
- vii The extent to which Council needs to monitor the planning impacts of development.
- viii Whether planning benefits for the wider community accrue from the planning agreement.

Development that is unacceptable on planning grounds will not be given consent because of benefits offered by a developer via a planning agreement.

The most important factor in deciding what offers might be accepted is likely to be the size of the development, but other factors such as the location or type of development may be relevant. These will establish core information such as likely increases in population and demand for particular public facilities or services. This information will help Council to determine the application and negotiate the planning agreement.

2.2 What will Council require to be provided under Planning Agreements?

The Department of Planning Practice Note on Planning Agreements, sets out the acceptability tests for assessing whether planning obligations are appropriate in planning terms.

While Council will endeavour to standardise development contributions sought under planning agreements, this will not always be possible.

However, Council considers that it is helpful for developers to know Council's general priorities for planning obligation negotiations. In this regard, in some instances Council will prefer the collection of monetary contributions through a planning agreement as it provides greater flexibility for the allocation and the spending of such funds towards critical infrastructure. In other instances a better outcome will be achieved through the construction of public works by the developer.

2.3 Recurrent Costs

Council may request developers, through a planning agreement, to make development contributions towards the recurrent costs of public facilities. Where the public facility primarily serves the development to which the planning agreement relates or neighbouring development, the arrangement for recurrent funding may be in perpetuity.

Where the public facility or public benefit is intended to serve the wider community, the planning agreement may only require the developer to make contributions towards the recurrent costs of the facility for a set period which will be negotiated according to the impact of the development.

If the funding of recurrent costs is required to be part of the planning agreement, the planning agreement will include the following matters:

- i The specific purpose of the recurrent funding;
- ii The nature and extent of the recurrent funding;
- iii The time period over which the funding shall be provided;
- iv Any mechanisms for the indexing of the recurrent funding;
- v The heads of consideration for any endowment fund or trust that may be required to be established to manage the recurrent funding;
- vi The provision of security such as bank guarantee or other form of security to secure the ongoing funding;
- vii Circumstances in which funding would be renegotiated or revoked; and
- viii Any other matter relevant to securing the public interest in the achievement of an ongoing public benefit.

2.4 Land Dedication in Planning Agreements

A planning agreement may make provision for the dedication of land.

In the case of land identified within a Contributions Plan, the estimated value of land that is identified in that Contributions Plan will be given due consideration. This consideration is essential as the initial

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estimated value contributed to determining the contribution rates. However, there are other matters that may impact on the agreed value of land.

In all cases, the agreed value of the particular parcel of land will be generally negotiated as part of the planning agreement.

In this regard, Council will take into account the unique characteristics of the property and the circumstances of the dedication, which may include:

- i The extent, if any, to which any development potential attaching to that part of the land to be dedicated can be incorporated elsewhere within the development.
- ii Whether the land proposed to be dedicated has been identified by Council in any Development Control Plan, Contributions Plan or other Policy.
- iii The location, configuration, size, accessibility, topography and existing use of the land proposed to be dedicated.
- iv Whether the land is located in or adjacent to a riparian corridor or bush fire prone land.
- v Whether the land adjoins an existing area of open space and can be consolidated into that area.
- vi Whether the land will create or improve accessibility within the locality.
- vii Whether the land supports the habitat of threatened fauna or flora species or endangered ecological communities.
- viii Any factors which may affect the usability of the land such as soil characteristics, flood liability, potential soil contamination, public accessibility and safety, proximity to existing uses, the current use of the land, the cost of embellishment or construction of any proposed facility on the land etc.
- ix In the case of a material public benefit not anticipated by a Contributions Plan and proposed to be offset against monetary contributions, the impact on the achievement of works identified within any adopted Contributions Plan of Council.
- x The ongoing maintenance costs to Council after the improvement works are carried out on the land.
- xi Any other relevant matter, based on the circumstances of the case.

The planning agreement must specify the date at which the transfer of ownership will take place or the threshold which that will trigger the requirement to transfer ownership of the land.

Following the execution of a planning agreement, the agreed value will be as per the planning agreement regardless of any subsequent change in land value including a change in value between the execution of the planning agreement and the transfer of land ownership.

If a planning agreement provides that a specified land dedication satisfies a required contribution or consent condition without specifying a land value that agreement will stand regardless of whether relative changes in land value or contribution rates alter the value of that agreement to either party, unless the planning agreement is formally amended by mutual agreement.

2.5 Monetary Contributions in Planning Agreements and Pooling of Contributions

A planning agreement may make provision for monetary contributions other than contributions under an adopted and in force Section 94 or Section 94A Contributions Plan.

Where a planning agreement provides for monetary contributions, the following matters are to be addressed:

- i The amount of the monetary contribution;
- ii The purpose and extent of the monetary contribution;
- iii When such contributions are to be paid (by date or the threshold that will trigger the payment);
- iv In the case of staged payments, the nature of the staging or the dates at which time payments are to be made;
- v Any mechanisms for the indexing of the monetary contribution against inflation over time;
- vi Details of any security, such as a bank guarantee, that is to be provided in lieu of the monetary contribution until such time as it becomes due and payable;
- vii Any obligations on Council for the expenditure of the monetary contributions; and

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- viii Any other matter relevant to securing the public interest in the management and expenditure of the monetary contributions.

Where a proposed planning agreement provides for a monetary contribution by the developer, Council may seek to include a provision permitting money paid under the agreement to be pooled with money paid under other planning agreements and applied progressively for the different purposes under those agreements.

Pooling may be appropriate to allow public benefits, particularly essential infrastructure to be provided in a fair and equitable way.

Monetary contributions required by a standard condition of consent in accordance with an adopted **Section 94 or 94A** Contributions Plan will not be normally referenced in a planning agreement, except where the planning agreement must clarify the relationship of the planning agreement to any contributions which may be required as a consequence of granting a consent on land to which the planning agreement applies.

2.6 Capital Works in Kind and Planning Agreements

A planning agreement may make provision for a developer to carry out work on land to be dedicated to Council or already in the public domain. In such circumstances, the provision of quality work **which that** is fit for purpose, is critical to Council.

On **most** occasions, a suitably qualified and experienced quantity surveyor will be required to verify all cost estimates submitted by the developer as part of the negotiation process. The planning agreement will specify the particulars of the work and the procedure for satisfying any requirements in carrying out of the work taking into account the unique characteristics of the property and the circumstances of the work, which may include:

- i Requirements and specifications for detailed design plans for future approval or specific references to endorsed plans;
- ii Public liability insurance during construction and during the defects liability period;
- iii Requirements for inspections by Council prior to and during the course of construction including the notice to be given in order to arrange such an inspection;
- iv Requirements for the commencement of handover proceedings;
- v Details of the defects liability period;
- vi Security such as bonds or bank guarantees to be held during the course of construction and during the defects liability period.
- vii Access for Council officers during the course of construction to ascertain progress or to assess asset value;
- viii In some cases, permitting Council to carry out the work itself and recover the costs of so doing from the security and/or the Developer; and
- ix Any other matter relevant to securing the public interest in the achievement of a quality public benefit.

2.7 Do Other Development Contributions Apply?

Council has no general policy on whether a planning agreement should exclude the application of **section 7.11 or section 7.12 (previously section 94 and section 94A)** of the **Environmental Planning and Assessment** Act to development to which the agreement relates. This is a matter for negotiations between Council and the developer having regard to the particular circumstances of the case.

However, where the application of **section 7.11 (previously section 94)** of the Act to development is not excluded by a planning agreement, Council will generally not agree to a provision allowing benefits under the agreement to be taken into consideration in determining a development contribution under **section 7.11 (previously section 94)**.

2.8 Costs Associated with Planning Agreements

Council reserves its rights to require the developer to pay Council's full costs in executing the planning agreement, especially where the size or complexity of the planning agreement requires Council to engage an independent expert.

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A planning agreement will specify that other costs related to the core purposes of the planning agreement such as architectural design plans and detailed landscape plans will be borne by the developer.

A planning agreement may also be needed to make provision for Council's costs for the monitoring and enforcing of the planning agreement to be borne by the developer.

3 NEGOTIATION PROCEDURES AND PROBITY

3.1 General

Council's negotiation approach for planning agreements aims to be efficient, predictable, transparent and accountable. Council will seek to ensure that the final negotiation of planning agreements runs in parallel with planning proposals for instrument changes or development applications so as not to unduly delay any approval.

Where practical, Council is required to ensure that a planning agreement and explanatory note is publicly notified as part of and contemporaneously with, in the same manner as, the planning proposal for the instrument change or the development application to which it relates.

Council's preference is therefore to have the planning agreement discussed with it and documented before it is publicly notified as required by the Act and Regulation. It is also preferable that a planning agreement is discussed with Council before lodgement of the relevant application and that it accompanies the application on lodgement.

3.2 Steps in the Negotiation Process

The negotiation of a planning agreement will generally involve the following key steps:

- i Prior to the lodgement of the relevant application by the developer, Council and the Developer (and any other relevant person) will decide whether to negotiate a planning agreement.
- ii At least two (2) Council officers with appropriate delegation will negotiate a planning agreement on behalf of Council in accordance with the Act, Regulation and this Policy. The two (2) Council officers appointed to undertake the planning agreement negotiations must be fully independent of the Planning Proposal or Development Application determination process. These two (2) Council officers must also not represent or be associated with any Council business unit that has a commercial interest in the planning agreement outcome. Note: All draft Planning Agreements and draft Planning Proposals are reported to Council for determination, and all Development Applications that include a draft Planning Agreement are reported to the Independent Hearing and Assessment Panel (IHAP) now known as Local Planning Panel (LLP) for determination.
- iii Council will decide whether to appoint an independent person to facilitate or otherwise participate in the negotiations or aspects of the negotiation process.
- iv The key issues for negotiation will be identified by the parties, and the negotiations over these issues will take place.
- v In the event that the applicant does not produce a draft planning agreement, Council will utilise its A draft planning agreement should be prepared by the developer based on the template at Appendix A to this policy. The developer will be responsible for addressing the requirements of the draft planning agreement template, the agreed outcomes of negotiations and this Policy.
- vi The parties may undertake further negotiation on the specific terms of the proposed planning agreement as necessary.
- vii Once each party has a real understanding of whether the proposed planning agreement meets the aims and objectives of this policy, the developer can then make the relevant application to Council accompanied either by a copy of the proposed agreement or by an offer to enter into such an agreement with specifics of the agreement set out in detail.
- viii Once 'in principle' agreement has been reached, the draft Planning Agreement will be reported to Council and if supported, then Council will publicly exhibit the application, and draft planning agreement and explanatory note in accordance with the Act, Regulation and its Notification Policy.
- ix Council will consider any submissions received following notification and raise them, where appropriate, for further discussions with the Developer. If required, amendments will be made to the planning agreement. The planning agreement may be reported back to Council or Council may delegate authority to the General Manager to determine whether the Planning Agreement should be finalised.

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- x Council may then approve the application. If the application is a Development Application, a condition of consent will require execution of the planning agreement. If the application is a rezoning proposal, the planning agreement will need to be executed following any resolution to refer the making of a plan to the Department of Planning and Environment Infrastructure or Minister for Planning. In most cases, Council will require the planning agreement to be executed before the application is determined.

The parties may be required to undertake further negotiations and, hence, a number of the above steps may need to be repeated as a result of the public notification process or its formal consideration by Council in connection with the relevant application.

Note: The Minister for Planning may intervene in the procedures to be followed in negotiating a planning agreement and other standard requirements, pursuant to the provisions of section 7.9 (previously section 93K) of the Environmental Planning and Assessment Act 1979.

3.3 Probity

Public Probity is important to Council and it will ensure that the negotiation of any planning agreements is fair, transparent and is directed at achieving public benefits in an appropriate manner, free of corruption.

In this regard, Council will:

- Inform any applicant about Council values and business ethics – specifically, about ethical behaviour appropriate to business dealings as set out in Council's Code of Business Ethics Policy.
- Endeavour to ensure that its communities understand the system and Council's role – specifically, how the planning agreements system operates and how Council will deal with developments objectively.
- Notify planning agreements to ensure they are open and transparent – specifically, achieving public awareness of the matters contained in a planning agreement(s) and the potential benefits of an agreement.
- Ensure appropriate delegations and separation of responsibilities in considering Planning Proposals or Development Applications that involve planning agreements – specifically, the need to ensure processes adequately address the level of risk of corruption of a process while at the same time being appropriate to the likely level of risk.
- Ensure that modifications to approved development, where appropriate, are subject to the same scrutiny as the original Development Application.
- Ensure that Councillors and Council staff understand their varied roles, some of which have potential to conflict.
- Take every step to ensure that conflicts of interest are ameliorated to the greatest extent possible – specifically, independent assessment by third parties where Council has a commercial interest (ie landowner or developer) and not entering into any contractual arrangement which purport to guarantee outcomes that are subject to separate regulatory processes.

The following procedures that will be implemented to address the above probity matters:

- i Two (2) Council officers with appropriate delegated authority will negotiate a planning agreement on behalf of Council in accordance with this Policy.
- ii If Council has a commercial interest in the subject development project or the property of the subject planning agreement, Council staff with the key responsibility for determining applications will not play an active role in the assessment of any commercial aspects of the agreement, except where advice is required on matters relating to the conditions of consent for a particular proposal.
- iii Where Council has a commercial interest in the subject planning agreement, it will take appropriate steps to ensure that it avoids a conflict of interest between its role as a planning authority and its commercial interest in the development. In this case, Council will ensure that the Council officer who is assessing the application to which the planning agreement relates is not the same person who negotiated the terms of the planning agreement on behalf of Council.
- iv Council may, at its discretion, involve an independent person(s), particularly where Council has a commercial interest in the matter or where the size or complexity of the project requires an independent person(s) with specialist skills to participate in the negotiations or any aspect of the negotiations.

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- v Council will ensure that all negotiations with a developer and their consultants are sufficiently documented.

4 PUBLIC EXHIBITION OF A PLANNING AGREEMENT

4.1 Public Exhibition of Planning Agreements

In accordance with section 7.5(1) (previously section 93G(1)) of the Act, a planning agreement must be publicly exhibited and available for public inspection for a minimum period of 28 days. Where practical, this will occur as part of and at the same time as notification of the Application. Where this is not practical notification will occur as soon as possible after the notification of the Application.

4.2 Re-Notification of Planning Agreements

Council will publicly re-notify and make available for public inspection a proposed planning agreement and the application to which it relates if, in Council's opinion, a material change is made to the terms of the agreement or the application after it has been previously publicly notified and inspected. Such a change may arise as a consequence of public submissions made in respect of the previous public notification and inspection of the agreement or the application, or their formal consideration by Council, or for any other reason.

4.3 Submissions on Planning Agreements

Any person may make a written submission on the draft planning agreement.

Council encourages written submissions on draft planning agreements, so Council can better understand local needs. Written submissions on draft planning agreements may also help Council to refine fine tune any planning obligations or outcomes set out in the planning agreement.

All submissions regarding planning agreements will be assessed on their merit by Council in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

5 EXECUTION AND COMMENCEMENT OF A PLANNING AGREEMENT

5.1 Preparation of the Planning Agreement

Council uses a standard form of planning agreement in which every planning agreement should be based. This standard form which reflects the procedures set out in this document (refer to planning agreement template at Appendix A). The planning agreement must also include a plain English explanatory note (refer to explanatory note template at Appendix B).

Council will require a planning agreement to make provision for payment by the developer of Council's costs of and incidental to negotiating, preparing and entering into the agreement.

5.2 When is a Planning Agreement Required to be Entered Into?

A planning agreement is entered into when it is signed by all of the parties. Council will usually require a planning agreement to be entered into before a Planning Proposal is finalised, or as a condition of granting development consent to the development to which the agreement relates. In most cases an executed planning agreement will be required before the application is finalised. However, a planning agreement can be entered into at any time after the agreement is publicly notified in accordance with the Act and Regulation.

5.3 Contract Administration Plan

A contract administration plan may be developed for the day to day management of a planning agreement. The requirement for a contract administration plan will be at the discretion of the relevant Divisional Manager or Middle Manager and/or the General Counsel.

The contract administration plan is a plan specific to the individual contract and contains all the key information about how the contract will be managed. The contract administration plan will be consistent with the provisions of clause 2.6 in Council's Contract Administration Management Procedures (Internal Management Policy).

The contract administration plan may provide for the following matters:

- i The design, technical specification and standard of any work required by the planning agreement to be undertaken by the developer.

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- ii The manner in which a work is to be handed over to Council.
- iii The manner in which a material public benefit is to be made available for its public purpose in accordance with the planning agreement.

5.4 Monitoring and Review of a Planning Agreement

Council will continuously monitor the performance of the developer's obligations under a planning agreement and ensure all obligations are met. and In accordance with section 7.5(5) (previously section 93G(5)) of the Act, Council will include in its annual report particulars of compliance with and the effect of planning agreements during the year, report them in accordance with the Act.

5.5 Roles and Responsibilities of Council Staff in dealing with a Planning Agreement/Contract Administration Plan

i Contract Manager

The contract manager is any Council staff member who oversees the day to day management of the contracted works or services under the planning agreement. The contract manager is Council's representative.

The contract manager is responsible for ensuring the contracted goods or services in the planning agreement are provided in accordance with the specifications and terms of the planning agreement. This is achieved if the ~~contractor~~ (developer) fulfils obligations and accepts its liabilities under the planning agreement. The contract manager should endeavour to have a positive working relationship with the developer/~~contractor~~, in order to ensure that the goods or services are provided in accordance with the specifications and terms of the planning agreement (and the contract administration plan, if applicable).

To this end, the contract manager oversees the daily activities associated with the performance of the planning agreement (and the contract administration plan, if applicable). The activities of the contract manager include:

- Represent Council's interests when dealing with the developer/contractor.
- Promote ethical conduct, honesty and transparency in all dealings.
- Review, monitor, manage and report contract risks to the relevant manager.
- Maintain effective communication with the developer/contractor.
- Process and approve variations within delegations (otherwise obtain appropriate approval/endorsement from more senior staff).
- Document continuous improvement practices for future contracting purposes.
- Maintain appropriate records, document management and reporting.
- Monitor contract performance and undertake contract performance reviews.
- Resolve disputes or assist with dispute resolution.
- Act in accordance with the terms of the planning agreement (and contract administration plan, if applicable).

ii The ~~Developer~~ Contractor

~~For the purposes of this policy, the contractor is the developer referred to in the planning agreement, rather than any contractor(s) engaged by the developer to undertake certain works.~~

~~The contractor~~ The developer is responsible for the provision of the development contributions in accordance with the planning agreement. The developer is responsible to fulfil all their obligations and accepts its liabilities under the planning agreement.

iii Land Use Planning Team

The Land Use Planning Manager and/or ~~the a Strategic Project Officer~~ - Development Contributions Officer will be responsible for the regular review of the milestones contained in the planning agreement (and the contract administration plan, if applicable).

The Land Use Planning Manager or ~~the a Strategic Project Officer~~ - Development Contributions Officer will also review the operative provisions contained in the planning agreement (and the contract administration plan, if applicable) against the relevant development consent.

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iv Development Application and Certification Division

The relevant middle manager or senior/development project officer in the Development Assessment and Certification Division will provide assistance to the Land Use Planning Manager and/or the Strategic Project Officer - Development Contributions Officer and/or the General Counsel with respect to specific conditions of development consent and/or in the initial drafting of the specifications and terms for the goods or services to be provided for in the planning agreement (and/or the contract administration plan, if applicable).

The Development Engineering team within the Development Assessment and Certification Division may also be required to provide assistance in the initial drafting of the specifications and terms of the goods or services to be provided for in the planning agreement (and the contract administration plan, if applicable).

The Development Engineering team may also provide technical advice to the Land Use Planning Manager or Strategic Project Officer - Development Contributions Officer as to performance of any goods or works delivered by the contractor/developer with respect to the specifications and terms covered in the relevant planning agreement.

5.6 Modification or Discharge of Obligations

Council may agree to a provision in a planning agreement permitting the developer's obligations under the agreement to be modified or discharged in the following circumstances:

- i The developer's obligations have been fully carried out in accordance with the agreement;
- ii The development consent to which the agreement relates has lapsed;
- iii The development consent to which the agreement relates has been modified to such an extent that the planning obligations may not be appropriate;
- iv The performance of the planning agreement has been frustrated by an event or events beyond the reasonable control of the parties;
- v The developer has fully and completely assigned the developer's interest under the agreement in accordance with its terms;
- vi Other material changes affecting the operation of the planning agreement have occurred;
- vi Council and the developer otherwise agree to the modification or discharge of the agreement; or
- vii The Minister has determined in writing to the parties not to support the planning proposal.

In most cases, the planning agreement itself will provide opportunity for appropriate review or modification.

5.7 Assignment and Dealings by the Developer

Council will not permit the assignment of any or all of the developer's rights or obligations under the agreement, nor will Council permit any dealing in relation to any part or the whole of the land the subject of the agreement unless:

- i The developer has, at no cost to Council, first procured the execution by the person with whom it is dealing of all necessary documents in favour of Council by which that person agrees to be bound by the agreement as if they were a party to the original agreement;
- ii If the proposed dealing involves a mortgage, charge or other encumbrance in relation to the party's right, title and interest in the land, such documents provide for an agreement by the person to the effect that they, and any receiver appointed by them, will not enjoy rights greater than those of that party;
- iii The party is not in breach of this Agreement; and
- iv Appropriate security and registration of the planning agreement is also in place.

This does not affect the operation of any of other requirements of the agreement.

5.8 Provision of Security under a Planning Agreement

Council will generally require a planning agreement to make provision for security to cover the developer's obligations under the agreement. The form of security will generally be an unconditional bank guarantee from an Australian Bank in favour of Council reflecting the developer's obligations under the Agreement, the risk to Council and on terms otherwise acceptable to Council.

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5.9 Planning Agreements and Conditions of Development Consent

Section 7.7(3) (previously section 93I(3)) of the Act authorises a consent authority to require a planning agreement to be entered into as a condition of development consent, where the required planning agreement is in the terms of an offer made by the developer in connection with the Application.

The conditions of development consent will require the planning agreement to be executed before the consent is acted on and will require that all operative provisions be complied with by specific timeframes.

The draft planning agreement must be ready for execution at the time of the determination of the Development Application in order to enable any development consent to contain a condition of consent referring to the planning agreement.

5.10 Notations on Planning Certificates under Section 10.7(2) (previously Section 149(2)) of the Act

Council may also make notation under section 10.7(5) (previously section 149(5)) of the Act about a planning agreement on any certificate issued under section 10.7(2) (previously section 149(2)) of the Act relating to the land to which the planning agreement relates, whether or not the planning agreement has been registered on the title of the land.

5.11 Registration of Planning Agreements

Section 7.6 (previously section 93H) of the Act permits a planning agreement to be registered on the title of the land to which the planning agreement relates if each person with an interest in the land agrees to its registration.

In this regard, Council may will require a planning agreement to contain a provision requiring the developer to agree to the registration of the agreement on the title of the land. The cost of the registration of the planning agreement will be borne by the developer.

5.12 Dispute Resolution

Council will require a planning agreement to provide for mediation of disputes between the parties to the agreement before the parties may exercise any other legal rights in relation to the dispute, save where urgent interlocutory action is required.

5.13 Variation to Development Standards

Variation to applicable development standards under clause 4.6 in Wollongong Local Environmental Plan 2009 and Wollongong Local Environmental Plan (West Dapto) 2010 as part of a planning agreement or application will not be permitted unless Council is of the opinion that the tests within the clause are satisfied independent of the planning agreement.

5.14 How will Council Value Public Benefits under a Planning Agreement?

If the benefit under a planning agreement is the provision of land for a public purpose, Council will generally seek to value the benefit on the basis of the estimated amount of compensation to which the Developer would be entitled under the *Land Acquisition (Just Terms Compensation) Act 1991* upon the compulsory acquisition of the land.

If the benefit under a planning agreement is the carrying out of works for a public purpose, Council will generally seek to value the benefit on the basis of the estimated value of the completed works on the basis of a cost estimate prepared by a registered quantity surveyor.

In either case, the costs of the valuation of the benefits is to be at no cost to Council.

5.15 Refunds or Credit Off-Sets

Council will not generally agree to any planning agreement providing for the surplus value under a planning agreement being refunded to the developer or a credit off-set against development contributions required to be made by the developer in respect of other development in the area, except where it is part of an approved staged development.

However, for all works or land dedications agreed to generate a credit which acts to reduce the monetary section 94/94A contributions payable under the planning agreement, conditioned via development consent, the following mechanism will apply:

- i Any credit will be calculated based on the actual cost of works or the agreed cost estimate, whichever is the lesser.
- ii The agreed cost estimate can be amended by submission of a variation request which will be reviewed and certified by a registered Quantity Surveyor.

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- iii The actual cost of works is required to be evidenced and verified by a registered Quantity Surveyor.
- iv The Quantity Surveyor to act on the project will be chosen by Council from a list of three (3) recommended by the applicant all of whom are members of Panels for the NSW Department of Commerce or Local Government Procurement.
- v The Quantity Surveyor costs are to be borne by the applicant.

5.16 Planning Agreement Register

Council is required to keep a register of planning agreements applying to land within the Wollongong City Council Local Government Area LGA. The planning agreement register will indicate: provide a short description of the planning agreement including the date the agreement was entered into, the names of the parties and the land to which it applies (clause 25F(2) of the Regulation).

~~i The date in which the planning agreement was entered into, and~~

~~iv A brief description of the planning agreement itself.~~

The planning agreement register will be available for public inspection (free of charge) at Council's Customer Service Centre, during normal office hours. It is also available on Council's website.

APPENDIX A

Planning Agreement Template

VOLUNTARY PLANNING AGREEMENT

Wollongong City Council

and

[List]

PLANNING AGREEMENTS

COUNCIL POLICY

DATE [DATE]

PARTIES **WOLLONGONG CITY COUNCIL** of 41 Burelli Street, Wollongong in the State of New South Wales (**Council**)
[LIST NAME AND ADDRESS OF DEVELOPER] (**Developer**)

BACKGROUND

- 1 The Developer is the registered proprietor of the Land.
- 2 The Developer has made a [Planning Proposal/Development Application] with Council.
- 3 The Developer has offered to provide the Contributions if the Development is undertaken.

OPERATIVE PROVISIONS

1 DEFINITIONS

The following definitions apply unless the context otherwise requires:

- Act** means the *Environmental Planning and Assessment Act 1979* (NSW).
- Acquisition Act** means the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW).
- Assign** as the context requires refers to any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or beneficial interest.
- Authority** means (as appropriate) any:
- 1 federal, state or local government;
 - 2 department of any federal, state or local government;
 - 3 any court or administrative tribunal; or
 - 4 statutory corporation or regulatory body.
- Bank Guarantee** means the bank guarantee(s) from an Australian bank required to be provided to Council by the Developer under this agreement.
- Claim** against any person any allegation, action, demand, cause of action, suit, proceeding, judgement, debt, damage, loss, cost, expense or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.
- Complete, Completed, Completion** means completed in accordance with the requirements of this document.
- Contribution Value** means:
- with respect to Designated Land, the amount specified in [Insert in the column headed "contribution value" for each item of Designated Land; and
 - with respect to each Item of Work, the Development Cost of that Item of Work determined in accordance with clause 5.
- Contributions** means the provision of the Works, the making of the Monetary Contributions and the dedication of the Designated Lands by the Developer in accordance with this document.

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Contributions Plan	means the [Insert], or such other replacement plan adopted by Council from time to time.
Council	means Wollongong City Council
Defects Liability Period	means two (2) years.
Designated Land	means that part of the Land identified on the plan attached as Schedule 3.
Developer	means [insert]
Development	means [insert].
Development Application	means a Development Application lodged by the Developer with Council for the Development Consent.
Development Consent	means a development consent issued under the Act with respect to the Development.
Development Cost	means in relation to an Item of Work: <ul style="list-style-type: none"> • the construction costs of that item; • any costs incurred under a building contract in relation to that item; or • any costs or expenses payable to an Authority in relation to that item.
Encumbrance	means an interest or power: <ul style="list-style-type: none"> • reserved in or over an interest in any asset; • created or otherwise arising in or over any interest in any asset under any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, title retention, conditional sale agreement, hire or hire purchase agreement, option, restriction as to transfer, use or possession, easement, subordination to any right of any other person and any other encumbrance or security interest, trust or bill of sale; or • by way of security for the payment of a debt or other monetary obligation or the performance of any obligation.
EPA	means the NSW Environment Protection Authority.
GST Law	means <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Commonwealth) and any other Act or regulation relating to the imposition or administration of the goods and services tax.
Item of Work	means an individual item of the Works as set out in Schedule 3.
Land	means the whole of the land contained in [Insert].
Law	means all legislation, regulations, by-laws, common law and other binding order made by any Authority.
Maintenance Liability Period	means two (2) years.
Monetary Contributions	means the monetary contributions set out in Schedule 4.
Occupation Certificate	means an occupation certificate as defined in section 6.4(c) of the Act.

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Planning Legislation	means the Act, the <i>Local Government Act 1993</i> (NSW) and the <i>Roads Act 1993</i> (NSW).
Planning Proposal	means an application made to Council seeking to amend a Local Environmental Plan
Quantity Surveyor	selected and appointed by Council from a list of Quantity Surveyors recommended by the Developer all of whom must be members of Panels for the NSW Department of Commerce or Local Government Procurement.
Residential Lot	means a single lot created on the registration of a plan of subdivision as part of the Development intended to not be further subdivided and to be used for the purpose of the construction of one (1) or more residential dwellings.
Subdivision Certificate	means a subdivision certificate as defined in section 6.4(d) of the Act.
Works	means the works specified or described in Schedule 3.
WSUD Infrastructure	Means water sensitive urban design infrastructure associated with the Works on dedicated lands in Schedule 3 being the range of measures that are designed to avoid or minimise the environmental impacts of urbanisation in terms of the demand for water and the potential pollution threat to natural waterways.

2 DEFINITIONS

The following rules of interpretation apply unless the context requires otherwise:

clauses, annexures and schedules	a clause, annexure or schedule is a reference to a clause in, or annexure or schedule to, this document.
reference to statutes	a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
singular includes plural	the singular includes the plural and vice versa.
person	the word 'person' includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
executors, administrators, successors	a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns.
dollars	Australian dollars, dollars, \$ or A\$ is a reference to the lawful currency of Australia.
calculation of time	if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day.
reference to a day	a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
reference to a group of persons	a group of persons or things is a reference to any two or more of them jointly and to each of them individually.

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meaning not limited	the words 'include', 'including', 'for example' or 'such as' are not used as, nor are they to be interpreted as, words of limitation, and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.
next day	if an act under this document to be done by a party on or by a given day is done after 4.30pm on that day, it is taken to be done on the next day.
next Business Day	if an event must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.
time of day	time is a reference to Sydney time.
headings	headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this document.
agreement	a reference to any agreement, Agreement or instrument includes the same as varied, supplemented, novated or replaced from time to time.
Gender	a reference to one gender extends and applies to the other.

3 DEFINITIONS

3.1 Planning Agreement

This document is a planning agreement:

- i Within the meaning set out in section 7.4 of the Act; and
- ii Governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.

3.2 Application

This document applies to both the Land and the Development.

3.3 Operation of document

- i Subject to paragraph (ii), this document operates from the date it is executed by both parties.
- ii The following clauses of this document will only operate if and when Council grants Development Consent.

4 APPLICATION OF SECTION 7.11 AND SECTION 7.12

4.1 Application

This document does not exclude the application of section 7.11 or section 7.12 of the Act to the Development.

4.2 Consideration of Benefits

Section 7.11(6) of the Act does not apply to the Contributions that are to be carried out or provided pursuant to this document.

5 SATISFACTION OF CONTRIBUTION CONDITION

5.1 Determination of Development Cost

- i Upon completion of any Item of Work the Developer must provide Council with a certificate from a Quantity Surveyor in favour of both Council and the Developer as to the Development Cost of the relevant Item of Work.
- ii The determination of the Quantity Surveyor as to the Development Cost of an Item of Work is conclusive and binding on the parties except in the case of manifest error.

5.2 Calculating Contribution Values

The parties acknowledge that for where an Item of Work is identified in Schedule 3 as having a Contribution Value, the following mechanism will apply:

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- i The amount of the Contribution Value will be calculated based on the actual cost of an Item of Work or the agreed cost estimate, whichever is the lesser.
- ii The agreed cost estimate can be amended by submission of a variation request which will be reviewed and certified by the Quantity Surveyor.
- iii The actual cost of Works is required to be evidenced and verified by a registered Quantity Surveyor.
- iv The Quantity Surveyor costs are to be borne by the Developer.

5.3 Credit for Contribution Values

- i Once determined in accordance with clause 5.2, the Contribution Value of an Item of Work will generate a credit equal to the amount of that Contribution Value.
- ii The Developer, by letter in writing to Council, may then elect to use any credit generated under paragraph 5.2 to reduce any:
 - a monetary **Section 7.11 or Section 7.12** contribution required pursuant to a condition of Development Consent; or
 - b monetary contribution required to be made under this document.

6 REGISTRATION OF THIS DOCUMENT

6.1 Registration

This document must be registered on the title of the Land pursuant to **section 7.6** of the Act.

6.2 Obligations of the Developer

The Developer must:

- i do all things necessary to allow the registration of this document to occur, including but not limited to obtaining the consent of any mortgagee registered on the title of the Land; and
- ii pay any reasonable costs incurred by Council in undertaking that registration.

6.3 Removal from Title of the Land

- i Council will do all things necessary to allow the Developer to remove the registration of this document from the title of the Land where the Developer has:
 - a provided all Monetary Contributions;
 - b Completed the Works; and
 - c Dedicated the Designated Land.
- ii The Developer must pay any reasonable costs incurred by Council in undertaking that discharge.

7 PROVISION OF CONTRIBUTIONS

7.1 Designated Land

- i The Developer must dedicate the Designated Lands to Council:
 - a free of any trusts, estates, interests, covenants and Encumbrances;
 - b by the times specified in Schedule 2; and
 - c at no cost to Council.
- ii The Developer must meet all costs associated with the dedication of the Designated Lands in accordance with paragraph (i), including any costs incurred by Council in relation to that dedication.
- iii Council must do all things reasonably necessary to enable the Developer to comply with paragraph (i).

7.2 Works

The Developer, at its cost, must:

- i if necessary, obtain any consents, approvals or permits required by a relevant Authority, for the conduct of the Works;

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- ii carry out and complete each Item of Work by the time specified in Schedule 3; and
- iii carry out and complete the Works:
 - a in accordance with the requirements of, or consents issued, by any Authority;
 - b in accordance with the reasonable requirements of Council and any applicable Development Consent; and
 - c in a proper and workmanlike manner complying with current industry practice and standards, including applicable Australian standards.

7.3 Monetary Contributions

The Developer must make the Monetary Contributions to Council in accordance with Schedule 5.

7.4 Indexation

- i The amount of each Monetary Contribution will be indexed in accordance with the following formula:

$$\frac{A = B \times C}{D}$$

where:

- A** = the indexed amount;
 - B** = the relevant amount as set out in this agreement;
 - C** = the Index most recently published before the date that the relevant item is provided, completed or paid as the case may be; and
 - D** = the Index current as at the date the Planning Agreement comes into effect.
- If **A** is less than **B** then the amount of the relevant amount will not change.

- ii For the purposes of paragraph (i):
 - a each component of the Monetary Contribution is indexed as at the date it is paid; and
 - b the Index means the *Consumer Price Index (All Groups) for Sydney* or such other index which replaces it from time to time.

8 COMPLETION OF WORKS

8.1 Issue of Completion Notice

If the Developer considers that an Item of Work is Complete it must serve a notice on Council within fourteen (14) days of Completion of that item which:

- i is in writing; and
- ii specifies the date on which the Developer believes the Works were Completed.

8.2 Notice by Council

Within the earlier of:

- i seven (7) days of inspecting the Item of Work set out in a Completion Notice; and
- ii fourteen (14) days from the receipt of the Completion Notice;

Council must provide notice in writing to the Developer that the relevant Item of Work:

- iii has been Completed; or
- iv has not been Completed, in which case the notice must also detail:
 - a those aspects of the Item of Work which have not been Completed; and
 - b the work Council requires the Developer to carry out in order to rectify those deficiencies.

8.3 Deemed Completion

If Council does not provide the Developer with notice within the time specified in clause 8.2, the Item of Work subject of a Completion Notice will be deemed to have been Completed on the date nominated in the Completion Notice.

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8.4 Effect of Council Notice

- i Where Council serves notice on the Developer pursuant to clause 8.2, the Developer must:
 - a rectify the deficiencies in that item in accordance with that notice within a reasonable time (not being less than fourteen (14) days from the date it is issued by Council); or
 - b serve a notice on Council that it disputes the matters set out in the notice.
- ii Where the Developer:
 - a serves notice on Council in accordance with paragraph 8.4(i)(b) the dispute resolution provisions of this document apply; or
 - b rectifies the Works in accordance with paragraph 8.4(i)(a) it must serve upon Council a new Completion Notice for the Works it has rectified (**New Completion Notice**).

8.5 New Completion Notice

The provisions of clauses 8.1 to 8.4 (inclusive) apply to any New Completion Notice issued by the Developer.

9 DEFECTS LIABILITY

9.1 Defects Notice

- i Where any Item of Work is Complete but that item contains a defect which:
 - a adversely affects the ordinary use and/or enjoyment of that item; or
 - b will require maintenance or rectification works to be performed on it at some time in the future as a result of the existence of the defect;

(**Defect**) Council may issue a notice to the Developer (**Defects Notice**) concerning that Item of Work but only during the Defects Liability Period.
- ii A Defects Notice must contain the following information:
 - a the nature and extent of the Defect;
 - b the work Council requires the Developer to carry out in order to rectify the Defect; and
 - c the time within which the Defect must be rectified by the Developer (which must be a reasonable time and not less than fourteen (14) days).

9.2 Developer to Rectify Defects

- i The Developer must rectify the Defects contained within a Defects Notice prior to the date specified in that notice.
- ii The Developer must follow the procedure set out in clause 8 in respect of the completion of the rectification of any Defect as if a reference in that clause to an Item of Work is a reference to the relevant Defect.

9.3 Access to Designated Land

If the Developer is required to access, use and occupy any part of the Designated Land for the purpose of discharging its obligations under this clause 8 or 9 after the relevant land has been dedicated or transferred to Council, Council will grant a fee free licence to the Developer:

- i with respect to so much of the relevant Designated Land; and
- ii for such period;

that is reasonably necessary to allow the Developer to properly discharge those obligations.

9.4 Right of Council to Step-in

Council may, at its absolute discretion, enter upon the Land for the purpose of rectifying a Defect set out in the Defects Notice where the Developer has failed to comply with a Defects Notice, but only after giving the Developer seven (7) days written notice of its intention to do so.

9.5 Consequence of Step-in

If Council elects to exercise the step-in rights granted to it under clause 9.4 then:

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- i Council may:
 - a enter upon any part of the Land reasonably required to exercise those step-in rights; and
 - b rectify the relevant Defects in accordance with the Defects Notice;
- ii the Developer must not impede or interfere with Council in exercising those rights; and
- iii Council may claim any costs incurred by it in doing so from the Developer as a liquidated debt.

9.6 Costs of Council

Where Council exercises its step-in rights under clause 9.5, it may:

- i call upon the Bank Guarantees provided by the Developer pursuant to clause 14 to meet any costs for which the Developer is liable under clause 0; and
- ii recover as a debt due in a court of competent jurisdiction any difference between the amount of the Bank Guarantees and the costs incurred by Council in rectifying the Defects.

10 MAINTENANCE OF STORMWATER QUALITY

10.1 Maintenance

- i The Developer must commence stormwater quality monitoring at [agreed point in time], at which time the Maintenance Liability Period will commence.
- ii Prior to the handover of the WSUD Infrastructure to Council, the Developer must undertake sufficient water sampling and analysis to prove statistically that the WSUD treatment train is functional and achieving the targeted improvement in water quality.

10.2 Security During Maintenance Liability Period

Upon the commencement of the Maintenance Liability Period the Developer must provide Council with a Bank Guarantee for an amount equal to [Security amount to be inserted].

10.3 Council May Call on Bank Guarantee

- i If the Developer does not comply with the terms of this clause, Council may issue the Developer with a notice requiring the Developer to rectify the relevant default within twenty (20) business days from the date of that notice.
- ii If the Developer fails to comply with a notice issued under paragraph (i) above, Council, without limiting any other avenues available to it, may call on the relevant Bank Guarantee to the extent necessary to reimburse Council for any costs incurred by it in rectifying the relevant default of the Developer.

10.4 Return of the Bank Guarantee

Council must return the remaining Bank Guarantee provided under this clause (if any) to the Developer at the expiration of the Maintenance Liability Period for the WSUD Infrastructure.

10.5 Indemnity

The Developer indemnifies Council against any Claim to the extent that the Claim arises as a direct result of a breach of this clause by the Developer.

11 WARRANTIES AND INDEMNITIES

11.1 Warranties

The Developer warrants to Council that:

- i it is able to fully comply with its obligations under this document;
- ii it has full capacity to enter into this document; and
- iii there is no legal impediment to it entering into this document, or performing the obligations imposed under it.

11.2 Indemnity

The Developer indemnifies Council in respect of any Claim that may arise as a result of the conduct of the Works, but only to the extent that any such Claim does not arise as a result of the negligent acts or omissions of Council.

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12 CONTAMINATION

12.1 Definitions

For the purpose of this clause:

Contamination: means any material, gas, substance, liquid, chemical or biological mineral or other physical matter which would, if present on the Land:

- result in an Authority issuing a notice, direction or order under an Environmental Law; or
- which would constitute a violation of any Environmental Law.

Contaminated: means subject to Contamination.

Environmental Law: means all planning, environmental or pollution laws and any regulations, orders, directions, ordinances or requirements, permissions, permits, licences issued under those laws or instruments.

12.2 Warranty and Indemnity

The Developer warrants that:

- i as far as it is aware, and other than as disclosed in writing to Council prior to the formation of this document, the Designated Land is not Contaminated; and
- ii in relation to any notices or orders issued pursuant to the Contaminated Land Management Act 1997, and the requirements of the EPA and any other relevant Authority, the Developer indemnifies and must keep indemnified Council against all liability for and associated with all Contamination present in, on or under the Designated Land as at the date of dedication or transfer of the Designated Land to Council in accordance with this document.

13 DETERMINATION OF THIS DOCUMENT

13.1 Determination

This document will determine upon the Developer satisfying all of its obligations under the document.

13.2 Effect of Determination

Upon the determination of this document Council will do all things necessary to allow the Developer to remove this document from the title of the whole or any part of the Land as quickly as possible.

14 SECURITY

14.1 Prohibition

Neither party may Assign their rights under this document without the prior written consent of the other party.

14.2 Assignment of Land

The Developer must not Assign its interest in the Land, other than a single residential lot approved pursuant to a Development Consent and created by the registration of a plan of subdivision, unless:

- i Council consents to the Assignment; and
- ii the proposed assignee enters into an agreement to the satisfaction of Council under which the assignee agrees to be bound by the terms of this document with respect to the relevant part of the Land being Assigned.

14.3 Compulsory Acquisition of the Designated Land

- i The Developer consents to the compulsory acquisition of the Designated Land:
 - a in accordance with the Acquisition Act; and
 - b on the terms set out in this clause 14.
- ii Council may only acquire the Designated Land compulsorily in accordance with the Acquisition Act if the Developer has committed an Event of Default with respect to the dedication of that land under this document.

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- iii If Council acquires the Designated Land compulsorily in accordance with the Acquisition Act:
 - a the Developer agrees that the compensation payable to it on account of that acquisition under the Acquisition Act is \$1.00; and
 - b Council must complete that acquisition within twelve (12) months of the relevant Event of Default.
- iv The parties agree that the provisions of this clause 14 are an agreement with respect to the compulsory acquisition of the Designated Land for the purpose of section 30 of the Acquisition Act.

14.4 Delivery to Council of Bank Guarantee

Prior to the issue of a Construction Certificate for the Development, the Developer must deliver to Council an unconditional bank guarantee from an Australian bank (Bank Guarantee):

- i in a form acceptable to Council;
- ii for an amount equal to the sum of the Security Values for the Works; and
- iii without an expiry date.

14.5 Council May Call on Bank Guarantee

- i If the Developer does not comply with the terms of this document with respect to the provision of the Works, Council may issue the Developer with a notice requiring the Developer to rectify the relevant default within seven (7) days from the date of that notice.
- ii If the Developer fails to comply with a notice issued under paragraph (i) to the reasonable satisfaction of Council, Council may, without limiting any other avenues available to it, call on the relevant Bank Guarantee to the extent necessary to reimburse Council for any costs incurred by it in rectifying the relevant default of the Developer.

14.6 Top Up of Bank Guarantee

Within fourteen (14) days of being requested to do so by Council the Developer must ensure that the amount secured by any Bank Guarantee is returned to the relevant level set out in clause 14.4.

14.7 Security during Defects Liability Period

- i Upon the completion of an Item of Work and the commencement of the Defects Liability Period, Council must return any Bank Guarantees held by it with respect to the relevant Item of Work.
- ii In exchange, the Developer must provide Council with one (1) or more Bank Guarantees in a form acceptable to Council for an amount equal to five per cent (5%) of the sum of the Security Value for that Item of Work.

14.8 Return of Bank Guarantee

Council must return the remaining Bank Guarantees (if any) to the Developer within 30 days from the expiration of the Defects Liability Period for the last Item of Work that is Completed.

14.9 Bank Guarantee Not Required for Certain Contributions

A Bank Guarantee under this clause 14 is not required to be provided with respect to the Contribution Value of the Designated Lands.

15 DISPUTE RESOLUTION

15.1 Notice of Dispute

- i If a dispute between the parties arises in connection with this document or its subject matter (**Dispute**), then either party (**First Party**) must give to the other (**Second Party**) a notice which:
 - a is in writing;
 - b adequately identifies and provides details of the Dispute;
 - c stipulates what the First Party believes will resolve the Dispute; and
 - d designates its representative (**Representative**) with the necessary authority to negotiate and resolve the Dispute.
- ii The Second Party must, within five (5) Business Days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person with the necessary authority to

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negotiate and settle the Dispute (the representatives designated by the parties being together, the **Representatives**).

15.2 Conduct Pending Resolution

The parties must continue to perform their respective obligations under this document 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.

15.3 Further Steps Required before Proceedings

Subject to clause 15.12 and except as otherwise expressly provided in this document, any Dispute must, as a condition precedent to the commencement of litigation, mediation under clause 15.5 or determination by an expert under clause 15.6, first be referred to the Representatives. The Representatives must endeavour to resolve the dispute within five (5) Business Days of the date a notice under clause 15.1 is served.

15.4 Disputes for Mediation or Expert Determination

If the Representatives have not been able to resolve the Dispute, then the parties must agree within five (5) Business Days to either refer the matter to mediation under clause 15.5 or expert resolution under clause 15.6.

15.5 Disputes for Mediation

- i If the parties agree in accordance with clause 15.4 to refer 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.
- ii If the mediation referred to in paragraph (i) has not resulted in settlement of the Dispute and has been terminated, the parties may agree to have the matter determined by expert determination under clause 15.6.

15.6 Choice of Expert

- i If the Dispute is to be determined by expert determination, this clause 15.6 applies.
- ii The Dispute must be determined by an independent expert in the relevant field:
 - a agreed between and appointed jointly by the parties; or
 - b in the absence of agreement within five (5) Business Days after the date that the matter is required to be determined by expert determination, appointed by the President of the Law Society of New South Wales for the time being.
- iii If the parties fail to agree as to the relevant field within five (5) Business Days after the date that the matter is required to be determined by expert determination, either party may refer the matter to the President of the Law Society of New South Wales for the time being whose decision as to the relevant field is final and binding on the parties.
- iv The expert appointed to determine a Dispute:
 - a must have a technical understanding of the issues in dispute;
 - b must not have a significantly greater understanding of one party's business, functions or operations which might allow the other side to construe this greater understanding as a bias; and
 - c must inform the parties before being appointed of the extent of the expert's understanding of each party's business or operations and, if that information indicates a possible bias, then that expert must not be appointed except with the written approval of the parties.
- v The parties must promptly enter into an agreement with the expert appointed under this clause setting out the terms of the expert's determination and the fees payable to the expert.

15.7 Directions to Expert

- i In reaching a determination in respect of a dispute under clause 15.6, the independent expert must give effect to the intent of the parties entering into this document and the purposes of this document.

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- ii The expert must:
 - a act as an expert and not as an arbitrator;
 - b not accept verbal submissions unless both parties are present;
 - c on receipt of a written submission from one party, ensure that a copy of that submission is given promptly to the other party;
 - d take into consideration all documents, information and other material which the parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
 - e not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
 - f issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party ten (10) Business Days to make further submissions;
 - g issue a final certificate stating the expert's determination (together with written reasons); and
 - h act with expedition with a view to issuing the final certificate as soon as practicable.
- iii The parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:
 - a a short statement of facts;
 - b a description of the Dispute; and
 - c any other documents, records or information which the expert requests.

15.8 Expert May Convene Meetings

- i The expert must hold a meeting with all of the parties present to discuss the Dispute. The meeting must be conducted in a manner which the expert considers appropriate. The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.
- ii The parties agree that a meeting under paragraph (i) is not a hearing and is not an arbitration.

15.9 Other Courses of Action

If:

- i the parties cannot agree in accordance with clause 15.3 to refer the matter to mediation or determination by an expert; or
- ii the mediation referred to in clause 15.5 has not resulted in settlement of the dispute, the mediation has been terminated and the parties have not agreed to refer the matter to expert determination within five (5) Business Days after termination of the mediation;

then either party may take whatever course of action it deems appropriate for the purpose of resolving the Dispute.

15.10 Final Determination of Expert

The parties agree that the final determination by an expert will be final and binding upon them except in the case of fraud or misfeasance by the expert.

15.11 Costs

If any independent expert does not award costs, each party must contribute equally to the expert's costs in making the determination.

15.12 Remedies Available under the Act

This clause 15 does not operate to limit the availability of any remedies available to Council under sections 9.45 and 9.46 and Division 9.6 of the Act.

15.13 Urgent Relief

This clause 15 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this document.

16 POSITION OF COUNCIL

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16.1 Consent Authority

The parties acknowledge that Council is a consent authority with statutory rights and obligations pursuant to the terms of the Planning Legislation.

16.2 Document does not Fetter Discretion

This document is not intended to operate to fetter:

- i the power of Council to make any Law; or
- ii the exercise by Council of any statutory power or discretion (**Discretion**).

16.3 Severance of Provisions

- i No provision of this document is intended to, or does, constitute any unlawful fetter on any Discretion. If, contrary to the operation of this clause, any provision of this document is held by a court of competent jurisdiction to constitute an unlawful fetter on any Discretion, the parties agree:
 - a they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 16 is substantially satisfied;
 - b in the event that paragraph (a) cannot be achieved without giving rise to an unlawful fetter on a Discretion, the relevant provision is to be severed and the remainder of this document has full force and effect; and
 - c to endeavour to satisfy the common objectives of the parties on relation to the provision of this document which is held to be an unlawful fetter to the extent that it is possible having regard to the relevant court judgment.
- ii Where the Law permits Council to contract out of a provision of that Law or gives Council power to exercise a Discretion, then if Council has in this document contracted out of a provision or exercised a Discretion under this document, then to the extent of this document is not to be taken to be inconsistent with the Law.

16.4 No Obligations

Nothing in this document will be deemed to impose any obligation on Council to exercise any of its functions under the Act in relation to the Development Consent, the Land or the Development in a certain manner.

17 CONFIDENTIALITY

17.1 Document not Confidential

The terms of this document are not confidential and this document may be treated as a public document and exhibited or reported without restriction by any party.

18 GST

18.1 Definitions

In this clause 18 the terms 'Taxable Supply', 'GST', 'Tax Invoice' and 'Input Tax Credit' have the meaning given to them in the GST Law.

18.2 Non-monetary Supplies

- i The parties agree that any non-monetary supplies made by one party to the other pursuant to this agreement (including Works and the dedication of land) will be exempt from GST pursuant to Division 82 of the GST Law.
- ii In the event that one party reasonably believes that the non-monetary supply it makes to the other is a Taxable Supply then the parties agree to negotiate in good faith to agree to the GST inclusive market value of that Taxable Supply as follows:
 - a The party making the Taxable Supply will issue a Tax Invoice to the other as soon as practicable after agreeing to the GST inclusive market value and will disclose the amount of GST included in the GST inclusive market value.
 - b The recipient of the Taxable Supply will pay to the other party the amount of the included GST within fifteen (15) days of receiving the Tax Invoice.

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- iii In the event that both parties reasonably believe that each make a non-monetary Taxable Supply to the other, any GST payable by one party to the other will be off-set against each other and any net difference will be paid by the party with the greater obligation.

18.3 Supply Expressed in Terms of Money

- i If any party reasonably believes that it is liable to pay GST on a supply expressed in terms of money (or where the consideration for the supply is expressed in terms of money) and made to the other party under this document and the supply was not expressed to include GST, then:
 - a the recipient of the supply must pay an amount equal to the GST on that supply to the other party;
 - b the party making the supply will issue a Tax Invoice to the other party; and
 - c the recipient of the supply will pay the amount of the GST to the supplier within fifteen (15) days of receiving the Tax Invoice.

18.4 Expenses and Costs Incurred

- i If any expenses or costs incurred by one party are required to be reimbursed by the other party under this document, then the amount of the reimbursement will be calculated as follows:
 - a The amount of the cost or expense incurred by the party seeking reimbursement will be initially calculated excluding any Input Tax Credit to which that party is entitled to claim.
 - b This amount initially calculated will be increased by the applicable rate of GST to equal a GST inclusive reimbursement amount and this amount will be paid by the party liable to make the reimbursement.
 - c The party being reimbursed will issue a Tax Invoice to the other at the GST inclusive reimbursement amount prior to being reimbursed.

18.5 Survival of Clause

This clause 18 continues to apply after the expiration or termination of this agreement.

19 ACCESS TO LAND

19.1 Application of Clause

This clause applies if the Developer accesses, uses and/or occupies any land owned by Council in performing its obligations or exercising its rights under this document (**Necessary Access**).

19.2 Terms of Licence

The terms of Schedule 2 apply to any Necessary Access.

20 LEGAL COSTS

Each party must pay their own legal costs and disbursements with respect to the preparation, negotiation, formation and implementation of this document.

21 ADMINISTRATIVE PROVISIONS

21.1 Notices

- i Any notice, consent or other communication under this document must be in writing and signed by or on behalf of the person giving it, addressed to the person to whom it is to be given and:
 - a delivered to that person's address;
 - b sent by pre-paid mail to that person's address; or
 - c sent by email to that person's email address.
- ii A notice given to a person in accordance with this clause is treated as having been given and received:
 - a if delivered to a person's address, on the day of delivery if a Business Day, otherwise on the next Business Day;
 - b if sent by pre-paid mail, on the third Business Day after posting; and

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- c if sent by email to a person's email address and a conformation of receipt can be retrieved, on the day it was sent if a Business Day, otherwise on the next Business Day.
- iii For the purpose of this clause the address of a person is the address set out in this document or another address of which that person may from time to time give notice to each other person.

21.2 Entire Agreement

This document is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this document.

21.3 Waiver

The non-exercise of or delay in exercising any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right preclude any other or further exercise of it or the exercise of any other power or right. A power or right may only be waived in writing, signed by the parties to be bound by the waiver.

21.4 Counterparts

This document may be executed in any number of counterparts and all of those counterparts taken together constitute one and the same instrument.

21.5 Unenforceability

Any provision of this document which is invalid or unenforceable in any jurisdiction is to be read down for the purposes of that jurisdiction, if possible, so as to be valid or enforceable, and is otherwise capable of being severed to the extent of the invalidity or enforceability, without affecting the remaining provisions of this document or affecting the validity or enforceability of that provision in any other jurisdiction.

21.6 Power of Attorney

Each attorney who executes this document on behalf of a party declares that the attorney has no notice of:

- i the revocation or suspension of the power of attorney by the grantor; or
- ii the death of the grantor.

21.7 Governing Law

The law in force in the State of New South Wales governs this document. The parties:

- i submit to the exclusive jurisdiction of the courts of New South Wales and any courts that may hear appeal from those courts in respect of any proceedings in connection with this document; and
- ii may not seek to have any proceedings removed from the jurisdiction of New South Wales on the grounds of *forum non conveniens*.

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EXECUTED AS AN AGREEMENT

EXECUTED by and on behalf of **WOLLONGONG CITY COUNCIL** by its Authorised Officer:

_____ Signature of Authorised Person	_____ Signature of Witness
_____ [Print] Name of Authorised Officer	_____ [Print] Name of Witness
_____ Office Held	_____ Date
_____ Date	

EXECUTED by _____
in accordance with section 127(1) of the Corporations Act by authority of its directors.

_____ Director/Secretary Signature	_____ Signature of Witness
_____ [Print] Name of Director/Secretary	_____ [Print] Name of Director
_____ Date	_____ Date

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SCHEDULE 1: REQUIREMENTS UNDER SECTION 7.4 OF THE ACT

REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
<p>Planning instrument and/or Development Application – (Section 7.4(1))</p> <p>The Developer has:</p> <p>(a) sought a change to an environmental planning instrument.</p> <p>(b) made, or proposes to make, a Development Application.</p> <p>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</p>	<p>(a)</p> <p>(b)</p> <p>(c)</p>
<p>Description of land to which this agreement applies – (Section 7.4(3)(a))</p>	
<p>Description of change to the environmental planning instrument to which this agreement applies – (Section 7.4(3)(b))</p>	
<p>Application of section 7.11 of the Act – (Section 7.4(3)(d))</p>	Refer to clause 4.1 of the Planning Agreement.
<p>Applicability of section 7.12 of the Act – (Section 7.4(3)(d))</p>	Refer to clause 4.1 of the Planning Agreement.
<p>Consideration of benefits under this agreement if section 7.11 applies – (Section 7.4(3)(e))</p>	Refer to clause 4.2 of the Planning Agreement.
<p>Mechanism for Dispute resolution – (Section 7.4(3)(f))</p>	Refer to clause 15 of the Planning Agreement.
<p>Enforcement of this agreement (Section 7.4(3)(g))</p>	Refer to clauses 6 and 14 of the Planning Agreement.
<p>No obligation to grant consent or exercise functions – (Section 7.4(3)(9))</p>	Refer to clause 16 of the Planning Agreement.

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SCHEDULE 2: TERMS OF LICENCE

1 DEFINITIONS

For the purposes of this Schedule 2:

- i the **Land** is the land being accessed under the Licence;
- ii the **Licence** means the licence of the Land to which this Schedule applies;
- ii the **Licensee** is the party accessing the Land; and
- iii the **Licensor** is the owner of the Land.

2 LICENCE

2.1 Personal Rights

- i The Licence is personal to the Licensee.
- ii The Licensee may not encumber, assign or transfer (either directly or indirectly) the Licence without the prior written consent of the Licensor.
- iii The Licensor may refuse the granting of consent under paragraph (ii) without reason and at its absolute discretion.

2.2 Leasehold Interest

- i This deed does not grant to the Licensee a leasehold interest in the Land. The parties agree that:
 - a the Licence does not confer exclusive possession of the Land on the Licensee;
 - b the Licensee may not exclude the Licensor, its officers, employees and invitees from:
 - (i) entry onto the Land; and/or
 - (ii) the performance of any works on the Land;provided that such entry onto and/or performance of work on the Land does not unreasonably interfere with the activities being carried out on the Land by the Licensee;
- ii the Licensee does not have any right to quiet enjoyment of the Land; and
- iii the Licensee will not at any time seek to enforce an interest in the Land in competition with the interest held by the Licensor.

3 COMPLIANCE WITH AUTHORITIES

3.1 No Warranty as to Suitability for Use

The Licensee acknowledges and agrees that the Licensor has not made any representation or warranty to the Licensee regarding the suitability of the Land for the purposes of the Licensee.

3.2 Compliance with the Terms of the Consents

The Licensee must comply with the requirements of all Authorities in relation to its access to the Land and the conduct of any activities on it by the Licensee.

3.3 Compliance with Directions from Authorities

The Licensee must comply with all notices, directions, orders or other requests served upon itself or the Licensor and which arise from the conduct of any activities on the Land by the Licensee.

3.4 Obtaining Further Consents

- i If the Licensee requires further consents to conduct activities on the Land it must:
 - a make such applications itself; and
 - b bear all costs incurred by it in relation to obtaining the relevant consent.
- ii The Licensor agrees that it will, where required, sign all authorities reasonably required by the Licensee to make any application to any Authority.

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4 LIMITATION OF THE LICENSOR'S LIABILITY

4.1 Insurances

- i The Licensee must effect and keep current and in force the following policies of insurance:
 - a Broadform Public Liability Insurance policy with a reputable insurance company approved by the Licensor in an amount of \$20,000,000 for any one occurrence in respect of any liability for:
 - (i) personal injury or death of any person; and
 - (ii) loss or damage to property;
 - b Workers compensation insurance under the *Workers Compensation Act 1987* covering all persons employed or deemed to be employed by the Licensee in connection with the conduct of the activities on the Land by the Licensee;
 - c A comprehensive policy of motor vehicle insurance or an unlimited third party property insurance policy in respect of all motor vehicles used in the performance of the activities on the Land by the Licensee; and
 - d A contractor's risk policy of insurance in respect of all plant and equipment (including unregistered motor vehicles) used in the conduct of the activities on the Land by the Licensee.
- ii The policies referred to in paragraphs (i)(a), (i)(c) and (i)(d) must note the interest of the Licensor as principal.

4.2 Inspection of Insurance

- i The Licensee must produce at the renewal of each policy a certificate of currency issued by the insurer establishing that the policy is valid.
- ii The licensor may carry out random audits to verify insurances held by the Licensee. The Licensee will assist in any audit and provide evidence of the terms and currency of the insurance policies wherever requested by the Licensor.

4.3 Cancellation of Insurance

If any policy is cancelled either by the Licensee or the insurer the Licensor must notify the Licensor immediately.

4.4 Risk

The Licensee uses and occupies the Land at its own risk.

4.5 Indemnity

The Licensee indemnifies the Licensor against any Claim (of whatever nature) made in respect of the Licensee's use and/or occupation of the Land.

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APPENDIX B

Explanatory Note Template (Clause 1.6)

Explanatory Note

(Clause 25E of the Environmental Planning and Assessment Regulation 2000)

[**Note:** To be completed upon finalisation of Planning Agreement]

Draft Planning Agreement

Under **section 7.4 93F** of the Environmental Planning and Assessment Act 1979

- 1 **Parties**
Wollongong City Council
(Developer)
- 2 **Description of Subject Land**
- 3 **Description of Proposed Change to Environmental Planning Instrument/Development Application**
- 4 **Summary of Objectives, Nature and Effect of the Draft Planning Agreement**
- 5 **Assessment of the Merits of the Draft Planning Agreement**
The Planning Purposes Served by the Draft Planning Agreement
- 6 **How the Draft Planning Agreement Promotes the Objects of the Environmental Planning and Assessment Act 1979**

How the Draft Planning Agreement Promotes the Public Interest

- (a) How the Draft Planning Agreement Promotes the **Principles for Local Government Elements of Council's Charter**
- (b) Whether the Draft Planning Agreement Conforms with Council's Capital Works Program

The Impact of the Draft Planning Agreement on the Public or Any Section of the Public

Other Matters

Signed and Dated by All Parties

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APPENDIX C

Works for Planning Agreements (Clause 2.2)

Possible requirements:

The following is a list of possible requirements that Council may have for planning agreements. They are not exhaustive and developers are encouraged to discuss these or other requirements that may be included in a planning agreement.

Local community facilities (including education, community health and well-being, childcare provision and civic improvements)

[Note: Specify the facilities required]

The environment (including compensation for loss or damage, monitoring the impacts of development)

[Note: Specify the facilities required]

Transport improvements

[Note: Specify the facilities required]

Providing planning benefits to the wider community (eg affordable housing, training and skills provision)

[Note: Specify the facilities required]

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SUMMARY SHEET	
Responsible Division	Environmental Strategy and Planning
Date adopted by Council	[To be inserted by Corporate Governance]
Date of previous adoptions	12 May 2014, 26 July 2011
Date of next review	May 2020
Legislative or other requirement for review DELETE THIS WHOLE ROW IF NOT APPLICABLE	[List review timeframe and Act, policy or review requirement]
Responsible Manager	[Position title only - Line Manager or above]
Authorised by	Manager Environmental Strategy and Planning

DRAFT

ITEM 9 POLICY REVIEW - APPOINTMENT OF COUNCILLOR DELEGATES TO COMMITTEES

The Appointment of Councillor Delegates to Committees Council policy has been reviewed as part of the Council’s rolling review schedule of its policies.

RECOMMENDATION

Council adopt the Appointment of Councillor Delegates to Committees policy.

REPORT AUTHORISATIONS

Report of: Clare Phelan, Executive Strategy Manager
 Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 Draft Appointment of Councillor Delegates to Committees policy

BACKGROUND

It is Council’s policy and practice to review its policies on a scheduled rolling review basis, ensuring Council policies are reviewed and adopted at least once by each Term of Council. The proposed changes included in the draft policy do not change the current processes followed by Council, and are added for the purposes of providing clarity only.

Below is an overview of proposed amendments amendment to the policy provisions:

Proposed Amendment	Comment
<p><i>Background (page 1)</i></p> <p>Council supports and administers many advisory committees and reference groups.</p>	
<p><i>Nominations (page 2)</i></p> <p>⇒ Councillors may self-nominate for a position on a committee, <u>no seconder is required</u>.</p>	Clarifies that no seconder is required for a nomination for a councillor delegate to a committee.
<p><i>Opportunity to withdraw Nominations (page 2)</i></p> <p>2 Candidates may not withdraw from the election process past this point <u>once Councillors are invited to cast their vote</u></p>	Rewording for clarity
<p><i>Number of nominations received is equal to or less than the number of available positions vacancies (page 2)</i></p> <p>Where the Returning Officer has received a number of nominations that is equal to or less than the number of vacancies on a committee, they will declare those Councillors ELECTED.</p>	Separation of the processes to differentiate between receipt of an equal number of nominations to available vacancies, and fewer nominations than available vacancies.
<p><u><i>Number of nominations received is less than the number of available vacancies</i></u></p> <p><u>Where the number of nominations received is less than the number of vacancies on that committee, the Returning Officer will invite nominations from the floor of Council.</u></p>	Procedural detail added. This does not represent a change to the current procedure.

Proposed Amendment	Comment
<ul style="list-style-type: none"> • <u>If the number of nominations received is equal to the number of vacancies on that committee, the Returning Officer will declare those Councillors elected.</u> • <u>If the number of nominations received is greater than the number of vacancies, the Returning Officer will proceed to a vote.</u> • <u>Where the number of nominations received remains less than the number of available positions, those nominees will be declared ELECTED. Any remaining committee position/s will remain vacant until such time as Council resolves to fill them.</u> 	
<p><i>Number of candidates is greater than the number of available positions (page 3)</i></p> <p><u>Where the number of nominations received is greater than the number of vacancies on a committee, the Returning Officer will proceed to a vote.</u></p>	<p>Procedural detail added</p>
<p><i>Removal or suspension of a Councillor from a committee (page 4)</i></p> <p>⇒ The removal or suspension of a Councillor from a committee where there has been an adverse finding against that Councillor by an appropriate investigative body (eg Office of Local Government, NSW Ombudsman, NSW Civil and Administrative Tribunal or the Independent Commission Against Corruption) and/or a breach of Council's Codes of Conduct, following a Code of Conduct Investigation, <u>or for any other reason</u>, requires a resolution of Council.</p>	<p>The addition is administrative to clarify that a Councillor may be removed or suspended by resolution, for any reason the Council sees as appropriate. Any decision rests solely with the Council.</p>

PLANNING AND POLICY IMPACT

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

Community Strategic Plan Strategy	Delivery Program 2012-17 5 Year Action	Annual Plan 2016-2017 Annual Deliverables
4.4.4 Policies and procedures are simplified to ensure transparency and efficiency	4.4.4.1 Ensure policies and procedures are regularly reviewed, updated and promoted	Conduct rolling review of Council's policy register

CONCLUSION

The policy for Appointment of Councillor Delegates to Committees has been reviewed, with only minor changes being proposed. It is recommended the revised policy be adopted.



APPOINTMENT OF COUNCILLOR DELEGATES TO COMMITTEES

COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY CORP SUPPORT]

BACKGROUND

Council supports and administers ~~many~~ advisory committees and reference groups. In addition to these, Councillors are represented on numerous external committees and organisations.

This policy has been developed in order to set out the way in which Councillors are considered as delegates and elected to these many Council Committees, Working Parties, Reference Groups, External Organisations and the like (herein referred to as 'Committees').

OBJECTIVE

The main objective of this policy is to document the method of appointing Councillors to Committees where voting is by an open voting method, for example, a show of hands in accordance with clause 251(5) of the *Local Government (General) Regulation 2005*.

POLICY STATEMENT

This policy aims to guide Councillors and staff in the process of the conduct of election of councillor delegates to Committees.

POLICY REVIEW AND VARIATION

- 1 Council is to have opportunity to review and adopt, at least once during its Term, each Council policy.
- 2 This policy should be reviewed and adopted within the first 12 months of the election of a new Council.
- 3 A resolution of Council is required to adopt any variations to this policy, with the exception of minor administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.

APPOINTMENT OF COUNCILLOR DELEGATES TO COMMITTEES

COUNCIL POLICY

STATEMENT OF PROCEDURES

Appointments

- ⇒ Councillors are only to be appointed to Committees by resolution of Council.

Number of Councillors to be appointed

- ⇒ The number of Councillors to be appointed to a Committee is subject to each Committee's Charter or Terms of Reference.

Term of appointment

- ⇒ Councillors are appointed annually unless otherwise determined by Resolution of Council. For example, some appointments may be for the Term of the Council, until the end of a specific project or for a longer or shorter period as required or determined by Council. No term of appointment may exceed a term of Council.
- ⇒ The election for Councillor Delegates to Committees is to be conducted following the annual election of the Deputy Lord Mayor, generally the first Council meeting each September.

Nominations

- ⇒ Councillors will be invited to submit their nominations prior to the close of the Business Paper for the Council meeting where elections are scheduled to be held, with candidate names included in the business paper. Where the number of nominations received is less than the number of available positions, Councillors will be invited to nominate from the floor of Council.
- ⇒ Councillors may self-nominate for a position on a committee, no seconder is required.
- ⇒ Councillors do not need to be present at the Council meeting where the election of councillor delegates to committees is held in order to be elected, however they must ensure their nomination is received by the Returning Officer prior to the commencement of the Council meeting.

Alternate delegates

- ⇒ Where a committee requests an 'alternate delegate' to be appointed, elections will be conducted following the election of the 'delegates' to the committee. Alternate delegates do not have voting rights on a committee unless they attend on behalf of an absent delegate. Alternate delegates may attend Council's committee meetings as observers at other times with the consent of the committee.
- ⇒ Councillor delegates are responsible for advising an alternate delegate if they are unavailable for a committee meeting and request the alternate delegate to attend on behalf of Council.

Method of election

- ⇒ The Returning Officer is the General Manager or another person delegated by the General Manager.
- ⇒ The chairperson does not have a casting vote in an election.
- ⇒ Elections are to be conducted by open means, on a show of hands.
- ⇒ The process will be:

Opportunity to withdraw Nominations

- 1 The Returning Officer will ask if any candidate wishes to withdraw any nomination.
- 2 Candidates may not withdraw from the election process ~~past this point~~ once Councillors are invited to cast their votes.

Number of nominations received is equal to ~~or less than~~ the number of available vacancies

Where the Returning Officer has received a number of nominations that is equal to ~~or less than~~ the number of vacancies on a committee, they will declare those Councillors ELECTED.

Number of nominations received is less than the number of available vacancies

Where the number of nominations received is less than the number of vacancies on that committee, the Returning Officer will invite nominations from the floor of Council.

APPOINTMENT OF COUNCILLOR DELEGATES TO COMMITTEES

COUNCIL POLICY

- If the number of nominations received is equal to the number of vacancies on that committee, the Returning Officer will declare those Councillors elected.
- If the number of nominations received is greater than the number of vacancies, the Returning Officer will proceed to a vote.
- Where the number of nominations received remains less than the number of available positions, those nominees will be declared ELECTED. Any remaining committee position/s will remain vacant until such time as Council resolves to fill them.

Number of candidates is greater than the number of available positions

Where the number of nominations received is greater than the number of vacancies on a committee, the Returning Officer will proceed to a vote.

- 1 The Returning Officer will read out the names of the candidates in the order the nomination was received.
- 2 Councillors will be invited to vote for one candidate only.

Choosing by lot

- ⇒ The names of the candidates who have an equal number of votes are written on similar slips of paper by the Returning Officer, the slips are folded by the Returning Officer so as to prevent the names being seen, the slips are mixed and one is drawn at random by the Returning Officer.
- ⇒ The candidate whose name is on the drawn slip is either ELECTED or EXCLUDED depending on the purpose for which the LOT is drawn, as described in this Policy.

VOTING PROCESS

One Councillor to be elected (single vacancy)

This process is the same as that employed when electing the Deputy Lord Mayor, in accordance with the provisions of the *Local Government (General) Regulation 2005*.

Two candidates

- ⇒ The candidate with the highest number of votes is declared ELECTED.
- ⇒ Where the two candidates have an equal number of votes, the candidate chosen by LOT is ELECTED.

More than two candidates

- ⇒ The candidate with the absolute majority (ie 50% + 1) of votes is declared ELECTED.
- ⇒ In the event that no candidate has an absolute majority, the process followed is:
 - ❖ The candidate with the lowest number of votes is EXCLUDED.
 - ❖ Where two or more candidates have an equal lowest number of votes the candidate drawn by LOT is EXCLUDED.
 - ❖ The voting process involving the remaining candidates is repeated until only two candidates remain and the candidate with the highest number of votes is elected.

More than one Councillor to be elected (two or more vacancies)

One more candidate than number of vacancies

- ⇒ The candidate with the lowest number of votes is EXCLUDED and the remaining candidates are declared ELECTED.
- ⇒ In the event that there are two or more candidates with an equal lowest number of votes, the candidate chosen by LOT is EXCLUDED and the remaining candidates are declared ELECTED.

Two or more candidates than number of vacancies

- ⇒ Where the number of candidates with an equal-highest number of votes is equivalent to the number of vacancies, those candidates are declared ELECTED, otherwise the process followed is:

APPOINTMENT OF COUNCILLOR DELEGATES TO COMMITTEES

COUNCIL POLICY

- ❖ The candidate with the lowest number of votes is EXCLUDED.
- ❖ Where there are two or more candidates with an equal lowest number of votes, the candidate chosen by LOT is EXCLUDED.
- ❖ This procedure is repeated until the number of candidates remaining is equal to the number of vacancies and those candidates are declared ELECTED.

Chairperson

- ⇒ Where a committee charter requires a Councillor to be elected as chairperson, elections will be conducted by open means on a show of hands, with nominations accepted from the elected Councillor delegates to that committee.

Removal or suspension of a Councillor from a committee

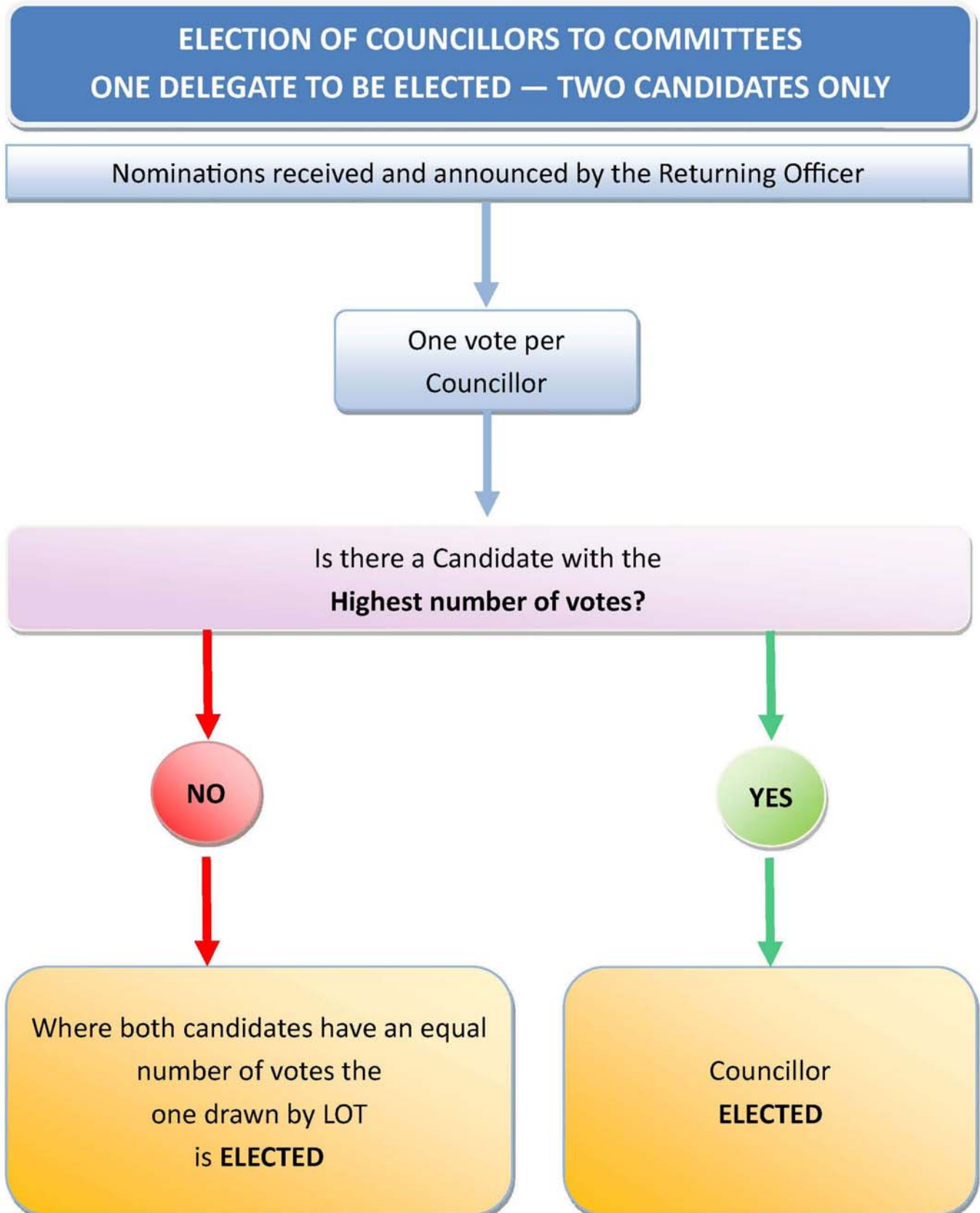
- ⇒ The removal or suspension of a Councillor from a committee where there has been an adverse finding against that Councillor by an appropriate investigative body (eg Office of Local Government, NSW Ombudsman, NSW Civil and Administrative Tribunal or the Independent Commission Against Corruption) and/or a breach of Council's Codes of Conduct, following a Code of Conduct Investigation, or for any other reason, requires a resolution of Council.
- ⇒ Removal or suspension of a Councillor from a committee by resolution of Council does not prevent a Councillor nominating for that same committee, or any other committee at the next election of Councillor delegates to that committee, where a vacancy exists and any suspension period has lapsed.
- ⇒ Formal removal or suspension of a member, for example by Order of the NSW Civil and Administrative Tribunal (NCAT) or the Office of Local Government, is not subject to the approval of Council.
- ⇒ Where a vacancy occurs due to removal or suspension of a Councillor, Council may seek nominations to fill the vacancy either until the next election of Councillor Delegates to that Committee or temporarily in the case of a suspension where the period of suspension lapses prior to the next scheduled election of Delegates.

ATTACHMENTS

1. Flow chart – election of a single delegate, only two candidates
2. Flow chart – election of a single delegate, three or more candidates
3. Flow chart – election of multiple delegates to a committee

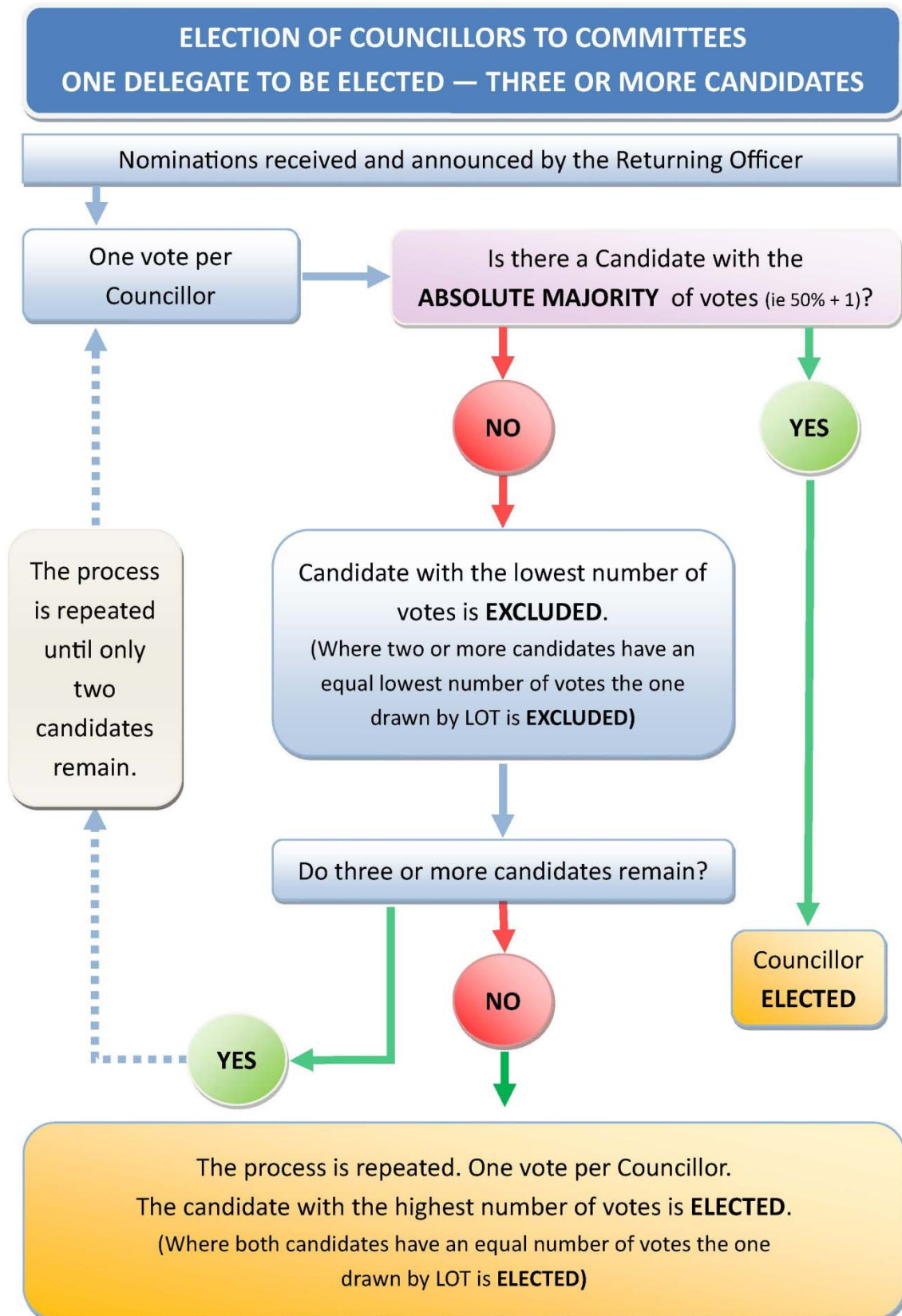
Attachment 1

Flow Chart – Election of Councillors to Committees – one delegate to be elected (2 candidates only)



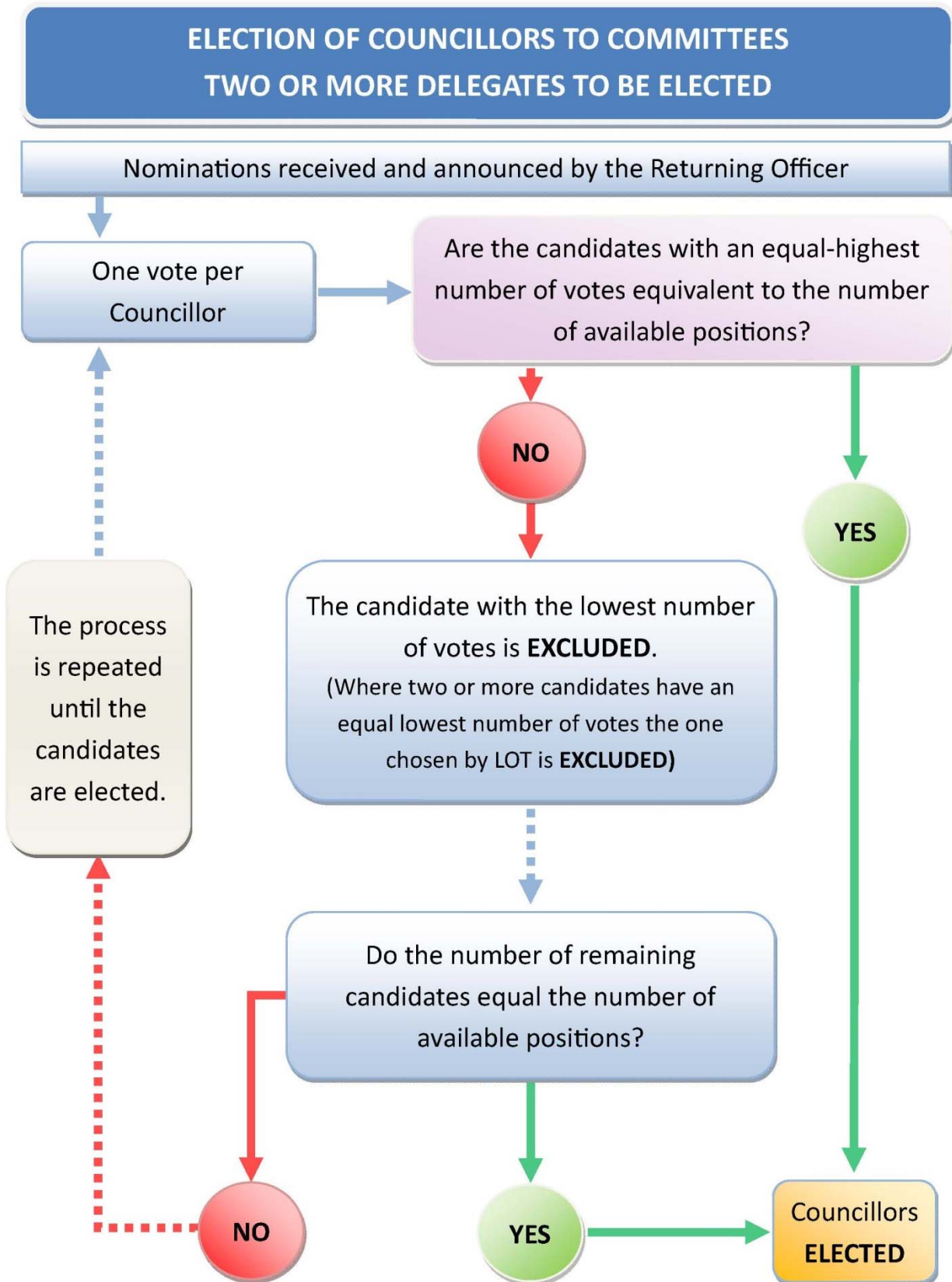
Attachment 2

Flow Chart – Election of Councillors to Committees - One Delegate to be elected (3 or more candidates) (Z15/132222)



Attachment 3

Flow Chart – Election of Councillors to Committees – 2 or more Delegates to be elected (Z15/132221)



SUMMARY SHEET

Responsible Division	Governance and Information
Date adopted by Council	[To be inserted by Corporate Governance]
Date of previous adoptions	14 September 2015
Date of next review	September 2021
Legislative or other requirement for review	Policy – within first 12 months of each Term of Council
Responsible Manager	Manager Governance and Information
Authorised by	Director Corporate Services

ITEM 10

PROPOSED ROAD CLOSURE OF MINOR PORTION OF RAILWAY CRESCENT AT STANWELL PARK

Number 64 Lawrence Hargrave Drive, Stanwell Park, is slightly encroaching on part of Railway Crescent, Stanwell Park, by means of a retaining wall. In March 2017 Council resolved that the matter be referred to staff for further consideration of the traffic and pedestrian issues following recent footpath construction by the United Protestant Association (UPA) aged care development on the western side of Railway Crescent, Stanwell Park. Council also resolved that the matter be the subject of a Councillor Briefing prior to the return to Council for determination.

This report is submitted to Council for a decision on whether it will agree to a road closure and sale to the owner to permit the encroachment.

RECOMMENDATION

- 1 Council close and sell part of the public road known as Railway Crescent, Stanwell Park, which is encroached upon by a retaining wall, to the owner of 64 Lawrence Hargrave Drive.
- 2 The owners of 64 Lawrence Hargrave Drive pay Council \$900 per square metre for the road which equates to \$4,500 with the final purchase price to be dependent upon the registered acquisition survey.
- 3 The applicant to be responsible for all costs associated with the road closure and sale.
- 4 The General Manager be authorised to sign any documentation necessary to give effect to this resolution.
- 5 Authority be granted to the Lord Mayor and General Manager to affix the Common Seal of Council to any necessary documentation to effect this resolution.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation

Authorised by: Renae Elrington, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Business Paper Map - Road Closure - for Owner of 64 Lawrence Hargrave Drive - Stanwell Park
- 2 Minutes Item 8 - Council meeting -13 March 2017- Proposed Road Closure of Minor Portion of Road at Stanwell Park
- 3 Pictures of Railway Crescent - the encroachment - old stairs - new footpath
- 4 Quote provided to relocate retaining wall - 64 Lawrence Hargrave Drive - Stanwell Park

BACKGROUND

In March 2017 a report was prepared to Council outlining the matter of the encroachment of a retaining wall owned by the owner of 64 Lawrence Hargrave Drive, Stanwell Park, onto approximately 5 square metres of Railway Crescent, Stanwell Park. The encroachment is located on the eastern side of Railway Crescent just south of the footbridge over Lawrence Hargrave Drive.

The current owners of the property are the second owners and not the builders. At the time of their purchase in December 2008 they sought a survey, which stated that "apart from fencing irregularities there are no encroachments by or upon the subject land over the parcel boundaries". They also sought a building certificate from a private certifier. They proceeded with the purchase believing that their property was compliant.

The March 2017 report recommended that Council resolve to close the road and sell it to the owner of 64 Lawrence Hargrave Drive, for an amount of \$900 per square metre as per the obtained market valuation report from the registered valuer Walsh and Monaghan.

Council resolved that -

- 1 *The matter be referred to staff for further consideration of the traffic and pedestrian issues following the recent footpath construction by the United Protestant Association (UPA) aged care development on the western side of Railway Crescent, Stanwell Park.*
- 2 *The matter be the subject of a Councillor Briefing prior to return to Council for determination.*

The encroachment was raised by a previous councillor and during the time the investigation was undertaken the footpath on the western side of Railway Parade was renewed as part of a Development Consent issued to UPA. Prior to the re-construction of the footpath and hand railing on the western side of Railway Crescent by the UPA, a set of stairs existed that provided access from Railway Crescent, to the old footpath [Attachment 3(a)].

Previously pedestrians were able to cross over Railway Crescent when they exited the footbridge and access the foot-path without walking along the eastern side of Railway Crescent. The previously existing stairs were made redundant due to the installation of the hand rail, which closed off this access. As an outcome pedestrians were required to walk along the eastern side of Railway Crescent for a distance of approximately 20 metres before they could access the footpath [Attachment 3(c)]. This meant that the encroachment moved pedestrians onto the roadway over this distance.

Concerns were raised that without the access to the western footpath, the road closure and sale would eliminate the option to establish an alternative footpath, pushing pedestrians closer to the road due to lack of alternative route.

The outcome of a briefing to Councillors in June 2017 requested that the owner of 64 Lawrence Hargrave Drive be contacted and requested to provide a quote for removal and relocation of the retaining wall.

The owner was contacted in July 2017 however a quote was not received until February 2018. The quote came in at an amount of \$73,180 plus GST. The quote also states that the removal and relocation of the retaining wall would result in the owners no longer having access to their two garages as the resulting driveway gradient would be inaccessible to any vehicle. The quote mentions that, in addition to the cost to remove the retaining wall, there would be an option of installing a car lift with a price range of between \$80,000 and \$240,000. Expert advice was sought by the property owner in dealing with remedies for the gradient issue however no other alternatives are available.

Council intends to reinstate access to the western footpath and replace the original set of stairs. These works have been programmed and funded to take place in the 2018/2019 financial year.

PROPOSAL

It is proposed to close and sell the encroached part of Railway Crescent to the owners of 64 Lawrence Hargrave Drive, Stanwell Park.

CONSULTATION AND COMMUNICATION

Owners of 64 Lawrence Hargrave Drive, Stanwell Park.

Local land owners by mail merge.

Statutory Authorities by mail merge including RMS, Jemena Gas, Telstra, Endeavour Energy, etc.

Walsh and Monaghan Property Valuers.

The general public through the Wollongong Advertiser newspaper.

Infrastructure & Strategy Planning Division and other internal divisions.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal under the objective Carry out commercial business management of Council's Operational lands (Community 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 2017-18, management of Council's property legislative requirements.

FINANCIAL IMPLICATIONS

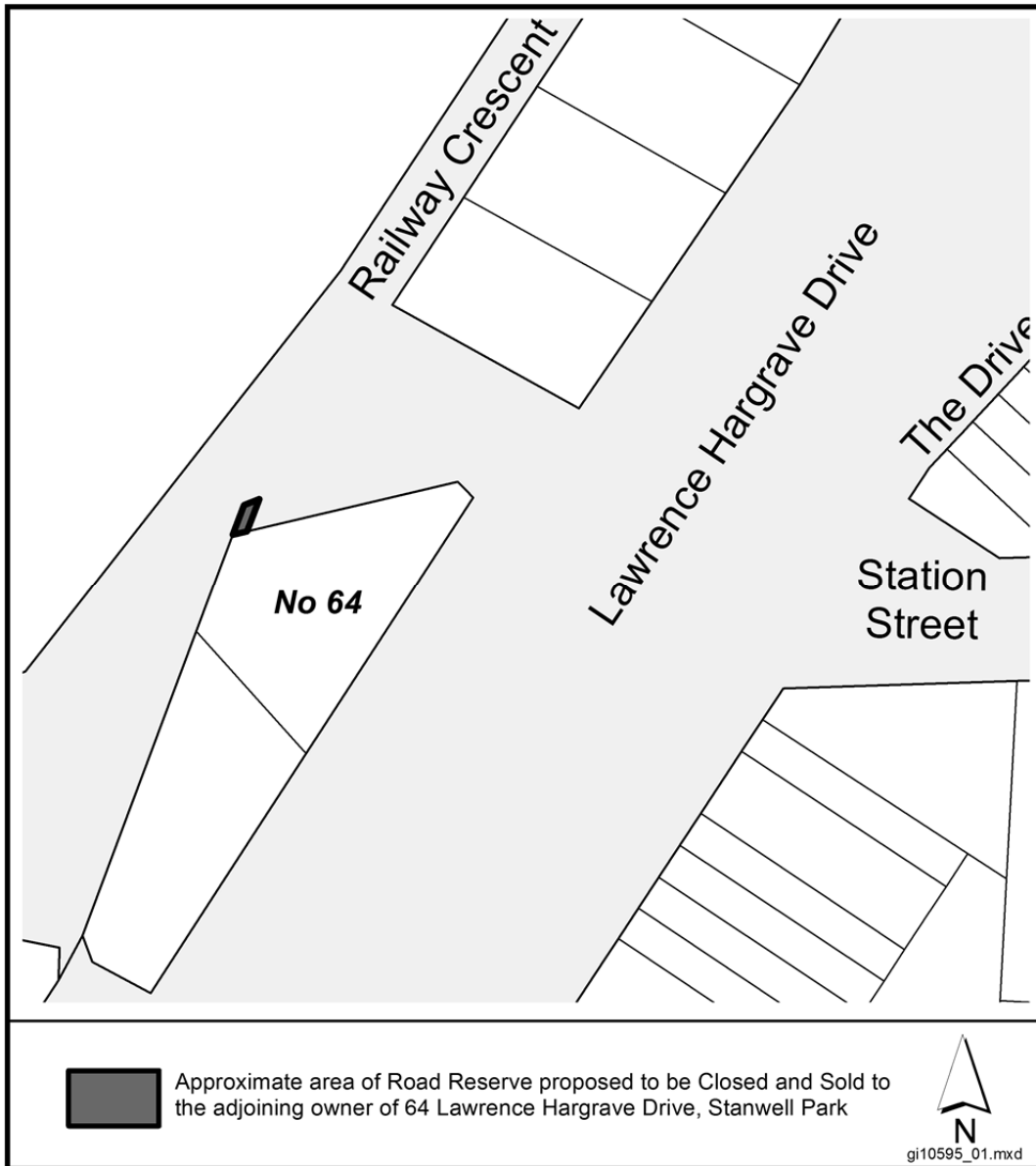
Council will receive approximately \$4,500 for the road closure and sale. The applicant will bear all costs associated with the road closure and sale.

CONCLUSION

The cost for the applicant to remove and relocate the retaining wall is high, at approximately \$73,180 plus GST, resulting in significant increase to the driveway gradient thereby rendering the driveway inaccessible. To gain access he would be required to install a car lift, at a cost of between \$80,000 and \$240,000 which could be considered to be an excessive cost and is limiting in its remedy.

Due to the new footpath and hand railing constructed on the western side of Railway Crescent and no stairway access, pedestrians are required to walk on the eastern side of Railway Crescent for approximately 20 metres before they can access the footpath on the western side.

It would be in the best interests of pedestrians if Council was to construct an opening in the handrail of the new footpath and install a new set of stairs (if the original stairs do not meet current safety standards) opposite the footbridge over LHD so that pedestrians would no longer be required to walk on the eastern side of Railway Crescent. This would facilitate the encroached section of Railway Crescent to be closed and sold to the owner of 64 Lawrence Hargrave Drive.



COUNCIL RESOLUTION EXTRACT FROM MINUTES 13 MARCH 2017

ITEM 8 - PROPOSED ROAD CLOSURE OF MINOR PORTION OF ROAD AT STANWELL PARK

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

- 1 The matter be referred to staff for further consideration of the traffic and pedestrian issues following the recent footpath construction by the UPA aged care development on the western side of Railway Crescent, Stanwell Park.
- 2 The matter be the subject of a Councillor Briefing prior to return to Council for determination.

Variation The variation moved by Councillor Colacino (Part 2) was accepted by the mover and seconder.

ITEM 8 PROPOSED ROAD CLOSURE OF MINOR PORTION OF ROAD AT STANWELL PARK

The owner of 64 Lawrence Hargrave Drive, Stanwell Park, has encroached onto part of Railway Crescent, Stanwell Park by means of a retaining wall.

Railway Crescent is Council public road and the encroachment measures approximately 5m² (subject to survey). As the retaining wall is vital to the structural integrity of the dwelling, it is proposed to close the part of Railway Crescent affected by the encroachment and sell the land to the owners of 64 Lawrence Hargrave Drive.

RECOMMENDATION

- 1 Council close and sell part of the public road known as Railway Crescent, which is encroached upon by a retaining wall to the adjoining owners of 64 Lawrence Hargrave Drive.
- 2 The owners of 64 Lawrence Hargrave Drive pay Council \$900 per m² for the closed road which approximates to \$4,500 but the final purchase price be dependent upon the road closure survey.
- 3 The owners of 64 Lawrence Hargrave Drive be responsible for all costs associated with the matter.
- 4 The General Manager be authorised to sign any documentation necessary to effect this resolution.
- 5 Authority be granted to affix the Common Seal of Council to any necessary documentation to effect this resolution.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Kerry Hunt, Director Corporate and Community Services - Creative, Engaged and Innovative City (Acting)

ATTACHMENTS

- 1 Map of Area - depicting Road Closure

BACKGROUND

Towards the end of 2014 Council became aware of the encroachment of a retaining wall on the Council public road known as Railway Crescent, Stanwell Park. The section of encroachment measures approximately 5m². Council wrote to the owners of the adjoining 64 Lawrence Hargrave Drive and enquired if they wished to pursue a road closure application. The owners responded that they did and paid the application fee.

The appropriate sections within Council were consulted and no objections were received.

Letters of advice of the proposed road closure were sent to adjoining neighbours and statutory authorities to which no objections were received. The proposed road closure was advertised in the Wollongong Advertiser newspaper on 12 October 2016 and no objections were received.

A valuation report was obtained from Council's property valuation consultant Walsh and Monaghan which valued the section of road (to be closed) at \$900 per m² or approximately \$4,500 subject to the final survey.

PROPOSAL

It is proposed to close and sell the encroached part of Railway Crescent, Stanwell Park to the adjoining owners of 64 Lawrence Hargrave Drive, Stanwell Park. The owners have agreed to pay the requested purchase price of \$900 per m² or approximately \$4,500 subject to the final survey.

CONSULTATION AND COMMUNICATION

Owners of 64 Lawrence Hargrave Drive.

Various internal sections.

Other adjoining land owners.

Statutory Authorities.

Walsh and Monaghan Property Valuers.

The general public through the Wollongong Advertiser newspaper.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal under the objective *Carry out commercial business management of Council's Operational lands (Community 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 2016-17.

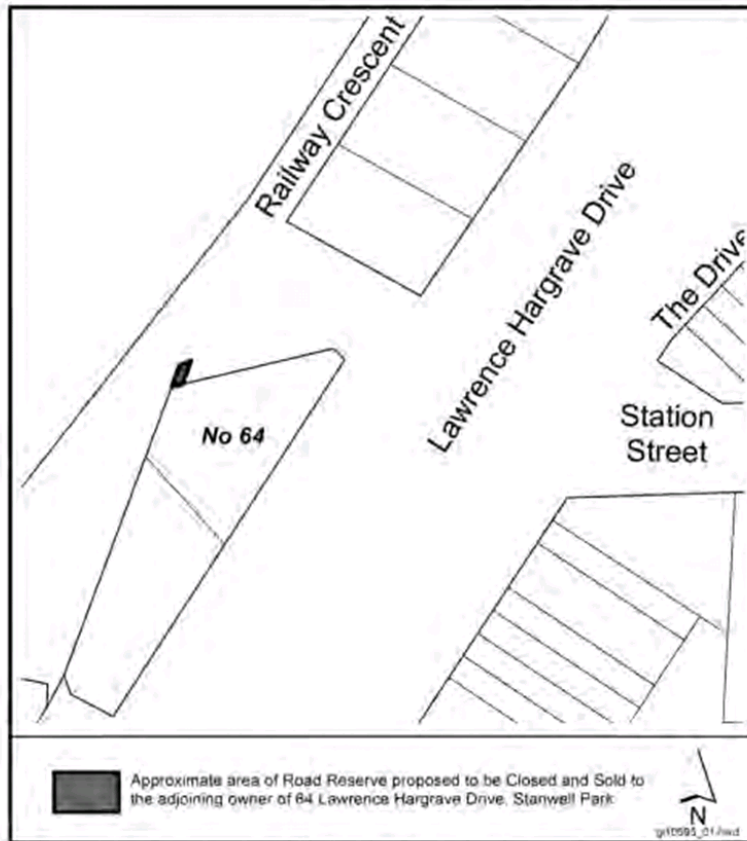
FINANCIAL IMPLICATIONS

Council will receive approximately \$4,500 for the closure and sale of the road to the owners of 64 Lawrence Hargrave Drive.

All costs associated with the road closure and sale will be borne by the owner.

CONCLUSION

As the retaining wall which encroaches on the Council public road is vital to the structural integrity of the dwelling, it cannot be removed. Therefore closing the road and selling the land to the adjoining owners of 64 Lawrence Hargrave Drive is the most suitable solution.





COUNCILLOR BRIEFING SESSION

Aerial View



13 June 2017



COUNCILLOR BRIEFING SESSION

Street View (showing previous location of stairs)



13 June 2017



COUNCILLOR BRIEFING SESSION

Close up



13 June 2017



COUNCILLOR BRIEFING SESSION

Stairs removed



13 June 2017



COUNCILLOR BRIEFING SESSION

Image of new footpath

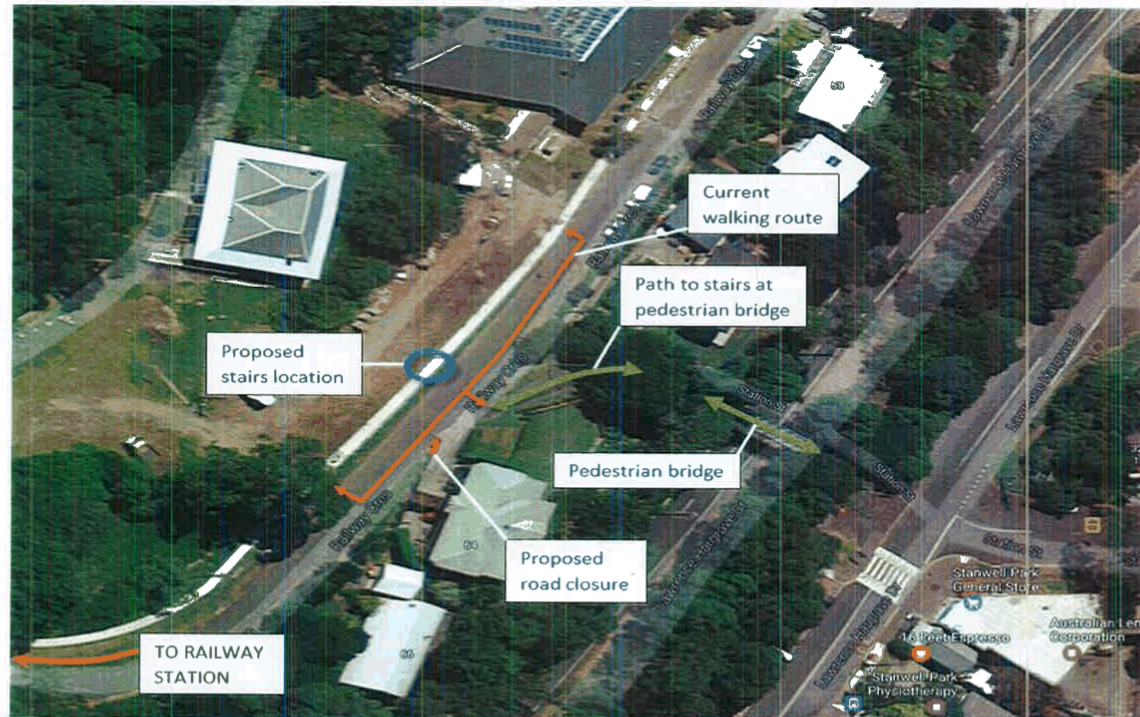


13 June 2017



COUNCILLOR BRIEFING SESSION

Current & Proposed Situation



13 June 2017



WOLLONGONG CITY COUNCIL

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

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

Web www.wollongong.nsw.gov.au • ABN 63 139 525 939 - GST Registered

013



Mr and Mrs Kemp
64 Lawrence Hargrave Drive
STANWELL PARK NSW 2508

Your Ref:
Our Ref:
File:
Date:

Z18/28661
PR-175.05.046
6 February 2018

Dear Mr & Mrs Kemp

QUOTE FOR RELOCATION OF RETAINING WALL ON RAILWAY CRESCENT STANWELL PARK

I refer to my previous correspondence to you dated 6 July 2017 regarding the above matter. As I have not heard from you I am writing to seek an update as to whether you have obtained a quote for the removal and relocation of the retaining wall. The quote will assist Council in moving forward with the matter.

Please contact me should you require further information.

This letter is authorised by

Lorraine Shine
Statutory Property Officer
Wollongong City Council
Telephone (02) 4227 8605
Email: lshine@wollongong.nsw.gov.au



COALCLIFF CONSTRUCTIONS

42 paterson rd coalcliff
Ph: (02) 4294-8392 Mobile: 0412265938

LIC .312651C

QUOTATION

7/12/2017

64 LAWRENCE HARGRAVE DRIVE STANWELL PARK

ATT:MR DAVID KEMP

PRICE INCLUDES :

EXCAVATE OUT EXISTING DRIVEWAY 2 .5 METRES INSIDE PROPERTY BOUNDARY
TOTAL EXCAVATION 6.1 METRES X 3.5 WIDE

POUR CONCRETE FOOTING
CREATE NEW RETAINING WALL USING APPINSTONE MASONRY BLOCKS FROM THE
BAINS MASONRY RANGE APPROX 2.4 HIGH
RETAING WALL TO BE CONSTRUCTED AS PER ENGINEERS INSTRUCTIONS
(ATTACHED IS SIMILAR ENGINEERS DETAILS)

PRICE \$73180 +GST

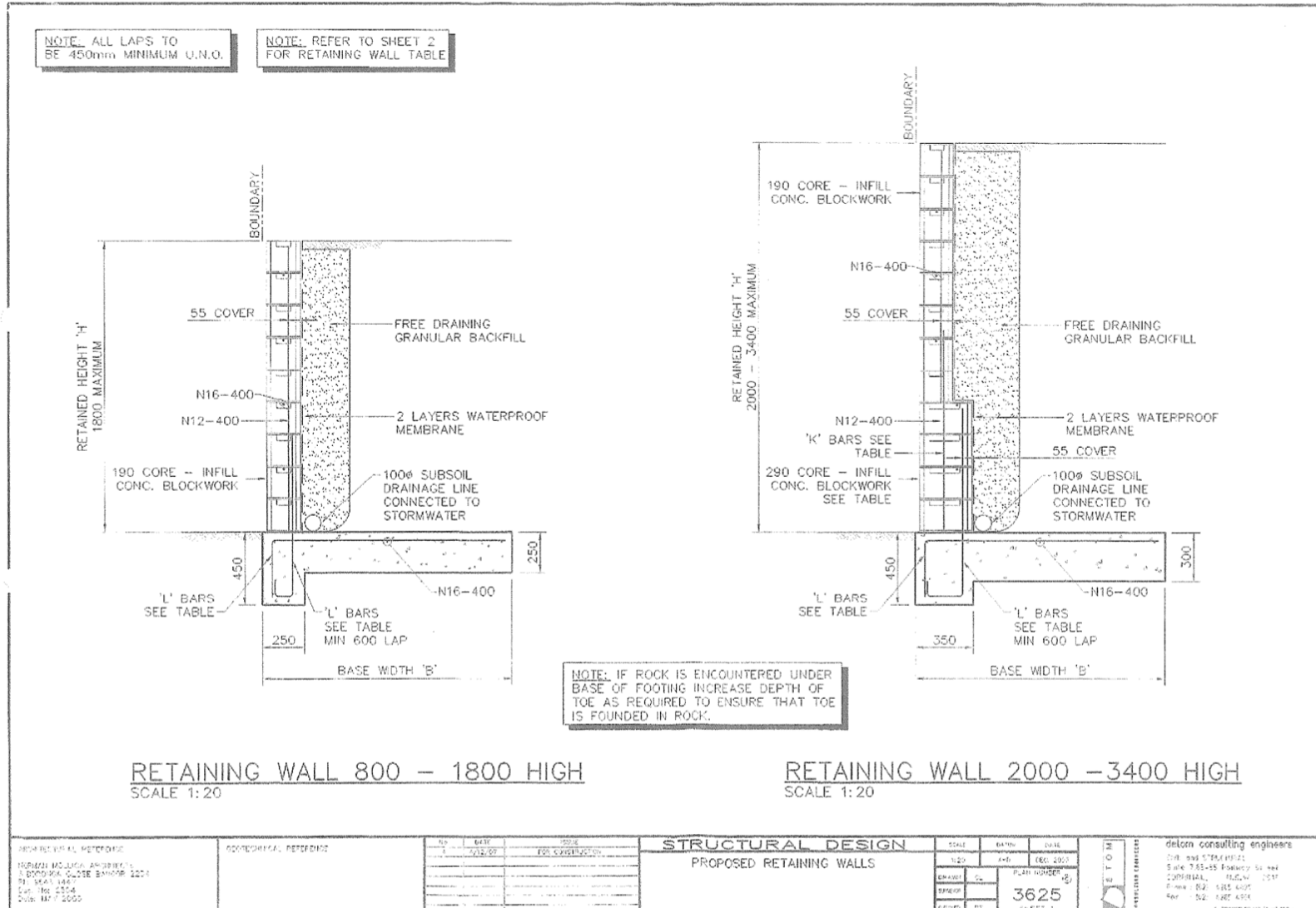
PLEASE NOTE:TO CREATE NEW DRIVEWAY TO ACCESS LOWER LEVEL IS IMPOSSIBLE
FOR A CAR TO ACCESS GARAGES X 2 AS THESE ARE AT THE NORTH END WHERE
RETAING WALL IS TO BE BUILT (SEE ATTACHED PHOTO DEMONSTRATING NEW
DRIVEWAY GRADE WHICH WOULD BE UN ACCESSABLE TO ANY VEHICLE)

OPTION TO ACCESS GARAGES IS CARLIFT
PLEASE NOTE THERE ARE MANY OPTIONS
PRICE RANGE BETWEEN \$80 – \$240 THOUSAND

I AM HAPPY TO DISCUSS CAR LIFT OPTIONS IF WORKS PROCEED

KIND REGARDS
REYNOLD SCUIRIAGA





Item 10 - Attachment 4 - Quote provided to relocate retaining wall - 64 Lawrence Hargrave Drive - Stanwell Park



ITEM 11

LEASE OF TOWRADGI SURF LIFE SAVING CLUB AND BOATSHED, PART LOTS 188, 189 AND 190 DP 13182, MARINE PARADE, TOWRADGI TO TOWRADGI SURF LIFE SAVING CLUB INC

Towradgi Surf Life Saving Club Inc (Towradgi SLSC) have occupied the Surf Club building (B02041) and Boatshed (B03503) since they were constructed on Community land in 1978 but have never formally entered into a lease arrangement with Council. In 2015 Towradgi SLSC obtained development consent for construction of a timber deck and disabled ramp DA-2015/558 and have recently in 2018 received a funding grant for this project with works commencing shortly.

Early in 2018 Towradgi SLSC also lodged a development application DA-2018/152 for the operation of a commercial café which is currently under assessment. If granted, a condition of the DA consent will require the Surf Club to enter into a lease agreement with Council for the Surf Club buildings.

A Lease, subject to Sections 46 and 47 of the Local Government Act, 1993 and Council Approval, is proposed in the attached draft Lease. The term of the lease is 21 years.

RECOMMENDATION

- 1 Council approve a 21 year lease of premises known as Towradgi Surf Life Saving Club Building and Boatshed Building, part Lots 188, 189 and 190 DP 13182, Marine Parade, Towradgi to Towradgi Surf Life Saving Club Inc (as shown in the draft lease – Attachment).
- 2 Council delegate to the General Manager, the authority to finalise and execute the Lease and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of the Lease and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Renae Elrington, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Towradgi Surf Life Saving Club Site Plan
- 2 Draft Lease Towradgi Surf Life Saving Club Inc

BACKGROUND

Towradgi Surf Life Saving Club is located approximately 5 kilometres north of the Wollongong CBD. Towradgi SLSC was established on 12 July 1947 and built by four ex-members of Corrimal SLSC. The current Surf Club Building and Storage Shed were constructed in 1978.

It is a family oriented Surf Club with membership from Nippers through to Masters. Members are encouraged to take part in activities ranging from surf patrolling through to competing and social activities developing skills in lifesaving, surf safety, surf sports, personal development and leadership.

Volunteer Lifesavers from the Surf Club patrol Towradgi Beach on Sundays and Public Holidays between mid-September and April. Patrols start at 9am and finish at 6pm during holidays and start at 10am and finish at 5pm at other times. Council Lifeguards patrol the beach on weekdays and Saturdays between April and September.

CONSULTATION AND COMMUNICATION

Towradgi Surf Life Saving Club Inc
Lancaster Lawyers on behalf of Towradgi Surf Life Saving Club Inc
Consultation has been undertaken with appropriate Council Divisions.

In accordance with Section 47 (a) of the Local Government Act, Council advertised for 28 days the proposed granting of the lease for a 21 year term to Towradgi SLSC in the Council pages of the Wollongong Advertiser and also wrote to surrounding residents. Advertising closed on 10 April 2018 and no submissions were received.

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 core business activities as detailed in the Parks and Sportsfields Service Plan 2017-18.

The lease does permit the Club to sublease part of the premises for a commercial operation, but any sublease is subject to Council’s consent and any proposed activity would have to follow Council’s usual development application and consent process.

FINANCIAL IMPLICATIONS

Council will be responsible for any structural maintenance and will also be responsible for the building insurance of the Surf Club building and Boatshed, these costs are already built into forward budgets.

Towradgi SLSC will be responsible for all outgoings and also for maintenance and renewal of the building as outlined in the Leased Buildings Maintenance Responsibility Schedule in the Draft Lease – Attachment 2. The Club will also be responsible for obtaining \$20 Million Public Liability insurance noting Wollongong City Council as an interested party.

A rental of \$675 (GST inclusive) per annum applies as per Council’s fees and charges for Community and Sporting Groups for the 2017/18 financial year and the Surf Club will also pay \$174 (GST inclusive) towards the cost of preparing the lease in accordance with Council Policy.

CONCLUSION

This Lease will formalise the existing occupation of the building by Towradgi Surf Life Saving Club Inc. It outlines the ongoing maintenance responsibilities and outgoings of both parties. It also clearly identifies the potential commercial income Towradgi Surf Life Saving Club Inc may generate and that Council expects, in good faith, that the Lessee will use that additional rental income to fund its obligations under the Lease.



Imagery © Jacobs & Aerometrex (2016)



Leased area on Community Land part Lots 188, 189 and 190 DP13182 Marine Parade, Towradgi, leased to Towradgi Surf Club



GIS ref.: gi11045_01

Printed: 12/03/2018

Aerial Photography: 2016

Scale 1:1,000



PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property leased Part Lots 188, 189 and 190 in DP 13182 being premises known as Buildings B02041 and B03503 Towradgi Surf Life Saving Club at Marine Parade, Towradgi (the 'Premises').

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any Reference: <input type="text"/>	CODE L
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(C) LESSOR

Council of the City of Greater Wollongong

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable): _____

(E) LESSEE

Towradgi Surf Lifesaving Club Incorporated ABN 24 522 940 258
TENANCY:

- (G)**
1. **TERM** 21 years
 2. **COMMENCEMENT DATE** 1 July 2018
 3. **TERMINATING DATE** 30 June 2039
 4. With an **OPTION TO RENEW** for a period of N/A
 5. With an **OPTION TO PURCHASE** set out in clause N/A
 6. Together with and reserving the **RIGHTS** set out in N/A
 7. Incorporates the provisions or additional material set out in **ANNEXURE A** hereto.
 8. Incorporates the provisions set out in N/A No. N/A
 9. The **RENT** is set out in item 6 of Schedule 1

DATE _____

(H) Lessor execution clause

I certify that I am an eligible witness and that an authorised officer of the lessor signed this dealing in my presence.
[See note* below].

Signature of witness: _____

Name of witness: _____

Address of witness: _____

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer: _____

Authorised officer's name: _____

Authority of officer: _____

Signing on behalf of: _____

Lessee execution clause

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the Association by the authorised person(s) whose signature(s) appear(s) below.

Signature of authorised person: _____

Name of authorised person: _____

Office held: _____

Signature of authorised person: _____

Name of authorised person: _____

Office held: _____

(I) STATUTORY DECLARATION*

Note: where applicable, the lessor must complete the statutory declaration below.

I _____

solemnly and sincerely declare that-

1. The time for the exercise of option to _____ in expired lease No. _____ has ended; and
2. The lessee under that lease has not exercised the option.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Made and subscribed at _____ in the State of New South Wales on _____

in the presence of _____ of _____,

Justice of the Peace (J.P. Number: _____) Practising Solicitor

Other qualified witness [specify] _____,

who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person has a special justification for not removing the covering; and
2. I have known the person for at least 12 months OR I have confirmed the person's identity using an identification document and the document I relied on was a _____ [Omit ID No.]

Signature of witness: _____ Signature of applicant: _____

- As the services of a qualified witness cannot be provided at lodgement, the declaration should be signed and witnessed prior to lodgement. # If made outside NSW, cross out the witness certificated. If made in NSW, cross out the text which does not apply.

ANNEXURE “A”

DATED:

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THIS LEASE is made on and commences on the Commencement Date.

BETWEEN THE LESSOR whose name, address and ABN appear in **Item 1 (Lessor)**

AND THE LESSEE whose name, address and ABN appear in **Item 2 (Lessee)**

RECITALS

- A. The Lessor has agreed to lease the Land to the Lessee on the terms and conditions set out in this Lease.

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

1.1. Definitions

In this Lease:

Approval means authorisation, approval, consent, licence, permission and the like.

Authority includes any government, local government, statutory, public or other Person, authority, instrumentality or body having jurisdiction over the Land, the Premises or any part of it or anything in relation to it.

Business Day means any day (except a Saturday, Sunday or public holiday) on which banks are open for business in Sydney, New South Wales.

Claim includes any claim, demand, remedy, suit, injury, damage, loss, Cost, liability, action, proceeding and right of action.

Clause means a clause of this Lease, and Sub-Clause has a similar meaning.

Commencement Date means the date set out in Item 4.

Commercial Parameters means whether the proposed operation:

- a. is a separate, standalone occupation of part of the Premises;
- b. is conducted by a for-profit entity which is completely legally separate from the Lessee;
- c. limits, inhibits or restricts the access or enjoyment of the Premises by the public.

Cost includes any cost, charge, expense, outgoing, payment or other expenditure of any nature whatever.

Council means the council of an area, and includes an administrator.

Default Rate means the interest rate set by the Lessor's Bank for the time being as its benchmark rates for overdrafts of one hundred thousand dollars (\$100,000.00) or more.

Fundraising means a fundraising appeal as defined by section 5 of the Charitable *Fundraising Act 1991*, which is conducted in accordance with the requirements of that Act applicable to a fundraising appeal.

Further Obligations means any obligations of the Lessee set out in Schedule 2.

Further Term means the further term or terms, if any, as set out in Item 8.

Gambling has the same meaning as prescribed in the *Unlawful Gambling Act 1998* NSW and excludes Fundraising.

GST means any consumption, goods and services or value added tax, by whatever name called, imposed, levied or collected by any Federal or State Government which operates at any time or times during the Term or any renewal or overholding of the Lease including, without limitation, GST as defined in the GST Act and any replacement tax.

GST Act means *A New System (Goods and Services Tax) Act 1999*.

Hazardous Materials includes any substance, material, thing, component or element which is hazardous, a contaminant or a pollutant to persons or property.

Improvement means any building, structure, fixture, fitting, plant, equipment, partition, sign or other material, or article or chattel, which is erected, installed or put in or on the Land.

Insured Sum means the amount set out in Item 10.

Item means the relevant item in Schedule 1.

Land means the land described in Item 3 and all rights, easements and appurtenances usually and normally enjoyed with that land and all Lessor's Improvements.

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or local law, present or future, and whether State, Federal or otherwise.

Lessee means the Lessee named in this Lease and includes in the case of a:

- a. corporation the Lessee, its successors and permitted assigns
- b. natural person the Lessee, his executors, administrators and permitted assigns.

Lessee's Employees means each of the Lessee's employees, agents, contractors, invitees or others (whether with or without invitation), sublessees, licensees and concessionaires or others (whether expressly or impliedly) who may at any time be in or upon the Land.

Lessee's Improvements means any Improvements undertaken by the Lessee in accordance with this Lease but does not include those Improvements listed in Item 13.

Lessor means the Lessor named in this Lease and the person for the time being entitled to the Lease reversion when the Lease ends.

Lessor's Agents means the employees, contractors, agents and any other Person appointed from time to time by the Lessor as agent of the Lessor.

Lessor's Improvements means the Improvements listed in Item 13.

Name and Notice Address means the name and address in Item 9 as it may be changed from time to time.

Notice means any notice or other written communication.

Party means a party to this Lease.

Permitted Use means the permitted use of the Land set out in Item 7.

Person includes any corporation and vice versa.

Premises means the Land and the Lessee's Improvements.

Proposed Work means any renovation, demolition, construction of or to any Improvement on the Land and any activity which physically alters the structure of the Premises.

Rates and Taxes means all existing and future rates (including any special rates or levies) taxes (including land tax on a single holding basis), duties, charges, assessments, impositions and outgoings whatsoever now or at any time imposed, charged or assessed on or against the Land or the Lessor or the Lessee or payable by the owner or occupier of the Land.

Rent means the amount of the annual Rent set out in Item 6.

Requirement includes any lawful Notice, order or direction received from or given by any Authority or under any Law, in writing or otherwise, and notwithstanding to whom such Requirement is addressed or directed but if not addressed to the Lessee then the Lessee must be given a copy.

Services means all services installed or to be installed and connected to the Premises including, without limitation, gas, electricity, telephone and telecommunication, water, sewerage and drainage.

Supply means the supply of any good, service or thing by either Party under this Lease.

Term means the term of this Lease in Item 5 commencing from and including the Commencement Date.

this Lease or the Lease means this lease and includes all schedules, appendices, attachments, plans and specifications, annexures and exhibits to it.

1.2. Interpretation

1.2.1. The singular includes the plural and vice versa.

1.2.2. A gender includes the other gender.

- 1.2.3. An obligation imposed by this Lease on more than one Person binds them jointly and severally.
- 1.2.4. Every covenant by the Lessee includes a covenant by the Lessee to procure compliance with the covenant by each of the Lessee's Employees.
- 1.2.5. A reference to legislation includes a modification or re-enactment of it, a legislative provision substituted for it or amendment of it and a regulation, rule or statutory instrument issued under it.
- 1.2.6. This Lease must be interpreted so that it complies with all Laws applicable in New South Wales. Any provision must be read down so as to give it as much effect as possible. If it is not possible to give a provision any effect at all, then it must be severed from the rest of the Lease. If any provision or part of it cannot be so read down, such provision or part shall be deemed to be void and severable and the remaining provisions of this Lease shall not in any way be affected or impaired.
- 1.2.7. Unless otherwise stated, no provision of this Lease limits the effect of any other provision of this Lease. "Including" and similar expressions are not and must not be treated as words of limitation.
- 1.2.8. A reference to the Land, Premises or anything includes the whole and each part of it.
- 1.2.9. The Lessor and the Lessee agree that:
 - a. the terms contained in this Lease constitute the whole of the agreement in respect of the Land and Premises between the Lessor and the Lessee and all previous negotiations and agreements are negated;
 - b. no further terms are to be implied or arise between the Lessor and the Lessee by way of collateral or other agreement made by or on behalf of the Lessor or by or on behalf of the Lessee on or before or after the execution of this Lease, and any implication or collateral or other agreement is excluded and negated;
 - c. no information, representation or warranty by the Lessor or the Lessor's agents was supplied or made with the intention or knowledge that it would be relied on by the Lessee in entering into this Lease; and
 - d. no information, representation or warranty has been relied on by the Lessee in entering into this Lease.
- 1.2.10. Headings and the index to this Lease are for guidance only and do not affect the interpretation of this Lease.
- 1.2.11. If a reference is made to any Person, body or Authority and that Person, body or Authority has ceased to exist, then the reference is deemed to be a

reference to the Person, body or Authority that then serves substantially the same or equivalent objects as the Person, body or Authority that has ceased to exist.

- 1.2.12. Reference to the President of a Person, body or Authority must, in the absence of a President, be read as a reference to the senior officer or equivalent employee for the time being of the Person, body or Authority or such other Person fulfilling the duties of President.
- 1.2.13. A reference to "writing" or "written" and any words of similar import include printing, typing, lithography and any other means of reproducing characters in tangible and visible form, including any communication effected through any electronic medium if such communication is subsequently capable of reproduction in tangible or visible form.
- 1.2.14. A reference to "corporation" and any other words or expressions used or defined in the Corporations Act 2001 (Cth), unless the context otherwise requires, has the same meaning that is given to them in the Corporations Act 2001 (Cth).
- 1.2.15. This Lease is governed by New South Wales law. The Parties irrevocably submit to the non-exclusive jurisdiction of the courts of that State and courts of appeal from them. Except as expressly agreed in writing by both Parties or for an action required at a federal level, each Party waives any right it has to object to an action being brought in any court outside New South Wales including, without limitation, by claiming that the action has been brought in an inconvenient forum or that those courts do not have jurisdiction.
- 1.2.16. If the day or last day for doing anything or on which an entitlement is due to arise is not a Business Day, the day or last day for doing the thing or date on which the entitlement arises for the purposes of this Lease shall be the next Business Day.
- 1.2.17. Each provision of this Lease continues to have full force and effect until it is satisfied or completed.
- 1.2.18. Where a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- 1.2.19. A reference to an agreement or a document is to that agreement or document as amended, novated, supplemented, varied or replaced from time to time except to the extent prohibited by this Lease.
- 1.2.20. A reference to a Clause or Sub-Clause followed by a number refers to the relevant numbered Clause or Sub-Clause in this Lease.

2. EXCLUSION OF STATUTORY PROVISIONS

2.1. Moratorium

To the extent permitted by law, the application to this Lease or to any Party of any Law or any Requirement or any moratorium having the effect of extending or reducing the Term, reducing or postponing the payment of Rent or any part of it or otherwise affecting the operation of the terms of this Lease or its application to any Party is excluded and negated.

2.2. Exclusion of statutory provisions

2.2.1. The covenants, powers and provisions implied in leases by virtue of sections 84, 84A, 132, 133, 133A and 133B of the Conveyancing Act 1919 do not apply or are not implied in this Lease and are expressly negated except in so far as the same or some part or parts of it are included in the covenants contained in this Lease. The use in this Lease of any words in any of the forms of words contained in the first column of Part II of the Fourth Schedule to the Conveyancing Act 1919 shall not imply any covenant under section 86 of that Act.

2.2.2. Part 4 of the Civil Liability Act 2002 (NSW) does not apply to this Lease.

3. LEASE OF LAND

3.1. Lease of Land for Term

The Lessor leases the Land to the Lessee for the Term.

3.2. Lessor's reservations

The Lessor reserves the right for the Lessor and the Lessor's Agents to:

- a. enter the Land as expressly provided for in this Lease; and
- b. create any registered or unregistered easement or other right over the Land.

3.3. Lessor's exercise of rights

In exercising its rights reserved under clause 3.2, the Lessor must use reasonable endeavours (including where possible providing reasonable notice to the Lessee of a proposed exercise of those rights) to minimise interference to the Lessee.

3.4. Ownership of Lessee's Improvements

Despite anything else in this Lease and without affecting the Lessee's obligations under this Lease, all buildings and structures erected on the Land, including the Lessee's Improvements are and will remain the property of the Lessor.

4. RENT

4.1. Lessee to pay Rent

The Lessee covenants to pay the Rent:

- a. at the times and in the manner set out in Item 6 without demand by the Lessor;
- b. without any abatement, deduction or right of set-off; and
- c. to the Lessor at the address set out in Item 12 or to any other address or in any other way the Lessor directs the Lessee by Notice.

4.2. Apportionment of Rent

If the Commencement Date is not the first day of a rent period, the first and last instalments of Rent will be apportioned on a pro-rata daily basis for the periods from:

- a. the Commencement Date to the first day of the next rent period;
- b. the first day of the last rent period of the Term until the date on which the Term expires.

5. RATES AND TAXES AND GST

5.1. Lessee to pay Rates and Taxes

If payable and subject to any exemption applied for and provided under **clause 5.5**, the Lessee must pay the Rates and Taxes to:

- a. the assessing Authority on time if assessed directly against the Lessee or the Land; but otherwise;
- b. the Lessor by the date which is 10 Business Days before the due date for payment if the Lessor must pay the Rates and Taxes and has given the Lessee a copy of the notice at least 10 Business Days before then.

5.2. Lessee to produce receipts

If requested by the Lessor, the Lessee must produce receipts to the Lessor evidencing payment of the Rates and Taxes by the due date for payment if the Lessee is required to pay them to the assessing Authority.

5.3. Pro-rata apportionment

If necessary, the Rates and Taxes will be apportioned on a pro-rata daily basis at the beginning and at the end of the Term.

5.4. Goods and Services Tax

- 5.4.1. If GST is or will be or is purported to be payable on any Supply the Party receiving the Supply must pay the Party making the Supply a sum equal to any GST payable by the supplier for that Supply.

5.4.2. To the extent that one Party is required to reimburse the other Party for costs incurred by the other Party, those costs do not include any amount in respect of GST for which the Party is entitled to claim an input tax credit.

5.4.3. A Party's obligation to pay an amount under this Clause is subject to a valid tax invoice being delivered to that Party. For the avoidance of any doubt, the Rent and all other payments under this Lease are exclusive of GST.

5.5 Exemption

The Lessee may apply for exemption from payment of Rates and Taxes under any relevant policy of the assessing Authority.

6. COST OF SERVICES

Unless otherwise agreed with the Lessor, the Lessee must pay Costs for all Services (including any special, additional or unusual Services separately supplied, metered, consumed or connected as appropriate in, to or on the Land or the Premises):

- a. by direct payment on or before the due date if assessed directly against the Land or the Premises; but otherwise
- b. by reimbursing the Lessor by the date which is 5 Business Days before the due date for payment if the Lessor has given a copy of the Notice to the Lessee at least 10 Business Days before then.

7. COSTS

7.1. Costs to be borne by each party

Each party will bear their own reasonable legal and other Costs including the costs of valuers, quantity surveyors and other consultants engaged by a party of and incidental to:

- a. the negotiation, preparation and execution of this Lease;
- b. any variation, extension, surrender or termination of this Lease otherwise than by effluxion of time.

7.2. Costs of Lessor to be borne by Lessee

Without limiting any other provision of this Lease, and unless otherwise agreed in writing between the parties, the Lessee is to bear the Lessor's reasonable costs of and incidental to:

- a. any Approval required under this Lease;
- b. any assignment or subletting for which the Lessor's Approval is required by this Lease; and
- c. any default by the Lessee or the Lessee's Employees in observing or performing any covenants contained or implied in this Lease.

8. INTEREST

8.1. Payment

The Lessee must pay to the Lessor on demand as a debt due interest at the Default Rate on any Rent or other moneys which the Lessee has not paid on and from the due date for payment.

8.2. Calculation

Interest is to be calculated daily from the due date and is to continue until the overdue money is paid. The interest will be capitalised on the last day of each month and may be recovered in the same way as Rent in arrears.

8.3. No prejudice

If the Lessor requires the Lessee to pay interest, it is without prejudice to any other rights, powers and remedies which the Lessor may have under this Lease or at law.

9. USE OF PREMISES

9.1. Permitted Use and Negative Covenants

The Lessee must not:

- a. use the Premises for any purpose other than the Permitted Use;
- b. except as provided for in clause 9.5, use or allow the Premises to be used for any commercial or profit-making purpose which is not Fundraising;
- c. do anything in or on the Premises which in the reasonable opinion of the Lessor causes or may cause nuisance, damage, disturbance or danger to the Lessor or members of the public using the Reservation referred to in Item 11 of Schedule 1;
- d. other than as necessary for the Permitted Use, use or allow the use of any radio, television or other sound producing equipment at a volume that can be heard outside the Premises except with the prior written Approval of the Lessor which is not to be unreasonably withheld but may be given conditionally;
- e. other than as necessary for the Permitted Use, affix any television or radio mast or antennae, satellite dish or any other communication device to any part of the Premises except with the prior written Approval of the Lessor which is not to be unreasonably withheld but may be given conditionally;
- f. write, paint, display, hang or affix any sign, advertisement, placard, name, flagpole, flag or notice on any part of the Premises except with the prior written Approval of the Lessor which is not to be unreasonably withheld but may be given conditionally. The Lessee acknowledges that it will be reasonable for the Lessor to withhold approval for any sign, advertisement, placard, name, flagpole, flag or notice that does not directly relate to the Permitted Use;

- g. overload the floor, walls, roof or any other part of the Premises, or, bring onto or remove from the Premises any plant or heavy equipment which by reason of its weight or vibration in its operation or in any way is likely in the reasonable opinion of the Lessor to cause damage to any part of the Premises or the Services;
- h. except to the extent that they are necessary for the Permitted Use and then only in compliance with any Law or Requirement and in such quantities as are reasonably appropriate, store Hazardous Materials on or in the Premises;
- i. install any equipment or system in the Premises that overloads or may overload the electrical or other Services to the Premises;
- j. allow a person to reside on the Premises;
- k. use the Premises for an illegal purpose;
- l. burn any rubbish or waste on the Premises other than the burning of vegetation in accordance with all necessary permits;
- m. use the Premises in conjunction with a hotel liquor licence, general bar licence or small bar licence within the meaning of the *Liquor Act 2007*. Nothing in this Lease otherwise prevents the Lessee from selling or providing liquor (within the meaning of the *Liquor Act 2007*) in connections with the Permitted Use or Fundraising activities provided they have obtained a requisite licence from NSW Casino, Liquor and Gaming Control Authority;
- n. sell or allow food to be sold on the Premises without first obtaining a Food Registration Licence from Wollongong City Council;
- o. permit smoking in any part of the Premises; or
- p. use the Premises for any type of Gambling.

9.2. Lessee's positive covenants

The Lessee at its Cost must:

- a. at all times carry out the Permitted Use in a business-like and reputable manner;
- b. comply with the conditions of DA-2015/558 and DA-2018/152;
- c. keep the Premises clean and not permit any accumulation of useless property or rubbish on them, and dispose of waste at the Lessee's cost at a waste disposal depot;
- d. keep the Premises free of pests, insects and vermin;
- e. provide the Lessor (and keep updated when it changes) with the name, postal address, e-mail address, telephone and facsimile transmission numbers of a person or persons to contact during and after business hours if an emergency arises which affects the Premises;
- f. keep the Premises locked and secure at all times it is not being used by the

Lessee;

- g. obtain, maintain and comply with all Approvals from all Authorities which from time to time are necessary or appropriate for the Lessee's occupation and use of the Premises;
- h. maintain documented risk management identification and treatment programs for the Premises and the Services, which must be produced to the Lessor upon demand;
- i. arrange for the regular and efficient removal from the Premises of its refuse and rubbish;
- j. if a notifiable infectious illness occurs in the Premises, promptly give Notice to the Lessor and all relevant Authorities and thoroughly fumigate and disinfect the Premises to the satisfaction of the Lessor and all relevant Authorities;
- k. permit the Lessor or the Lessor's servants or agents with or without vehicles and equipment, workmen or others at all times to enter the Land for fire protection and suppression purposes;
- l. keep the Premises locked and secure at all times it is not being used by the Lessee or the Lessor;
- m. comply with the Further Obligations.

9.3. No warranty as to use

9.3.1. The Lessor gives no warranty (either present or future) that the Land or the Premises are fit for the Permitted Use.

9.3.2. The Lessee has entered into this Lease with full knowledge of and subject to any prohibitions or restrictions contained in any Law or any Requirement on how the Land or the Premises may be used.

9.4. Fundraising activities

The Lessee may conduct Fundraising activities as part of and relating to the Permitted Use.

9.5. Commercial operation

9.5.1. Where:

- a. the Lessor has provided prior consent in writing to the use of the Premises for a profit making purpose which is not part of the Permitted Use or Fundraising (**Commercial Operation**); and
- b. the profit making purpose of the Commercial Operation falls within the Commercial Parameters;

the Lessor may require the Lessee to enter into a separate written agreement in respect to that Commercial Operation to allow that Commercial Operation to be validly undertaken from the Premises (**Commercial Agreement**).

- 9.5.2. The Parties agree that the Commercial Agreement must be negotiated in good faith and will provide that all revenue raised from the Commercial Operation must be used by the Lessee to fund its obligations under this Lease.
- 9.5.3. Despite anything else in this Lease, the Lessee must not use the Premises or any part of them for a Commercial Operation unless the parties have entered into a Commercial Agreement as contemplated in clause 9.5.1(a) above.
- 9.5.4. A proposed Commercial Operation must not:
- a. be the most substantial or significant use of the Premises;
 - b. conflict with the Permitted Use or the Lessor's Council Lifeguard Operations; and/or
 - c. materially adversely affect the carrying out of the Permitted Use on the remainder of the Premises by the Lessee.
- 9.5.5. If the parties enter into a Commercial Agreement, then the Lessee must, whenever reasonably requested by the Lessor, demonstrate to the Lessor's reasonable satisfaction that all revenue raised from the Commercial Operation is being used to fund the Lessee's obligations under this Lease. Without limiting the preceding sentence, the Lessor may audit the Lessee to ensure financial compliance in this regard and the Lessee must produce all relevant documents and items to enable the Lessor to do so.
- 9.5.6. Should the Lessee breach any of its obligations under this clause 9.5, the Lessor may terminate any Commercial Agreement or other agreement between the parties in respect to the Commercial Operations.
- 9.5.7. Nothing in this clause 9.5 affects the Lessee's obligation to comply with clause 17.1.

9.6. Uses required by Lessor for other reservation purposes

Not used

9.7. Cost incurred by Lessor

Without limiting clause 10.2, unless otherwise agreed with the Lessor, the Lessee must pay to the Lessor on demand as a debt due the Cost incurred by the Lessor of doing any work or other thing to the Premises which may become necessary because of the non-compliance of the Lessee or of the Lessee's Employees with any Law or Requirement or any provision of this Lease.

10. COMPLIANCE WITH LAWS AND REQUIREMENTS

10.1. Compliance with Laws

- 10.1.1. The Lessee at its Cost must comply with all Laws and Requirements relating to the Land, the Premises, the Services, the Permitted Use, and the Lessee's occupation and use of the Premises. If the Lessee receives any Notice from an Authority, the Lessee must immediately provide a complete copy of it to the Lessor.
- 10.1.2. Before complying with any Law or Requirement, the Lessee must (if required by that Law or Requirement):
 - a. obtain the written Approval of the Lessor which is not to be unreasonably withheld; and
 - b. observe the provisions of this Lease.

10.2. Lessor may comply with Laws if Lessee defaults

If the Lessee fails to do so, the Lessor may comply with any Law or Requirement referred to in this clause 10 either in part or whole. If the Lessor does this:

- a. any Costs incurred by the Lessor must be paid or reimbursed to the Lessor by the Lessee as a debt due;
- b. it is without prejudice to any of the Lessor's other rights in respect of non-compliance by the Lessee with its obligations under this Lease.

11. MAINTENANCE, REPAIRS, ALTERATIONS AND ADDITIONS

11.1. General repairing obligation

- 11.1.1. The Lessee must at its Cost during the Term, and any holding over period, keep the Premises in good repair and condition and clean and tidy as if it were the fee simple owner of the Premises, and must bear all costs of maintaining and repairing the interior of the Premises and the Services that are required to keep the Premises in good repair and condition.
- 11.1.2. Despite the requirements of clause 11.1.1, each Party is to assume the responsibility attributed to them under the *Maintenance Schedule* attached to this Lease at Schedule 3.
- 11.1.3. Despite the requirements of clause 11.1.2, the Lessee is required to reimburse the Lessor for the cost of 6 monthly fire inspection and test and the replacement of damaged or neglected fire safety equipment.

11.2. Lessor's right of entry

The Lessor or the Lessor's Agents may enter the Premises in the following circumstances:

- a. at reasonable times on giving to the Lessee 2 days prior notice:
 - i. to view the state of repair and condition of the Premises and Services;
 - ii. to determine compliance with this Lease by the Lessee; or

- iii. in accordance with clause 11.4, to carry out works and repairs;
 - iv. for the purpose of complying with the terms of any present or future legislation affecting the Land and or Premises, or to comply with any notice served on the Lessor or Lessee by any competent Authority for which the Lessee is not responsible in terms of this Lease; and
- b. at any time and for any purpose without notice if the Lessor reasonably considers entry is required in the case of an emergency.

11.3. Enforcement of repairing obligations

11.3.1. The Lessor may serve on the Lessee a Notice:

- a. specifying any failure by the Lessee to carry out any repair, replacement or cleaning of the Premises or the Services which the Lessee is required to do under this Lease; and
- b. requiring the Lessee to carry out the repair, replacement or cleaning within a reasonable time specified in the Notice.

11.3.2. If the Lessee does not comply with the Notice, the Lessor may elect to carry out such repair, replacement or cleaning and any Costs incurred by the Lessor must be paid by the Lessee.

11.4. Lessor may enter to repair

11.4.1. The Lessor, the Lessor's Agents and others authorised by the Lessor may at all reasonable times after giving the Lessee reasonable written notice enter the Land and the Premises to carry out any works and repairs in the circumstances set out below.

11.4.2. The circumstances for entry are any one or more of the following:

- a. to carry out any repairs on or to the Premises or the Services, which relate to anything which the Lessor is obliged or entitled to do under this Lease;
- b. if an Authority requires any repair or work to be undertaken on or to the Premises or the Services which the Lessor is required to do;
- c. if the Lessor elects to carry out any repair work which the Lessee is required or liable to do under this Lease by any Law or by any Requirement but fails to do so within the time specified or otherwise allowed for that work to be done, any Costs incurred by the Lessor must be paid by the Lessee.

11.5. Alterations to Premises

11.5.1. Subject to this Lease, the Lessee must not and must not permit any other person to carry out any Proposed Work without the Lessor's prior written Approval which must not be unreasonably withheld or delayed.

- 11.5.2. In seeking the Lessor's Approval the Lessee must submit plans and specifications of the Proposed Work for the Approval of the Lessor and such other information relating to the Proposed Work as is reasonably required by the Lessor.
- 11.5.3. Any Approval given by the Lessor to the Lessee for the Proposed Work is subject to the Lessee satisfying conditions of the Approval and the following requirements:
- a. any Proposed Work must be supervised by a Person approved by the Lessor;
 - b. any Proposed Work must be executed promptly and continuously in a proper and workmanlike manner, using the materials and by contractors or tradesmen approved by the Lessor, in accordance with all Laws and Requirements;
 - c. the Lessee must pay on demand all reasonable Costs incurred by the Lessor in considering or inspecting the Proposed Work and its supervision, including the reasonable fees of architects, engineers or other building consultants reasonably engaged by or on behalf of the Lessor;
 - d. the Lessee must obtain and keep current and comply with all necessary Approvals from all Authorities necessary to enable any Proposed Work to be lawfully effected, and must on request by the Lessor produce for inspection by the Lessor copies of all such Approvals; and
 - e. on completion of the Proposed Work the Lessee must immediately obtain and produce to the Lessor, any unconditional certificates of compliance or of satisfactory completion issued by relevant Authorities and, a certificate by a consultant approved by the Lessor that the Proposed Work has been carried out in accordance with the plans and specifications approved by the Lessor.

11.6. Notice to Lessor of damage, accident etc

The Lessee must immediately give Notice to the Lessor of any of the following of which the Lessee has actual or constructive notice:

- a. damage however caused;
- b. accident to or defects in the Premises or the Services; or
- c. circumstances likely to cause any damage or injury occurring within the Premises;
- d. fault in the Services; or
- e. Notice from any Authority.

11.7. If, in the opinion of the Lessor, the Premises have reached the end of their useful life and is not worth the cost of repairing, the Lessee cannot require the Lessor to replace or repair the Premises.

12. ASSIGNMENT AND SUBLETTING

12.1. The Lessee may not sublet, assign this Lease or part with possession of the Premises or any part of them without the prior written consent of the Lessor. The Lessor will not unreasonably withhold its consent.

12.2. If the Lessee is a corporation, it will be treated as assigning this Lease, for the purposes of sub-clause 20.1, if the person or persons who beneficially own or control a majority of its voting shares at the commencement of this Lease cease to do so, except as a result of transmission on the death of a shareholder. This clause will not apply if the Lessee is a corporation, the voting shares of which are listed on a Stock Exchange in Australia.

12.3. The Lessee is to pay the Lessor's reasonable legal and other costs relating to considering and giving consent, including any costs which the landlord incurs in making inquiries as to the respectability, solvency, responsibility, stature, experience and capability of any proposed subtenant or assignee or the person to whom possession is to be transferred.

12.4. The Lessee may not mortgage or charge this Lease or any estate or interest in the leased Premises.

12.5. Acceptance of Rent by Lessor

The acceptance by the Lessor of any Rent or other payment from any Person other than the Lessee does not constitute an acknowledgment by the Lessor that it recognises that person as the authorised assignee or sub-lessee.

13. INSURANCE AND INDEMNITIES

13.1. Insurances to be taken out by Lessee

The Lessee must effect and maintain at the Lessee's Cost:

- a. a standard public liability insurance policy endorsed to extend the indemnity under the policy to include the Lessee's liability under Clause 13.5. The policy must:
 - i. be for an amount of not less than the Insured Sum or such higher amount as the Lessor may reasonably require in respect of any single occurrence; and
 - ii. be on terms that the insurer waives all rights of subrogation against the Lessor;
- b. insurance for all Lessee's property and Lessee's Improvements;

- c. workers compensation insurance for an amount required to comply with Lessee's obligations under the Workers Compensation Act NSW as amended from time to time; and
- d. any other insurance reasonably required by the Lessor or as set out in Schedule 2.

13.2. Lessee's insurance obligations

The Lessee must:

- a. ensure that all policies of insurance effected by the Lessee under this clause 13 are taken out with:
 - i. an insurance office or company authorised by the Australian Prudential Regulation Authority to conduct new or renewal insurance business in Australia; and/or
 - ii. Lloyd's of London Syndicates; or
 - iii. as otherwise approved by the Lessor;
- b. on the Commencement Date and on request from the Lessor, produce to the Lessor a certificate of currency; and
- c. pay all premiums and other money payable in respect of the insurance policies when they become due and payable.

13.3. Council's Power

In the event that the Lessee does not effect and maintain the policies identified above, the Lessor may effect the policy and recover the premium from the Lessee as a charge under the Lease.

13.4. Lessor's insurance obligations

The Lessor must effect and maintain at the Lessor's Cost building insurance for the Premises.

13.5. Non-vitiation of policies

The Lessee must not do anything, in, to or on the Premises and must use its best endeavours not to allow anything to be done, which may vitiate or render void or voidable any Lessee's insurances or any condition of any insurance taken out by the Lessor of which the Lessee has been made aware in respect of the Premises or any property in or on it.

13.6. Exclusion of Lessor's liability

13.6.1. The Lessee acknowledges that all property which may be in or on the Premises will be at the sole risk of the Lessee and the Lessor will not be liable for any Claim that the Lessee or the Lessee's Employees or any Person

claiming by, through or under the Lessee may incur or make or any which arises from:

- a. any fault in the construction or state of repair of the Premises or any part of it; or
- b. the collapse of the Premises irrespective of the cause; or
- c. any defect in any Services; or
- d. the flow, overflow, leakage, condensation or breakdown of any water, air-conditioning, gas, oil or other sources of energy or fuel, whether from the roof, walls, gutter, downpipes or other parts of the Premises.

13.6.2. The Lessee agrees that the Lessor will not be responsible for and releases the Lessor, and the Lessor's Agents from liability in respect of any:

- a. Claim relating to any property of the Lessee or any other Person in or on the Premises or any part of it however occurring; or
- b. death, damage or injury to any Person or property in on or under the Premises or on any land near it suffered as a direct consequence of the construction, operation, presence or maintenance of the Premises and including, without limitation, damage or injury to any person or property resulting from any collision with or the collapse of the Premises.

13.7. Indemnities

Despite:

- a. any Claims having resulted from anything which the Lessee may be authorised or obliged to do under this Lease; and/or
- b. at any time any waiver or other indulgence having been given to the Lessee in respect of any obligation of the Lessee under this clause 13,

the Lessee will indemnify and keep indemnified the Lessor and the Lessor's Agents from and against all Claims for which any of them will or may be or become liable, during or after the Term, in respect of or arising from:

- i. any breach of this Lease by the Lessee;
- ii. any cause whatever in respect of damage or injury to the Premises, to any property or to any Person or the death of any Person inside or outside the Premises caused or contributed to by any neglect or default of the Lessee or the Lessee's Employees under this Lease or by the use of the Premises by the Lessee or by the Lessee's Employees including, without limitation, injury or death to any Person or property resulting from any collision with or collapse of the Premises;
- iii. the negligent or careless use or neglect of the Services and facilities of the Premises by the Lessee or the Lessee's Employees or any other Person

claiming through or under the Lessee or of any trespasser while such trespasser is in or on the Premises caused or contributed to by any default or negligent act or omission of the Lessee;

- iv. overflow or leakage of water (including rain water) or from any Services whether originating inside or outside the Premises caused or contributed to by any act or omission on the part of the Lessee or the Lessee's Employees or other Person claiming through or under the Lessee;
- v. failure of the Lessee to give Notice to the Lessor of any defect in any of the mechanical or any other Services in the Premises within a reasonable time of the Lessee becoming aware of it; and
- vi. damage to plate, float and other glass caused or contributed to by any act or omission on the part of the Lessee or the Lessee's Employees.

14. DAMAGE AND DESTRUCTION

14.1. Lessee to reinstate Premises

If the Premises or any part of them are at any time suffer minor damage then the Lessee must expeditiously re-instate the Premises and make them fit for the occupation and use by the Lessee as if it was Proposed Work, other than where the damage or destruction is a direct result of an action or failure to act by the Lessor. For the purposes of this clause, "minor damage" means damage that is less than \$20,000 to repair, or such amount the Lessor advises is the excess payable from time to time under its applicable building insurance for any one event.

14.2. Obligation to reinstate is absolute

Subject to Clause 14.1 above, the Lessee's obligation to reinstate the Premises applies irrespective of how the damage and destruction occurred and irrespective of whether any policy of insurance required or effected for the Premises not taken out or is avoided or payment refused or reduced.

14.3. Rent and Rates and Taxes

Unless otherwise agreed between the parties in writing the Lessee must continue to pay the Rent and the Rates and Taxes even if the Premises are destroyed or damaged.

15. LESSOR'S COVENANT

If the Lessee pays the Rent and observes and performs in a timely fashion the covenants and conditions on its part contained in this Lease, the Lessee may occupy and enjoy the Land during the Term without any interruption by the Lessor or by any Person claiming through the Lessor except as provided in this Lease.

16. TERMINATION AND DEFAULT

16.1. Termination under section 109 of the *Crown Lands Act 1989* NSW

Not Applicable

16.2. Events of default

The following are events of default:

- a. if the Rent or any other money payable under this Lease is not paid within 30 days of the due date for payment whether legally demanded or not;
- b. if the Lessee at any time fails to perform or observe any of its obligations under this Lease;
- c. if the Lessee is a company and the Lessee:
 - i. enters into any compromise or arrangement with any of its creditors or if an application is made to any court for an order summoning a meeting of creditors;
 - ii. has a receiver or receiver and manager or administrator or controller appointed of any of its assets;
 - iii. is wound up or dissolved or notice is given of intention to propose a resolution for winding up or an order is made or resolution passed or an application is made for winding up or dissolution;
 - iv. has a resolution passed by the directors that in their opinion the company can no longer continue its business;
 - v. calls a meeting of its creditors under the *Corporations Act 2001*;
 - vi. is placed under official management or if the members determine to convene a meeting of creditors for the purpose of placing the company under official management;
 - vii. has an inspector appointed under the *Australian Securities and Investments Commission Act 1989*;
 - viii. is unable to pay its debts as and when they fall due;
 - ix. makes an assignment for the benefit of or enters into an arrangement or composition or a moratorium whether formal or informal with its creditors or financiers; or
 - x. has a provisional liquidator or a liquidator by any means appointed;
- d. if any execution exceeding ten thousand dollars is issued, levied or enforced against the Lessee or on any of the assets of the Lessee unless such execution is fully paid or satisfied within seven days from the date of the issue, levy or enforcement, or appropriate legal proceedings to invalidate the execution are taken within seven days of the issue, levy or enforcement; and
- e. if the Lessee is a natural person and becomes or is made bankrupt or makes any

assignment of his estate or any part of it for the benefit of creditors or otherwise seeks relief under or takes advantage of any Law for the time being in force relating to bankruptcy or insolvent debtors or causes or permits his goods to be levied on or under any execution or other legal process.

16.3. Forfeiture of Lease

If an Event of Default occurs the Lessor may, without prejudice to any other Claim which the Lessor has or may have against the Lessee or any other Person at any time re-enter into and upon the Land and Premises or any part of it in the name of the whole and thereupon this Lease will be absolutely determined.

16.4. Lessor may rectify

If the Lessee is in default under this Lease and fails to commence to rectify that default within 7 days of the Lessor notifying the Lessee in writing of that default and requiring its rectification or, having commenced, fails to expeditiously complete that rectification within a reasonable time, the Lessor may, but will not be obliged to, remedy at any time without further notice any default by the Lessee under this Lease. If the Lessor so elects all reasonable Costs incurred by the Lessor (including legal costs and expenses) in remedying the default will constitute a liquidated debt and must be paid by the Lessee to the Lessor on demand.

16.5. Waiver

- 16.5.1. The Lessor's failure to take advantage of any default or breach of covenant by the Lessee will not be or be construed as a waiver of it, nor will any custom or practice which may grow up between any of the Parties in the course of administering this Lease be construed to waive or to lessen the right of the Lessor to insist upon the timely performance or observance by the Lessee of any covenant or condition of this Lease or to exercise any rights given to the Lessor in respect of any such default.
- 16.5.2. A waiver by the Lessor of a particular breach is not deemed to be a waiver of the same or any other subsequent breach or default.
- 16.5.3. The demand by the Lessor for, or subsequent acceptance by or on behalf of the Lessor of, Rent or any other money payable under this Lease will not constitute a waiver of any earlier breach by the Lessee of any covenant or condition of this Lease, other than the failure of the Lessee to make the particular payment or payments of Rent or other moneys so accepted, regardless of the Lessor's knowledge of any earlier breach at the time of acceptance of such Rent or other moneys.

16.6. Tender after determination

If the Lessor accepts money from the Lessee after the Lessor ends this Lease the Lessor may (in the absence of any express election of the Lessor) apply it:

- a. firstly, on account of any Rent and other moneys accrued and due under this Lease but unpaid at the date the Lease is ended; and
- b. secondly, on account of the Lessor's Costs of re-entry.

16.7. Essential terms

The Lessor and the Lessee agree that each of the following covenants by the Lessee are essential terms of this Lease:

- a. pay the Rent;
- b. keep the Premises open for use;
- c. carry on the Permitted Use;
- d. comply with Laws and Requirements;
- e. repair and maintain and, if necessary, reinstate or demolish the Lessee's Improvements;
- f. subject to clause 12.1, not assign this Lease or sub-let the Land or Premises or any part of it;
- g. hold affiliation with Surf Lifesaving NSW;
- h. take out and keep current those insurances required to be taken out by the Lessee;
- i. pay or reimburse Rates and Taxes; and
- j. remove the Lessee's Improvements at the end of this Lease unless the Lessor specifically requires otherwise by notice in writing to the Lessee.

16.8. Damages for breach

The Lessee covenants to compensate the Lessor for any breach of this Lease and the Lessor may recover damages from the Lessee for any breach. The Lessor's entitlement under this Clause is in addition to any other remedy or entitlement to which the Lessor is entitled (including the right to terminate this Lease).

16.9. Repudiation by Lessee

Without limiting clause 16.8 or any other provision of this Lease, the Lessee covenants to compensate the Lessor for any loss or damage suffered by the Lessor by reason of the Lessee's conduct (whether acts or omissions) constituting a repudiation of this Lease or of the Lessee's obligations under this Lease.

16.10. Acts by the Lessor not to constitute forfeiture

The Lessor's entitlement to recover damages shall not be affected or limited if any of the following events occur:

- a. the Lessee abandons or vacates the Land and or Premises;
- b. the Lessor elects to re-enter the Land and or Premises, or to terminate the Lease;
- c. the Lessor accepts the Lessee's repudiation; or
- d. the Parties' conduct (or that of any of their servants or agents) constitutes a surrender by operation of law.

16.11. Mitigation

Nothing in this Clause will operate to relieve the Lessor of any obligation which would otherwise apply to mitigate any loss or damage suffered by the Lessor.

17. DETERMINATION OF TERM

17.1. Lessee to yield up

17.1.1. When this Lease ends, the Lessee, at its Cost, must:

- a. unless otherwise required by the Lessor, remove the Lessee's Improvements in a proper and workmanlike manner in compliance with the requirements of all Authorities and to the satisfaction of the Lessor; and
- b. remove all loose items from the Premises.

17.1.2. If the Lessor does not require the Lessee to remove the Lessee's Improvements or particular improvements specified by the Lessor, those improvements will revert to and become the absolute property of the Lessor (except for the Lessee's trade fixtures, fittings and chattels) without any payment or compensation.

17.2. Lessee not to cause damage

17.2.1. The Lessee must not cause or contribute to any damage to the Land or Premises in the demolition and removal of the Lessee's Improvements.

17.2.2. If the Lessee causes any such damage in the demolition and removal of the Lessee's Improvements, the Lessee must make good any such damage and must leave the Land and Premises in a condition that is acceptable to the Lessor and all Authorities.

17.2.3. If the Lessee fails to do so within a reasonable time, the Lessor may make good any such damage at the Cost of and as agent for the Lessee and recover from the Lessee the reasonable cost to the Lessor of doing so as a debt due payable on demand.

17.3. Failure by Lessee to remove the Lessee's Improvements

If the Lessee fails to remove the Lessee's Improvements and loose items in accordance with this clause 17 or if the Lessor re-enters the Land and or Premises,

the Lessor at the Lessor's option (without prejudice to any action or other remedy which the Lessor has) may do any one or more of the following:

- a. demolish and remove the Lessee's Improvements and remove the Lessee's loose items;
- b. without being guilty of any manner of trespass, cause any of the Lessee's property to be removed and stored in such manner as is reasonable at the risk and at the Cost of Lessee and/or at the option of the Lessor sell it as the attorney of the Lessee and appropriate the proceeds of sale in payment of any Rent or other money owing by the Lessee to the Lessor and pay any residue without interest to the Lessee;
- c. treat the Lessee's property as if the Lessee had abandoned its interest in it and it had become the property of the Lessor, and deal with it in such manner as the Lessor thinks fit without being liable in any way to account to the Lessee for them;
- d. recover its costs from the Lessee on demand as a debt due.

17.4. Lessee to indemnify and pay Lessor's Costs

Without limiting clause 13.5, the Lessee must indemnify and keep indemnified the Lessor in respect of any reasonable Costs incurred by the Lessor under clause 17.3 and also in respect of all Claims which the Lessor may suffer or incur at the suit of any Person (other than the Lessee) claiming an interest in the Premises or the Lessee's property by reason of the Lessor acting in any manner permitted in this clause 17.

17.5. Earlier breaches

The ending of this Lease does not prejudice or affect any rights or remedies of the Lessor against the Lessee in respect of any earlier breach by the Lessee of any Lease covenants and conditions.

18. MISCELLANEOUS

18.1. Notices

18.1.1. Any Notice served or given by either Party under this Lease will be valid and effectual if signed by either Party or by any director, alternate director, secretary, executive officer, attorney, managing agent, Authorised Officer or solicitors for the time being of that Party or any other Person nominated from time to time by that Party.

- 18.1.2. Each Party must immediately provide the other Party with a Notice containing full particulars of the address and facsimile information of the Party giving the Notice and must update such notice in the event of any change.
- 18.1.3. Any Notice required to be served or which the Lessor may elect to serve on the Lessee shall be sufficiently served if:
- a. served personally;
 - b. sent by facsimile transmission; or
 - c. forwarded by prepaid security post to the Lessee at its address in this Lease.
- 18.1.4. Any Notice required to be served on the Lessor shall be sufficiently served if:
- a. served personally;
 - b. sent by facsimile transmission; or
 - c. forwarded by prepaid security post addressed to the Lessor to the Name and Notice Address.
- All such Notices must be addressed to the Lessor at that address or at such other address as the Lessor from time to time nominates.
- 18.1.5. Any Notice is deemed to have been duly served if given:
- a. by post, two Business Days after the day it was posted;
 - b. by facsimile, at the time of transmission to the Party's facsimile number unless the time of dispatch is later than 5.00 p.m. at the place to which the facsimile transmission is sent in which case it shall be deemed to have been received at the commencement of business on the next Business Day in that place. A copy of any Notice sent by facsimile transmission must also on the date of dispatch be sent by mail to the Party to whom it was sent by facsimile transmission;
 - c. personally, on the date of service.

18.2. Overholding

If the Lessee continues in occupation of the Land after the Term has expired without objection by the Lessor:

- a. the Lessee will be deemed a Lessee on the terms of this Lease from month to month for a period not exceeding 12 calendar months, at a rent to be agreed and failing agreement at a rent to be determined by a qualified valuer acting as an expert and not as an arbitrator and his costs must be paid equally by the Parties;
- b. either Party may end the Lease by giving to the other Party at any time one month's Notice.

18.3. Set-Off

If the Lessee defaults in the payment of the Rent, the Rates and Taxes or any other money payable under this Lease to the Lessor or any Authority, the Lessor may set-off that amount against any moneys which may from time to time be payable by the Lessor to the Lessee on any account whatsoever but any set-off will not relieve the Lessee from its default for any non-payment of the Rent, the Rates and Taxes or other moneys under this Lease.

18.4. Easements

18.4.1. The Lessor may grant rights of support and enter into any arrangement or agreement with any party with an interest in any adjacent land or with any Authority as the Lessor thinks fit for the purpose of:

- a. public or private access to the Land;
- b. support structures erected on adjoining land; or
- c. the provision of Services.

18.4.2. The Lessor must not exercise any rights under this Clause if it substantially and permanently derogates from the enjoyment of the rights of the Lessee under this Lease.

18.5. Waiver

No waiver by one Party of a breach by or on behalf of the other Party of any obligation, provision or condition of this Lease expressed or implied shall operate as a waiver to or of any other breach of the same or any other obligation, provision or condition of this Lease expressed or implied.

19. FURTHER TERM

Not used.

20. EARLY TERMINATION RIGHT

20.1. Despite anything else in this Lease, if the Lessor after consultation with the Lessee reasonably and in good faith considers the location of the Premises represents a danger to persons or property, then the Lessor may by written notice to the Lessee terminate this Lease on a date specified in the notice, which date must not be less than 6 months after the date of the notice.

20.2. No compensation is payable from the Lessor to the Lessee as the result of termination of this Lease under Clause 20.1.

20.3. For the avoidance of doubt:

- a. if the Lessor issues a notice in compliance with Clause 20.1, this Lease terminates on the date specified in the notice; and

- b. the issue of the notice and the termination of this Lease under Clause 20.1 does not affect any of the rights or obligations of the parties under this Lease that arise prior to the termination.

21. SPECIAL CONDITIONS

The Special Conditions set out in Schedule 2 form part of this Lease and are additional to and override the other provisions of this Lease if they are inconsistent with the other provisions of this Lease.

SCHEDULE 1

ITEM 1	LESSOR:	Wollongong City Council 41 Burelli Street WOLLONGONG NSW 2500 ABN 63 139 525 939
ITEM 2	LESSEE:	Towradgi Surf Life Saving Club Inc. PO Box 4011 TOWRADGI NSW 2518 ABN 24 522 940 258
ITEM 3	LAND:	Part Folio Identifier 188, 189 and 190 of DP13182 being premises known as Building 1, Towradgi Surf Life Saving Club at Marine Parade, Towradgi NSW 2518 (the "Premises")
ITEM 4	COMMENCEMENT DATE:	1 July 2018
ITEM 5	TERM:	21 years
ITEM 6	RENT:	\$675.00 per annum including GST payable annually in advance and varied annually according to Council's Community & Sporting Group annual rental.
ITEM 7	PERMITTED USE:	Surf Life Saving Club and associated activities including Fundraising and any Commercial Operations that are the subject of a written agreement as contemplated by clause 9.5(a).
ITEM 8	FURTHER TERM:	Not Applicable
ITEM 9	NAME AND ADDRESS:	NOTICE Lessor: Manager Property Services Wollongong City Council 41 Burelli Street WOLLONGONG NSW 2500 Lessee: The President Towradgi Surf Life Saving Club Inc. PO Box 4011 TOWRADGI NSW 2518

ITEM 10	INSURED SUM & INSURANCES:	\$20 million
	Public Liability Insurance	
ITEM 11	RESERVATION/ DEDICATION:	Not Applicable
ITEM 12	PAYMENT ADDRESS:	41 Burelli Street WOLLONGONG NSW 2500
ITEM 13	LESSOR'S IMPROVEMENTS:	Nil
ITEM 14	EXCLUDED LESSEE'S IMPROVEMENTS	Not Applicable

SCHEDULE 2

Special Conditions

1. BENEFIT OF LESSEE'S COVENANTS

In the event of a person other than the Lessor becoming entitled to receive the rents hereby reserved either by operation of law or otherwise such person shall have the benefit of all covenants and agreements on the part of the Lessee hereunder and the Lessee at the cost of the Lessor shall enter into such covenants with such other person in this regard as the Lessor may reasonably require.

2. MANAGING AGENT

The Lessor may from time to time appoint a Managing Agent to manage the Building and/or Premises and any Managing Agent so appointed shall represent the Lessor in all matters relating to this Lease except insofar as the Lessor shall otherwise in writing direct and provided always that any communication from the Lessor shall to the extent of any inconsistency supersede any communication from the Managing Agent.

3. POWER OF ATTORNEY

The Lessee hereby irrevocably makes, nominates, constitutes and appoints the Lessor and its nominee or nominees and their substitute or substitutes jointly and severally to be the true and lawful Attorney or Attorneys of the Lessee to act any time after the power to re-enter herein contained shall have become exercisable or shall have been exercised (a sufficient proof whereof shall be the statutory declaration of any officer of the Lessor duly authorised by the Lessor in that behalf) to execute and sign a transfer or a surrender of this Lease and to procure the same to be registered for this purpose to use the name of the Lessee and generally to do, execute and perform any act, matter or thing relative to the Premises as fully and effectually as the Lessee could do in and about the Premises AND the Lessee hereby covenants to ratify and confirm all and whatsoever the said Attorney or Attorneys shall lawfully do or cause to be done in or about the Premises.

4. EQUIPMENT FAILURE

Non Liability for Failure of Equipment

The Lessee agrees that the Lessor shall not be responsible for and shall incur no liability in respect of any failure of any of the equipment or machinery for the time being in the Building (including without limiting the generality thereof any air-conditioning system, ventilation system) or for the ineffectual operation thereof or for any of that equipment or machinery not working for any reason (other than due to a direct failure

of the Lessor) or for any damage or loss occasioned or arising in consequence thereof to the Lessee or to any person claiming by through or under the Lessee. The Lessor is under no obligation to have operating or to repair or maintain any of such equipment or machinery. The Lessee shall indemnify and keep indemnified the Lessor from and against all actions, claims, costs, damages, decrees, demands, expenses, judgments, losses, orders, proceedings, summons, suits and writs of any nature whatsoever arising out of or in consequence of any of the matters aforesaid.

5. PRINCIPAL CONTRACTOR OBLIGATIONS

5.1. Definitions

For the purposes of this clause:

Lessee's Contractor means any contractor engaged by the Lessee to undertake the work.

WHS Principal Contractor means the person deemed to be the principal contractor in accordance with clause 293 of the WHS Regulation.

WHS Regulation means the Work Health and Safety Regulation 2011 (NSW) and includes amendments, re-enactments and replacements of it.

Work means any construction work to which Chapter 6 of the WHS regulation applies and which is commissioned by or on behalf of the Lessee, and for the avoidance of doubt whether or not directed or approved by the Lessor or in accordance with this Lease, or another Tenancy Document.

5.2. Principal Contractor

5.2.1. Where any work is to be undertaken under or in connection with the Premises during the Term or during the term of any option period, the Lessee acknowledges that, subject to other provisions of this Lease, in accordance with clause 293 of the WHS Regulations it is the WHS Principal Contractor.

5.2.2. The Lessee may authorise the Lessee's Contractor to have management and control of the workplace where the work will occur and to discharge the duties of the principal contractor under the WHS Regulation.

5.3. Acknowledgement by Lessee

The Lessee acknowledges that, where it is the WHS Principal contractor for the work, it must discharge all responsibilities as the WHS Principal Contractor for the work done, performed or commenced until the expiry or termination of this Lease.

5.4. Obligation to comply not limited

The Lessee's compliance with the WHS Regulation in performing its obligations under this clause 5.1 is in addition to, not in substitution for, the Lessee's obligation to comply with any other Laws and Requirements.

5.5. Signage

The Lessee must ensure that when any work is carried out, signs that are clearly visible from outside the premises are placed on the Improvements:

- a. identifying the Lessee or the Lessee's Contractor (as the case may be) as the WHS Principal Contractor
- b. stating the contact telephone numbers including an after-hours number of the Lessee or the Lessee's Contractor (as the case may be), and
- c. showing the location of any site office.

5.6. Assistance of Lessor

The Lessee must do all things to assist the Lessor in discharging any obligations that the Lessor may have under the WHS Regulation in respect of the Premises.

5.7. Compliance with directions

The Lessee must immediately comply with directions on safety issued by any relevant Authority or by the Lessor.

5.8. Indemnity

The Lessee will, on and from the earliest of the date of this Lease, the Commencement Date or the date the Lessee is given access to the Premises, to the extent permitted by law, indemnify the Lessor against all Claims and Costs arising from or incurred in connection with a breach by the Lessee of this clause or of the obligations applicable to the WHS Principal Contractor under the WHS regulation.

6. LESSOR'S CAPACITY AS AUTHORITY

- 6.1. The Lessee acknowledges and accepts that in addition to Wollongong City Council, being the Lessor under this Lease, is also an Authority and is charged with the responsibility of administering and enforcing the provisions of Laws including without limitation various statutes, regulations, proclamations, ordinances, by-laws and planning instruments.
- 6.2. Nothing in this Lease shall be construed so as to in any way restrict or otherwise affect or fetter the Wollongong City Council's powers, obligations and discretions under any Laws or otherwise as a an Authority, and any conduct of Wollongong City Council in its capacity as an Authority will not constitute a breach of any of the Lessor's obligations under this Lease.
- 6.3. The Lessee must not:

- a. do or suffer to be done any act;
- b. neglect or omit to do any act; or
- c. permit any other person to neglect or omit to do any act,

where such conduct, neglect or omission may obstruct Wollongong City Council from performing its obligations under this provision and the Lessee must indemnify the Wollongong City Council against any costs, Claims or expenses suffered by the Lessor as a result of such conduct, neglect or omission.

SCHEDULE 3

FORM

LEASED BUILDINGS MAINTENANCE RESPONSIBILITY

NAME:		TOWRADGI SURF CLUB		BUILDINGS:		B02041 AND B03503					
ITEM	RESPONSIBILITY					ITEM	RESPONSIBILITY				
	MAINTENANCE			RENEWAL			MAINTENANCE			RENEWAL	
Description	Applic	WCC	Lessee	WCC	Lessee	Description	Applic	WCC	Lessee	WCC	Lessee
STRUCTURE						ELECTRICAL					
Windows	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Connection point (EDB)	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Comms and IT within the leased premises and past the point of connection	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		UTILITIES PAST THE POINT OF CONNECTION				
Floor	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Glass balustrade	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
East Side - Decking incl ramp and stairs	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
South Side – Ramp, stairs and paving	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MINOR MAINTENANCE						APPURTENANCE ITEMS					
Cleaning, including windows	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank (emptying)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutter and eave cleaning	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grease Trap (emptying)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing (minor)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	External lighting	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot Water System – Tanks Repair/Replace	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheds/Containers	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water System – mini-boil system/s Repairs/Replace	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shelters	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lights (including bulb replace)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Tanks	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows - glass replacement	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Panels	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors including jambs and hardware	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	INSURANCE					
MECHANICAL						ARTWORKS / MEMORABILIA					
Air Conditioning	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Artworks / Memorabilia	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
De-Humidifying	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Liability	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pumps	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contents, excl Art	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cool Room Servicing	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roller Doors	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SECURITY INCLUDING					
Range hood, flues and	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Install	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ITEM	RESPONSIBILITY					ITEM	RESPONSIBILITY				
	MAINTENANCE			RENEWAL			MAINTENANCE			RENEWAL	
Description	Applic	WCC	Lessee	WCC	Lessee	Description	Applic	WCC	Lessee	WCC	Lessee
exhaust fans											
Flyscreens	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitoring – alarm system	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BUILDING FABRIC						Guard response	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flooring finishes	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access control	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen maintenance	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pest Control – Eradication of nests	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen cleaning	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locks and Hinges	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Toilets internal – cleaning and minor repairs	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PAINTING					
Toilets Public – cleaning and repairs	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	External	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Blinds, curtains	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Internal	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Furniture	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Graffiti removal	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
						Minor touch-up (internal)	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LANDSCAPE SERVICES											
Carparks	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garden Refuse Removal	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garden bed	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences/Gates	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General waste bin + liners	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footpaths	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage + waste removal	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STATUTORY COMPLIANCE RESPONSIBILITY							MAINTENANCE		RENEWAL		
Description	Australian Standard (Latest as at time of executing document)					Applic	WCC	Lessee	WCC	Lessee	
Roof Anchor Points – annual inspection and test	AS1891.4:2000					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
FIRE											
Emergency Lighting – 6 monthly inspection and test	AS2293.2:1995					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Emergency Exit Doors – annual inspection and test	D2.20 and D2.21 Building Code of Aust					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Evacuation Pathway Annual Inspection	Environmental Protection Authority Reg 2000 Part 9 Div 7					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Extinguishers – 6 monthly inspection and test / 5 yearly	AS2444					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Hose Reels – annual inspection and test	AS2441					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Hydrants and Booster Valves/Pumps – annual inspect and test	AS2419					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Detection Basic-Smoke and Thermal – annual inspection and test battery replacement	AS3786/AS1670.1 Spec E2.2a of Building Code of Australia					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Indicator Panel – monthly inspect and test	AS3786/AS1670.1 Spec E2.2a of Building Code of Aust					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Indicator Panel – monitoring (as required)	AS4428.6 AS1670.3					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EWIS Panel – monthly maintenance	Building Code of Aust 54.9 AS2220 - 1989					Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

STATUTORY COMPLIANCE RESPONSIBILITY			MAINTENANCE		RENEWAL	
Description	Australian Standard (Latest as at time of executing document)	Applic	WCC	Lessee	WCC	Lessee
Fire Dampers – annual inspection and test	AS1851 AS1682.1	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Doors – annual inspection and test	Building Code of Aust Spec C3.4 and AS1905-1 1997	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Suppression - sprinklers and 'dump' – monthly inspection and test	Building Code of Aust E1.54 Spec E1.5 Ord 70 part 27a	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Safety Statement	Clause 177 EPA Reg 2000	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL						
Electrical Distribution Board (Building) – annual inspection and maintenance	AS3000:2007	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Appliance – test and tag	AS/NZS 3350.2.29:2001	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
UPS - annual inspection and testing	Per manufacturer's recommendation	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Power Factor Correction – annual inspection and maintenance	AS/NZ S300:2000	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transmission Antenna	ARPANSA Act	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lightning Protection (Building) – annual inspection and maintenance	AS1768:2003 Append B Sect B10.2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MECHANICAL						
Vertical Transport/Lift – annual inspection and maintenance	AS1735 Workcover Cert Building Code of Aust	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Generator/Pumps – annual inspection and test	AS3100, 2790	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auto Doors – 4 monthly inspection and test	AS5007 E2	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Handling	AS1668.1	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HYDRAULIC						
Hot Water System complex – annual inspection and maintenance	AS3500	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Irrigation - annual inspection and maintenance	AS5200, AS3500, AS2700, AS1319:1994	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RPZ – annual inspection and test	AS2845, AS3500.1	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grease Traps – annual inspection and maintenance copy to Council Registration and Compliance for Wastewater	EPA, AS3500	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Tanks – annual inspection and maintenance, ie filters	AS5200, AS3500, AS2941:2002	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tanks – annual inspection and maintenance	AS3500, AS1319, AS2700	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boilers – annual inspection and maintenance	AS3500, Boilers and Pressure Vessels Regs 1954 and AS3788:2001	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TMV-6 monthly –inspection and test	AS3500, AS4032.3, HOSPLAN Code of Practice	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Appliances – critical component maintenance	AS3500	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPURTENANCE						
Power Poles (Buildings)	AS/NZS4676:2000, AS2209:1994	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WARNING: THIS IS AN IMPORTANT DOCUMENT WHICH CONTAINS BINDING LEGAL OBLIGATIONS. IF YOU DO NOT UNDERSTAND IT, YOU SHOULD CONSULT YOUR LEGAL AND/OR FINANCIAL ADVISOR BEFORE SIGNING.

ITEM 12

PROPOSED TRANSFER OF THREE PARCELS OF LAND FROM ENDEAVOUR ENERGY AND CREATION OF EASEMENTS – BERKELEY, FAIRY MEADOW AND WOLLONGONG

Endeavour Energy have offered Council three parcels of land in Berkeley, Fairy Meadow and Wollongong which adjoin existing public reserves or public road. They have also requested the formalisation of easements over their underground cables and substation assets which service the Wollongong Town Hall and the Illawarra Performing Arts Centre.

This report seeks approval to the transfer of the parcels of land and the granting of the easements.

RECOMMENDATION

- 1 Council acquire Lot 906 DP 36770 Kelly Street, Berkeley, Lot B DP 29635 Hopewood Crescent, Fairy Meadow and Lot Y DP 412393 Town Hall Place, Wollongong from Endeavour Energy, as shown hatched on Attachments 1, 2 and 3 to this report, on the following conditions:
 - a Payment by Council of compensation of \$1.00 for each parcel.
 - b The properties be accepted in their current condition.
 - c Each party be responsible for their own legal costs.
- 2 Council authorise the grant of easements as follows:
 - a Easement for Underground Cables 3m Wide over Lot 1 DP 723202 Crown Street and Lot 501 DP 735570 Burelli Street, Wollongong, as shown on Attachment 3 to this report.
 - b Easement for Indoor Substation No 43027 4m x 4.3m with a height of 2.7m and unlimited in depth over Lot 501 DP 735570 Burelli Street, Wollongong, as shown on Attachment 3 to this report.
 - c Easement for Indoor Substation No 43103 6m x 5m with a height of 2.7m and unlimited in depth over Lot 1 DP 1161730 Crown Street, Wollongong, as shown on Attachment 3 to this report.
 - d Easement for Access 5m Wide over Lot 501 DP 735570 Burelli Street, Wollongong, as shown on Attachment 3 to this report.
- 3 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfers, easement creation documents and any other documentation required to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Renae Elrington, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Map of Lot 906 DP 36770 Kelly Street, Berkeley proposed to be transferred by Endeavour Energy to Council
- 2 Map of Lot B DP 29635 Hopewood Crescent, Fairy Meadow proposed to be transferred by Endeavour Energy to Council
- 3 Map of Lot Y DP 412393 Town Hall Place, Wollongong proposed to be transferred by Endeavour Energy to Council and easements proposed to be granted to Endeavour Energy over Underground Cables, Indoor Substations and Access
- 4 Map of Lot Y DP412393 Town Hall Place Wollongong Aerial Photo

BACKGROUND

Endeavour Energy have approached Council to offer three parcels of land in Berkeley, Fairy Meadow and Wollongong which are surplus to their business needs.

Lot 906 DP 36770 Kelly Street, Berkeley adjoins Council's public reserve known as Gallop Street Reserve, as shown hatched on Attachment 1 to this report, and is currently maintained by Council as part of that reserve. Lot 906 has an area of 113.9m², is zoned RE1 Public Recreation and is vacant, grassed land. There are no encumbrances listed on the title to the land.

The site was previously used by Endeavour Energy for a kiosk substation, but all improvements were removed from the site in approximately 1996. No environmental reports are available.

Lot B DP 29635 Hopewood Crescent, Fairy Meadow adjoins Council's public reserve known as Dymock Street Reserve, as shown hatched on Attachment 2 to this report, and is currently maintained by Council as part of that reserve. Lot B has an area of 31.6m², is zoned RE1 Public Recreation and is vacant, grassed land. There are no encumbrances listed on the title to the land.

The site was previously used by Endeavour Energy for a kiosk substation, but all improvements were removed from the site in approximately 2005. No environmental reports are available.

Lot Y DP 412393 is located in the middle of the cul-de-sac of Town Hall Place, Wollongong, as shown hatched on Attachment 3 to this report, and is maintained by Council as part of the public road. Lot Y has an area of 31.6m², is zoned B3 Commercial Core and is vacant, paved land. There are no encumbrances listed on the title to the land.

The site was previously used by Endeavour Energy for a kiosk substation, but all improvements have been removed from the site and no environmental reports are available.

When the Civic Centre was redeveloped by the construction of the Civic Plaza in the late 1980s, the substation was removed from Town Hall Place and a new substation constructed in the rear of the former Town Hall building. At that time, Council refused to grant easements over this substation and the substation constructed in the Illawarra Performing Arts Centre, along with their associated underground cables, however, an agreement for lease was entered into between the two parties. Endeavour Energy was never in total agreement with this outcome and still wishes to formalise the protection of their assets by the creation of easements.

PROPOSAL

It is proposed Council acquire Lot 906 DP 36770 Kelly Street, Berkeley, Lot B DP 29635 Hopewood Crescent, Fairy Meadow and Lot Y DP 412393 Town Hall Place, Wollongong from Endeavour Energy.

It is also proposed easements be granted over the underground cables from Crown Street to Burelli Street connecting to the indoor substations in the Town Hall and the Illawarra Performing Arts Centre, along with an Easement for Access at the entrance to the indoor substation in the Town Hall.

CONSULTATION AND COMMUNICATION

Endeavour Energy.

Council's Divisions were consulted and no objections to the proposals were received.

PLANNING AND POLICY IMPACT

This matter 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".

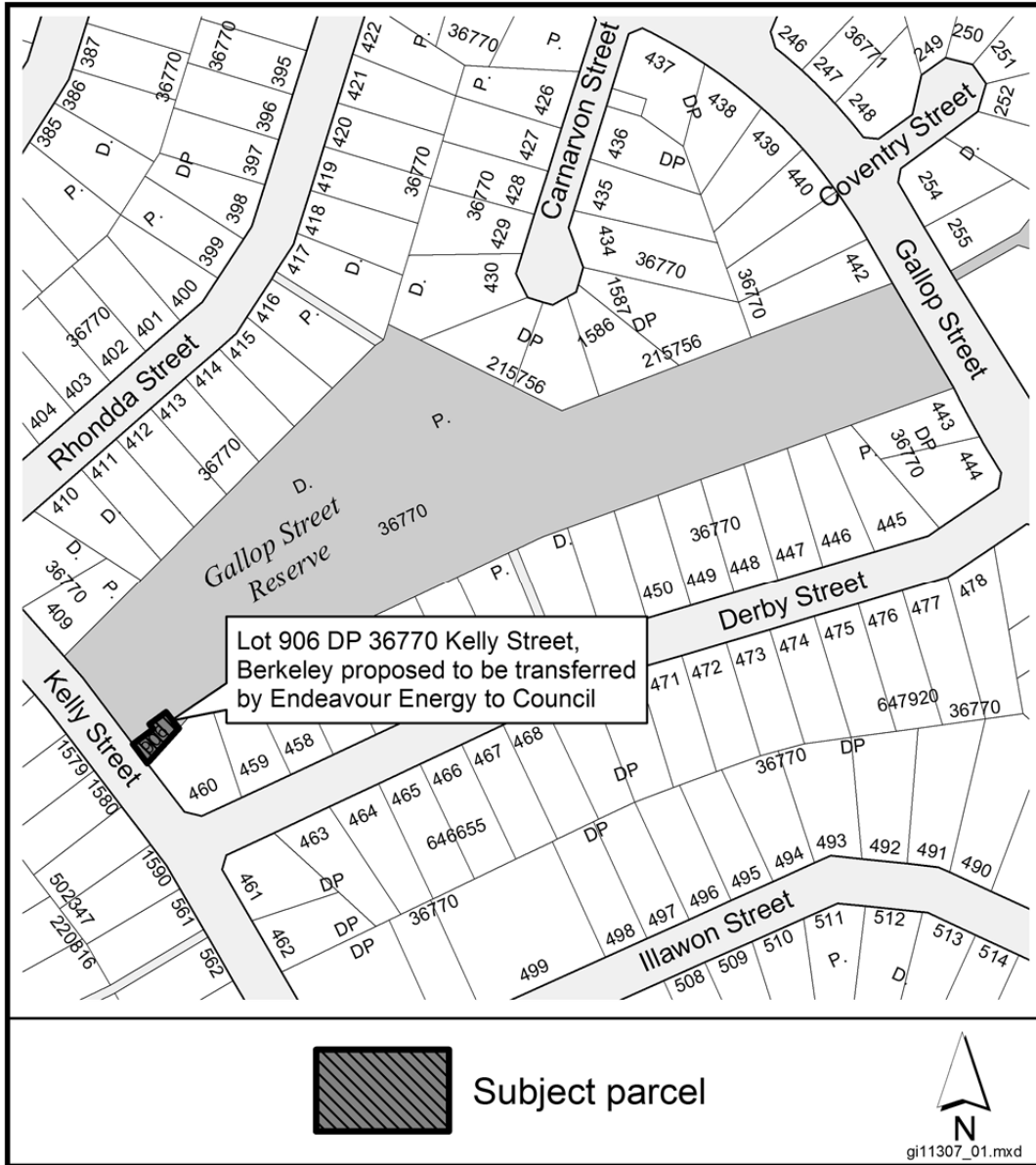
It specifically delivers on core business activities as detailed in the Property Services Service Plan 2017-18.

FINANCIAL IMPLICATIONS

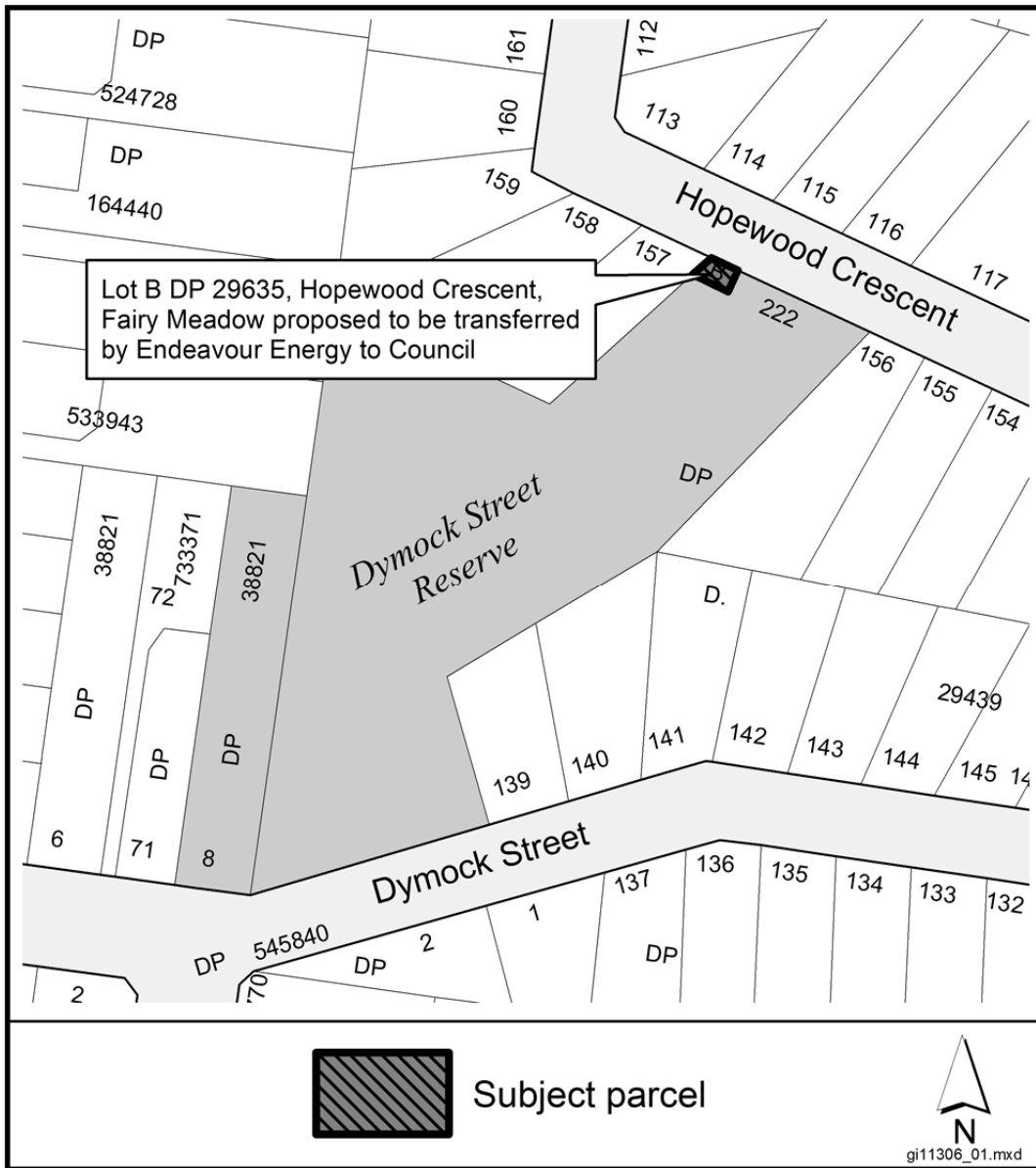
Agreement has been reached for the transfer of the three lots from Endeavour Energy to Council for \$1.00 each. While the lands are being given to Council, the contract requires “valuable consideration” resulting in the \$1.00 purchase price. Endeavour Energy will cover all costs incurred in the transfer of the parcels of land and the creation of the easements over the underground cables, substations and Right of Way at the Wollongong site.

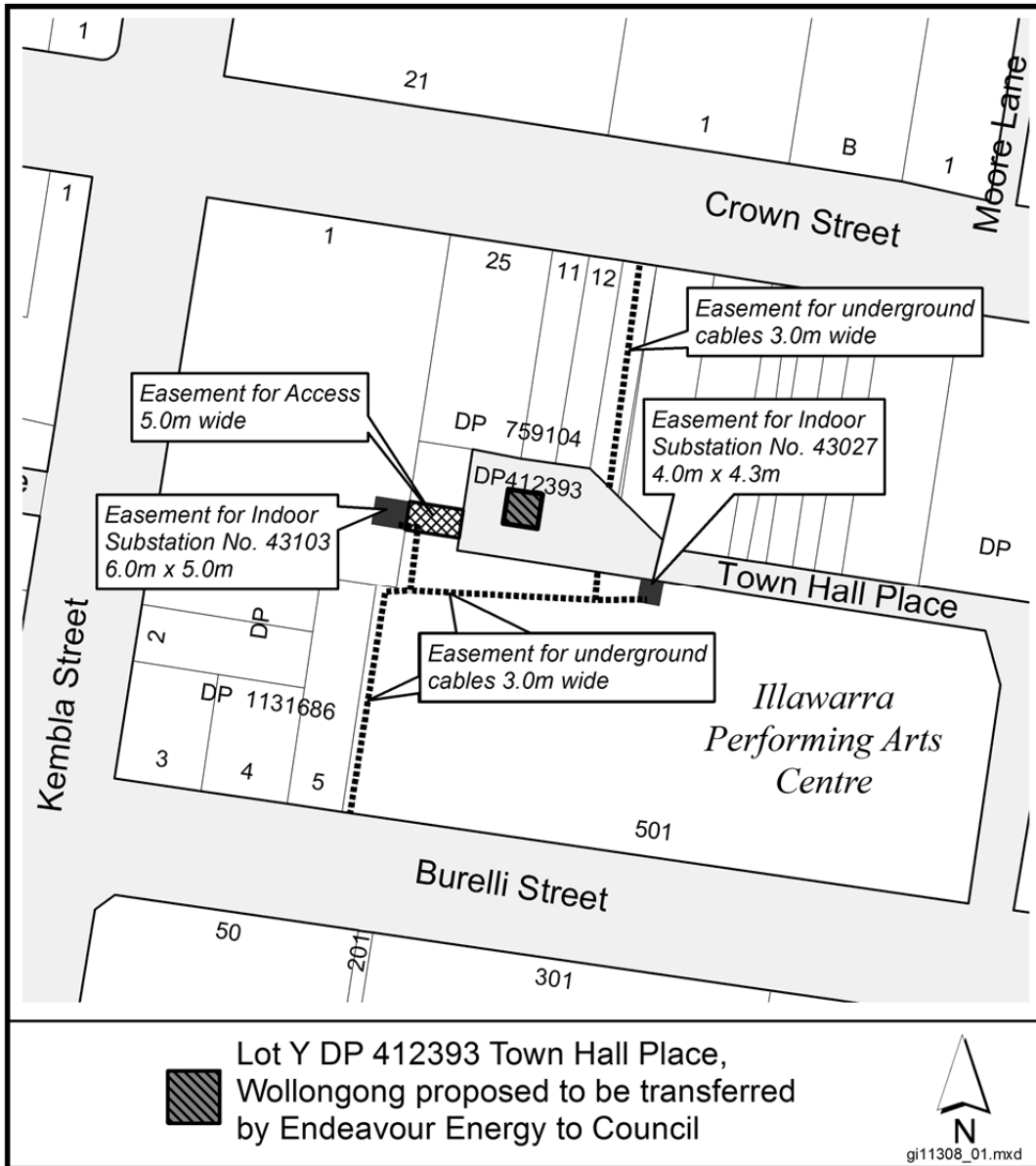
CONCLUSION

In order to transfer the three parcels of land to Council and formalise the indoor substations, underground cables and Right of Way on Council’s properties, it is recommended the transfers and easements be approved as set out in this report.

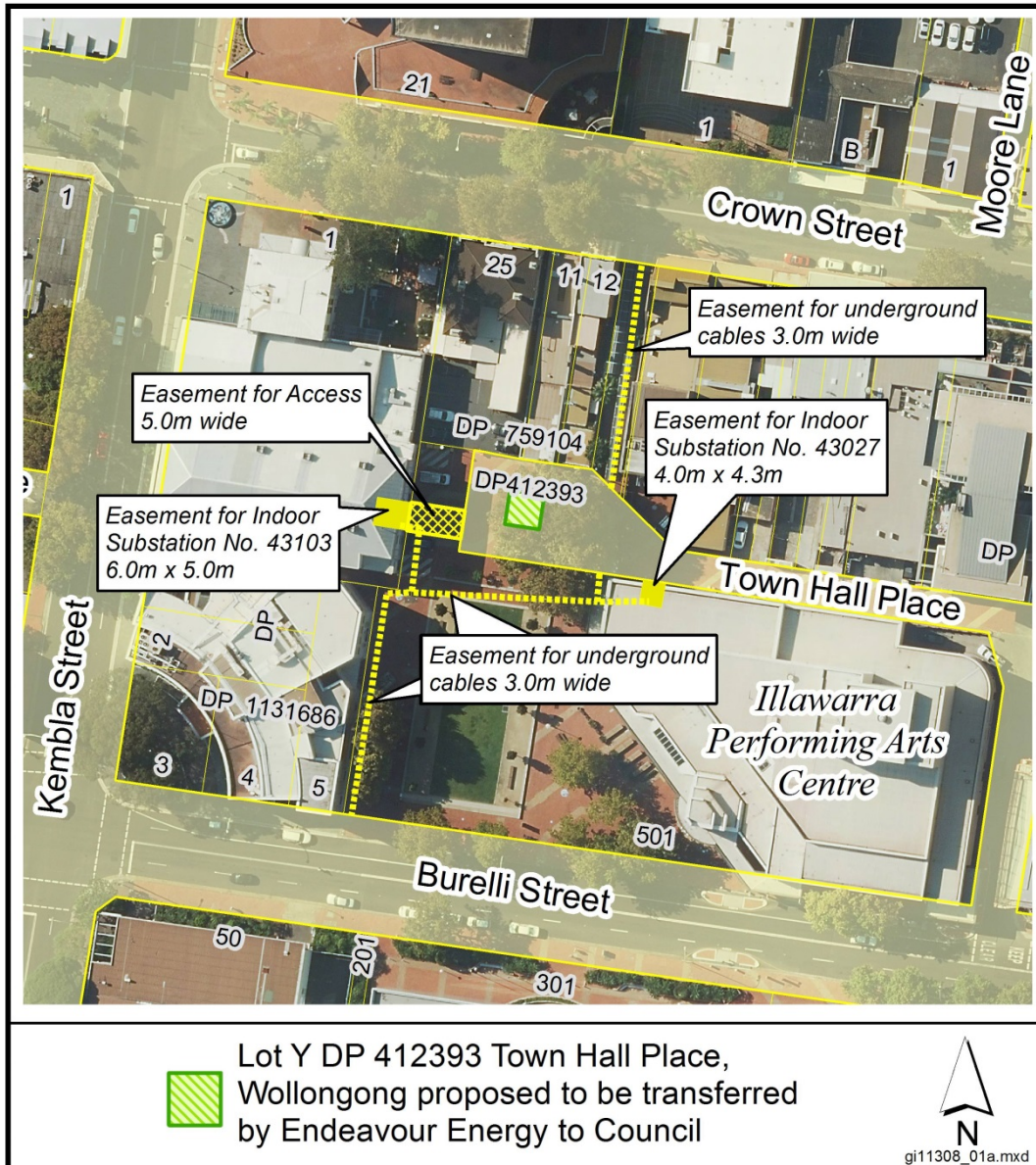


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ITEM 13

PROPOSED ACQUISITION OF LAND AT SCARBOROUGH OWNED BY AUSTRALIAN SECURITIES AND INVESTMENT COMMISSION

The Scarborough/Wombarra Surf Club is encroaching on privately owned land known as Portion 28 Volume 7524 Folio 80 which was (old system title) originally owned by South Clifton Colliery Pty Limited. The company was taken over by BP Minerals (Roxby Downs) Pty Ltd in 1987 and this company was de-registered in 2005. The land is now owned by the Australian Securities and Investment Commission (ASIC). To legalise the encroachment Council is required to acquire the land. This report is submitted for Council's consideration.

RECOMMENDATION

- 1 Council authorise the acquisition of Portion 28 Volume 7524 Folio 80 from the Australian Securities and Investment Commission (ASIC) for \$1 (GST free) as shown on the attached plan.
- 2 The General Manager and Lord Mayor be authorised to sign any legal documentation necessary to complete the acquisition.
- 3 Each party be responsible for their own costs in association with the matter.
- 4 Upon the acquisition being finalised, the land be classified as Community Land under the Local Government Act 1993.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Renae Elrington, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Map

BACKGROUND

In 2017 the Project Delivery Division advised the Property and Recreation Services Division that it wished to undertake extensive design and refurbishment works on the Scarborough/Wombarra Surf Club. Whilst confirming the ownership of the land on which the club sits, it was discovered that the majority of the club was located on what was originally thought to be Crown Land for which Council was not the Trust Manager and therefore the club house was encroaching. A small part of the club house is located on Jim Allen Oval which is Crown Land that is Trust Managed by Council.

Council contacted Crown Lands and enquired about the ownership of the encroached land. Originally Crown Lands advised that the land was in its ownership under the identifier Lot 7317 DP1165768. It then advised that the land was in the ownership of South Clifton Colliery Pty Ltd contained within the old system title Volume 7524 Folio 80 and that the creation of the Certificate of Title being Lot 7317 DP1165768 over the land had occurred in error. It further advised that it would contact the Land Registry Services to have the title (Lot 7317 DP1165768) cancelled. Finally it advised that it believed the subject land to be a Reserve in the ownership of Council as per the Southend parish map.

In order to definitively confirm the ownership of the land Council obtained a manual search of the ownership through SAI GLOBAL. The search report received confirms that the land is in the ownership of South Clifton Colliery Pty Ltd.

A company search undertaken through SAI GLOBAL confirms that South Clifton Pty Ltd was taken over by BP Minerals (Roxby Downs) Pty Ltd in 1987 and BP Minerals (Roxby Downs) Pty Ltd was de-registered in December 2005.

When a company is de-registered the property of the company normally vests in ASIC due to the transitional provisions between the Act under which the company was de-registered and the Corporations Act 2001. The Corporations Act 2001 provides:

- All property the company held on trust vests in the Commonwealth.
- All of the company's non-trust property belongs to ASIC.
- ASIC is generally the only party legally able to deal with the property of the company.

Therefore to acquire the land Council must apply to ASIC. As the land is being used for an existing public purpose ie the Scarborough/Wombarra Surf Club, it is proposed to seek to acquire the land for \$1 (GST free). In 2014 Council acquired a drainage reserve in Coledale from ASIC for \$1 (GST free) due to it being required for an existing public purpose.

Council has advised Crown Lands of the confirmed ownership of the land and enquired whether it was interested in acquiring it. Crown Lands have advised Council that it has no interest in acquiring the land.

PROPOSAL

As Council wishes to undertake extensive refurbishment and design works on the Surf Club and the Surf Club encroaches onto privately owned land, Council must firstly acquire the land before the works can be begin.

CONSULTATION AND COMMUNICATION

Crown Lands

SAI GLOBAL

Project Delivery Division

Finance Division

ASIC

PLANNING AND POLICY IMPACT

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

Wollongong 2022 Community Goal – This report contributes to the Wollongong 2022 Community Goal "*We are a healthy community in a liveable city*".

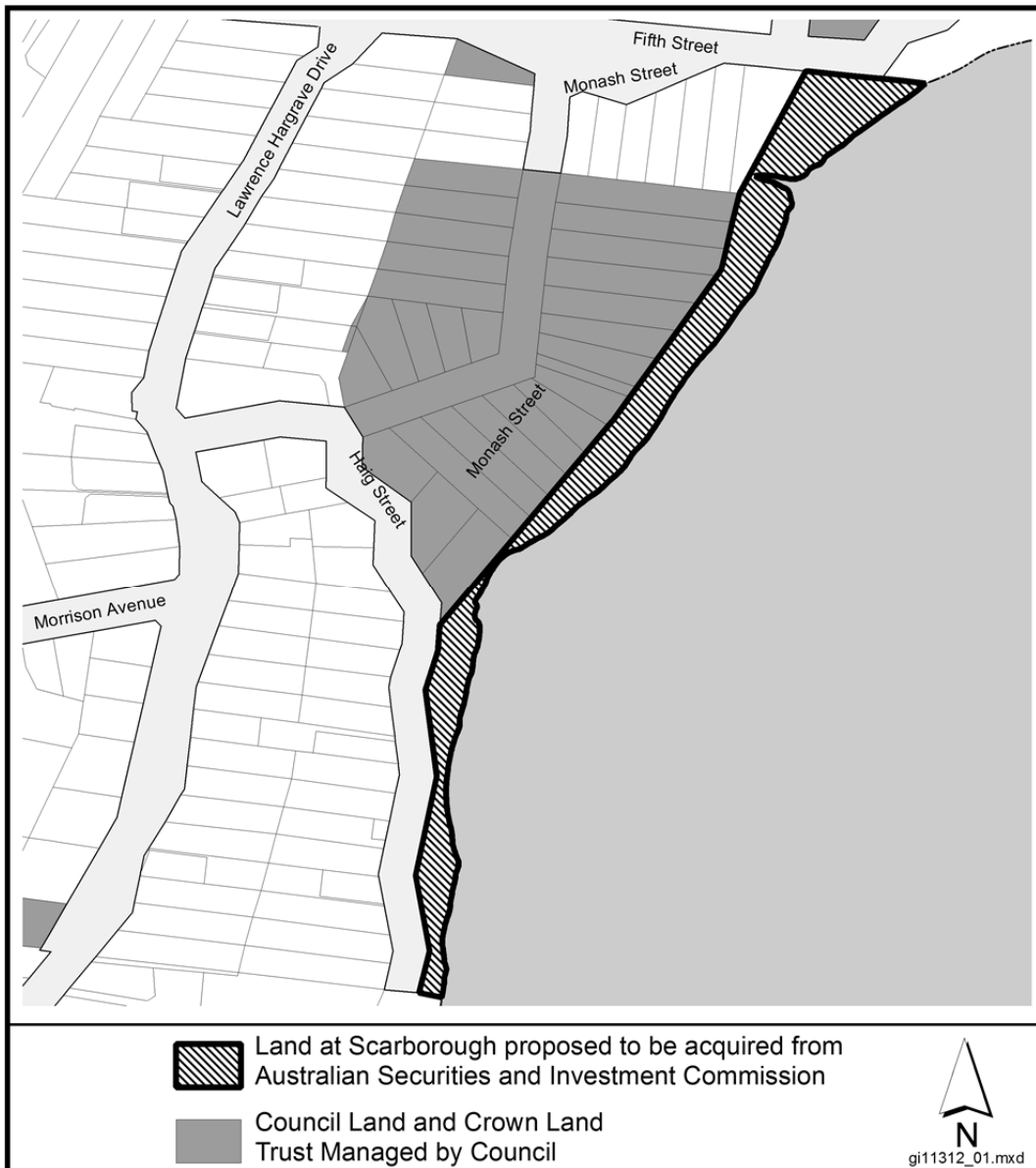
It specifically delivers on core business activities as detailed in the Property Services Service Plan 2017-18 "sale and purchase of land on behalf of Council".

FINANCIAL IMPLICATIONS

Each party will be responsible for its own costs in the matter. Council will apply to ASIC to purchase the land for \$1 (GST free). If this is not possible Council has obtained a market valuation report from the registered valuer, Walsh and Monaghan, which has valued the subject land at \$185,000 (exc GST) and Council will negotiate with ASIC based on this.

CONCLUSION

To legalise the encroachment and undertake extensive refurbishment and design works on the Scarborough/Wombarra Surf Club, it is necessary to acquire the land.



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ITEM 14

TENDER T17/32 - LAKE ILLAWARRA ENTRANCE CHANNEL MANAGEMENT OPTIONS DEVELOPMENT

This report recommends acceptance of a tender to review and model the existing entrance conditions and develop, in consultation with community stakeholders, a range of short and long term management options in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Since the Lake entrance was permanently opened in 2007, significant erosion and sedimentation changes have occurred along the channel floor and entrance foreshore. The proposed study will identify the nature and cause of these changes and develop management options to protect both Council and community assets in this environmentally and heritage sensitive area.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Water Research Laboratory (WRL) for the development of options for the ongoing management of the Lake Illawarra Entrance channel, in the sum of \$262,675, excluding GST.
- 2 Accept the proposed additional scope for the completion of a sediment tracer study to improve the confidence of the study outcomes, in the sum of \$231,065, excluding GST.
- 3 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.
- 4 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy and Planning

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Background to Lake Entrance Erosion and Study Brief

BACKGROUND

Lake Illawarra was previously defined as an Intermittently Closed and Open Lake and Lagoon (ICOLL), due to its tendency to open and close periodically. In the 100 years leading up to engineering works in the 2000's, the beach berm blocking the lakes entrance and associated entrance shoals would naturally break at infrequent intervals and was excavated/dredged as needed to create periodic connectivity between the lake and the sea. These works were typically undertaken to address public concerns with algal blooms, poor water quality, low level flooding, lake odours and fish/prawn stock.

In 2000, a southern training wall and swimming lagoon was constructed with the training wall anchored to Windang Island. However, this design failed to maintain a permanent opening with sand rapidly blocking the entrance. Following the failure and further mechanical intervention, the current training walls were constructed with the permanent opening established in 2007.

Establishment of the permanent opening has triggered significant structural and hydrological changes, within the entrance channel and lake more broadly. These changes are resulting in increased erosion along the Windang foreshore impacting on Council and community assets and safety adjacent to the boat ramp.

Due to the complexity of the issues contributing to the changes within the channel, Council commenced a tender process to engage a specialist coastal management consultancy to review and model the existing entrance conditions and develop in consultation a range of short and long term management

options. The specification for the tender was prepared in consultation with members of the Lake Illawarra Estuary Management Committee, which includes representatives from Shellharbour City Council, Department of Industry (Lands), Office of Environment & Heritage, University of Wollongong and community stakeholders.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 6 February 2018.

Five tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Infrastructure Strategy and Planning, Governance and Legal and Finance Divisions. The panel also included one representative from Shellharbour City Council and one from the Office of Environment and Heritage.

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. Provisional sum identifiable as separate line item: 25%
2. Extensive demonstrated experience in the development of hydrodynamic models of complex and dynamic environments, such as trained entrance channels: 15%
3. Extensive demonstrated relevant experience in the development of management options inclusive of strategic retreat, engineered solutions and operational strategies for the management of entrance channels over variable temporal scale. Experience to include options development to a conceptual level and to a level to enable implementation to a standard consistent with that as identified under item 6 of the scope of engagement: 30%
4. Extensive demonstrated experience for the preparation, facilitation and analysis of consultation sessions and/or workshops involving a range of stakeholders with varied levels of technical understanding, on contentious issues such as the management of environments such as the Lake Illawarra entrance channel: 10%
5. The nominated project team, inclusive of any sub-consultants engaged, are suitably qualified with extensive applied experience in the delivery of projects of an equivalent scope: 10%
6. Project schedule and proposed methodology for delivery of service: 5%
7. Strengthening local economy: 5%

The mandatory assessment criteria as detailed below have been met by the recommended tenderer.

1. A pre-tender submission site visit held on Wednesday 20 December 2017 at 10 am at Windang Boat Ramp, Fern Street, Windang. A second site visit was held on Tuesday 30 January 2018 at 10 am at Windang Boat Ramp, Fern Street, Windang. Attendance at this briefing is mandatory for all tenderers and an attendance sheet will be kept.
2. Current and relevant references.
3. Work Health and Safety and Environmental Management Systems:

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Water Research Laboratory (WRL)	1
Royal Haskoning	2
Cardno	3
Baird	4
Manly Hydraulics Laboratory (MHL)	5

PROPOSED ADDITIONAL SCOPE ITEM

Previous modelling studies on Lake Illawarra and the entrance area have not included field based sediment transport data gathering. This limitation has meant that development of entrance channel management options has been based on interpretation of model generated data, validated against measurements of water level, depth, flow speed and direction only. Additionally, two-dimensional numerical models which are the only models that can be applied to the Lake Illawarra entrance average the water currents both horizontally and vertically - significantly impacting on the models' capacity to represent sediment transportation and associated morphological (structural landform) changes.

The outputs of these past numerical modelling studies has constrained the resultant management decisions and has contributed to the current management challenges.

To support Council's focus on sound, evidence based decision making, two of the tenderers recommended the completion of *sediment tracer studies* and a third put forward a more rudimentary sediment study to capture the field based data required to improve model outputs. Sediment tracer studies will provide detailed field measurements of sand erosion and deposition rates, which in combination with measurement of tidal currents and velocities, will enable the numerical model to be validated against real life observations.

Of the tenders received where a sediment tracer study option was included, the preferred tenderer WRL provided the most detail as to the scope of the study inclusive of methodologies, such as the tracer release points and the associated sampling regime. The cost of the sediment tracer study would be \$231,065 (excluding GST). The design of their proposed study is based on experience gained by WRL at other sites including the Swansea/Belmont entrance.

PROPOSAL

Council authorise the engagement of Water Research Laboratory to carry out the service in accordance with the scope of works and technical specifications developed for the project. It is also proposed that Water Research Laboratory be engaged to complete the additional sediment tracer study scope to enable validation of the numerical model with field data. This will significantly increase the validity of model outcomes and the confidence in the resulting actions to be undertaken in this environmentally and heritage sensitive area.

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

The specification for the tender was prepared in consultation with members of the Lake Illawarra Estuary Management Committee, which includes representatives from Shellharbour City Council, Department of

Industry (Lands), Office of Environment & Heritage, University of Wollongong and community stakeholders.

Members of the Tender Assessment Panel included Council staff as well as representatives from Shellharbour City Council and Office of Environment & Heritage.

Nominated Referees were contacted for the preferred tenderer.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goals “We value and protect our environment”, “We are a healthy community in a livable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
1.2.1 A suite of actions to manage and protect against the future risks of sea level rise are enacted.	1.2.1 Finalise and implement Coastal Zone Management Plan	Coordinate the Estuary and Coastal Zone Management Committee Continue to monitor and participate in the NSW Coastal Reforms
1.3.3 Our community is proactively engaged in a range of initiatives that improve the sustainability of our environments	1.3.3.3 Establish and maintain an Estuary and Coastal Zone Management Committee	Prepare a Coastal Zone Management Plan for Lake Illawarra
5.3.3 Well maintained assets are provided that meet the needs of current and future communities.	5.3.3.1 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Review Council’s Asset Management Plans: Buildings, Recreation, Stormwater, Plant and Vehicles, Transport
5.5.1 The built and natural environment provides access and connectivity.	5.5.1.1 Maintain and establish corridors and parks that strengthen open space connections and people movement	Undertake high priority works, as per open space works schedule

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 risk based upon Council’s risk assessment matrix and appropriate risk management strategies will be implemented.

However, if Council was not to proceed with the project as detailed above the risks associated with the selection of appropriate lake entrance management interventions will increase to high. The proposed study, supported by the additional sediment tracer study will provide the best possible information to Council and other stakeholders on the most appropriate and cost effective management interventions to protect assets and the environment, within a highly sensitive area.

FINANCIAL IMPLICATIONS

It is proposed that the project be funded from the following source/s as identified in the Annual Plan –
Operational Project – Lake Illawarra Management

Discussions have commenced with Shellharbour City Council seeking contribution towards this project, which may reduce the costs to Wollongong Council.

The Office of Environment & Heritage has advised that the project would not be eligible for Coastal Management Program funding, as the Lake Illawarra Coastal Management Plan has not yet been adopted or gazetted. Implementation of management options identified from this study would be eligible.

CONCLUSION

Since the Lake entrance was permanently opened in 2007, significant erosion and sedimentation changes have occurred along the channel floor and entrance foreshore. The proposed study and supporting sediment tracer study will identify the nature and cause of these changes and develop fully justifiable management options to protect Council and community assets, address community safety concerns within a popular recreational area and within an environmentally and heritage sensitive area.

The recommended tenderer has submitted an acceptable tender for this project and Council should endorse the recommendations of this report.

ATTACHMENT 1 TO TENDER T17/32 – LAKE ILLAWARRA ENTRANCE CHANNEL MANAGEMENT OPTIONS DEVELOPMENT.

BACKGROUND TO LAKE ENTRANCE EROSION AND STUDY BRIEF

Brief history of Lake Entrance opening

Lake Illawarra was previously defined as an Intermittently Closed and Open Lake and Lagoon (ICOLL), due to its tendency to open and close periodically. In the 100 years leading up to engineering works in the 2000's, the beach berm blocking the lakes entrance and associated entrance shoals would naturally break at infrequent intervals and was excavated/dredged as needed to create periodic connectivity between the lake and the sea. These works were typically undertaken to address public concerns with algal blooms, poor water quality, low level flooding, lake odours and fish/prawn stock.

In 2000, a southern training wall and swimming lagoon was constructed with the training wall anchored to Windang Island. However, this design failed to maintain a permanent opening with sand rapidly blocking the entrance. Following the failure and further mechanical intervention, the current training walls were constructed with the permanent opening established in 2007.

Establishment of the permanent opening has triggered significant structural and hydrological changes, within the entrance channel and lake more broadly. These changes are resulting in increased erosion along the Windang foreshore impacting on Council and community assets and safety adjacent to the boat ramp.

Erosion of the concave (outside) bends in the entrance channel along the Warilla and Windang foreshore areas has been an issue for many years due to the channel's sinuosity. The erosion issues have typically been managed utilising hard engineering techniques e.g. the construction of a concrete retaining wall in the mid 1960's to protect the Warilla foreshore. This wall remained in place up until the construction of the southern training wall in 2000 when it was buried. Along the Windang foreshore, protection works have included the construction of timber, concrete and rock revetment/walls. During 2012 three groynes and additional rock revetment were installed, to the south-east of the Windang boat ramp, in further attempts to protect the foreshore.

Entrance Channel changes

Since the lake's entrance was trained there have been substantial increases in water velocities, maximum discharge and the lakes tidal prism, as detailed in Table 1 (MHL 2013, Regena 2016). These changes have resulted in extensive morphological adjustments to the lake's entrance channel. Furthermore, the increased flow velocities within the channel, associated with incoming and outgoing tides, also pose a potential risk for those accessing the waterway for recreational purposes. As the training walls are only relatively recent structures the hydrological (and morphological) parameters are still in a state of flux. It is expected that increases in these hydrological parameters, albeit at a reducing rate, will continue for into the future as has occurred with similar trained estuaries along the east coast of Australia.

Table 1: Summary of velocity and discharge data collected by Manly Hydraulic Laboratory. (Regena 2016)

	Maximum Velocity		Maximum Discharge		Tidal Prism	
	Flood (m/s)	Ebb (m/s)	Flood (m ³ /s)	Ebb (m ³ /s)	Flood (m ³ x10 ⁶)	Ebb (m ³ x10 ⁶)
2008	0.72	0.84	222	131	2.7	2.14
2012	1.08	1.05	320	205	4.85	4.09
2016	1.22	1.4	388	245	5.46	4.08

Lake Illawarra’s entrance channel is in the process of morphological adjustment to achieve a hydraulically stable channel profile. The flow on effect of these adjustments is the migration/deepening of the thalweg (deepest part of channel) and erosion of the concave banks. Significantly, the erosion issues identified below are being exacerbated as the erosion points are concentrated in the same locations on both the flood and ebb tides. MHL (2013) modelling suggests that the wetted cross sectional area of the entrance channel would need to be about seven times larger than it is currently to reach hydraulic stability. This theoretical channel size can only be achieved through the continued down cutting and/or widening of the entrance channel, placing existing assets and recreational areas at risk of failure. However, the extent of down cutting/widening may be reduced under higher sea level scenarios.

Some of the most significant erosion above the low tide mark is evident along the Windang foreshore and Judbooley Parade foreshore. The primary issues resulting from this erosion are:

- Loss of public land;
- Impeded access to the lake due to uneven ground (Figure 3);
- Damage to existing council infrastructure and private properties (Figure 4);
- Public safety hazards:
- Potential exposure of acid sulphate soils; and
- Potential exposure and erosion of indigenous archaeological sites.



Figure 3: Example of foreshore erosion at Windang. Note that this portion of the foreshore is inundated at high tide. Photo taken 31 January 2017.



Figure 4: Failure of existing timber wall and subsequent erosion of bank due to loss of armouring at the Windang foreshore. Photo taken 31 January 2017.

In the subaqueous (underwater) region, thalweg migration combined with the turbulent flows associated with the groynes, is resulting in the development of deep scours, with water depths approaching -8 m, at the toe of the groynes (Figure 5). The channel migration has also resulted in the development of steep subaqueous channel margins on the concave bends. The developing scours are causing the groynes to subside and possibly be

undermined in places. This poses a potential public risk if they were to unexpectedly fail in part. Likewise, the loss of sediment at the toe of the Windang boat ramp has resulted in a steep drop off, which presents a risk to boat users when launching or recovering boats. These risks are exacerbated by the high velocity flows that occur during tide changes. Other issues attributable to the foreshore erosion include the undermining and failure of existing erosion protection walls (Figure 4) and structures such as the fish cleaning table.

Although the erosion is most pronounced along the Windang side of the channel there is evidence that it is impacting other areas as well. Examples include the Windang Bridge, the swimming lagoon on the southern bank of the entrance channel in the Shellharbour LGA, and at the Picnic Island. Main channel water depths in the vicinity of the Windang Bridge are in the range of -4.2 to -5.3 m (Figure 6). When compared to the 2008 bathymetric profile the channel has deepened by 2 to 3 m with one section recording a loss of 3 to 3.5 m of sediment over the 8 year period (Figure 7). If sediment continues to erode at this rate it may place the bridge piles at risk which extend to approximately -8.5 m (-28 ft, MHL 2013). At the toe of the swimming lagoon wall a scour is evident in the 2016 bathymetry (Figure 8). Water depths in this area are between -4.2 m and -6.3 m. Comparative analysis of the 2008 to 2016 bathymetric data (Figure 9) suggests a general loss of 3 to 4 m of sediment at the toe of the swimming wall over the 8 year period. Concerns have also been raised about the disturbance and potential loss of indigenous archaeological sites on Picnic Island. This is supported by the extent of subaqueous erosion evident in the comparative TIN model (Figure 10). Figure 10 illustrates that in places up to 4 m of sediment has been eroded since 2008 from the areas abutting the shoreline. Due to the steep nature of the shoreline (Figure 11) there are also concerns with bank instability and the potential development of rotational slumps.

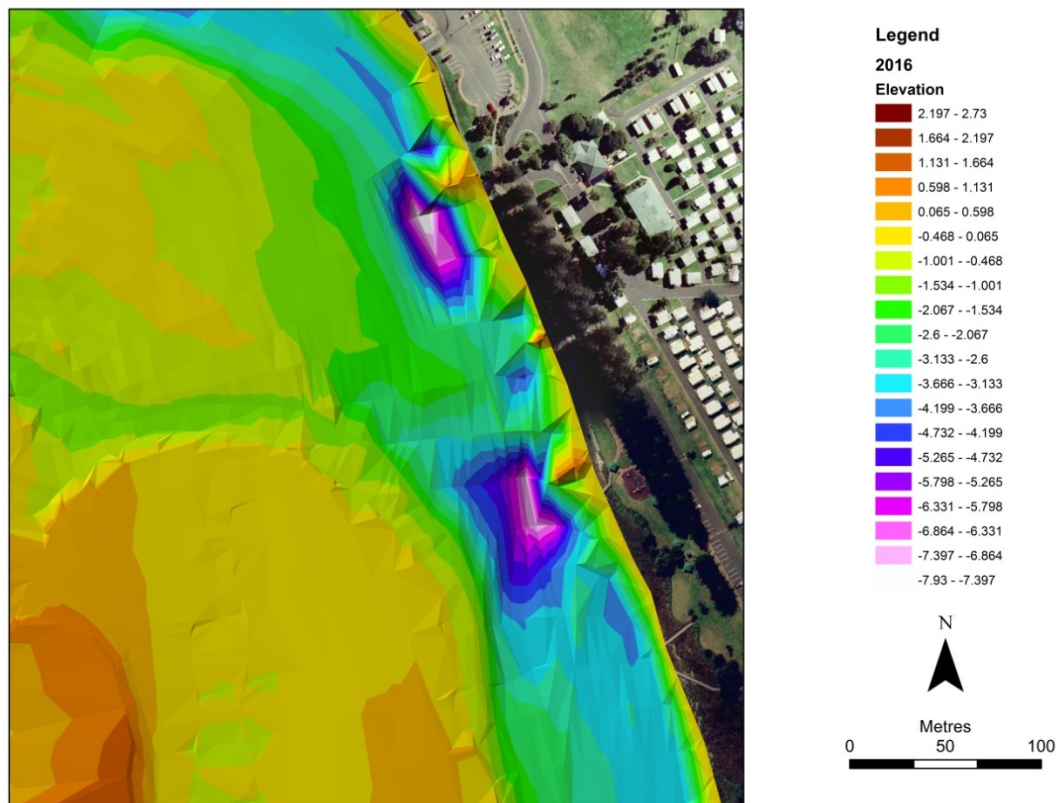


Figure 5: TIN model of 2016 bathymetry proximal to the groynes (after Regena 2016).

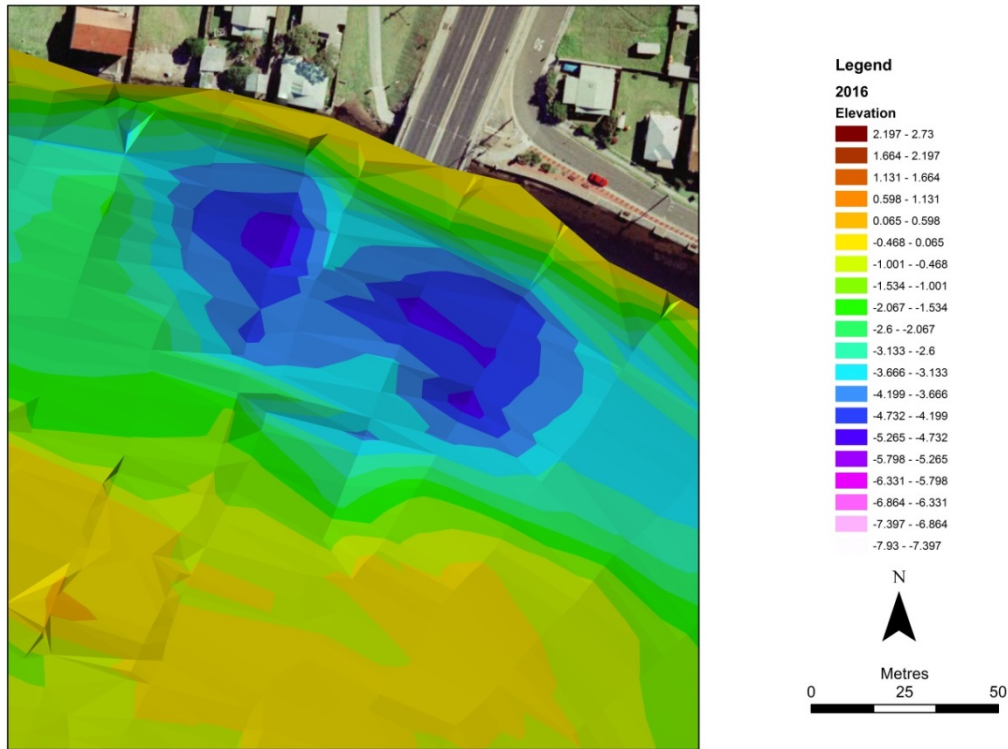


Figure 6: TIN model of 2016 entrance channel bathymetry near the Windang bridge. (after Regena 2016).

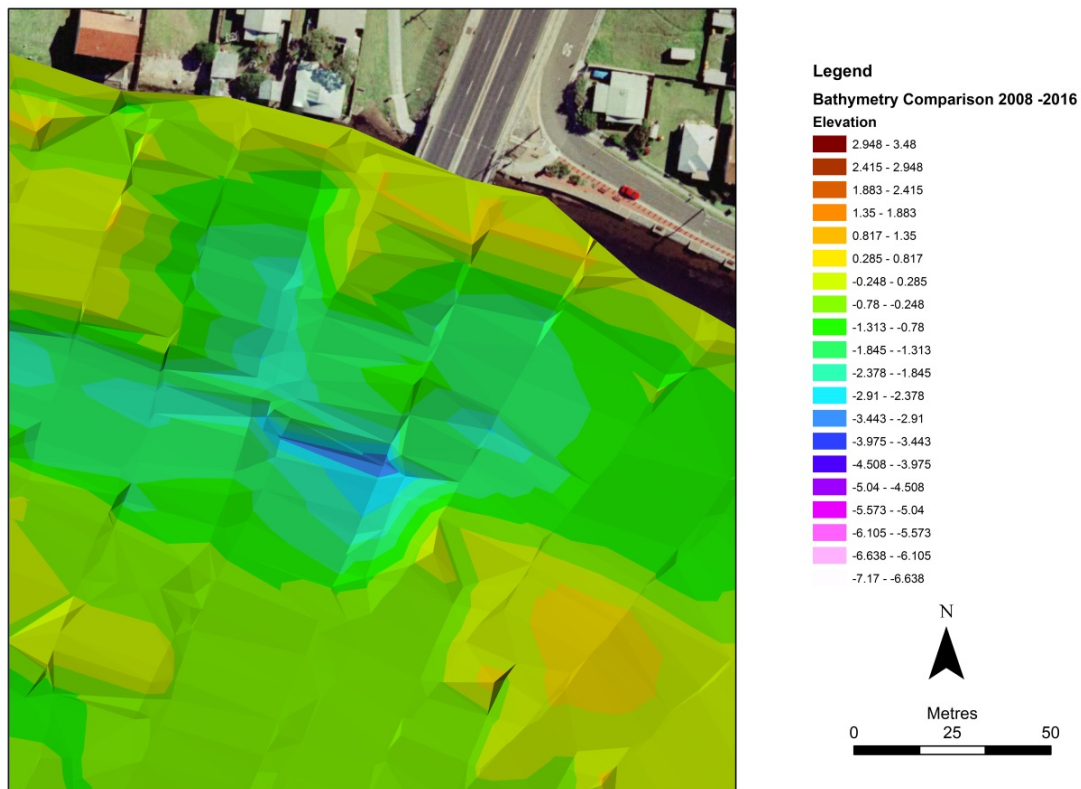


Figure 7: TIN model illustrating degree of change between 2008 and 2016 entrance channel bathymetry near the Windang bridge (after Regena 2016).

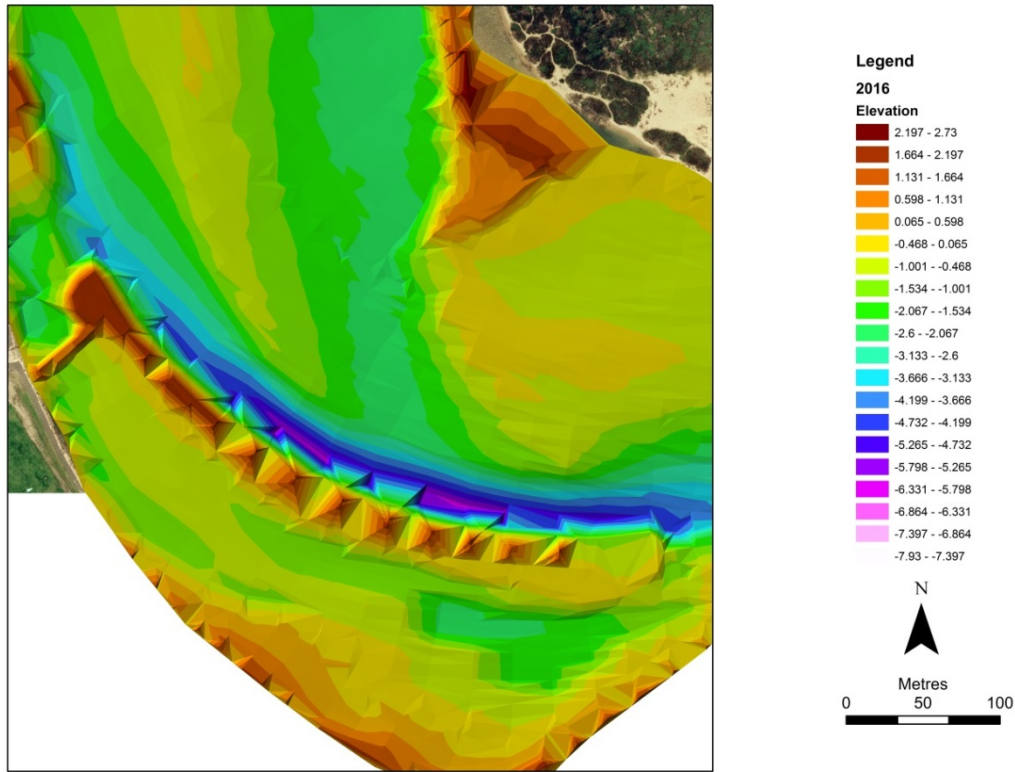


Figure 8: TIN model of 2016 entrance channel bathymetry adjacent to the swimming lagoon (after Regena 2016).

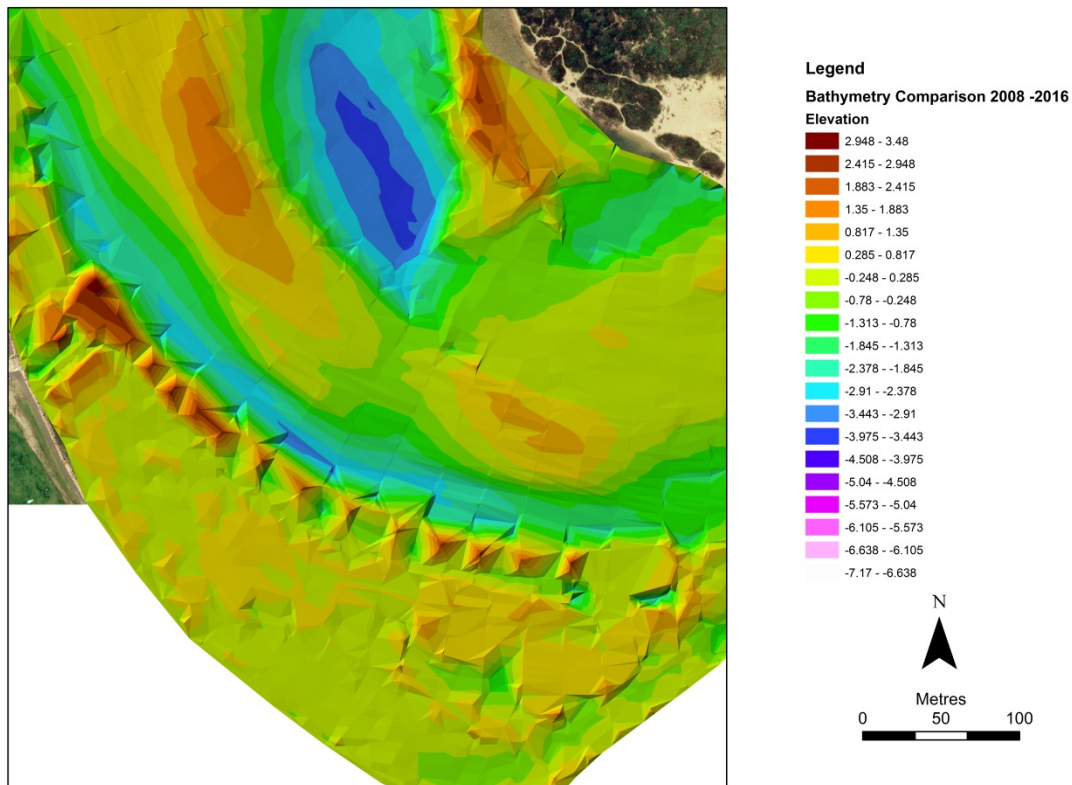


Figure 9: TIN model illustrating degree of change between 2008 and 2016 entrance channel bathymetry near the swimming lagoon (after Regena 2016).

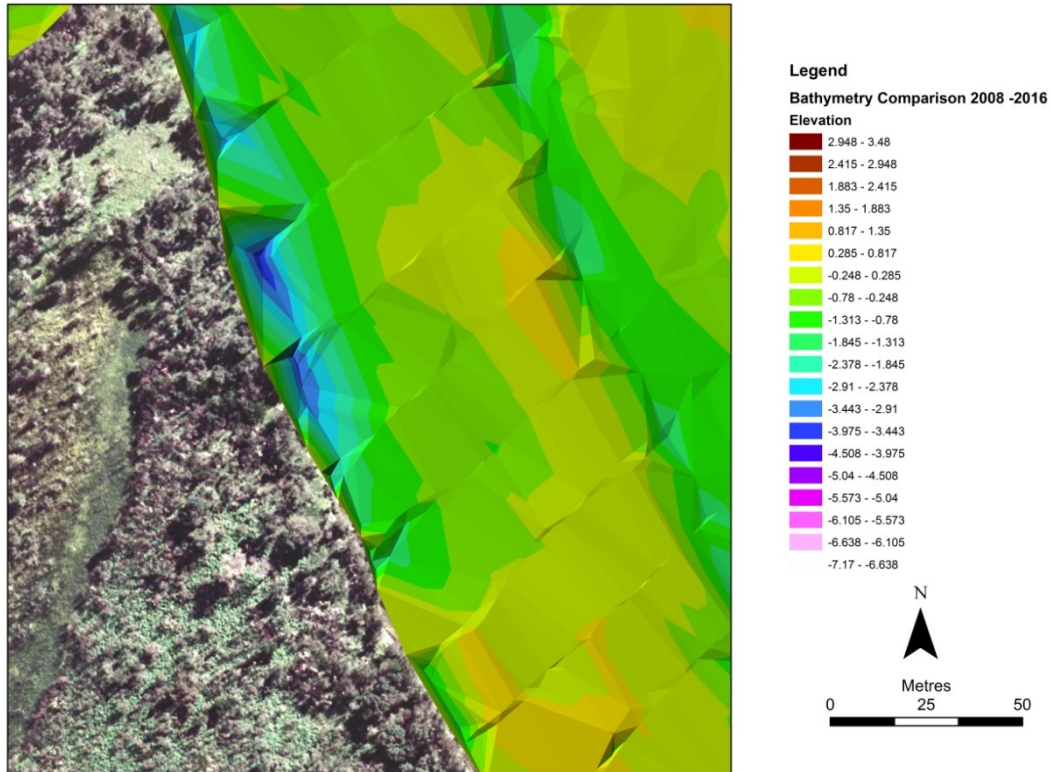


Figure 10: TIN model illustrating the degree of change between 2008 and 2016 entrance channel bathymetry adjacent to the northeastern shoreline of Picnic Island (after Regena 2016).

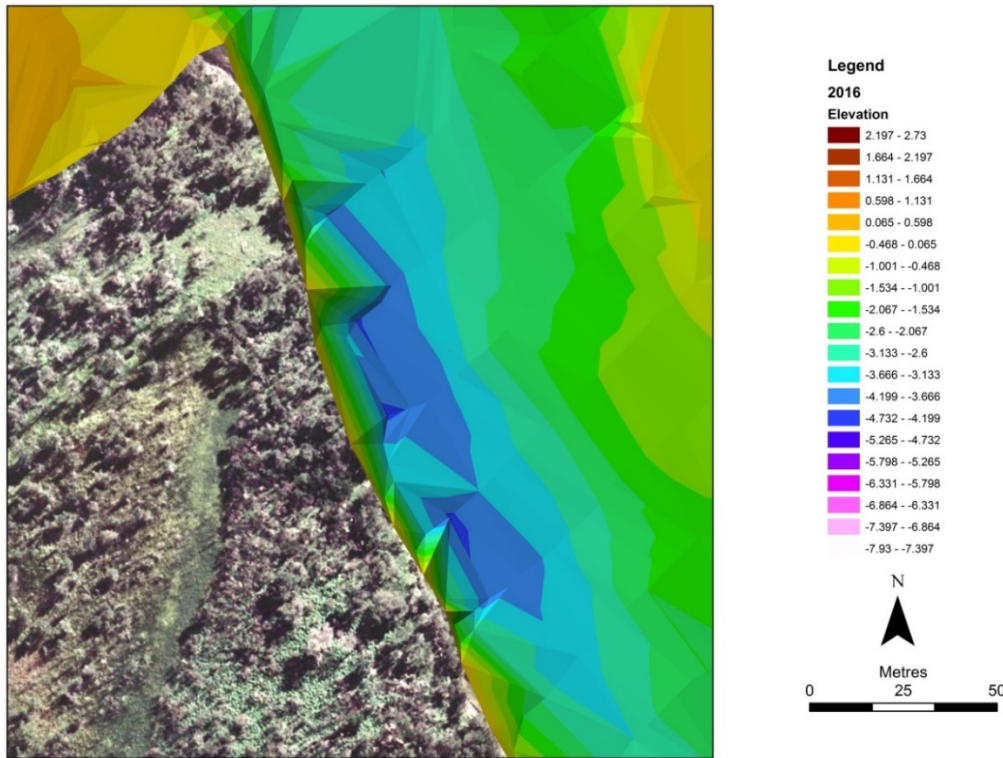


Figure 11: TIN model of 2016 entrance channel bathymetry adjacent to the northeastern shoreline of Picnic Island (after Regena 2016).

Establishment of the permanent opening has resulted in the mobilisation of significant volumes of sediment. This mobilisation is primarily attributable to the down cutting and lateral migration of the channel thalweg (Figure 12) in response to the changing hydrological parameters. A significant proportion of this reworked sediment is being transported landward and deposited on the flood tide delta (Figures 13 and 14; MHL 2013). The comparative bathymetric analysis, undertaken by Regena (2016), also suggests the ebb tide delta has experienced vertical accretion. However, as the accretion is located within the active wave zone this sediment is susceptible to landward reworking. The increased sediment deposition in these areas may impede navigation into the future and require adjustments to channel markers as the subaqueous channels switch over time. Sedimentation is also resulting in the loss of sea grass beds. This is most evident in the vicinity of the flood tide delta. Sedimentation is also having adverse impacts on recreational areas, such as the swimming lagoon which has infilled in some locations by up to 1.3 m between 2008 and 2016 (Figure 9). Other areas where sedimentation has or is posing management issues is between Reddall Reserve and Berageree, Bevans and Picnic Islands. Sedimentary structures near Picnic Island suggest a unidirectional flow path is operating between the island and Reddall Reserve. These observations will limit flushing efficiency and may have adverse effects on water quality in the back channel area.



Figure 12: Image comparing 2008 thalweg location to its 2016 location. (Regena 2016).

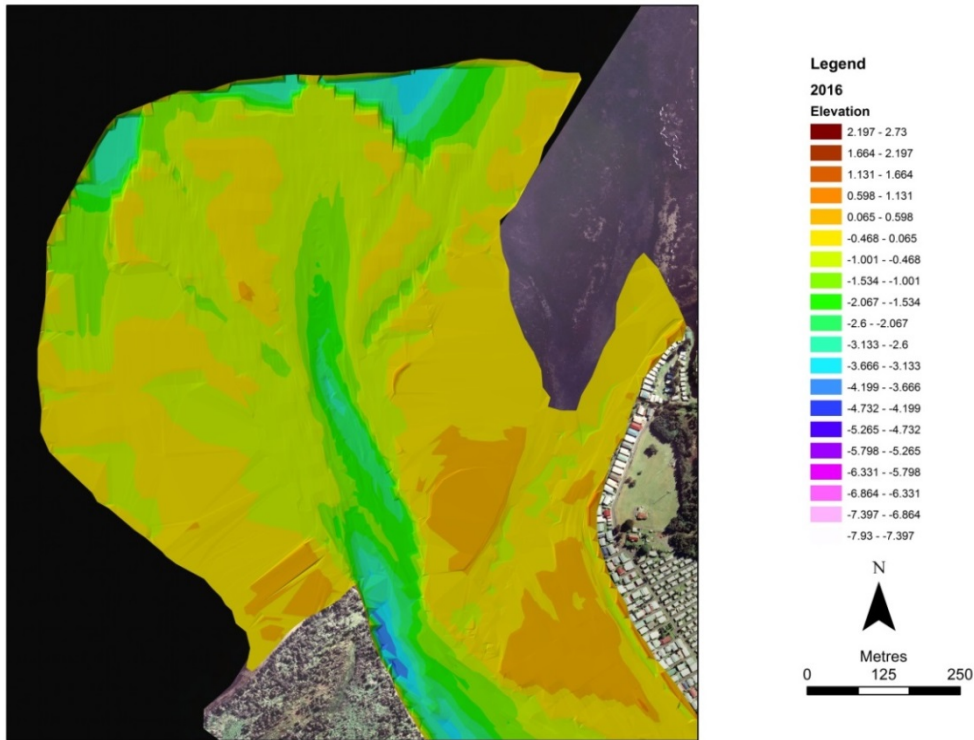


Figure 13: TIN model of 2016 entrance channel bathymetry of the flood tide delta (after Regena 2016).

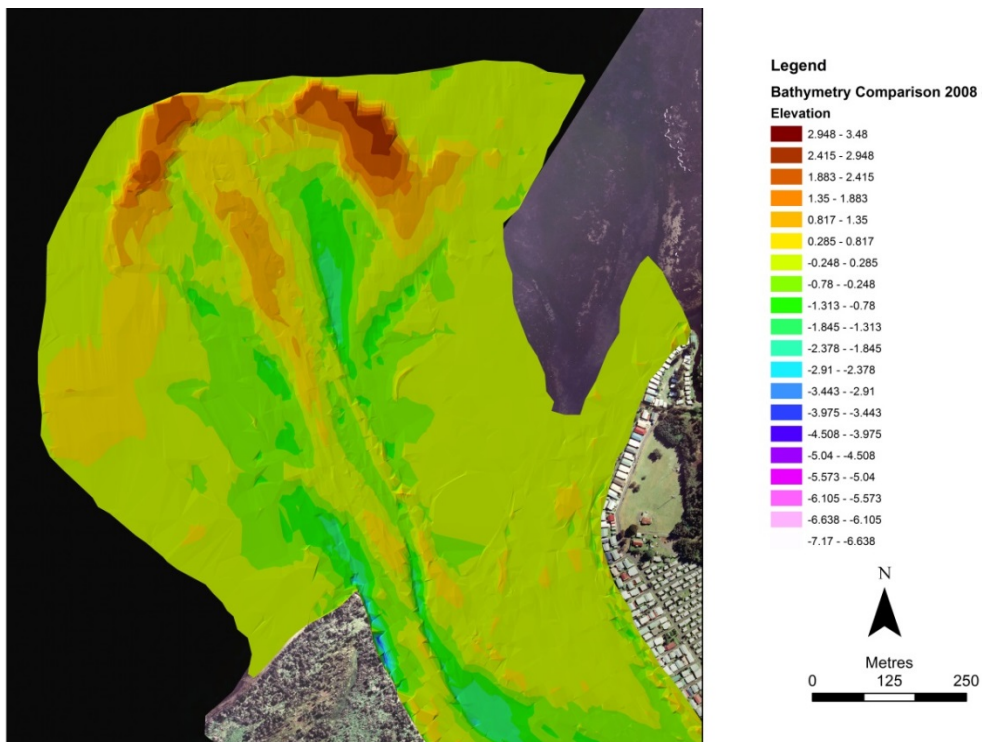


Figure 14: TIN model illustrating degree of change between 2008 and 2016 entrance channel bathymetry of the flood tide delta (after Regena 2016).

The Tender Scope

Due to the complexity of the issues identified above Council commenced a tender process to engage a specialist coastal management consultancy to review and model the existing entrance conditions and develop in consultation a range of short and long term management options. The specific outcomes of the project are detailed below.

1. Undertake the following:
 - (a) A review of the information provided by Council as listed in this document;
 - (b) Complete a gap analysis to identify additional information required to enable the development of the hydrodynamic model and options;
 - (c) Undertake the required field and/or desk top research required to address identified knowledge gaps; and
 - (d) Draft a background report synthesising the above information and present the report to the project control group. The report is to be included as a chapter within or appended to the final report.
2. Undertake mass balance calculations to determine sediment movements. Specifically, whether the sediment is being reworked from the existing deposits and/or whether there is a contribution from off-shore sediment migration into the channel.
3. Develop a hydrodynamic model for the lake entrance to aid in the development of options and ongoing management of the lake entrance. This is defined as extending from the ebb tide delta to the flood tide delta. The model is to be in a format which can be amended by Council moving forward as new data becomes available.
4. Develop a range of management options (up to 5) for each of the sections identified in Figure 15. Options are to be inclusive of strategic retreat, engineered solutions and operational strategies which address at a minimum the following:
 - (a) Subaerial and subaqueous erosion;
 - (b) Sedimentation issues;
 - (c) High water velocities within entrance channel;
 - (d) Predicted channel size increase (related to the above);
 - (e) Subsidence or potential subsidence/failure of existing structures such as training walls, groynes, swim lagoon wall, bridge, jetties etc;
 - (f) Disturbance/loss of indigenous archaeological sites;
 - (g) Public risk issues including but not limited to foreshore access and utilisation of existing facilities such as the Windang boat ramp; and
 - (h) Current and potential future management issues not identified above.

It is anticipated that the identified management options may vary along the length of the entrance channel based on the above options. To address this, the consultant is to link the nominated management strategy to the area in which it is to be applied. Options development is to occur in consultation with Council.

In developing the options the consultancy is to undertake an indicative cost-benefit analysis for each option to consider, and where appropriate, incorporate the following to achieve a balanced and sustainable outcome:

- (a) Approvals required and associated approvals timeframes to undertake the nominated works;
- (b) Climate change implications such as sea level rise and altered weather patterns;
- (c) Cultural heritage issues;
- (d) Environmental considerations i.e. flora and faunal impacts;

- (e) Fishing/prawning implications, both recreational and commercial;
- (f) Implications for flood management;
- (g) Other recreational uses;
- (h) Visual amenity; and
- (i) Water quality.



Figure 15: Location map illustrating the location management sections where options are to be developed. The boundaries are indicative only.

All options are to be considered and evaluated from a perspective of 10, 25, 50 and 100 years and costed with enough detail to enable informed decisions to be made. Costs to include upfront construction costs and anticipated ongoing costs associated with maintenance and monitoring etc. Options to also include nominal intervention timeframes.

5. Present/workshop the various options to key stakeholders to identify the preferred option(s). This may be a hybrid of operational and engineering options for various sections of the entrance channel. Presentation to outline the pros and cons of each option inclusive of high level cost benefit analysis.
6. Prepare a report which captures all of the information gathered as part of the project. The report is to include a prioritised management plan reflective of the preferred options. Prioritisation of strategies to be determined in consultation with the stakeholder group.

Following the completion of Stage 1 of the project Council will progress the preferred options to detailed design. For continuity purposes, Council identified in the tender documentation that "Council reserves the right to engage the Stage 1 contractor to undertake Stage 2 works. These works will generally include the development of the preferred options to a level of detail that will enable their implementation. Specifically, any engineering works are to be fully designed, modelled, costed and all associated tender documentation to be produced to a standard that will allow Council to engage a contractor to deliver the works. Tender documentation to include a suitable breakdown of costs to enable the tender evaluation panel to compare quotes for materials supply, equipment and labour components to ensure a value for money proposal is selected." Taking up of the stage 2 option would be subject to satisfactory performance with the delivery of stage 1. Costs associated with stage 2 of the projects cannot be determined until the outcomes of stage 1 are known.

ITEM 15

TENDER T18/11 - LIFEGUARD TOWER CONSTRUCTION AT BELLAMBI SURF LIFE SAVING CLUB

Lifeguards at Bellambi beach are currently using a small room in Bellambi Surf Life Saving Club and walk across the creek to access the beach. The room is going to be converted into an amenity room for Council lifeguards.

Council has constructed lifeguard towers at Towradgi, Windang, Woonona and City beaches and this proposed tower is a similar design. The lifeguard tower will provide a better vantage point for the lifeguards to provide their service.

This report recommends that Council decline to accept the tender submitted for the Construction of a relocatable Lifeguard tower at Bellambi beach in accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005.

The Tender Assessment Panel has concluded that the tender received is unacceptable as it was non-complying. It is anticipated that negotiations with the tenderer in relation to a revised scope of works will result in a satisfactory outcome being achieved.

RECOMMENDATION

- 1 a In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005, Council decline to accept the tender received for the construction of a relocatable lifeguard tower at Bellambi beach and resolve to enter into negotiations with the tenderer or any other party with a view to entering into a contract in relation to the subject matter of the tender.
- b In accordance with clause 178(4) of the Local Government (General) Regulation 2005, the reason for Council hereby resolving to enter into negotiations with the tenderer or any other party and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrate a capacity and ability to undertake the works.
- 2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderer, and, in the event of failure of negotiations with the tenderer, any other party, with a view to entering into a contract in relation to the subject matter of the tender.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Mark Roebuck, Manager City Works and Services

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Tenders were required to be invited for the Construction of a relocatable lifeguard tower at Bellambi Surf Life Saving Club. Council is planning on upgrading the lifeguard facilities at Bellambi by constructing a lifeguard tower at Bellambi beach. The two storey lifeguard tower will provide lifeguards with better sightlines and allow for storage of equipment on the first floor.

Tenders were invited by open tender for the work with a close of tenders of 10.00am on 20 March 2018.

One tender was received by the close of tenders and it was scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and

comprising representatives of City Works + Services, Governance + Information, Human Resources, Infrastructure Strategy + Planning and Finance Divisions.

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

Mandatory Criteria:

- 1 Satisfactory references from referees for previous projects of similar size and scope;
- 2 Willingness to have a financial assessment undertaken;

Assessable Criteria:

- 1 Cost to Council – 45 %;
- 2 Appreciation of Scope of Works and Construction Methodology – 10%;
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile within environmentally sensitive areas. – 10 %;
- 4 Project Schedule – 10 %;
- 5 Demonstrated strengthening of local economic capacity – 5 %;
- 6 Workplace health and safety management system – 10 %;
- 7 Environmental management policies and procedures – 10 %.

PROPOSAL

The Tender Assessment Panel has concluded that the tender received is unacceptable and has recommended that it be declined and negotiations be undertaken with the tenderer, or any other party, with a view to entering into a contract for the subject matter of the tender.

The Panel anticipates that a satisfactory outcome will be achieved through a negotiation process conducted in accordance with Council’s Procurement Policies and Procedures.

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 2017-18
Strategy	5 Year Action	Annual Deliverables
5.4.1 Partnerships continue to strengthen and achieve a safe and accessible community	5.4.1.2 Provide lifeguarding services at beaches (in partnership with Surf Life Saving Illawarra) and Council pools	Contribute to a range of community based initiatives in conjunction with partner organisations and volunteers.

RISK ASSESSMENT

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

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

FINANCIAL IMPLICATIONS

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

Capital Programme – B316900

CONCLUSION

Council should endorse the recommendations of this report.

ITEM 16

TENDER T18/13 - WOMBARRA PRE SCHOOL REFURBISHMENT AND RETAINING WALL

This report recommends acceptance of a tender for Wombarra Pre School Refurbishment and Retaining Wall in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The proposed works to Wombarra Pre School allow for the rectification of significant deterioration to the exterior of the building including the external brickwork, windows, roof tiles, eaves lining, external gutters and downpipes and other associated plumbing services. The interior of the building refurbishment works include asbestos ceiling removal, replacement of doors, painting, ceiling patching and complete external and internal electrical lighting upgrade.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Project Coordination Pty Ltd for the refurbishment of Wombarra Pre School and the construction of a new Retaining Wall, in the sum of \$879,090.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Robert Ryan, Manager Project Delivery (Acting)

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Location Plan

BACKGROUND

Wombarra Pre School is located on Reef Avenue, Wombarra and is situated approximately 100 metres from the breaking surf coastline. The structure has an approximate footprint of 15m x 20m and was constructed during the 1950's.

A Building Condition Inspection Report was carried out by Council's Design and Technical Services Team with the aim of assessing the building's overall condition and to identify areas of deterioration and damage. The report found that the building has suffered significant deterioration to the external brickwork and brick ties including the erosion of the mortar joints due to wind driven sand which is affecting the building's overall structural stability. In addition to the exterior brickwork, the report found a range of other aspects of the building which needed replacement or repair. A scope of works was prepared to rectify these issues. These include:

- Rectification and repair of structural cracking and external brickwork;
- Window, lintels and doors replacements and upgrades;
- Ceiling patching and Ceiling replacement;
- Application of acrylic render to the external brickwork;
- Roof sheeting, Gutter and soffit lining replacement;
- Internal and external painting works;
- Complete lighting and electrical upgrade;
- Replace existing retaining wall adjacent to the building.

The tender specification outlined requirements for the works to be carried out in a series of 'campaigns' which correspond with school holiday periods in 2018, commencing with July, September/October and December/January 2019. Some work is permissible on weekends. The purpose of scheduling the work in this way is to minimise disruption to the operations of the Pre School. This approach was adopted after investigations into finding temporary alternative facility for the Pre School proved that the availability of suitable existing buildings or construction of a temporary alternative facility was not feasible and prohibitively expensive.

The alternative to carrying out the proposed works is to adopt a minimal maintenance approach. This option would result in the building condition deteriorating to a point where it is no longer safe and fit for purpose in as little as five years' time. This outcome would result in a loss of service (provision of childcare service).

Tenders were invited for this project by the Open tender method with a close of tenders of 10.00 am on 24 April 2018. Council officers alerted five (5) building contractors about this tender opportunity.

One tender was received by the close of tenders and has been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Governance and Information, Finance, Library and Community Services and Project Delivery Division.

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

Mandatory Criteria

- 1 Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works

Assessable Criteria

- 1 Cost to Council - 40%
- 2 Appreciation of scope of works and construction methodology - 15%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile - 10%
- 4 Staff qualifications and experience - 5%
- 5 Project Schedule - 10%
- 6 Proposed sub-contractors - 5%
- 7 Workplace health and safety management system - 5%
- 8 Environmental management policies and procedures - 5%
- 9 Demonstrated strengthening of local economic capacity - 5%

The mandatory assessment criteria have been met by the recommended tenderer.

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

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Project Coordination Pty Ltd	1

In the absence of any other tenders, the tender panel compared the tender price received against the Quantity Survey (QS) estimate and found it to be 9% lower than the QS estimate. On this basis, the tender panel concluded the tender represents fair value for money.

PROPOSAL

Council should authorise the engagement of Project Coordination Pty Ltd to carry out refurbishment works to Wombarra Pre School and the construction of a new Retaining Wall in accordance with the scope of works and technical specifications developed for the project.

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

An acceptable financial capability assessment has been received in relation to the recommended tenderer.

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

CONSULTATION AND COMMUNICATION

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of 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 2017-18
Strategy	5 Year Action	Annual Deliverables
3.4.3 Communities have access to quality local spaces and places to meet, share and celebrate	3.4.3.1 Deliver a program of activities in local communities	Coordinate the refurbishment of Community Facilities, in partnership with licensees and community groups, as identified in the capital works and maintenance programs

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 Annual Plan –

2018/19 Capital Budget

CONCLUSION

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



T18/13 - Wombarra Pre-school Refurbishment and Retaining Wall



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ITEM 17 DRAFT QUARTERLY REVIEW STATEMENT MARCH 2018

The draft Quarterly Review Statement March 2018 outlines progress made to achieve Council's Wollongong 2022 Strategic Management Plans, in particular the Delivery Program 2012-17 and Annual Plan 2017-18. It addresses the financial and operational performance of Council for the third quarter of 2017-18. The draft Quarterly Review Statement also includes the Quarterly Review Budget Report.

RECOMMENDATION

- 1 The draft Quarterly Review Statement March 2018 be adopted.
- 2 The Budget Review Statement as at March 2018 be adopted and revised totals of income and expenditure be approved and voted.

REPORT AUTHORISATIONS

Report of: Jen Menchin, Executive Strategy Manager (Acting)
Authorised by: David Farmer, General Manager

ATTACHMENTS

- 1 Draft Quarterly Review Statement March 2018

BACKGROUND

Council's draft Quarterly Review Statement March 2018 outlines the operational and financial performance of Council's Wollongong 2022 Strategic Management Plans, in particular the Delivery Program 2012-17 and Annual Plan 2017-18.

This report also provides an overview of the significant achievements against priority areas and demonstrates organisational performance through the inclusion of performance indicators.

During the Quarter there were a number of significant highlights including:

- Wollongong's Australia Day celebrations and Award Dinner held in January.
- Official opening of the Community Recycling Centre.
- Launch of Women's Safety initiative, 'I belong in the Gong'.
- Release of the tender for construction of Stages 2 and 3 of the Fowlers Road to Fairwater Drive Road Link Project.

CONSULTATION AND COMMUNICATION

- Executive Management Committee.
- Senior Managers' Group.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 Goal 4 '*We are a connected and engaged community*'.

It specifically delivers on core business activities as detailed in the Corporate Strategy Service Plan 2017-18.

FINANCIAL IMPLICATIONS

Full financial performance details and implications on Council's financial position are contained within the attached Quarterly Review Statement.

Monthly performance trends over a period of time have indicated that Council is likely to achieve a better than current budget forecast result across all the three key result areas. The March Quarterly Review revised forecasts propose a number of changes that are reflective of these budget trends as well as addressing some technical reporting requirements in terms of classification of expenditure as capital or operating. Consistent with established practise, the revised forecasts also include a proposed transfer to Strategic Projects restricted cash of \$3.4M that reflects improvements in results beyond planned targets.

In addition to these proposed changes, the revised projections also include an adjustment for the recent announcement in the 2018 Federal Budget that the first two quarters of the 2018-19 Financial Assistance Grant would be paid to councils during the current financial year. This reflects as an improvement of \$9.3m in the 2017-18 forecasts with a corresponding deterioration for 2018-19.

The proposed variations through this Quarterly Review generate an improvement in the Operating Result [pre capital] \$11.8M, an improvement of \$9.5M in Funds Available from Operations and an improvement of \$8.1M in the Funds Result.

Supporting Documents – Planning Studies & Investigations

During the quarter a number of relatively minor adjustments have been proposed to individual projects that are mainly due to expected completion times for these. Further detail of these are provided in the schedules contained in the attached Quarterly Review Statement

CONCLUSION

This draft Quarterly Review Statement March 2018 has been prepared following input and assistance from all Divisions. It is submitted for consideration by Council.



WOLLONGONG CITY COUNCIL

WOLLONGONG 2022

Draft
Review

March 2018

Quarterly
Statement

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MESSAGE FROM THE GENERAL MANAGER

WOLLONGONG CITY COUNCIL

This draft Quarterly Review Statement reports the period from January – March 2018 and reports on progress towards achieving the five Councillor Strategic Programs from the Delivery Program 2012-17 and the Annual Deliverables from the Annual Plan 2017-18. Highlights and significant progress with key projects from the Annual Plan 2017-18 are reported by the six Community Goals from the Wollongong 2022 Community Strategic Plan.

Highlights from this quarter include:

1. Australia Day awards and celebrations.
2. Launch of women's safety initiative, I Belong in the Gong.
3. Community Recycling Centre official opening
4. Release of tender for Stages 2 and 3 of the Fowlers Road to Fairwater Drive Road Link

The organisational performance is also reported by the inclusion on the performance indicators which monitor the status and progress of our Council programs, activities, projects, finances, people and process.

This report includes an overview of how Council is tracking against its budgets and expenditure. It is a concise visual summary of Council's financial situation for the quarter including budget, capital budget and expenditure. The Budget Review Statement is also included in this report.

I would like to thank all staff and the community for their contributions to the achievements identified in this draft Quarterly Review and Budget Review Statement. This review will inform the Annual Report due in November 2018.

David Farmer
General Manager

STRATEGIC PROGRAMS PROGRESS REPORT

WOLLONGONG CITY COUNCIL

Our Councillors have made a commitment to support our organisation and the community in making Wollongong a better place to live, work, visit and play. To focus Council's attention to achieve this, Councillors have agreed to five Strategic Programs. These are outlined in the Delivery Program 2012-2017.

Progress made in the March 2018 quarter is outlined below:

1 Financial Sustainability

Our Council is committed to improving the standards of community assets over the five-year Council term. This will be achieved by directing 85% of all capital investment into asset renewal, and a strong emphasis of cost effectiveness in service provision.

Project Sponsor: General Manager
Project Manager: Executive Strategy Manager [Acting]

Strategic Program Progress

✓ On Track

Program Achievements

The Securing our Future financial sustainability program was formally closed at the December 2016 Quarterly Review, having achieved overall targets ahead of schedule, and without the need to pursue high impact service adjustments.

STRATEGIC PROGRAMS PROGRESS REPORT

2 West Dapto Urban Release

Council will work in collaboration with key agencies to provide the infrastructure needed to support growth within the West Dapto Urban Release Area. This will include improving access, infrastructure and local services which are needed to support the additional 17,000 future housing lots within the release area.

Project Sponsor: Director Planning + Environment | *Future City and Neighbourhoods*
Project Manager: Manager Project Delivery

Strategic Program Progress

✓ On Track

Program Achievements

Adoption of the West Dapto Section 94 Development Contributions Plan 2017 and execution of the Calderwood planning agreement in December 2017 substantially reduced the financial risk to Council in the funding of essential local infrastructure. Council staff commenced the biennial review of the West Dapto Section 94 Plan during the quarter to ensure the Contributions Plan continues to reflect local infrastructure requirements with an aim to further reduce the financial risk to Council in the funding of essential local infrastructure. The biennial review will be completed by June 2019.

Work continues on the early stages of the Fowlers Road to Fairwater Drive extension with construction of the smaller bridge over the flood cut channel underway. The tender of the main bridge and roadworks is currently underway.

Concept design works continue for a number of the Section 94 funded roads within the West Dapto Access Strategy.

Program Risks

Both access projects [Fowlers Road to Fairwater Drive and Wongawilli/West Dapto Roads] have risk registers which identify a number of significant risks. Reviews of the project risk assessments are being undertaken at regular milestones to manage these risks. Work on the West Dapto Road, Darkes Road and Sheaffes Road project has indicated engineering challenges in this area. Council is currently commencing design consideration of an alternative proposal.

STRATEGIC PROGRAMS PROGRESS REPORT

3 Waste Management

During Council's term we will work to reduce the environmental impact of waste by improving waste management across the city. We will finalise and deploy Council's Waste Strategy, assess the impacts of the carbon tax, and work toward the development of a new landfill cell at Whyte's Gully to increase landfill capacity for the region.

Project Sponsor: Director Infrastructure + Works | *Connectivity Assets + Liveable City*
Project Manager: Manager City Works + Services

Strategic Program Progress

✓ On Track

Program Achievements

The current priority actions in progress over the March quarter and contained in our Waste and Resource Recovery Strategy include:

New Community Recycling Centre development

The facility is now in operation and was officially opened in March.

New leachate management system at Whytes Gully

Laboratory bench scale analysis continued during this quarter. This analysis will help Council develop a concept design as a basis for a future construction.

Environmental rehabilitation of Helensburgh landfill

Council is in the process of having the design documentation reviewed and certified prior to calling for tenders for construction.

New and ongoing arrangement for landfill gas extraction and power generation at Whytes Gully

Gas flaring and quality and quantity investigation continued during the quarter. Additionally, the concept design for a landfill gas management system has been completed and a joint regional tender specification with the Illawarra Shoalhaven Joint Organisation has commenced in view to implementing a long term gas collection and power generation facility at Whytes Gully.

Construction of new landfill cell stages at Whytes Gully

Stage 2 Construction of the Stage 2 works has been progressing, with works in Package 3 reaching the stage where the cell lining materials can be placed, pending satisfactory test results. The construction of the new leachate pond is close to completion pending some rectification works which are to be undertaken.

Program Risks

To ensure the uninterrupted ability to landfill waste, the new landfill cell Stage 2 must be constructed and subsequently achieve EPA approval prior to being commissioned for use. The technical nature of the construction and lack of surety with regard to approval timeframes contributes risk to this project. This risk is mitigated by engaging an expert project management team and ensuring that the project team has an ongoing dialogue with the EPA to help minimise any potential approval delays.

4 City Centre Revitalisation

Council's fourth strategic priority in the Delivery Program is to improve the attractiveness of the Wollongong City Centre to workers and visitors, reinforcing its role as the region's major hub for investment and jobs growth.

Project Sponsor: Director Community Services | *Creative and Innovative City*

Project Manager: Manager Community, Cultural and Economic Development

Strategic Program Progress



On Track

Program Achievements

Council continues to deliver a coordinated approach to the City Centre Revitalisation Strategy and a capital works program continues to be rolled out.

The final piece of the Crown Street Mall refurbishment has been completed with the launch of the Public Art.

Replanting of the Mall trees has also commenced with a mixed planting of Illawarra Flame, Japanese Elm and Weeping Lilli Pilli.

City Wide projects underway include:

- City Centre Planning review,
- Access and Movement Strategy
- Ongoing review and implementation of Crown Street Mall activity policy

5 Connectivity / Walkability

Council aims to improve the connectivity of the Local Government Area [LGA] through the upgrade of our network of footpaths and cycleways. This focus on our path and cycle network will ensure necessary works are carried out to achieve an accessible and connected city.

Project Sponsor: Director Infrastructure + Works | *Connectivity Assets + Liveable City*
Project Manager: Manager Infrastructure Strategy + Planning

Strategic Program Progress

✓ On Track

Program Achievements

The Wollongong Bike Plan was adopted in May 2014. Actions identified within the bike plan are incorporated into the capital works and operational programs for progressive implementation. The Wollongong Pedestrian Plan was completed and adopted by Council on 11 December 2017.

The concept design of the Smith and Kembla Street's on road cycleway, (which will provide dedicated access for cyclists into the city centre) is nearing completion and a grant application under the NSW Active Transport Program has been made for detailed design.

Funding submissions have also been made under this program for the Smith Street rail underpass and 15 other active transport projects across the City.

Construction for the Tramway Seawall and shared path is ahead of schedule.

A significant proportion of the footpath and shared path capital works program has commenced with the following projects being completed during the quarter:

- Murphys Avenue – Robsons Road to Eastern Street, Keiraville - Footpaths [New];
- Lawrence Hargrave Drive (Local Road) Footpath Intersection Upgrade, [New];
- Moore Street footpath – south side [New];
- Fairy Street to Eastern Street, Keiraville - Footpaths [New].

Program Risks

There are a number of sites on the network expansion program with significant geographical, technical, agency approval and community concerns that may impact on the design phase and hence construction time frames. To minimise the impact from this risk, designs for projects further down the delivery program are being progressed such that construction programs can be rescheduled to ensure continued delivery of the improvement program.

ANNUAL PLAN 2017-18 PROGRESS SUMMARY

WOLLONGONG CITY COUNCIL

The following section provides an overview of Council's progress with delivering Wollongong 2022. It provides a summary of progress for 2017-18 annual deliverables [Council's programs, projects and activities] and highlights significant progress with annual projects as outlined in the Wollongong 2022 community goals. This exception based reporting provides an overview of achievements for the March 2018 quarter. The organisations performance is also reported by the key performance indicators, budget summary information and Budget Review Statement.

The Annual Plan 2017-18 contains three hundred and eleven (311) annual deliverables across the six community goals. Table 1 below outlines how Council is tracking in the March quarter to achieve the annual deliverables for each community goal.

Table 1: Annual Deliverable Progress by Community Goal

Goal	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
1. We value and protect our natural environment	85.48%	1.61%	4.84%	4.84%	0%
2. We have an innovative and sustainable economy	95.56%	0%	2.22%	0%	0%
3. Wollongong is a creative, vibrant city	100%	0%	0%	0%	0%
4. We are a connected and engaged community	87.39%	3.03%	1.52%	1.52%	3.03%
5. We are a healthy community in a liveable city	89.89%	1.12%	6.74%	2.25%	0%
6. We have sustainable, affordable and accessible transport	100%	0%	0%	0%	0%
Total Annual Deliverable Progress	91.29%	1.29%	3.55%	1.94%	0.65%

*Note: Each Goal does not have equal number of Annual Deliverables; therefore, the Annual Deliverable progress totals do not necessarily add together.

Overall 3.55% of annual deliverables were reported to be delayed, while 1.94% were deferred.

Table 2 below outlines all annual deliverables that were reported as delayed or deferred at the end of March 2018.

Table 2

Community Goal	Annual Deliverable	Delayed	Deferred	Comment	
1. We value and protect our natural environment.	Monitor gas wells for gas quality and quantity	Y		During the quarter, the gas extraction system at Whytes Gully has captured and beneficially treated approximately 472,000 cubic metres of landfill gas that would have otherwise been released directly into the atmosphere. The composition of the landfill gas captured has been consistently analysed and the methane concentration present is expected to provide a suitable feedstock for power generation into the future.	
	Continue to pursue biodiversity certification of the West Dapto Urban Release Area (WDURA) including offsetting provisions	Y		Stocktake of biocertification proposal for the West Dapto Urban Release Area is being undertaken in consultation with Office of Environment and Heritage and Department of Planning and Environment. This aims to identify land use changes that have occurred in the area and current strategic planning and its impacts on the calculations for biocertification.	
	Coordinate the Escarpment Planning Reference Group	Y		The Escarpment Planning Reference Group did not meet during the quarter. The status of this and other similar committees is to be reviewed by Council. No meetings are planned until the review has been completed, and the way forward identified.	
	Coordinate the Estuary and Coastal Zone Management Committee	Y		No meeting of this committee was held over this quarter. The status of this and other similar committees is to be reviewed by the newly elected Council. No meetings are planned until the review has been completed, and the way forward identified.	
	Coordinate the Heritage Advisory Committee			Y	The Heritage Advisory Committee has not yet reformed following the election, and is waiting on a report on Council Committees to be reported to Council.
	Review and update the Heritage Schedule	Y			Work on the Heritage Schedule review has been delayed and is recommencing.
2. We have an innovative and sustainable economy.	Finalise the Mt Keira Summit Park Plan of Management	Y		Work to complete the draft Plan of Management for Mt Keira Summit Park is continuing, and will be reported to Council prior to public exhibition.	
3. Wollongong is a creative, vibrant city.	Renewal of North Wollongong Surf Life Saving Club		Y	Detailed designs to Development Application standard have been completed on the renewal of North Wollongong Surf Club. The Club have been advised a Development Application will	

Community Goal	Annual Deliverable	Delayed	Deferred	Comment
				be submitted during 2018 with preliminary budget scheduling works for the winter of 2021 subject to Development Consent and budget allocations.
4. We are a connected and engaged community.	Facilitate provision of training regarding Code of Conduct and Fraud / Corruption Risk Management	Y		<p>Council adopted the most recent version of its Codes of Conduct on 20 November 2017, into three distinct Codes. The Codes are consistent with the current Model Code of Conduct issued through Office of Local Government (OLG).</p> <p>Code of Conduct training is included at induction stage and periodically to all staff, as well as reminders to staff and Councillors being communicated.</p> <p>Organisation wide Code of Conduct refresher training is scheduled to be conducted by an external provider in the second half of 2018, and will include Public Interest Disclosure (PID) awareness training, as recommended by the NSW Ombudsman. The tender process for engagement of this provider has commenced.</p> <p>The Office of the PCC is to arrange an organisation wide Fraud Control Health Check in 2018 following the Code of Conduct training, as recommended by the NSW Audit Office. This piece of work focuses on perceptions staff have about the fraud control environment in their specific work area, and will be conducted in the form of an online anonymous questionnaire. Any gaps identified by this process are used to target specific training, which the Audit Office would run.</p>
5. We are a healthy community in a liveable city.	Reinstate Waterfall (Garrawarra) Cemetery	Y		An outcome of the Aboriginal Lands Claim has still not been received which has not allowed any progress to date on this project. The NSW Department of Industry has however requested returning Garrawarra back to the responsibility of National Parks and Wildlife Services. Responsibility for reinstatement would then rest with the NSW Government. Garrawarra is located on Crown Land however is currently held in trust for its care and maintenance by Council.

Community Goal	Annual Deliverable	Delayed	Deferred	Comment
<p>5. We are a healthy community in a liveable city. (continued)</p>	<p>Implement Landscape Masterplan recommendations for Hill 60 Reserve at Port Kembla</p>	Y		<p>Wayfinding signage along Gloucester Boulevard and MM Beach were undertaken by renowned Indigenous artist Chris Edwards is finalising a commissioned artwork for installation in June 2018.</p> <p>Securing the Military tunnels at Hill 60 will again be initiated following vandalism to recently installed gates. Further works on Hill 60 will be deferred whilst a Conservation Management Plan and Aboriginal Heritage Impact Permit are being prepared during 2018/19.</p>
	<p>Fred Finch Park - Sports field Drainage</p>		Y	<p>Quotations have been evaluated and a funding request for additional funds has been supported. Consultation with Baseball Illawarra has confirmed, given the preliminary levelling and top soiling will impact on play. They require works to be delayed until after August 2018.</p>
	<p>Continue the preparation of the housing study</p>	Y		<p>Work is continuing on the Housing Study following, the Council resolution in July 2017 where Council considered a progress report on the Housing Study project. The report and supporting documentation was loaded to Council's website, and community input was sought into future housing options.</p>
	<p>Undertake an access audit of Council's Administration Building to inform upgrades</p>		Y	<p>Project will be considered as part of the planned staff accommodation review project.</p>
	<p>Undertake programmed renewal works at Council's rock pools in accordance with the capital works program</p>	Y		<p>Austinmer Rock Pools - During the low tides in late March, stainless steel reinforcement was installed in the eastern pool wall however, rising seas prevented the installation of the large precast panels. Council will seek further opportunities to install these panels when the tide, sea and swell conditions allow.</p> <p>Coalcliff Pool - Works have been completed.</p>
	<p>Undertake the Bulli Showground Masterplan which outlines the various options for use of the site</p>	Y		<p>Council officers have completed a project brief and presented to Ward Councillors in a briefing session. It is anticipated a consultancy firm will be engaged to pursue the Masterplan. Community engagement is anticipated to be undertaken during the 4th quarter.</p>
	<p>Finalise the Mt Keira Plan of Management</p>	Y		<p>Work is continuing on the draft Plan of Management for Mt Keira Summit Park</p>

GOAL 1 WE VALUE AND PROTECT OUR NATURAL ENVIRONMENT

WOLLONGONG CITY COUNCIL

Coordinate community environmental programs including Rise and Shine program, Clean Up Australia Day, World Environment Day, National Recycling Week, International Composting Week and other waste education activities

During March, Clean Up Australia Day was held marking the 28th year of the event in Wollongong. The event saw 46 groups cover 46 Sites with 800 volunteers, nine businesses and local schools collecting 15.5 tonnes of litter and rubbish from our waterways, roadsides, parks and beaches and bushland throughout the city.



IMAGE: Lord Mayor, Cr Gordon Bradbery AM participating in Clean Up Australia Day 2018.

Develop and deliver diverse local studies projects that contribute to the preservation and continued relevance of local history and community stories

Throughout the quarter, a range of local studies projects were underway or completed:

Wollongong City Libraries has been selected to participate in 'Amplify-as-a-service-Pilot-Project' by the State Library of NSW. 'Amplify' is a tool designed to assist in the automated transcription of digitised oral history recordings. It is expected the technology will lead to significant efficiency improvements and enhanced service delivery.

Three new ScanPro 3000 machines were installed in February, providing improved microfilm scanning capabilities for customers and staff.

A project to add 20 oral history recordings from 'A social history of Wollongong Town Hall (2009)' to Illawarra Stories has commenced.

The Local Studies Team continues to digitise the Illawarra Mercury photographic collection.

Illawarra Images comprises the photographic collections of Wollongong City Libraries and other organisations. The collection has over 23,900 photographs of people, places, buildings and events covering the last two centuries of local history from the mid-1800s.

There are now over 1,750 profiles in the Illawarra Remembers database. Accessible from anywhere across the globe, people can view profiles, create new profiles or add new information to a current profile, for example, a comment, image, story, link, or other media. People can share an image by uploading it to the Library's images page.

Deliver Waste Minimisation Programs in accordance with the Waste Strategy

Throughout the quarter, a number of waste minimisation programs were completed, including the launch of an anti-litter art trail installed along the foreshore in February and the official opening of the Community Recycling Centre.

A total of 8 anti-litter artworks were installed along Wollongong's foreshores in February. The works were created by international artist Rudy Kistler, using 3D chalk installations as part of Council's efforts to draw attention to the rubbish and plastics ending up in our waterways and oceans every day. The installation was made possible by support from the NSW Environmental Protection Authority and the Illawarra Shoalhaven Joint Organisation.

On 12 March, the Community Recycling Centre officially opened at Whytes Gully waste facility, Kembla Grange. The Centre will accept a large range of problem waste that cannot be collected from kerbside collections including paints, gas bottles, fire extinguishers, batteries and fluorescent tubes - free of charge. Residents are also able to dispose of mobile phones, scrap metal, computers and televisions, as well as fridges and freezers in a responsible way.

Managing waste in a sustainable manner is a significant challenge faced by communities and the opening of the Centre is an exciting new step in efforts to address this serious challenge. The Centre will also raise community awareness by engaging householders in good management of resource recovery and disposal options for their problem waste.

Parliamentary Secretary to the Premier Illawarra and South Coast, Parliamentary Secretary for Education, Gareth Ward and Lord Mayor Cr Gordon Bradbery AM attended the official opening. The project was made possible with support from the NSW Environmental Protection Authority's *Waste Less, Recycle More* initiative, funded from the waste levy.



IMAGE: Parliamentary Secretary for the Premier Illawarra and South Coast, Gareth Ward, Lord Mayor Cr Gordon Bradbery AM and Cr Cameron Walters at the official opening of the Community Recycling Centre, Kembla Grange on 12 March 2018

Finalise and implement key priorities from the Integrated Stormwater Management Plan

During the quarter the following projects were progressed:

Designs completed:

- JJ Kelly Park swale drainage, Wollongong.
- Irvine Street, headwall drainage, Gwynneville.
- Buttenshaw Place, debris drainage control, Austinmer.
- Buttenshaw Drive, pipe replacement, Coledale.

Construction completed:

- Macarthur Parade, pipe relining, Mangerton.
- Murray Park Road, pipe relining, Figtree.
- O'Briens Road, pipe relining, Figtree.
- Denise Street, pipe relining, Lake Heights.
- JJ Kelly Park, swale drainage, Wollongong.
- Campbell Street, culvert reline, Wollongong.
- Lakelands Drive, culvert reconstruction, Dapto.
- Farrell Road, culvert rehabilitation, Bulli.

PERFORMANCE MEASURES

- Participation rate in environmental programs | 28,165 (Q3 2016-17 - 19,111)
- Number of volunteers for environmental programs - Greenhouse Park | 31 (Q3 2016-17 - 20)
- Plants propagated | 9,846 (Q3 2016-17 - 9,757)
- Plants distributed | 8,716 (Q3 2016-17 - 15, 554)
- Tonnes of rubbish collected from clean-up activities | 26 (Q3 2016-17 - 23)

GOAL 2 WE HAVE AN INNOVATIVE AND SUSTAINABLE ECONOMY

WOLLONGONG CITY COUNCIL

Deliver a new and refreshed integrated marketing and activation program that reflects the 'city experience'

Throughout the quarter, a range of items were delivered in the City Centre including a marketing campaign, activation events and completion of the Crown Street Mall Public Art project.

A communication and marketing campaign for the City Centre has been developed in partnership with The GPT Group/ Wollongong Central named 'The Centre of it All'. The campaign celebrates the lifestyle of the Illawarra and positions the City Centre as the concentrated essence of everything that is great about the region in a sophisticated and modern way.

Initial roll out of the campaign commenced on 18 March and focuses on experiences in the Crown Street Mall with 30 and 60 second advertisements, photographs and editorials for strategic placement across our identified channels. Channels include television and radio advertisements, editorials and signage collateral.

Individually managed channels also include: Website, social media, digital media and electronic direct mail. 'Bus wrap' advertising has also been secured on a new northern suburbs route.

Activation throughout the quarter includes:

- Regular programme of live music, 'Playing in the City' in Crown Street Mall
- Honk Oz performances
- Chinese and Lunar New Year Festival
- Delivery and launch of Crown Street Mall Public Art Work.
- Engaging with businesses to assist with retail promotions in association with events including 'March One Day Sale'



IMAGE: Artist Mike Hewson, Lord Mayor Cr Gordon Bradbery AM,

Lisa Havilah and Cr Leigh Colacino

GOAL 2: WE HAVE AN INNOVATIVE AND SUSTAINABLE ECONOMY

Deliver a Wollongong Art Gallery Education and Public Programs

The Art Gallery delivers a range of education and public programs that aim to enhance visitor experience and access to the Art Gallery. A total of 63 events, programs and activities were delivered during the quarter, including:

- Adult art workshops
- 23 children's art workshops
- 7 artist/curator talks
- 8 guided tours
- 19 community/external functions - facility usages

In partnership with NSW Department of Industry and the University of Wollongong, deliver the Advantage Wollongong program

The Advantage Wollongong partnership continues to promote Wollongong as a place to invest and do business. On 21 February 2018, Advantage Wollongong hosted an Auscontact Illawarra Site Tour, providing Wollongong with an opportunity to showcase the business benefits of doing business here to over 50 Auscontact representatives. The tour included site visits to two of Wollongong's newest contact centres operated by NEC and NSW - SES.

Advantage Wollongong hosted a Defence NSW Breakfast on 9 March 2018. This breakfast targeted local businesses with the capacity to service the defence industry, focusing on how they could help defence suppliers grow and network with other local suppliers. This will assist and encourage local businesses to pitch for part of the \$195 billion worth of defence projects over the coming decade.

With Destination Wollongong implement a new visitor information strategy that best reflects visitor needs

Destination Wollongong has strategically placed Visitor Information 'Touch Screens' in locations with heavy visitor foot traffic, including: Novotel Wollongong Northbeach; Bald Hill; the University of Wollongong; and Wollongong City Council. These screens deliver real time information to visitors and provide the ability to book local accommodation and tourist attractions with the click of a button. Preparations for a Visitor Service Strategy for 2018 is currently underway.

GOAL 2: WE HAVE AN INNOVATIVE AND SUSTAINABLE ECONOMY

Provide funds to support Wollongong's ability to attract and retain a tourist ship visitor industry

Council has signed an addendum to the Destination Wollongong funding agreement to provide additional funding to cover costs associated with supporting cruise ship visits to Wollongong. During the quarter, Wollongong welcomed two cruise ships, Radiance of the Seas on 29 January and Explorer of the Seas on 18 March, providing the opportunity to showcase the region to approximately 9,000 passengers.



IMAGE: Cruise ship Radiance of the Seas approaching the Port Kembla Port.

1. PERFORMANCE MEASURES

- Number of visitations to the tourism information centres | 16,107 (Q3 2016-17 – 16,337)
- Tourist parks occupancy rate of unpowered sites | 63 % (Q3 2016-17 - 53%)
- Tourist parks occupancy rate of powered sites | 63 % (Q3 2016-17 - 65%)
- Tourist Park occupancy rate of cabins | 68 % (Q3 2016-17 - 60%)
- Occupancy rates of paid on street parking | 77 % (Q3 2016-17 - 71%)

GOAL 3 WOLLONGONG IS A CREATIVE, VIBRANT CITY

WOLLONGONG CITY COUNCIL

Provide mentoring opportunities to develop skills and gain experience in broadcasting and production

Summer Sounds mini music festival occurred in January, showcasing the skills and talent of young performers. The event provided an age appropriate and safe live music event accessible to young people. This project was organised with members of "Team Ignite" with 111 young people attending.

Council also facilitated 13 "On-Air Payout" radio shows in which young people are mentored and present radio shows on VoxFM. A total of eight young people have presented regularly during this quarter.

The "Team Ignite" program commenced during the quarter in which young people guide the creative performance programs and events delivered through Wollongong Youth Services. 13 sessions have occurred with a total of 37 attendances.

Young people involved in the "You Decide" project were able to assist in the coordination of the "On Stage" music project.

Collaborate with Culturally and Linguistically Diverse Communities (CALD) to support community events and celebrations

A new partnership was developed with the Illawarra Iranian Association, Illawarra Afghani Association, Kurdish community and Council to plan and deliver Wollongong's first ever public Naw Ruz – New Year - celebration in Crown Street Mall on 29 March 2018. Naw Ruz means 'new day' in Persian and is celebrated by Baha'is across the world, marking The Baha'i New Year. This was a highly successful event, with approximately 250 community members attending and enjoying a culturally diverse range of performances and speakers. Community participation was strong and included families and young children, of both CALD and non CALD backgrounds.

Community partner's feedback of the event was very positive and it is hoped the partnership can work together on delivering future events. Many community participants noted this was the first multicultural public Naw Ruz taking place anywhere, with one Sydney resident of 20 years wanting to share the success of the event with their local Council.



IMAGE: Burhan Zangana, from the Kurdish community, Azita Azimi, Illawarra Afghani Association, Lord Mayor Cr Gordon Bradbery AM, with Zari Samird, Illawarra Iranian Association.

Continue to manage and deliver programs at the Wollongong Art Gallery

Exhibitions continuing throughout the quarter include:

Walking Upstream: Waterways of the Illawarra - artists Brogan Bunt, Lucas Ihlein and Kim Williams invite you to join them as they walk upstream, exploring the social, environmental and suburban fabric of our local creeks.

Claudia Chaseling: Silent - a contemporary exhibition where the artist is searching for a new perspective in painting hovering somewhere between the two and three-dimensional and capturing the multi-dimensional unstable realities we exist in today.

Povo Arts Presents: Maree Faulkner a Retrospective - Maree Faulkner's vibrant, complex imagery reflects ongoing struggles both personal and collective. This exhibition showcases decades of creativity from rarely seen early work, to dolly making and activist projects, writings postcards and the celebrated larger scale gouaches of later years.

Ornamental: Celebrating 15 years of the Mann-Tatlow Collection of Asian Art -Mann Tatlow- developed over 25 years the collection includes 227 Asian ceramics, objects and items of furniture from the Neolithic Period to early twentieth century.

What a Life: Wollongong - A series of specially produced photographs that highlight local rock stars and performers in iconic Illawarra locations. An addendum exhibition to the What a Life Rock photography of Tony Mott.

The Gallery's new exhibition programs this quarter presented the work of a leading local artist as well focussing on the Art Collection. Exhibitions included:

Debra Dawes: Measure (ii) - A new iteration of a recent survey exhibition by artist Debra Dawes one of Australia's leading contemporary artists who lived in the Illawarra for over 20 years. Debra's work is characterised by calculated and thoughtfully structured colour coded abstract paintings that have an almost hypnotic effect on the viewer.

Chromophilia: Works from the Collection - a riot of colour. From leafy greens, luscious yellows, bright oranges, moody blues and all colours of the rainbow - the collection comes alive in a display connecting objects by colour across a range of media and collecting areas. With poetry by Ali Jane Smith.

The Gathering: Indigenous Works from the Collection - Contemporary and historic works from the collection, by Indigenous artists from Illawarra and throughout Australia, including bark paintings, prints, photographs, sculpture and painting. With Wall texts by Dr. Garry Jones.

Exhibitions and their related education and access programs have also been well attended this quarter, with a number of school holiday workshops, talks and other events held. During the quarter, the gallery welcomed 23,400 visitors.

Host Major Events reflecting priority sectors

Council, via Destination Wollongong, supported 12 events this quarter including: The Illawarra Folk Festival; Australia Day Aquathon; Wollongong Triathlon Festival; Athletics NSW Track and Field Championship; and a Sheffield Shield Cricket match at North Dalton Park. The Sheffield Shield match was held over 4 days in March, with the NSW Blues playing the Queensland Bulls. 1,500 people attended the event and it attracted National media coverage.

Deliver Council's Annual Community Events Program

During the quarter, Council successfully delivered two moonlight movies in Thirroul and Figtree. A successful Australia Day event was held with approximately 35,000 people attending throughout the day. The Twilight Markets also continued, held on the first Friday of the month at Flagstaff Hill and managed by the Rotary Club of Corrimal.



IMAGE: Evening fireworks at the 2018 Australia Day celebrations, Wollongong Harbour.

PERFORMANCE MEASURES

- Attendance at Australia Day event | 35,000 (Q3 2016-17 = 40,000)
- Attendance at Sunset Cinema season | 14,413 (Q3 2016-17 = 13,335)
- Library visitations | 235,968 (Q3 2016-17 = 231,556)
- Library – total number of loans | 327,990 (Q3 2016-17 = 368,102)
- Library programs: number of programs | 494 (Q3 2016-17 = 467)
- Library programs: number of participants | 10,118 (Q3 2016-17 = 8,998)

GOAL 4

WE ARE A CONNECTED AND ENGAGED COMMUNITY

WOLLONGONG CITY COUNCIL

Actively engage people with disability and their carers in the evaluation and monitoring of the Disability Inclusion Action Plan

Council held a stall at the Illawarra Disability Options Expo on 8 March, approximately 400 local people with disability and their carers attended. Information was distributed which included Council's Aged and Disability Directory, Disability Access Guide and the Disability Inclusion Action Plan. Early planning is under way to engage with people with disability and their carers to review the progress of the Disability Inclusion Action Plan 2017 - 2021 in mid-2018. People with disability will also be engaged as part of the development of a draft Access to Beaches Strategy in the coming months.

Expand Council's on-line profile including increased use of digital media and delivery of an organisational strategy

38 media releases were published to Council's Media Release website during the March quarter. There were 6,734 views. This is an increase compared to the previous quarter, which had 5,427 views.

The five most viewed media releases were Author, Alexander McCall Smith to Speak (279 views), Illawarra Placed Landscape Launched (260 views), Grants to help you get to know your neighbour (256), Sheffield Shield at Wollongong Again (256 views) and Let's Get Moving (248 views).

Between 1 January and 31 March 2018, City of Wollongong Facebook likes increased 1.3% to 22,766 up from 22,470 at the end of the last quarter; Twitter followers increased by 2.4% to 5,396 up from 5,267 at the start of the quarter; Instagram has also shown an increase of 7% bringing followers to 4,012 up from 3,751 recorded in the previous quarter.

Between 1 January and 31 March 2018, there were 611,623 page views on Council's website. The five most frequently visited pages were (in descending order) Homepage, Library, Jobs, view a Development Application and contact Council.

Identify additional opportunities for working in partnership with the Aboriginal community

During the March quarter, Council attended the Wollongong Northern District Aboriginal Committee (WNDAC) special projects group. WNDAC organised a community fun day at Bellambi Surf Club which was held on 22 January. It was well attended by the community for a first time event, with approximately 100 people in attendance, including children from 0-15 years of age. A number of organisations were represented including, early childhood, Youth Services, Illawarra Shoalhaven Local Health District, NSW Police, University of Wollongong Early Start program, Woolyungah and Illawarra Family Support. WNDAC committee meetings are continuing planning for other activities and events to be held which bring the Aboriginal and non-Aboriginal communities together.

Council has been organising a reconciliation conference focusing on improving the way early childhood and family support staff working with the Aboriginal community, can promote Aboriginal culture and reconciliation within the services they provide. Council has worked closely with members from Council's Aboriginal Reference Group, the Aboriginal Community Based Working Group (ACBWG) and 18 other organisations across the Local Government Area both Aboriginal and non-Aboriginal to develop the program.



IMAGE: Dale Wright from Illawarra Shoalhaven Local Health District running an Indigenous games session at the community fun day in Bellambi on 22 January 2018.

Delivery of civic activities which recognises and celebrates the city's people

At the Australia Day Dinner held on Tuesday 23 January 2018 awards were presented to the Wollongong Citizen, Young Citizen, Senior Citizen, Community Group Award, Sports Achievement, Outstanding Achievement or Innovation Award and Arts & Cultural Achievement Awards. As part of Council's Australia Day celebrations, 120 people received citizenship.

Illawarra businesswoman and co-founder of the Illawarra International Women's Day Committee, Vicki Tiegs has been named 2018 Citizen of the Year. Since 2005, Ms Tiegs has raised over \$250,000 for local Illawarra women's charities. In 2016 Ms Tiegs helped establish an 'Orange Sky Laundry' van in the Illawarra where she brought together community leaders to drive the initiative. Orange Sky Laundry is a Brisbane based charity that offers a free mobile laundry service for the homeless and was founded in 2014.

Council also hosted a Civic Reception to welcome visiting rugby league teams Wigan Warriors and Hull FC in February. The teams received the shield, along with two boomerangs, from Indigenous artist Uncle Noel Butler who created them for the occasion. The Kenny-Sterling Shield is named after Australian Rugby League greats Brett Kenny and Peter Sterling. The teams were in Wollongong for the first Super League game played outside of Europe.



IMAGE: Lord Mayor, Cr Gordon Bradbery AM with Vicki Tiegs, 2018 Citizen of the Year

PERFORMANCE MEASURES

- Sick Leave | 7.82 Days (Q3 2016-17 – 7.20 Days)
- Number of Twitter followers for Council | 5,496 (Q3 2016-17 – 4,802)
- Carers Leave | 0.61 Days (Q3 2016-17 – 0.58 Days)
- Lost Time Injury Frequency Rate | 13.14 (Q3 2016-17 – 20.04)
- Number of media releases issued | 41 (Q3 2016-17 – 51)
- Number of Council Facebook page 'likes' | 22,766 (Q3 2016-17 – 18,811)
- Workers compensation costs as a percentage of payroll | 1.73 % (Q3 2016-17 – 0%)
- Telephone calls are answered within 30 seconds | 82 % (Q3 2016-17 – 75%)
- Enquiries made in person are welcomed and attended to within 5 minutes | 92 % (Q3 2016-17 – 91%)

GOAL 5 WE ARE A HEALTHY COMMUNITY IN A LIVEABLE CITY

WOLLONGONG CITY COUNCIL

Contribute to a range of community based initiatives in conjunction with partner organisations and volunteers, such as Illawarra White Ribbon Walk and Illawarra Reclaim the Night.

During the quarter, Council progressed the “I Belong in the Gong” an innovative women’s safety project. The project is a collaboration with NSW Police, Multicultural Communities Council of the Illawarra, Illawarra Multicultural Services and Strategic Community Assistance to Refugee Families. The initiative is aimed at reducing harassment and threatening behaviour towards women in the Wollongong CBD and surrounding areas and is funded by NSW Department of Justice.

As part of the project, Council created a safety survey to collect information about women’s experiences in the City. This data will be used to develop initiatives and education programs to reduce negative behaviour and provide appropriate support to women seeking assistance. Council is also creating a charter for local businesses in the City Centre wanting to join the project. These businesses will complete safety education modules and present the “I Belong in the Gong” sticker in shop fronts, signifying a safe and inclusive space.

Council is also working to produce a series of free to air commercials showcasing women from all walks of life with the message “I belong in the Gong” incorporating a voice over which reinforces the message that Wollongong does not tolerate harassing or threatening behaviour. The latest commercial, to air in July, will focus on security services and retailers. The messages will be, who to go to for help, where to go if you need help and what the community can do to help others if you see them being threatened or harassed”.

The City Centre security service have also come on board and will be conducting training to all current and new security guards to improve customer service for women seeking assistance.



IMAGE: Community members, local police and Council staff at the “I Belong in the Gong” launch, 21 March 2018

Deliver a range of youth services with a focus on youth participation and community development, targeted programs, music, culture and sector development and coordination

The March quarter saw an increase in engagement of young people participating in structured programs. Many haven't accessed the service in a typical drop-in capacity. For example, the establishment of Cosplay Program has seen a group of young people engaging with the service and subsequently attending a number of other programs.

To mark International Women's Day, "On Stage" included all female performers. Information and promotional materials were hung on walls around the space in centre to provide an opportunity for staff to engage young people in conversations about the day and what it means for young people.

There has been an increase in young people attending On Stage program that are new to youth services, increase in female participation in the audience and regular attendance across events.

Council also held a free football clinic, 'Kick It' at the Wollongong Youth Centre during the January school holidays. The fun clinic was run by representatives from Football South Coast, aimed at young people aged 12 to 18 years. The initiative allowed participants to get involved with sport, keep fit and have fun during the holidays and was followed by a barbecue lunch.



IMAGE: Peter Dohnt, Claudia Boiano and Michael Panozzo at Kick It, 12 January 2018

Continue to refine practices for children to ensure continuous improvement and actively involve children in town and village planning, playspace design and policy and planning

Engagement sessions were undertaken at the end of March at Bulli High School, Figtree Heights Public School and Cringila Public School to identify how children and young people would like to be consulted about issues affecting them. This information will inform future engagement strategies. The children and young people gave feedback that talking to them in their school environment, social media and surveys are good ways of providing input to Council.

Increase utilisation of Council's recreation and leisure assets

During the quarter, Council teamed up with BaptistCare and the Illawarra Shoalhaven Local Health District to offer free outdoor fitness sessions at MM Beach, Port Kembla. The initiative aims to encourage community members to be more active, while demonstrating how to use the recently installed outdoor equipment and provide fitness ideas.

Council has also worked with the Local Health District to promote the NSW Health 'Make Healthy Normal' program. As part of this program, signs have been installed around Port Kembla to motivate community members to be active. These include signs on the path indicating how far you've walked.



IMAGE: Members of BaptistCare using the outdoor fitness equipment at MM Beach, Port Kembla

Install Portable Lifeguard Tower – Scarborough Beach

During the quarter, Council secured \$25,000 in external grant funding from the Department of Primary Industries for a Portable Lifeguard (Shark) tower. An order has been placed, with the new portable tower to be delivered in July 2018.

Enhance Botanic Garden visitor experience via programs, interpretation, education and events

During the quarter there were 114,862 visitors to the Botanic Garden. The Sunset Cinema season was also successfully delivered along with a range of activities including Ranger Parties, weddings, passive recreation and volunteer run guided tours. The Discovery Centre had 18,320 participants including schools, holiday activities and community workshops and tours, with 60 separate sessions.



IMAGE: The Sunset Cinema during the 2018 season, Botanic Garden, Keiraville

Explore funding opportunities for the provision of Synthetic Surfaces at high utilisation Sports fields

Funding for the Synthetic football pitch at Ian McLennan sportsground has been secured with the project progressing to construction stage. Funding options for other facilities at Northfields Avenue Keiraville is currently being explored with a goal to pursue a further facility in planning districts one, with Thomas Gibson Park Football and Cricket field currently under assessment as a potential future site

1. PERFORMANCE MEASURES

- Community Transport trips | 37,837 (Q3 2016-17 – 35,921)
- Direct-Run District Level Community Facilities visitation | 49,351 (Q3 2016-17 – 51,516)
- Utilisation of Direct-Run District Level Community Facilities | 9,301 Hours (Q3 2016-17 – 8,885 Hours)
- Social Support hours of service | 7,882 Hours (Q3 2016-17 – 11,020 Hours)
- Total visits commercial heated pools: Corrimal | 52,257 (Q3 2016-17 – 50,348)
- Total visits commercial heated pools: Dapto | 28,017 (Q3 2016-17 – 27,480)
- Utilisation/visitation at pools | 608,271 (Q3 2016-17 – 606,391)
- Utilisation/visitation at beaches | 708,303 (Q3 2016-17 – 641,092)

GOAL 6

WE HAVE SUSTAINABLE, AFFORDABLE AND ACCESSIBLE TRANSPORT

WOLLONGONG CITY COUNCIL

Finalise design, approvals and commence construction of the Fowlers Road to Fairwater Drive road link

Stage 1A is now complete. Stage 1E (the overflow bridge structure) is progressing with the deck slab currently being poured. Stage 1B works, relating to the modifications to the Sydney Water main is underway. A contractor has been engaged to carry out the Stage 1C and 1D works which relate to the relocation of powerlines within the rail corridor and Marshall Street.

During the quarter, Council also released the tender for construction of stage 2 and 3 of the Fowlers Road to Fairwater Drive road link project. This includes the construction of a 198-metre bridge with 11 spans, over the South Coast rail line and Mullet Creek floodplain. The structure also includes roadway embankments and intersection works. The road link is the biggest infrastructure project the current Council has embarked on, and will result in a new four lane, 1.3 kilometre road with a shared path providing flood reliable access to current and future residents of West Dapto.

Blue Mile Tramway Seawall and Shared Path Upgrade

Construction of the Tramway Seawall and shared path upgrade has commenced and is ahead of schedule and planned to open in the June quarter. The refurbishment of the historic tramway link began in March last year and to date approximately 3,000 cubic metres of concrete has been laid, along with 8,500 individual stone pavers and 19,000 individual stone cobbles. This is in addition to the 140 precast reinforced concrete panels that make up the new seawall. Each panel weighs between 7.5 and 10 tonnes and were individually moved into place. The Blue Mile tramway seawall and shared path upgrade is jointly funded by the Australian Government through its National Stronger Regions Fund (\$900,000) and Wollongong City Council.



IMAGE: Blue Mile Tramway Seawall path beginning to take shape, March 2018

Continue to construct Stage 1 of the Grand Pacific Walk

Works have been continuing on the shared path construction with considerable works undertaken in Sections 1 and 2. Work has recently commenced on the installation of the boardwalk in Section 2. Community engagement has also commenced on the selection of the route through Section 3 of the Grand Pacific Walk.

Continue delivery of accelerated capital program for footpath renewal

During the quarter the following projects were at various stages of delivery:

Design completed:

- Flinders Street footpath – Flinders Street to Throsby Drive, Wollongong

Construction commenced:

- Sublime Point – Lady Fuller Park footpath, Maddens Plains

PERFORMANCE MEASURES

- Delivery of Council's Capital Program | 65 % (2016/17 Q3 – 58%)

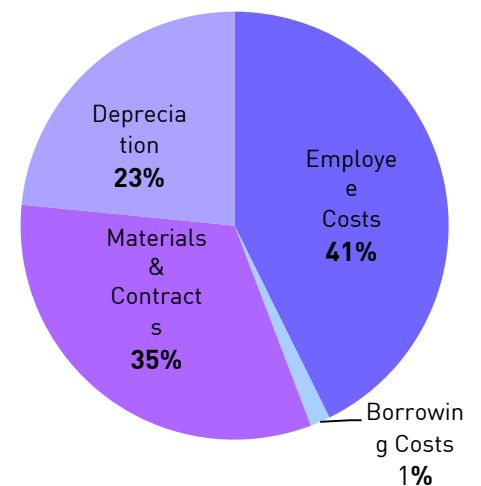
HOW WE PERFORMED AGAINST OUR BUDGETS

WOLLONGONG CITY COUNCIL

Budget 2017-18

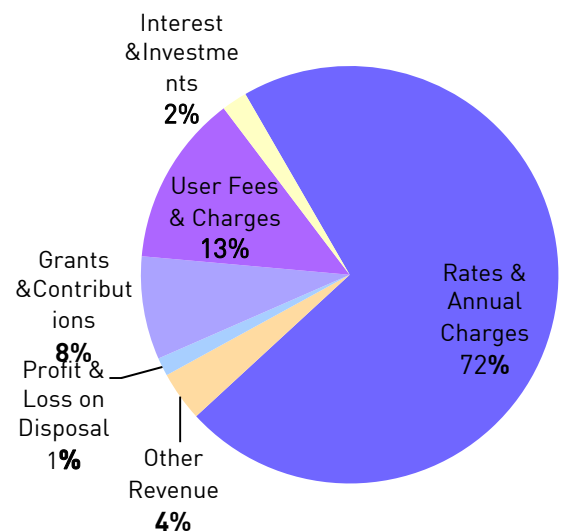
The graph below shows Council's expenses from ordinary activities by expense type for the quarter:

Expense Type (\$'M)	YTD Actual	Proposed budget
Employee Costs less Internal Charges	81.3	108.8
Borrowing Costs	2.9	3.9
Materials & Contracts	61.6	92.3
Depreciation	44.6	59.9
Loss on Disposal of Assets	0.0	0.0
Total	190.4	264.9



The graph below shows Council's revenue from ordinary activities by:

Income Type (\$'M)	YTD Actual	Proposed budget
Rates & Annual Charges	143.2	191.3
Other Revenue	7.7	10.4
Profit on disposal of Assets	2.8	1.2
Grants & Contributions	16.0	30.7
User Fees & Charges	26.6	35.3
Interest & Investments	3.9	5.4
Total	200.4	274.2



REPORT OF MANAGER FINANCE

WOLLONGONG CITY COUNCIL

Monthly performance trends over a period of time have indicated that Council is likely to achieve a better than current budget forecast result across all the three key result areas. The March Quarterly Review revised forecasts propose a number of changes that are reflective of these budget trends as well as addressing some technical reporting requirements in terms of classification of expenditure as capital or operating. Consistent with established practise, the revised forecasts also include a proposed transfer to Strategic Projects restricted cash of \$3.4M that reflects improvements in results beyond planned targets.

In addition to these proposed changes, the revised projections also include an adjustment for the recent announcement in the 2018 Federal Budget that the first two quarters of the 2018-19 Financial Assistance Grant would be paid to councils during the current financial year. This reflects as an improvement in the 2017-18 forecasts with a corresponding deterioration for 2018-19.

The proposed variations through this Quarterly Review generate an improvement in the Operating Result [pre capital] \$11.8M, an improvement of \$9.5M in Funds Available from Operations and an improvement of \$8.1M in the Funds Result. The proposed improvement in the Operating Result [pre capital] is made up of both cash and non cash. The major adjustments are summarised broadly below.

Cash Improvements

- Early payment of the first two quarters of the 2018-19 Financial Assistance Grant - **\$9.3M(F)**
- Employee Costs including vacancy and overtime savings across the organisation - **\$1.0M(F)**
- Workers' compensation expenditure including claims settlements - **\$0.6M(F)**
- Lake Illawarra works - **\$0.3M (F)**
- Waste Facilities net improvement - **\$0.3M (F)**
- Adjustment to specifically funded operational projects including projects in progress - **\$0.9M (F)**

Non-Cash [no Fund impact]

- Depreciation - **\$2.5M (F)**
- Loss on disposal of assets - **\$1.6M (U)** - Prior financial year Works in Progress (WIP) that on completion did not meet Council's current capitalisation criteria.

Funded Adjustments [no Fund impact]

These are adjustments that are funded from restricted cash or transfers of projects and budgets from capital budget to the operational budget to comply with accounting treatments. These adjustments include:

- Additional restricted income (transferred to restricted assets) - **\$0.4M (F)**
- Adjustment to projects funded from restricted asset [reduction transfer from] - **\$1.0M (F)**
- Reclassification of earthwork related expenditure from capital to operating - **\$2.9M (U)**

The following table and comments provide a summary view of the organisation's revised forecast and proposed variations for the 2017-18 financial year based on year to date performance and anticipated results to June 2018. Full financial performance details and implications on Council's financial position are contained within the attached Budget Review Statement.

Table 1

FORECAST POSITION		Original Budget	Current Budget	Proposed Budget	YTD Actual	Proposed Variation
KEY MOVEMENTS		1-Jul	29-Dec	30-Mar	30-Mar	Q3
Operating Revenue	\$M	261.5	265.8	274.2	200.4	8.5
Operating Costs	\$M	(269.9)	(268.2)	(264.9)	(190.4)	3.3
Operating Result [Pre Capital]	\$M	(8.4)	(2.4)	9.4	10.0	11.8
Capital Grants & Contributions	\$M	44.9	26.9	27.6	16.9	0.6
Operating Result	\$M	36.4	24.6	37.0	26.9	12.4
Funds Available from Operations	\$M	54.4	56.0	65.5	47.6	9.5
Capital Works		91.4	94.9	97.2	65.2	2.3
Contributed Assets		3.6	3.6	7.8	-	4.2
Transfer to Restricted Cash		-	13.6	13.8	13.6	0.2
Borrowing Repaid		7.5	7.5	7.5	6.2	-
Funded from:						
- Operational Funds	\$M	54.4	56.0	65.5	47.6	9.5
- Other Funding	\$M	38.4	51.3	56.6	40.7	5.3
Total Funds Surplus/(Deficit)	\$M	(9.7)	(12.3)	(4.2)	3.3	8.1

The Original Budget Total Funds deficit is the result of the early payment of part of the 2017-18 Financial Assistance Grant of \$9M in the prior year.

Further details of variations are discussed through this report with favourable changes identified as (F) and unfavourable (U) with a more comprehensive list provided in Table 7.

Income & Expense

- **User Charges & Fees \$0.5M (F).** This variation is mainly due to increases in both Commercial Tipping and Household Drop off Fees that are partially offset by increased EPA levy expenses.
- **Grants and Contributions – Operating \$9.7M (F).** This variation is due to the early payment of two quarterly instalments of the 2018-19 Financial Assistance Grant (\$9.3) and additional grants largely in Community Transport and services that are offset by transfers to reserve and do not impact the funds result.
- **Grants and Contributions – Capital \$0.6M (F).** This variation is mostly due to the timing of City Wide Developer Contributions partially offset by the timing of works for the National Stronger Regions program. These are offset by transfers to reserve and do not impact the funds result.
- **Profit and Loss on Disposal – \$1.6M (U).** A number of projects or part projects in the building and recreation asset classes that were recorded WIP capital in the Annual Statements at 30 June 2017 are not considered to be capital under current practise. As this expenditure relates to prior years, it is proposed that these items be treated as an asset write off in the current year. This will result in deterioration in the Operating Result, but does not impact on the Fund Result.
- **Employee Costs \$3.1M (F).** The reduction in Employee Cost projections is due to vacancies and lower expenditure (\$2.5M) as well as lower workers' compensation costs (\$0.6M). Some of these vacancy savings relate to positions that undertake or support the capital works program and this adjustment is offset by a decrease in internal charges to capital works. This does not impact on the overall capital program delivery as alternative resources have been used.

- **Materials, Contracts and Other Expenses \$1.1M (U).** Proposed budget adjustments include a reclassification of earthworks, including disposal of unsuitable material from the West Dapto project in line with accounting requirements (\$2.9M). This is partially offset by lower expenditure on funded (\$0.7M) and other projects (\$0.6M), lower expenditure on the Lake Illawarra Works (\$0.3M) and other more minor adjustments.
- **Depreciation \$2.5M (F).** This revised forecast is based on current asset holdings with a small allowance for items that may be capitalised towards the end of this year. The lower depreciation is due to a range of factors including valuation of assets, adjustment to expected lives and timing of recognition of completed assets.
- **Internal Charges \$1.3M (U).** The unfavourable variance is largely due to Project Delivery and City Works vacancies leading to lower charges to capital works. This has been offset by lower employee costs.

Capital Budget

During this Quarter the capital budget expenditure projections have been increased by \$6.5M with associated funding of \$5.3M. This includes capital program changes that have been reported and approved by Council through the monthly reporting process of \$4.0M that were offset by funding and the acceleration on the Tramway project \$1.2M which was offset by a reduction in the 2018-19 capital program.

Included in these changes, the March Quarterly Review proposes the recognition of contributed assets for West Dapto of \$4.2M along with notional funding for these and an adjustment to reduce the capital budget by \$2.9M for expenditure that in accordance with accounting practices is not considered being of a capital nature. This adjustment relates to the removal of unsuitable material at West Dapto and is supported by funding.

Cash & Investments

The increase in projected cash and investments of \$3.0M at March is impacted by the expected early payment of the Financial Assistance Grant \$9.3M and net operational improvements offset by the acceleration of a number of capital works projects that were largely funded from restricted cash. The forecast Available Funds excludes the impact of adjustments with restricted cash funding. The improvement of \$8.1M is largely due to the early Financial Assistance Grant payment that offset the planned transfer to Strategic Projects restricted cash of \$3.4M representing the underlying improvement in forecasts compared to planned targets.

Table 2

CASH, INVESTMENTS & AVAILABLE FUNDS				
	Actual 2016/17	December QR 2017/18	March QR 2017/18	Actual Ytd Mar 2018
	\$M	\$M	\$M	\$M
Total Cash and Investments	167.6	143.5	146.5	162.0
Attributed to:				
External Restrictions				
Developer Contributions	16.4	22.7	21.1	20.2
Specific Purpose Unexpended Grants	3.3	1.6	0.2	3.7
Special Rates Levy City Centre	0.3	0.2	0.2	0.3
Unexpended Loans	27.4	24.5	20.5	22.0
Domestic Waste Management	11.1	12.1	12.4	12.3
Private Subsidies	4.9	5.0	5.2	4.6
West Dapto Home Assistance	10.2	10.5	10.5	10.4
Stormwater Management Charge	1.4	0.3	0.7	1.4
Carbon Pricing	0.9	-	-	-
Total External Restrictions	75.8	77.0	70.9	75.0
Internal Restrictions				
Property Investment Fund	8.3	8.3	8.3	8.4
Future Projects	5.2	4.6	-	5.1
Property Development	3.9	3.9	-	3.9
Strategic Projects	30.2	40.0	46.6	41.3
Sports Priority program	0.4	0.3	0.6	0.5
Car Parking strategy	1.1	0.9	1.0	1.4
MacCabe Park Development	1.0	1.1	1.1	1.1
Darcy Wentworth Park	0.2	0.2	0.2	0.2
Garbage Disposal Facility	5.9	0.4	0.4	2.0
Telecommunications Revenue	0.2	0.2	-	0.3
West Dapto additional rates	0.5	0.8	4.8	0.4
Natural Areas	0.4	0.4	0.2	0.3
Lake Illawarra Management Fund	0.2	0.2	0.2	0.3
Total Internal Restrictions	57.4	61.5	63.4	65.0
Available Cash	34.4	5.0	12.2	22.0
Net Payable & Receivables	(7.4)	9.7	10.7	8.3
Current payables	(41.6)	(24.1)	(23.8)	(24.4)
Receivables	23.5	22.8	23.5	21.6
Other	10.7	11.0	11.0	11.2
Available Funds	27.0	14.7	22.8	30.3

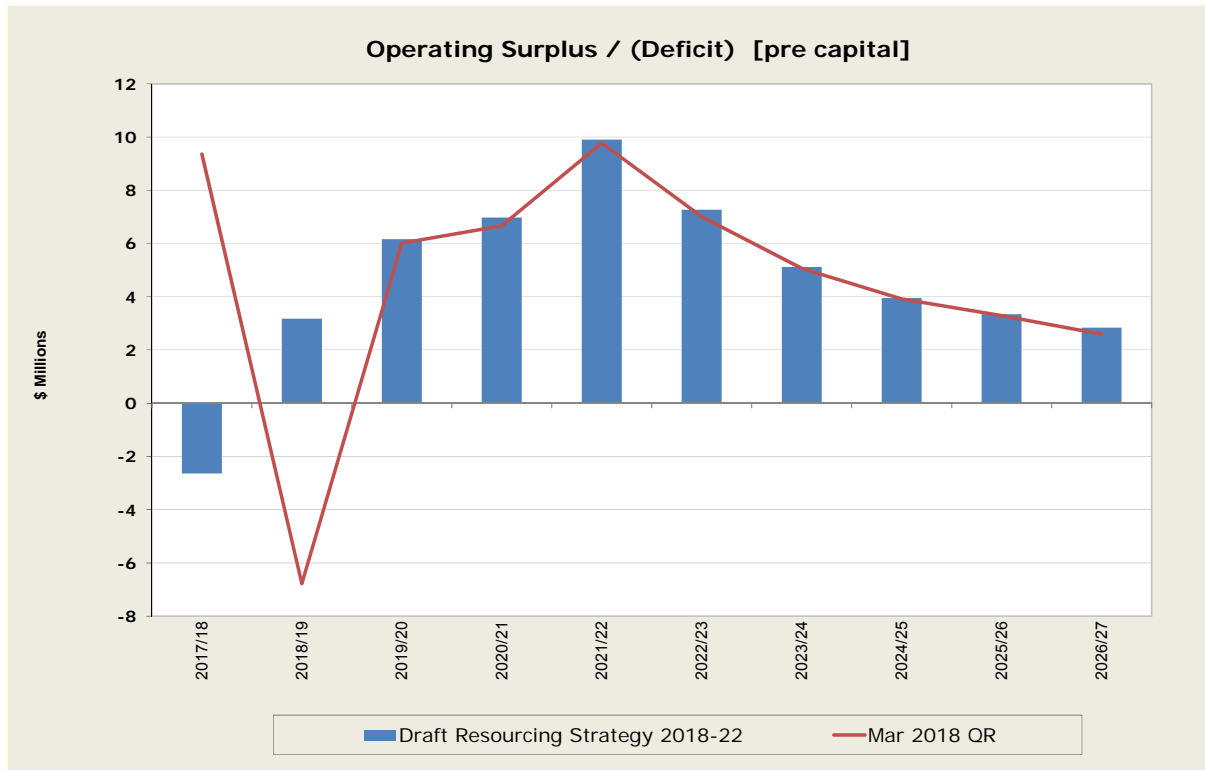
Long Term Financial Projections

The revised long term projections are continually reviewed through the annual planning process in line with the Financial Strategy targets to reflect current information from both external sources and internal analysis as it comes to hand. Historically, the Financial Targets created aspirational 'tram tracks' within which Council aimed to manage its key financial results. At the end of the 'Securing our Future' program in 2016-17, Council was meeting its financial targets and was able to set forecasts into the longer term that maintained that position. Financial sustainability through these measures means that Council is able to continue to provide the existing levels of service with the equivalent assets into the future without increases in rates or other revenue beyond indexation. While sustainability has been Council's aspirational target over a number of years, having reached that position, Council now has the opportunity to consider whether or not levels of improvement or enhancement of services are warranted and/or achievable. The draft Resourcing Strategy 2018-22 and 2018-19 Operational Plan that are currently on exhibition have included proposed service enhancements in a number of areas such as urban greening and pest management, economic development, enhanced public domain maintenance and library services at Helensburgh and Warrawong over the 10 year projections. The long term projections will continue to reflect net results in line with the 'tram tracks' currently set, with an assumption included that improvements in the net result will be utilised through revised service programs, investment in income producing assets, or variation to income.

Long Term Operating Surplus/(Deficit) [pre capital]

The Operating Result [pre capital] provides an indication of the long term viability of Council. In broad terms, a deficit from operations indicates that Council is not earning sufficient revenue to fund its ongoing operations (services) and continue to renew existing assets over the long term. The 2017-18 and 2018-19 year projections have been impacted by the early payment of the 2018-19 Financial Assistance Grant. Other improvements recognised in 2017-18 are generally considered to be non-recurrent or have already been included in the long term projections to some degree and as such do not impact materially on subsequent year forecasts.

Table 3

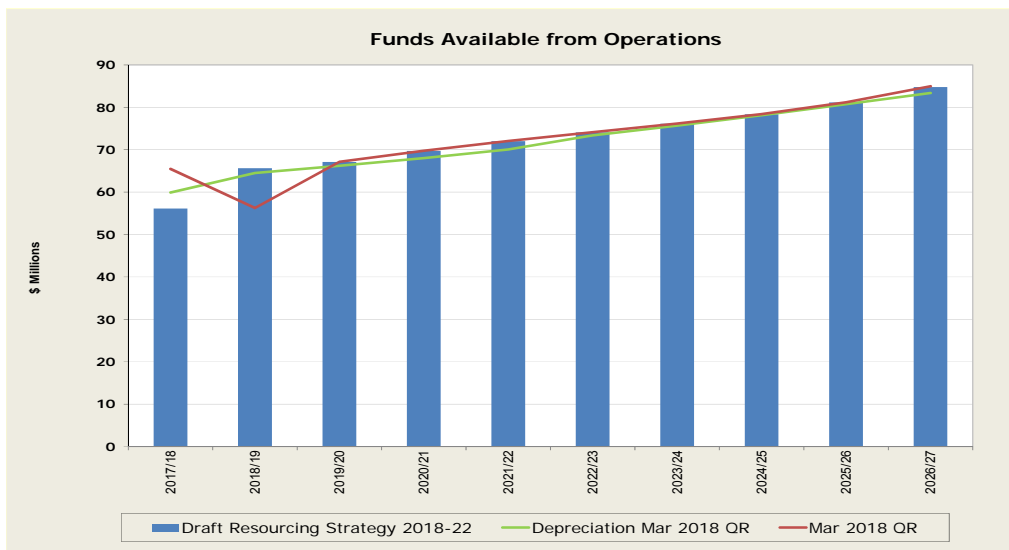


Funds Available from Operations

The matching of Funds Available from Operations with Council’s asset renewal target (currently depreciation over the long term) is a primary target of Council to provide for effective renewal of assets and growth in assets.

The following table shows the forecast depreciation expenses compared to Funds Available from Operations. This indicator demonstrates the capacity to generate sufficient funds from operations to meet that level of asset renewal requirement. The table currently shows Council generally meeting its target of providing Funds from Operations equal to depreciation.

Table 4



Available Funds

Available Funds are the uncommitted funds of an organisation that assist in meeting the short term cash requirements, provide contingency for unexpected costs or loss of revenue and provide flexibility to take advantage of opportunities that may arise from time to time. Council’s Financial Strategy has a target to achieve and maintain an Available Funds position between 3.5% and 5.5% of operational revenue [pre capital].

Based on the March 2018 Quarterly Review, the target range for Available Funds is between \$9.3M and \$11.8M (lower range) and between \$14.6M and \$18.6M (upper range) over the life of the Long Term Financial Plan. The improvements identified for 2017-18 through the March Quarter indicated an Available Funds balance that would exceed the upper range. Consistent with established practise, the revised forecasts also include a proposed transfer to Strategic Projects restricted cash of \$3.4M that reflects improvements in results beyond planned targets.

Table 5

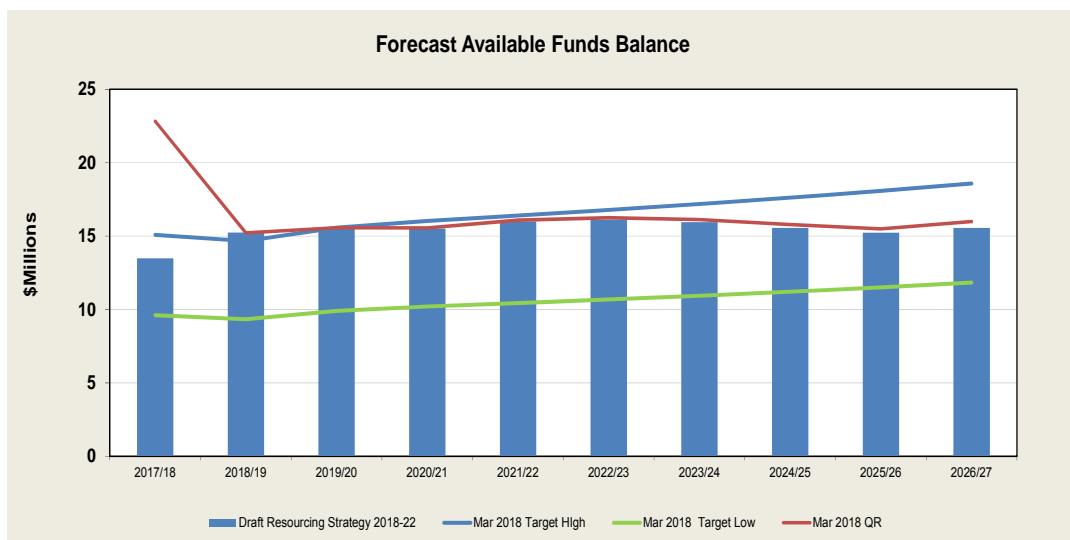


Table 6

WOLLONGONG CITY COUNCIL					
March 2018 Quarterly Review					
	Original Budget \$'000	Adopted Budget \$'000	2017/18 Actual YTD \$'000	Proposed Variation \$'000	Proposed Budget \$'000
Income Statement					
Income From Continuing Operations					
Revenue:					
Rates and Annual Charges	190,941	191,276	143,217	(17)	191,259
User Charges and Fees	35,691	34,831	26,604	469	35,300
Interest and Investment Revenues	4,321	5,387	3,949	(30)	5,357
Other Revenues	9,705	10,401	7,740	0	10,402
Grants & Contributions provided for Operating Purposes	20,838	20,996	16,000	9,699	30,695
Grants & Contributions provided for Capital Purposes	44,858	26,949	16,917	649	27,598
Profit/Loss on Disposal of Assets	0	2,869	2,846	(1,641)	1,228
Total Income from Continuing Operations	306,353	292,709	217,274	9,129	301,838
Expenses From Continuing Operations					
Employee Costs	125,906	125,946	90,920	(3,105)	122,841
Borrowing Costs	3,849	3,859	2,870	(10)	3,848
Materials, Contracts & Other Expenses	93,150	92,844	62,553	1,051	93,895
Depreciation, Amortisation + Impairment	64,340	62,362	44,623	(2,462)	59,900
Internal Charges (labour)	(15,702)	(15,259)	(9,633)	1,226	(14,033)
Internal Charges (not labour)	(1,618)	(1,600)	(950)	27	(1,573)
Total Expenses From Continuing Operations	269,926	268,152	190,383	(3,273)	264,879
Operating Results From Continuing Operations	36,427	24,557	26,890	12,402	36,959
Net Operating Result for the Year	36,427	24,557	26,890	12,402	36,959
Net Operating Result for the Year before Grants & Contributions provided for Capital Purposes	(8,431)	(2,392)	9,973	11,753	9,361
NET SURPLUS (DEFICIT) [Pre capital] %	(2.8%)	(0.8%)	4.6%	128.7%	3.1%
Funding Statement					
Net Operating Result for the Year	36,427	24,557	26,890	12,402	36,959
Add back :					
- Non-cash Operating Transactions	80,942	76,793	54,251	(1,184)	75,609
- Restricted cash used for operations	13,286	15,450	9,069	2,101	17,551
- Income transferred to Restricted Cash	(63,408)	(47,382)	(32,595)	(4,235)	(51,617)
- Payment of Accrued Leave Entitlements	(12,718)	(13,418)	(10,034)	383	(13,035)
- Payment of Carbon Contributions	0	0	0	0	0
Funds Available from Operations	54,529	56,000	47,582	9,467	65,468
Advances (made by) / repaid to Council	0	0	0	0	0
Borrowings repaid	(7,486)	(7,486)	(6,174)	0	(7,486)
Operational Funds Available for Capital Budget	47,043	48,514	41,408	9,467	57,981
CAPITAL BUDGET					
Assets Acquired	(91,373)	(94,885)	(65,216)	(2,301)	(97,186)
Contributed Assets	(3,600)	(3,600)	0	(4,249)	(7,849)
Transfers to Restricted Cash	(140)	(13,625)	(13,625)	(140)	(13,765)
Funded From :-					
- Operational Funds	47,043	48,514	41,408	9,467	57,981
- Sale of Assets	1,750	11,010	10,434	(146)	10,864
- Internally Restricted Cash	9,241	12,701	9,340	912	13,613
- Capital Grants	9,641	11,579	10,010	1,589	13,168
- Developer Contributions (Section 94)	6,665	6,603	3,404	(658)	5,945
- Other Externally Restricted Cash	5,630	5,068	6,596	(1,145)	3,923
- Other Capital Contributions	5,428	4,337	934	4,789	9,126
TOTAL FUNDS SURPLUS / (DEFICIT)	(9,715)	(12,299)	3,285	8,118	(4,181)

Table 7

MAJOR VARIATIONS PROPOSED	\$'000s	Offsetting Items for		Net by type
		Fund	Surplus Deficit	
REVENUES FROM ORDINARY ACTIVITIES				
Rates & Annual Charges				
Pensioner Rebate			(17)	(17)
User Charges & Fees				
Stanwell Park Kiosk			(92)	
Commercial Tipping Fees	137	163		
Household Drop Off Fees	113	107		
Planning & Building Approvals	140			
Leisure Centre Income	(83)			
Tourist Parks	(25)			
Other	(20)	29		469
Interest and Investment Income				
Southern Phones Dividend	(107)			
Increased cash holdings partly offset by transfer to reserve		77		(30)
Other Revenue				
Leisure Centre Income	50			
Parking Enforcement			(50)	-
Profit & Loss on disposal				
WIP balance reclassified as operational expense	(1,641)			(1,641)
EXPENSES FROM ORDINARY ACTIVITIES				
Employee Costs				
Recognition of lower expenditure trends to date		1,000		
Internal labour used for capital delivery - offset by recovery	1067			
Workers Compensation	67	553		
Environment Strategy & Planning Salaries	169			
Development Assessment Salaries	(129)			
Leisure Centres	33			
Tourist Parks	21			
Services/outcomes delivered by other resource categories	200			
Adjustment of funded projects including projects postponed				
Community Services	(43)			
West Dapto Review	(45)			
S94 Admin Officer	121			
Beat It Program	(9)			
Other (Largely Vacancy Savings)		100		3,105

MAJOR VARIATIONS YTD compared to Budget \$'000s	Offsetting Items for Fund			Net by type
		Surplus	Deficit	
Materials, Contracts & Other Expenses				
Recognition of lower expenditure to date	500	600		
Lake Illawarra Works		297		
Motor Vehicle Expenses Inc Insurance, Fuel, Maintenance		105		
Pound Management Fee		60		
Project Delivery offset by recovery	169			
Domestic Waste Contracts	144			
Reclassification of Earthworks in line with reporting requirements	(2,875)			
Services/outcomes delivered by other resource categories	(200)			
EPA Levy - Commercial & Household drop off	(250)			
WHS Project	(67)			
Fred Finch Park			(30)	
Botanic Garden Water Rates	(25)		(25)	
Adjustment of funded projects including projects postponed				
Floodplain/Stormwater	203	17		
West Dapto Review	156			
Domestic waste recovery project	139			
Accessible Car Parking & Bus Stops Audit	50			
Signature Events 2016-18	46			
Community Services	(139)			
IMT Capability Development	(70)			
Sports Reserve Funded Projects	(65)			
City Centre Events	(62)			
Mountain Bike Strategy	(50)			
Port Kembla Façade	(50)			
Other Funded Projects	10			
Projects postponed to future periods				
Inspection Works & Services		81		
Crown St Mall Tree Replacement		150		
Trim Risk Audit		19		
Lake Illawarra Flood Studies		20		
Various other adjustments	(42)	133		(1,051)
Borrowing Costs		0	10	10
Depreciation	2,462			2,462
Internal Charges				
Reduction in internal labour used for capital	(1,236)			
Other	(16)		(1)	(1,253)
Grants & contribution - Operating				
Financial Assistance Grant Early Payment		9,282		
Community Transport & Services	310			
Other	107			9,699
Operating Variation [pre capital]	(835)	12,793	(205)	11,753

MAJOR VARIATIONS YTD compared to Budget \$'000s	Offsetting Items for Fund			Net by type
		Surplus	Deficit	
Capital Grants & Contributions				
Developer Contributions				
City Wide	1,142			
Austinmer SLSC Contribution	150			
National Stronger Regions	(537)			
Roads to Recovery	(125)			
Other	19			649
Operating Variation [post capital]	(186)	12,793	(205)	12,402
FUNDING STATEMENT				
Non Cash Items				
Depreciation	(2,462)			
Loss on Sale of Assets	1,641			
Leave Liability	(363)			(1,184)
Payment of Leave Entitlements				
Reduction in forecast leave payments reflecting lower salary & wages	363	20		383
Restricted Cash Used for Operations				
Internally funded project adjustments	(195)			
Externally funded project adjustments				
Funding associated with reclassification of Earthworks	2,875			
Funding associated with lower expenditure recognised	(500)			
Other	(79)			2,101
Income Transferred to Restricted Cash				
Improvement impacts transferred to Strategic Projects restriction			(3,400)	
Grants & contributions - capital	(649)			
Grants & contributions - operational	(417)			
Domestic Waste	(144)			
Southern Phones Dividend	107			
Interest applicable to restricted assets		119		
Other	9			(4,375)
OPERATIONAL FUNDS AVAILABLE FOR CAPITAL	-	12,932	(3,605)	9,327
CAPITAL BUDGET				
Tramway Works acceleration by reduction in future years			(1,209)	
Reclassification for reporting purposes	2,875			
Reclassification of funding	(2,875)			
Contributed assets	(4,249)			
Notional funding for contributed assets	4,249			
Other Capital program adjustments	(3,967)			
Funding associated with other adjustment	3,967			
Net Change in Capital				(1,209)
TOTAL FUNDS SURPLUS/(DEFICIT)	-	12,932	(4,814)	8,118

CAPITAL PROJECT REPORT

as at the period ended March 2018

Program	\$'000		\$'000		YTD Expenditure	\$'000	
	Current Budget		Proposed Budget			variation	
	Expenditure	Other Funding	Expenditure	Other Funding		Expenditure	Other Funding
Roads And Related Assets							
Traffic Facilities	3,185	(2,688)	3,440	(2,458)	1,388	255	230
Public Transport Facilities	340	(170)	371	(170)	301	31	0
Roadworks	13,000	(2,989)	13,682	(2,921)	8,357	682	68
Bridges, Boardwalks and Jetties	2,405	(5)	2,370	(5)	1,157	(35)	0
Total Roads And Related Assets	18,930	(5,852)	19,864	(5,554)	11,203	933	298
West Dapto							
West Dapto Infrastructure Expansion	8,128	(8,128)	8,446	(8,446)	9,736	318	(318)
Total West Dapto	8,128	(8,128)	8,446	(8,446)	9,736	318	(318)
Footpaths And Cycleways							
Footpaths	4,012	(1,027)	3,779	(1,004)	2,440	(233)	23
Cycle/Shared Paths	12,307	(3,639)	14,481	(3,984)	11,291	2,174	(345)
Commercial Centre Upgrades - Footpa	3,715	(645)	3,639	(600)	2,089	(76)	45
Total Footpaths And Cycleways	20,034	(5,311)	21,900	(5,588)	15,820	1,865	(277)
Carparks							
Carpark Construction/Formalising	510	(265)	510	(265)	102	0	0
Carpark Reconstruction or Upgrading	1,933	(73)	1,933	(73)	1,347	(0)	0
Total Carparks	2,443	(338)	2,443	(338)	1,450	0	0
Stormwater And Floodplain Management							
Floodplain Management	2,477	(717)	2,216	(811)	1,170	(261)	(94)
Stormwater Management	3,930	(935)	3,987	(637)	2,522	57	298
Stormwater Treatment Devices	361	(56)	351	(46)	114	(10)	10
Total Stormwater And Floodplain Ma	6,768	(1,708)	6,554	(1,494)	3,806	(214)	214
Buildings							
Cultural Centres (IPAC, Gallery, Town	1,360	0	1,360	0	479	0	0
Administration Buildings	2,024	(20)	1,574	(20)	1,175	(450)	(0)
Community Buildings	9,822	(704)	7,762	(854)	6,172	(2,060)	(150)
Public Facilities (Shelters, Toilets etc.)	686	0	636	0	516	(50)	0
Carbon Abatement	1,198	(825)	1,128	(825)	963	(70)	0
Total Buildings	15,089	(1,549)	12,459	(1,699)	9,306	(2,630)	(150)
Commercial Operations							
Tourist Park - Upgrades and Renewal	750	0	870	0	587	120	0
Crematorium/Cemetery - Upgrades and	320	0	320	0	96	(0)	0
Leisure Centres & RVGC	150	0	170	0	60	20	0
Total Commercial Operations	1,220	0	1,360	0	744	140	0
Parks Gardens And Sportfields							
Play Facilities	1,448	(146)	1,498	(146)	589	50	0
Recreation Facilities	665	(582)	617	(534)	375	(49)	49
Sporting Facilities	1,460	(683)	1,290	(567)	297	(170)	116
Total Parks Gardens And Sportfields	3,573	(1,411)	3,405	(1,247)	1,262	(168)	164
Beaches And Pools							
Beach Facilities	211	0	261	0	76	50	0
Rock/Tidal Pools	1,160	(165)	1,259	(165)	972	100	0
Treated Water Pools	944	(20)	944	(20)	782	(0)	0
Total Beaches And Pools	2,315	(185)	2,465	(185)	1,830	150	0

CAPITAL PROJECT REPORT							
as at the period ended March 2018							
Program	\$'000		\$'000		YTD Expenditure	\$'000	
	Current Budget		Proposed Budget			variation	
	Expenditure	Other Funding	Expenditure	Other Funding		Expenditure	Other Funding
Natural Areas							
Natural Area Management and Rehabil	210	(10)	310	(10)	244	100	0
Total Natural Areas	210	(10)	310	(10)	244	100	0
Waste Facilities							
Whytes Gully New Cells	8,082	(8,082)	8,132	(8,132)	5,991	50	(50)
Whytes Gully Renewal Works	300	(300)	300	(300)	135	(0)	(0)
Helensburgh Rehabilitation	100	(100)	50	(50)	25	(50)	50
Total Waste Facilities	8,482	(8,482)	8,482	(8,482)	6,151	(0)	0
Fleet							
Motor Vehicles	1,822	(960)	1,545	(814)	908	(277)	146
Total Fleet	1,822	(960)	1,545	(814)	908	(277)	146
Plant And Equipment							
Portable Equipment (Mowers etc.)	220	(67)	195	(42)	58	(25)	25
Mobile Plant (trucks, backhoes etc.)	3,102	(808)	3,178	(884)	151	76	(76)
Fixed Equipment	350	(10)	350	(10)	0	(0)	0
Total Plant And Equipment	3,672	(884)	3,723	(936)	209	51	(51)
Information Technology							
Information Technology	1,216	(10)	1,216	(10)	584	(0)	0
Total Information Technology	1,216	(10)	1,216	(10)	584	(0)	0
Library Books							
Library Books	1,162	(6)	1,162	(6)	916	(0)	0
Total Library Books	1,162	(6)	1,162	(6)	916	(0)	0
Public Art							
Public Art Works	20	0	38	(18)	20	18	(18)
Art Gallery Acquisitions	164	(49)	164	(49)	150	(0)	0
Total Public Art	184	(49)	202	(67)	170	18	(18)
Emergency Services							
Emergency Services Plant and Equipm	250	0	254	0	251	4	0
Total Emergency Services	250	0	254	0	251	4	0
Land Acquisitions							
Land Acquisitions	149	(49)	1,249	(1,149)	617	1,100	(1,100)
Total Land Acquisitions	149	(49)	1,249	(1,149)	617	1,100	(1,100)
Non-Project Allocations							
Capital Project Contingency	(773)	0	138	0	0	911	0
Capital Project Plan	10	0	10	0	6	0	0
Total Non-Project Allocations	(763)	0	148	0	6	911	0
GRAND TOTAL	94,885	(34,934)	97,186	(36,026)	65,213	2,301	(1,092)

*Excludes contributed assets \$4.2M

Supporting Documents – Proposed Project Changes

Supporting Documents - Planning Studies & Investigations							
Service & Project	2017/18	2017/18	2017/18	2018/19	2018/19	2018/19	Notes
	Current Budget \$000's	Proposed Budget \$000's	Variance \$000's	Current Forecast \$000's	Proposed Forecast \$000's	Variance \$000's	
Community Programs	108	98	(10)	0	82	82	
Dapto Pilot Project	58	23	(35)	0	82	82	1
Mountain Bike Strategy	0	50	50	0	0	0	2
Public Toilet Strategy	50	25	(25)	0	0	0	3
Stormwater Services	967	728	(240)	815	967	152	4
Floodplain Management Studies	97	47	(50)	295	175	(120)	
Review of Towradgi Creek FRMS - 2015/16	89	50	(39)	45	80	35	
Review of Hewitts Creek FRMS - 2015/16	99	60	(39)	60	95	35	
Lower Gurungaty Causeway Concept Design - 2015/16	0	30	30	0	0	0	
JJ Kelly Park Land Form Modification	0	20	20	0	50	50	
Review of Flood Studies & Floodplain Risk Mgmt Plans	168	118	(50)	79	99	20	
Duck Creek Flood Study	100	75	(25)	40	65	25	
Review of Collins Creek Flood Study	90	70	(20)	26	46	20	
Review of Allans Creek Flood Study	80	60	(20)	50	70	20	
Review of Wollongong City Flood Study	77	60	(17)	0	17	17	
Review of Fairy Cabbage Tree Creek Flood Study	50	40	(10)	110	120	10	
Brooks Creek Flood Study Phase 1 & 2	37	37	0	0	0	0	
Kully Bay Flood Study	40	30	(10)	50	60	10	
Minnegang Creek Flood Study Review	40	30	(10)	60	70	10	
Minnegang Creek Flood Study	0	0	0	0	20	20	
Governance and Administration	887	776	(111)	807	918	111	
West Dapto Review	887	776	(111)	807	918	111	5
Transport Services	75	25	(50)	75	125	50	
Accessible Car Parking and Bus Stops audit	75	25	(50)	75	125	50	5
Total Expenditure *			(411)			395	

*Expenditure shown above is for full project cost. A number of projects are supported from external grant funds or internal restrictions

Notes:

1. Part deferral of project & introduction of additional external funding in 2018/19
2. New project offset by reduction in Public Toilet Strategy & divisional savings.
3. Reassessment of project cost.
4. Redistribution of bulk budgets, revised timing and alignment of funding
5. Revised timing

WOLLONGONG CITY COUNCIL		
	Actual 2017/18 \$'000	Actual 2016/17 \$'000
Balance Sheet		
Current Assets		
Cash Assets	19,683	23,534
Investment Securities	116,192	119,458
Receivables	21,675	23,532
Inventories	6,074	6,089
Other	11,169	10,680
Assets classified as held for sale	0	6,381
Total Current Assets	174,793	189,672
Non-Current Assets		
Non Current Cash Assets	26,085	24,585
Non-Current Receivables	0	0
Property, Plant and Equipment	2,340,323	2,314,277
Investment Properties	4,775	4,775
Westpool Equity Contribution	1,835	1,835
Intangible Assets	357	653
Total Non-Current Assets	2,373,375	2,346,125
TOTAL ASSETS	2,548,169	2,535,797
Current Liabilities		
Current Payables	24,418	41,617
Current Provisions payable < 12 months	11,709	11,185
Current Provisions payable > 12 months	37,669	37,669
Current Interest Bearing Liabilities	7,513	7,513
Total Current Liabilities	81,308	97,984
Non-Current Liabilities		
Non Current Interest Bearing Liabilities	26,360	32,188
Non Current Provisions	49,612	48,121
Total Non-Current Liabilities	75,973	80,309
TOTAL LIABILITIES	157,281	178,292
NET ASSETS	2,390,887	2,357,505
Equity		
Accumulated Surplus	1,270,937	1,249,603
Asset Revaluation Reserve	979,916	974,736
Restricted Assets	140,033	133,166
TOTAL EQUITY	2,390,887	2,357,505

WOLLONGONG CITY COUNCIL			
CASH FLOW STATEMENT			
as at 30 March 2018			
	YTD Actual	Actual	
	2017/18	2016/17	
	\$ '000	\$ '000	
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts:			
Rates & Annual Charges	150,443	182,005	
User Charges & Fees	26,457	39,819	
Interest & Interest Received	4,441	5,464	
Grants & Contributions	26,633	57,871	
Other	8,749	25,559	
Payments:			
Employee Benefits & On-costs	(86,847)	(102,860)	
Materials & Contracts	(31,484)	(60,479)	
Borrowing Costs	(1,379)	(1,447)	
Other	(31,844)	(44,300)	
Net Cash provided (or used in) Operating Activities	65,169	101,632	
CASH FLOWS FROM INVESTING ACTIVITIES			
Receipts:			
Sale of Infrastructure, Property, Plant & Equipment	10,434	3,239	
Deferred Debtors Receipts	-	-	
Payments:			
Purchase of Investments	-	-	
Purchase of Investment Property	-	-	
Purchase of Infrastructure, Property, Plant & Equipment	(75,064)	(90,313)	
Purchase of Interests in Joint Ventures & Associates	-	-	
Net Cash provided (or used in) Investing Activities	(64,630)	(87,074)	
CASH FLOWS FROM FINANCING ACTIVITIES			
Receipts:			
Proceeds from Borrowings & Advances	-	5,500	
Payments:			
Repayment of Borrowings & Advances	(6,156)	(7,159)	
Repayment of Finance Lease Liabilities	-	-	
Net Cash Flow provided (used in) Financing Activities	(6,156)	(1,659)	
Net Increase/(Decrease) in Cash & Cash Equivalents	(5,617)	5,787	
plus: Cash & Cash Equivalents and Investments - beginning of year	167,577	161,790	
Cash & Cash Equivalents and Investments - year to date	161,960	167,577	

WOLLONGONG CITY COUNCIL			
CASH FLOW STATEMENT			
as at 30 March 2018			
	YTD Actual	Actual	
	2017/18	2016/17	
	\$ '000	\$ '000	
Total Cash & Cash Equivalents and Investments - year to date	161,960	167,577	
Attributable to:			
External Restrictions (refer below)	75,017	75,788	
Internal Restrictions (refer below)	65,016	57,379	
Unrestricted	21,927	34,410	
	161,960	167,577	
External Restrictions			
Developer Contributions	20,184	16,367	
RMS Contributions	363	216	
Specific Purpose Unexpended Grants	3,383	3,049	
Special Rates Levy Wollongong Mall	323	228	
Special Rates Levy Wollongong City Centre	23	28	
Local Infrastructure Renewal Scheme	14,885	19,973	
Unexpended Loans	7,087	7,424	
Domestic Waste Management	12,328	11,114	
Private Subsidies	4,634	4,905	
West Dapto Home Deposit Assistance Program	10,329	10,085	
Stormwater Management Service Charge	1,393	1,423	
West Dapto Home Deposits Issued	85	85	
Carbon Price	-	891	
Total External Restrictions	75,017	75,788	
Internal Restrictions			
Property Development	3,913	3,912	
Property Investment Fund	8,360	8,266	
Strategic Projects	41,276	30,175	
Future Projects	5,094	5,239	
Sports Priority Program	495	362	
Car Parking Strategy	1,386	1,124	
MacCabe Park Development	1,103	991	
Darcy Wentworth Park	171	170	
Garbage Disposal Facility	2,044	5,915	
Telecommunications Revenue	259	193	
West Dapto Development Additional Rates	352	501	
Southern Phone Natural Areas	308	366	
Lake Illawarra Estuary Management Fund	255	165	
Total Internal Restrictions	65,016	57,379	

The Quarterly Budget Review Statement (QBRS) requirements issued by the Office of Local Government in December 2010 require Council to provide additional information that is included in the following schedules and this report should be read in conjunction with these.

The QBRS guidelines require councils to provide a listing of contracts that have been entered into during the Quarter that have yet to be fully performed. Details of contracts, other than contractors that are on a council's preferred supplier list that have a value equivalent of 1% of estimated income from continuing operations or \$50K, whichever is the lesser, are required to be provided.

Contract Listing					
Budget Review for Quarter ended March 2018					
Contractor	Contract Detail & Purpose	Contract Value \$000's	Commencement Date	Duration of Contract	Budgeted Y/N
Kenpass Pty Ltd	O'Briens Road Pedestrian Bridge Replacement	438	5/01/2018	2017/18	Y
Batmac Constructions Pty Ltd	Cringilla Community Hall (Large) Refurbishment	619	8/01/2018	2017/18	Y
Batmac Construction Pty Ltd	Construction of Ensuite Blocks and onsite AstroTurf Annex Sites at Windang Beach Tourist Park	277	15/01/2018	2017/18	Y
Batmac Constructions Pty Ltd	Coniston Community Centre Refurbishment	499	17/01/2018	2017/18	Y
R J McMillan Plumbing	Windang Tourist Park Amenities Hot Water Upgrade	86	29/01/2018	2017/19	Y
GHD Pty Ltd	Foreshore Parking Strategy	70	2/02/2018	2017/18	Y
Rhelm Pty Ltd	Kully Bay Flood Study Review	80	10/02/2018	2017/18	Y
Architectus Pty Ltd	Wollongong City Centre Urban Design Framework	143	12/02/2018	2017/19	Y
Body Bike Australia	Purchase of new RPM bikes for Beaton Park Leisure Centre	61	14/02/2018	2017/22	Y
Panel	Administration of Project Management Services Panel - PMS	1,500	11/03/2018	2017/21	Y
Infrastructure Management Group Pty Ltd	Roads and Footpaths Video and Condition Assessment	176	12/03/2018	2017/18	Y
Bibliotheque Pty Ltd	Wollongong City Libraries RFID self-check units	212	26/03/2018	2017/19	Y
Peloton Construction Pty Ltd	Austinmer Boatshed Extension Project	514	1/05/2018	2017/19	Y

The QBRS guidelines also require councils to identify the amount expended on consultancies and legal fees for the financial year. Consultants are defined as a person or organisation that is engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally, it is the advisory nature of the work that differentiates a consultant from other contractors.

Consultancy and Legal Expenses		
Budget Review for Quarter ended March 2018		
Expense	Expenditure YTD \$000's	Budgeted (Y/N)
Consultancies	1,404	YES
Legal Fees	661	YES

STATEMENT OF RESPONSIBLE ACCOUNTING OFFICER

All investments held at 31 March 2018 were invested in accordance with Council's Investment Policy.

Bank reconciliations have been completed as at 31 March 2018.

Year to date cash and investments are reconciled with funds invested and cash at bank.

BUDGET REVIEW STATEMENT - REVISION TO FULL YEAR ESTIMATES

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2005.

It is my opinion that the financial statements and schedules contained within the Quarterly Review Statement for Wollongong City Council for the quarter ended 31 March 2018 indicate that Council's projected financial position at 30 June 2018 will be satisfactory having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

The overall year to date position is within expectations of the adopted budget across the broad range of indicators and on a budget outcome basis is acceptable.

BRIAN JENKINS
RESPONSIBLE ACCOUNTING OFFICER

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
1.1.1.1 Implement programs and events which facilitate community participation	100%	0%	0%	0%	0%
1.1.2.1 Impacts from development on the environment are assessed, monitored and mitigated	100%	0%	0%	0%	0%
1.1.2.2 Establish effective urban stormwater management programs	100%	0%	0%	0%	0%
1.1.3.1 Manage vegetation to reduce bushfire risk in Asset Protection Zones on natural areas under Council care and control	100%	0%	0%	0%	0%
1.1.3.2 Implement a coordinated approach to floodplain and stormwater management	75%	0%	0%	0%	0%
1.1.4.1 Implement priority actions from the Illawarra Biodiversity Strategy	75%	0%	25%	0%	0%
1.1.4.2 Implement priority actions from the Illawarra Escarpment Strategic Management Plan	50%	0%	50%	0%	0%
1.2.1.1 Finalise and implement the Coastal Zone Management Plan	67%	0%	33%	0%	0%
1.2.2.1 Assess the impact of day visitors on service levels	100%	0%	0%	0%	0%
1.2.2.2 Coordinate a range of Water Safety Education programs to enhance safe community access to our beaches	100%	0%	0%	0%	0%
1.3.1.1 Develop and implement programs that encourage community participation in reducing Wollongong's ecological footprint	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
1.3.2.1 Finalise and deploy Council's Waste & Resource Recovery Strategy in consultation with industry leaders	50%	0%	0%	0%	0%
1.3.2.2 Implement water and energy saving strategies	100%	0%	0%	0%	0%
1.3.2.3 Emissions are monitored and reduction methods are investigated and utilised	100%	0%	0%	0%	0%
1.3.2.4 Investigate a landfill gas management system for Whytes Gully	50%	0%	50%	0%	0%
1.3.3.1 Develop and implement an Environmental Sustainability Policy and Strategy	80%	20%	0%	0%	0%
1.3.3.2 Seek external funds to support programs for Lake Illawarra, following the closure of the Lake Illawarra Authority	100%	0%	0%	0%	0%
1.3.3.3 Establish and maintain an Estuary Management Committee to protect the health of Lake Illawarra	100%	0%	0%	0%	0%
1.4.1.1 Work in partnership with others to promote a diverse range of heritage education and promotion programs	50%	0%	0%	50%	0%
1.4.1.2 Implement priority actions of the Heritage Strategy	0%	0%	100%	0%	0%
1.4.1.3 Implement community and cultural promotions program	100%	0%	0%	0%	0%
1.4.2.1 Work with the local Aboriginal community in the management of Indigenous heritage	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
1.5.1.1 Facilitate a range of programs and activities which improve food security and local food production	100%	0%	0%	0%	0%
1.6.1.1 Review planning controls for environmentally sensitive locations	100%	0%	0%	0%	0%
1.6.2.1 Implement the West Dapto Release Area Masterplan	100%	0%	0%	0%	0%
1.6.3.1 Provide high quality development assessment and certification based on QBL principles (note: QBL or the Quadruple Bottom Line takes consideration of environmental, economic, social and governance factors)	100%	0%	0%	0%	0%
1.6.3.2 Maximise sustainability principles in the design and construction of Wollongong's built form	100%	0%	0%	0%	0%
2.1.1.1 Support regional activities and partnerships that result in increased business investment and jobs growth	100%	0%	0%	0%	0%
2.1.2.1 Ensure that Wollongong is attractive to diverse companies for business expansion, establishment and relocation	100%	0%	0%	0%	0%
2.1.2.2 Progress implementation of the CBD Action Plan	100%	0%	0%	0%	0%
2.1.3.1 Build on partnerships which enable the retention of local talent	100%	0%	0%	0%	0%
2.1.3.2 Establish Wollongong City Council as a employer of choice	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
2.1.4.1 Develop and maintain partnerships with the business sector to fund and contribute to a broader range of community projects and activities	100%	0%	0%	0%	0%
2.1.6.1 In collaboration with key agencies, facilitate the West Dapto Taskforce to deliver the first stages of the West Dapto Urban Release area	100%	0%	0%	0%	0%
2.2.2.1 Support projects that investigate opportunities for the provision of tourism infrastructure	67%	0%	33%	0%	0%
2.2.3.1 In conjunction with partner organisations support the development of innovative industries	100%	0%	0%	0%	0%
2.3.1.1 Undertake major refurbishment works in the City Centre	100%	0%	0%	0%	0%
2.3.1.2 Manage and deliver improved marketing and promotion of the City Centre	100%	0%	0%	0%	0%
2.3.1.3 Provide a diverse range of activities in the City Centre that target and engage a broad community	100%	0%	0%	0%	0%
2.3.1.4 Improve policies and systems to support the revitalisation of the City Centre	100%	0%	0%	0%	0%
2.3.2.1 Review the current investment to deliver a more efficient and targeted destination marketing program	100%	0%	0%	0%	0%
2.3.2.2 Deliver Visitor Information Services to the city and our visitors	100%	0%	0%	0%	0%
2.3.2.3 Pursue initiatives that promote the region as place to holiday to both the domestic and international markets	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
2.4.1.1 Support the creation & expansion of green industries	100%	0%	0%	0%	0%
2.4.2.1 Ensure that Wollongong is attractive to research & development based companies & organisations	100%	0%	0%	0%	0%
2.5.1.1 Implement a range of programs that incorporates learning and development	88%	0%	0%	0%	0%
3.1.1.1 Promote Made in Wollongong through a variety of locally produced events, productions and programs	100%	0%	0%	0%	0%
3.1.2.1 Provide support to existing and emerging arts workers & their networks	100%	0%	0%	0%	0%
3.1.2.2 Provide opportunities for local artists and performers to exhibit, promote and perform at Council venues and events	100%	0%	0%	0%	0%
3.1.3.1 Successful collaborations with other organisations and agencies are established	100%	0%	0%	0%	0%
3.2.1.1 Seek funding for the promotion of heritage sites and museums to the community and visitors	100%	0%	0%	0%	0%
3.2.2.1 Encourage the integration of urban design & public art	100%	0%	0%	0%	0%
3.2.3.1 Deliver and support a range of projects and programs which build harmony and understanding	100%	0%	0%	0%	0%
3.3.1.1 Implement a coordinated approach to event acquisition & provision in Wollongong via the delivery of the Events Strategy	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
3.3.1.2 Encourage Sports Associations to conduct regional, state and national events in the city	100%	0%	0%	0%	0%
3.3.1.3 Implement a sustainable program of local events via the Events Strategy	100%	0%	0%	0%	0%
3.3.1.5 Coordinate Council's support and investment in events and festivals	100%	0%	0%	0%	0%
3.3.2.1 Coordinate an integrated approach to infrastructure improvement and service delivery in the Civic Plaza and through the re-establishment of an Arts Precinct in the city	100%	0%	0%	0%	0%
3.4.1.1 Support the coordination of an externally funded delivered calendar of activities across the City	100%	0%	0%	0%	0%
3.4.2.1 Develop a new Cultural Plan	100%	0%	0%	0%	0%
3.4.3.1 Deliver a program of activities in local communities	100%	0%	0%	0%	0%
4.1.1.1 Ensure an effective community engagement framework connects the community to Council decision making	100%	0%	0%	0%	0%
4.1.2.1 Expand Council's use of social media and online options for communication and engagement	75%	25%	0%	0%	0%
4.1.3.1 A coordinated approach to communication is developed and implemented	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
4.1.3.2 Re-establish Council's commitment to partnering with our local Aboriginal community	100%	0%	0%	0%	0%
4.1.3.4 Continue to provide regular information updates to the community about Council's Financial Sustainability Review	100%	0%	0%	0%	0%
4.2.1.1 Increase opportunities for the community to connect with volunteering organisations	100%	0%	0%	0%	0%
4.2.1.2 Support community participation in non-profit activities	100%	0%	0%	0%	0%
4.2.1.3 Build the capability of community based organisations in managing, developing and sustaining their volunteers	100%	0%	0%	0%	0%
4.2.2.1 Support a range of projects and programs in the city	67%	0%	0%	33%	0%
4.2.3.1 Contribute to activities and programs that enhance civic pride in Wollongong	100%	0%	0%	0%	0%
4.3.1.1 Lobby for the expansion of NBN to all suburbs within the LGA within the next five years	100%	0%	0%	0%	0%
4.3.2.1 Review community facilities and consider rationalisation, replacement or refurbishment to achieve facilities that are strategically located, good quality and meet identified community need	100%	0%	0%	0%	0%
4.3.2.2 Investigate the provision of a district level community and library centre for the southern suburbs	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
4.3.3.1 Continue to participate and contribute to an integrated community service network	100%	0%	0%	0%	0%
4.4.1.1 Improve community understanding and awareness of Council decisions	100%	0%	0%	0%	0%
4.4.1.2 Ensure appropriate strategies and systems are in place, monitored and reviewed	100%	0%	0%	0%	0%
4.4.1.3 Continue to build a professional, customer focussed quality organisation	50%	0%	50%	0%	0%
4.4.1.4 Lead continuous improvement in Council's health and safety culture and behaviour	100%	0%	0%	0%	0%
4.4.2.1 Coordinate a service review program with a focus on business development and improvement	50%	25%	25%	0%	0%
4.4.2.2 Deliver the Asset Management Strategy and Improvement Plan 2012-17	100%	0%	0%	0%	0%
4.4.2.3 Investigate provision of cremation services across the region and determine Council's role in the market	100%	0%	0%	0%	0%
4.4.3.1 Improve systems for recording community & staff ideas	100%	0%	0%	0%	0%
4.4.4.1 Ensure policies and procedures are regularly reviewed, updated and promoted	100%	0%	0%	0%	0%
4.4.4.2 Streamline reporting across the organisation and provide user friendly, plain English reports	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
4.4.5.1 Effective and transparent financial management systems are in place	100%	0%	0%	0%	0%
4.4.5.11 Improve the efficiency of supply management in order to achieve operational efficiencies	100%	0%	0%	0%	0%
4.4.5.12 Pursue alternative funding options to deliver Council services and facilities	0%	0%	0%	0%	100%
4.4.5.2 Achieve an operational savings as a part of Council's financial sustainability Review with savings to be directed to asset renewal	0%	0%	0%	0%	0%
4.4.5.3 Reduce Council's discretionary spend (excluding assets) by 5% with savings to be directed to asset renewal	100%	0%	0%	0%	0%
4.4.5.4 Undertake a review of Council's employment conditions including the consideration of more flexible employment conditions and Enterprise Agreement	100%	0%	0%	0%	0%
4.4.5.5 Continue to pursue alternative funding option to deliver financially sustainable services and facilities	100%	0%	0%	0%	0%
4.4.5.6 Apply for a special rate variation of 6.13% in 2014-15, 6.23% in 2015-16 and 6.24% in 2016-17 with additional funds to be directed to asset renewal	0%	0%	0%	0%	100%
4.4.5.9 Continue to actively seek grants and contributions to deliver core community infrastructure and services	100%	0%	0%	0%	0%
4.4.6.1 Deliver a consistent and effective integrated frontline customer service centre	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
5.1.1.1 Partner with community based organisations in the provision of services	100%	0%	0%	0%	0%
5.1.2.1 Actively engage children and young people in planning and design processes	100%	0%	0%	0%	0%
5.1.3.1 Partner with agencies and health authorities to support improvements to the region's medical services	100%	0%	0%	0%	0%
5.1.4.1 Assess the changing profile of the community and reprioritise services appropriately	100%	0%	0%	0%	0%
5.1.4.2 Investigate provision of Leisure Services in the greater Dapto area, taking into account expansion of West Dapto, and determine Council's role in the market	100%	0%	0%	0%	0%
5.1.4.3 Investigate the future provision of Aquatic Services across the local government area and implement improvements	75%	0%	25%	0%	0%
5.1.5.1 Continue to undertake social, land use and environmental planning activities that assists in service planning	100%	0%	0%	0%	0%
5.1.5.2 Carry out commercial business management of Council's operational lands	67%	0%	33%	0%	0%
5.1.6.1 Review planning controls for priority locations	88%	13%	0%	0%	0%
5.1.6.2 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities	82%	0%	9%	9%	0%
5.1.6.3 Policies and plans are developed, reviewed and implemented to encourage physical activity	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
5.2.1.1 Prepare a Housing Study and Strategy incorporating Affordable Housing Issues	0%	0%	100%	0%	0%
5.2.2.1 In partnership with relevant agencies and networks lobby and advocate for improved service levels and quality and enhanced access to services	100%	0%	0%	0%	0%
5.3.1.1 Promote and enforce compliance with litter reduction	100%	0%	0%	0%	0%
5.3.2.1 Manage and maintain public facilities	80%	0%	0%	20%	0%
5.3.2.3 Use additional funds achieved through the financial sustainability review for renewal of major building projects as per capital program	100%	0%	0%	0%	0%
5.3.3.1 Manage and maintain community infrastructure portfolio with a focus on asset renewal	100%	0%	0%	0%	0%
5.4.1.1 Facilitate a range of partnerships and networks to develop community safety initiatives	100%	0%	0%	0%	0%
5.4.1.2 Provide lifeguarding services at beaches (in partnership with Surf Life Saving Illawarra) and Council pools	100%	0%	0%	0%	0%
5.4.2.1 Continue to liaise with Local Area Commands on key initiatives and crime reduction strategies.	100%	0%	0%	0%	0%
5.4.2.2 Deliver projects and programs to reduce crime in the Wollongong Local Government Area	100%	0%	0%	0%	0%
5.4.3.1 Safety is considered in the planning and design of any development	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
5.5.1.1 Maintain and establish corridors and parks that strengthen open space connections and people movement.	100%	0%	0%	0%	0%
5.5.1.2 Coordinate an access improvement program through pre-planning and renewal activities	100%	0%	0%	0%	0%
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 hanging community needs	67%	0%	33%	0%	0%
5.5.2.2 Implement Council's Planning, People, Places Strategy	100%	0%	0%	0%	0%
5.5.2.3 Develop a Regional Botanic Garden of Excellence	100%	0%	0%	0%	0%
5.5.2.4 Provide statutory services to appropriately manage and maintain our public spaces	75%	0%	25%	0%	0%
5.5.2.5 Develop a play strategy to support the planning of high quality centralised and integrated park facilities	100%	0%	0%	0%	0%
5.5.2.6 Use additional achieved through the Financial Sustainability Review to replace below standard playground facilities informed by the Play Strategy	100%	0%	0%	0%	0%
5.5.3.1 Deliver a range of programs for older people	100%	0%	0%	0%	0%
5.5.3.2 Deliver a range of recreational pursuits for older people	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
5.6.1.1 Deliver a diverse suite of projects to the community that foster and enhance community strengths	100%	0%	0%	0%	0%
6.1.1.1 Establish a strategic framework and a plan for cycleways and bicycle facilities within Wollongong	100%	0%	0%	0%	0%
6.1.2.1 Assess the feasibility to expand the Gong Shuttle service to outer suburbs	100%	0%	0%	0%	0%
6.1.3.1 Improve the connectivity of the local government area through the upgrade in our network of footpaths and cycleways	100%	0%	0%	0%	0%
6.1.3.2 Use additional funds achieved through the Financial Sustainability Review to accelerate the footpath renewal program by about \$4M	100%	0%	0%	0%	0%
6.1.3.3 Extend the average lives of footpaths to 80 years to create about \$1M saving in depreciation annually	100%	0%	0%	0%	0%
6.1.3.4 Use funds obtained from Restart NSW Illawarra to design and construct the Grand Pacific Walk - Stage one	100%	0%	0%	0%	0%
6.1.4.1 Work in partnership with key stakeholders to consider the establishment of a 'Park n Ride' commuter bus network	100%	0%	0%	0%	0%
6.2.1.1 Develop an integrated Transport Strategy	100%	0%	0%	0%	0%
6.2.1.2 Deliver sustainable transport asset renewal programs	100%	0%	0%	0%	0%

5 Year Action	On track (Projects / Ongoing)	Not Scheduled to Commence	Delayed	Deferred	Complete (Projects Only)
6.2.1.3 Allocate approximately \$6M of additional funds achieved through the Financial Sustainability Review to road resurfacing and reconstruction	100%	0%	0%	0%	0%
6.2.2.2 Use funds obtained from Restart NSW Illawarra and funds contributed by Council to construct the road link between Fowlers Road Dapto to Fairwater Drive Horsley	100%	0%	0%	0%	0%
6.2.3.1 Work with State and Government agencies and lobby improve rail services and stations across the LGA.	100%	0%	0%	0%	0%
6.2.5.1 Work with key agencies and partners to continue and improve late night transport options	100%	0%	0%	0%	0%
6.3.1.1 Develop an alternative service delivery, governance model and auspice for Community Transport in response to the Federal Governments Aged Care reform legislation	100%	0%	0%	0%	0%
Total Annual Deliverable Progress	91%	1%	5%	1%	1%

ITEM 18 APRIL 2018 FINANCIALS

Overall, the result for the month of April is favourable compared to phased budget for the key indicators. The Operating Result [pre capital] is favourable by \$3.9M, the Funds Available from Operations is favourable by \$2.1M and the Funds Result shows a favourable variance compared to the phased budget of \$9.6M.

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

Council has expended \$71.9M on its capital works program representing 74% of the annual budget. The year to date budget for the same period was \$75.6M.

The reports, variances and commentary include the changes proposed at the March Quarterly Review.

RECOMMENDATIONS

- 1 The financials be received and noted.
- 2 Council approves the proposed changes to the Capital budget including an overall increase of \$2.4M in the Capital Works Program.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Manager Finance

Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 Income and Funding Statement - April 2018
- 2 Capital Project Report - April 2018
- 3 Balance Sheet - April 2018
- 4 Cash Flow Statement - April 2018

BACKGROUND

This report presents the Income and Expense Statement, Balance Sheet and Cash Flow Statement for April 2018. Council's current budget has a Net Funding (cash) deficit of \$4.2M, an Operating Surplus [pre capital] of \$9.4M and a capital expenditure of \$97.2M. Indications at the end of April are that Council will meet the target of the operational components of this result.

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

FORECAST POSITION		Original Budget	Revised Budget	YTD Forecast	YTD Actual	Variation
KEY MOVEMENTS		1-Jul	30-Mar	27-Apr	27-Apr	
Operating Revenue	\$M	261.5	274.2	220.7	221.2	0.5
Operating Costs	\$M	(269.9)	(264.9)	(216.6)	(213.2)	3.4
Operating Result [Pre Capital]	\$M	(8.4)	9.4	4.0	7.9	3.9
Capital Grants & Contributions	\$M	44.9	27.6	15.5	18.9	3.4
Operating Result	\$M	36.4	37.0	19.5	26.8	7.3
Funds Available from Operations	\$M	54.4	65.5	50.2	52.3	2.1
Capital Works		91.4	97.2	75.6	71.9	3.7
Contributed Assets		3.6	7.8	-	-	-
Transfer to Restricted Cash		-	13.8	13.7	13.6	0.1
Borrowings Repaid	\$M	7.5	7.5	6.3	6.3	-
Funded from:						
- Operational Funds	\$M	54.4	65.5	43.9	46.0	2.1
- Other Funding	\$M	38.4	56.6	38.1	41.7	3.6
Total Funds Surplus/(Deficit)	\$M	(9.7)	(4.2)	(7.3)	2.3	9.6

Financial Performance

The April 2018 Operating Result [pre capital] shows a positive variance compared to budget of \$3.9M.

The Funds Available from Operations shows a positive variance of \$2.1M. This includes the Operating Result [pre capital] variance of \$3.9M but excludes non-cash and transfer to and from restricted assets movements. These include a lower level of application of restricted assets for funded projects (\$1.5M), depreciation (\$0.3M) and profit on disposal of assets (\$0.1M). These have been partially offset by operational income transferred to restricted assets (\$0.1M).

Funds Result

The Total Funds result as at 27 April 2018 shows a positive variance of \$9.6M compared to phased budget. This includes the positive variation in the funds component of the Operating Result (\$2.15M) and better progress in funded capital works (\$3.6M), lower expenditure than the phased budget in the overall capital works program (\$3.75M) and lower transfers to restricted assets (\$0.1M).

Capital Budget

As at 27 April 2018, Council had expended \$71.9M or 74% of the approved annual capital budget of \$97.2M. The capital budget adjustment proposed as part of the April report increases the overall capital budget by \$2.4M that is offset by a corresponding adjustment in funding.

Liquidity

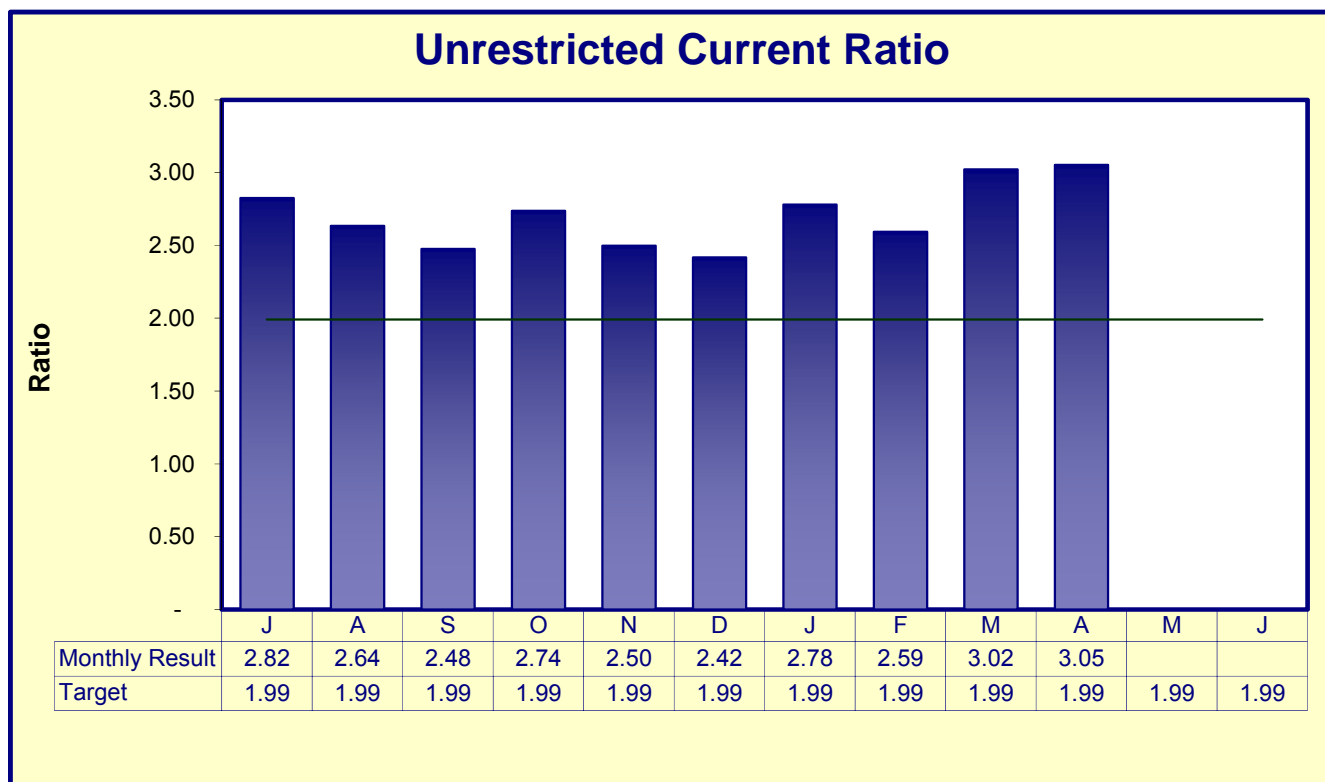
Council's cash and investments decreased during April 2018 to holdings of \$150.4M compared to \$162.0M at the end of March 2018. This reflects normal trends for this time of the year.

CASH, INVESTMENTS & AVAILABLE FUNDS				
	Actual 2016/17 \$M	December QR 2017/18 \$M	March QR 2017/18 \$M	Actual Ytd Apr 2018 \$M
Total Cash and Investments	167.6	143.5	146.5	150.4
Less Restrictions:				
External	75.8	77.0	70.9	75.4
Internal	57.4	61.5	63.4	64.5
Total Restrictions	133.2	138.4	134.3	139.9
Available Cash	34.4	5.0	12.2	10.5
Adjusted for :				
Current payables	(41.6)	(24.1)	(23.8)	(22.6)
Receivables	23.5	22.8	23.5	32.3
Other	10.7	11.0	11.0	9.3
Net Payables & Receivables	(7.4)	9.7	10.7	18.9
Available Funds	27.0	14.7	22.8	29.3

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

The Available Funds forecast that formed part of the 2017-18 Annual Plan is within Council's Financial Strategy target of 3.5% to 5.5% of Operational Revenue [pre capital] and is between \$9.2M and \$14.4M for the year ending 30 June 2018. The actual Available Funds at 27 April 2018 has been impacted by the progress of planned expenditure to date and a transfer made to the Strategic Projects restricted asset of \$4.4M related to last year's surplus funds result and \$3.4M relating to the current year projected surplus result.

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



Receivables

Receivables are the amount of money owed to Council or funds that Council has paid in advance. At April 2018, receivables totalled \$32.3M, compared to receivables of \$25.5M at April 2017. Fluctuations relate to the timing of revenue and rates payments which are accrued before the actual payments are due and EPA levies paid relating to Capital Works that will be refunded once approved.

Payables

Payables (the amount of money owed to suppliers) of \$22.6M were owed at April 2018 compared to payables of \$22.3M in April 2017. The difference in payables relate to goods and services and capital projects delivered but not yet paid for, timing of the receipt of rating income and timing of the Financial Assistance Grant payments.

Debt

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

Council’s Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available. Council currently has borrowings through an interest free loan and the subsidised Local Government Infrastructure Renewal Scheme (LIRS). In 2009-10, Council borrowed \$26M interest free to assist in the delivery of the West Dapto Access Plan. Council has also been successful in securing subsidies for loans under the three rounds of the LIRS program and has entered into loans of \$20M in 2012-13 for Round 1, \$4.3M in 2013-14 for Round 2 and \$20.5M for Round 3. The LIRS program provides a loan subsidy of 4% for Round 1 and 3% for the subsequent rounds. Loan funds have been used to accelerate the Citywide Footpaths, Shared Path Renewal, Missing Links Construction Program, building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre, Thirroul Pavilion and Kiosk and to support the West Dapto Access – Fowlers Road project respectively.

Council’s Debt Service Ratio forecast for 2017-18 is approximately 3.5%, which is still below Council’s target of 4% and remains low in comparison to the Local Government’s benchmark ratio of <10%. It is

noted that the non-cash interest expense (amortisation of the income recognised on the interest free West Dapto Access Plan Loan at the commencement of the loan) is not included when calculating the Debt Service Ratio.

Assets

The Balance Sheet shows that \$2.5B of assets are controlled and managed by Council for the community as at 27 April 2018. The 2017-18 capital works program includes projects such as the West Dapto Access Strategy, Grand Pacific Walk, Tramway sea wall and path upgrade, civil asset renewals including roads, car parks and buildings and purchase of library books. As at 27 April 2018, Council had expended \$71.9M or 74% of the approved annual capital budget of \$97.2M.

PLANNING AND POLICY IMPACT

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

Community Strategic Plan	Delivery Program 2012-17	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
4.4.5 Finances are managed effectively to ensure long term financial sustainability	4.4.5.1 Effective and transparent financial management systems are in place	Provide accurate and timely financial reports monthly, quarterly and via the annual financial statement Continuous Budget Management is in place, controlled and reported Manage and further develop compliance program Monitor and review achievement of Financial Strategy

CONCLUSION

The results for April 2018 are within projections over a range of financial indicators and it is expected that Council will achieve the forecast annual results.

WOLLONGONG CITY COUNCIL				
1 July 2017 to 27 April 2018				
	2017/18 Original Budget \$'000	2017/18 Current Budget \$'000	2017/18 YTD Budget \$'000	2017/18 Actual YTD \$'000
Income Statement				
Income From Continuing Operations				
Revenue:				
Rates and Annual Charges	190,941	191,259	157,723	157,915
User Charges and Fees	35,691	35,300	29,187	29,235
Interest and Investment Revenues	4,321	5,357	4,471	4,416
Other Revenues	9,705	10,402	8,460	8,576
Grants & Contributions provided for Operating Purposes	20,838	30,695	17,982	18,364
Grants & Contributions provided for Capital Purposes	44,858	27,598	15,475	18,887
Profit/Loss on Disposal of Assets	0	1,228	2,868	2,668
Total Income from Continuing Operations	306,353	301,838	236,167	240,060
Expenses From Continuing Operations				
Employee Costs	125,906	122,841	101,087	100,620
Borrowing Costs	3,849	3,848	3,174	3,213
Materials, Contracts & Other Expenses	93,150	93,895	75,362	71,702
Depreciation, Amortisation + Impairment	64,340	59,900	49,890	49,586
Internal Charges (labour)	(15,702)	(14,033)	(11,573)	(10,986)
Internal Charges (not labour)	(1,618)	(1,573)	(1,297)	(904)
Total Expenses From Continuing Operations	269,926	264,879	216,642	213,232
Operating Results From Continuing Operations	36,427	36,959	19,524	26,827
Net Operating Result for the Year	36,427	36,959	19,524	26,827
Net Operating Result for the Year before Grants & Contributions provided for Capital Purposes	(8,431)	9,361	4,049	7,941
NET SURPLUS (DEFICIT) [Pre capital] %	11.9%	12.2%	8.3%	11.2%
Funding Statement				
Net Operating Result for the Year	36,427	36,959	19,524	26,827
Add back :				
- Non-cash Operating Transactions	80,942	75,609	61,180	60,715
- Restricted cash used for operations	13,286	17,551	13,749	12,219
- Income transferred to Restricted Cash	(63,408)	(51,617)	(32,857)	(36,485)
- Payment of Accrued Leave Entitlements	(12,718)	(13,035)	(11,403)	(10,941)
- Payment of Carbon Contributions	0	0	0	0
Funds Available from Operations	54,529	65,467	50,194	52,335
Advances (made by) / repaid to Council	0	0	0	0
Borrowings repaid	(7,486)	(7,486)	(6,334)	(6,334)
Operational Funds Available for Capital Budget	47,043	57,981	43,860	46,001
CAPITAL BUDGET				
Assets Acquired	(91,373)	(98,086)	(75,615)	(71,853)
Contributed Assets	(3,600)	(7,849)	0	0
Transfers to Restricted Cash	(140)	(13,765)	(13,741)	(13,625)
Funded From :-				
- Operational Funds	47,043	57,981	43,860	46,001
- Sale of Assets	1,750	10,864	8,642	10,524
- Internally Restricted Cash	9,241	13,613	10,353	9,969
- Borrowings	0	0	0	0
- Capital Grants	9,641	13,168	10,035	11,473
- Developer Contributions (Section 94)	6,665	5,945	4,336	4,509
- Other Externally Restricted Cash	5,630	4,823	4,039	4,181
- Other Capital Contributions	5,428	9,126	738	1,073
TOTAL FUNDS SURPLUS / (DEFICIT)	(9,715)	(4,181)	(7,353)	2,252

CAPITAL PROJECT REPORT

as at 27 April 2018

ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Roads And Related Assets							
Traffic Facilities	3,440	(2,458)	3,220	(2,298)	1,460	(220)	160
Public Transport Facilities	371	(170)	386	(170)	323	15	0
Roadworks	13,682	(2,921)	14,168	(2,852)	10,320	485	70
Bridges, Boardwalks and Jetties	2,370	(5)	2,360	0	1,541	(10)	5
TOTAL Roads And Related Assets	19,864	(5,554)	20,134	(5,319)	13,644	270	235
West Dapto							
West Dapto Infrastructure Expansion	8,446	(8,446)	11,411	(11,411)	9,183	2,965	(2,965)
TOTAL West Dapto	8,446	(8,446)	11,411	(11,411)	9,183	2,965	(2,965)
Footpaths And Cycleways							
Footpaths	3,779	(1,004)	3,688	(1,051)	2,739	(92)	(46)
Cycle/Shared Paths	14,481	(3,984)	14,632	(3,966)	12,723	150	18
Commercial Centre Upgrades - Footpaths and Cyclew:	3,639	(600)	3,787	(600)	2,480	148	0
TOTAL Footpaths And Cycleways	21,900	(5,588)	22,106	(5,617)	17,943	206	(28)
Carparks							
Carpark Construction/Formalising	510	(265)	225	(140)	113	(285)	125
Carpark Reconstruction or Upgrading	1,933	(73)	2,093	(73)	1,414	160	(0)
TOTAL Carparks	2,443	(338)	2,318	(213)	1,527	(125)	125
Stormwater And Floodplain Management							
Floodplain Management	2,216	(811)	2,356	(800)	1,385	140	11
Stormwater Management	3,987	(637)	4,426	(634)	2,794	439	3
Stormwater Treatment Devices	351	(46)	238	(10)	130	(113)	36
TOTAL Stormwater And Floodplain M	6,554	(1,494)	7,020	(1,444)	4,310	466	50
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	1,360	0	1,360	0	617	0	0
Administration Buildings	1,574	(20)	1,611	(20)	1,211	37	0
Community Buildings	7,762	787	7,555	807	6,864	(206)	20
Public Facilities (Shelters, Toilets etc.)	636	0	616	0	522	(20)	0
Carbon Abatement	1,128	(825)	1,128	(825)	1,015	0	0
TOTAL Buildings	12,459	(58)	12,271	(38)	10,230	(189)	20
Commercial Operations							
Tourist Park - Upgrades and Renewal	870	0	870	0	721	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	320	0	320	0	98	(0)	0
Leisure Centres & RVGC	170	0	170	0	62	0	0
TOTAL Commercial Operations	1,360	0	1,360	0	881	(0)	0
Parks Gardens And Sportfields							
Play Facilities	1,498	(146)	1,486	(146)	708	(12)	0
Recreation Facilities	617	(534)	611	(528)	385	(6)	6
Sporting Facilities	1,290	(567)	1,226	(492)	424	(64)	76
TOTAL Parks Gardens And Sportfield	3,405	(1,247)	3,323	(1,166)	1,517	(81)	81

CAPITAL PROJECT REPORT

as at 27 April 2018

ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000		
	CURRENT BUDGET		WORKING BUDGET			VARIATION		
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING	
Beaches And Pools								
Beach Facilities	261	0	244	0	79	(17)	0	
Rock/Tidal Pools	1,259	(165)	1,399	(165)	969	140	0	
Treated Water Pools	944	(20)	981	(11)	809	37	9	
TOTAL Beaches And Pools	2,465	(185)	2,625	(176)	1,856	160	9	
Natural Areas								
Natural Area Management and Rehabilitation	310	(10)	310	(10)	251	0	(0)	
TOTAL Natural Areas	310	(10)	310	(10)	251	0	(0)	
Waste Facilities								
Whytes Gully New Cells	8,132	(8,132)	8,108	(8,108)	6,249	(24)	24	
Whytes Gully Renewal Works	300	(300)	300	(300)	172	0	(0)	
Helensburgh Rehabilitation	50	(50)	50	(50)	26	0	(0)	
TOTAL Waste Facilities	8,482	(8,482)	8,458	(8,458)	6,447	(24)	24	
Fleet								
Motor Vehicles	1,545	(814)	1,545	(814)	1,102	0	0	
TOTAL Fleet	1,545	(814)	1,545	(814)	1,102	0	0	
Plant And Equipment								
Portable Equipment (Mowers etc.)	195	(42)	115	(42)	59	(80)	(0)	
Mobile Plant (trucks, backhoes etc.)	3,178	(884)	3,543	(884)	259	365	0	
Fixed Equipment	350	(10)	65	(10)	0	(285)	0	
TOTAL Plant And Equipment	3,723	(936)	3,723	(936)	319	0	(0)	
Information Technology								
Information Technology	1,216	(10)	1,372	(6)	608	156	4	
TOTAL Information Technology	1,216	(10)	1,372	(6)	608	156	4	
Library Books								
Library Books	1,162	(6)	1,162	(6)	985	(0)	0	
TOTAL Library Books	1,162	(6)	1,162	(6)	985	(0)	0	
Public Art								
Public Art Works	38	(18)	40	(18)	20	2	0	
Art Gallery Acquisitions	164	(49)	164	(49)	156	(0)	(0)	
TOTAL Public Art	202	(67)	204	(67)	176	2	(0)	
Emergency Services								
Emergency Services Plant and Equipment	254	0	254	0	252	(0)	0	
TOTAL Emergency Services	254	0	254	0	252	(0)	0	
Land Acquisitions								
Land Acquisitions	1,249	(1,149)	1,249	(1,149)	617	(0)	0	
TOTAL Land Acquisitions	1,249	(1,149)	1,249	(1,149)	617	(0)	0	
Non-Project Allocations								
Capital Project Contingency	138	0	(1,224)	0	0	(1,362)	0	
Capital Project Plan	10	0	10	0	7	(0)	0	
TOTAL Non-Project Allocations	148	0	(1,214)	0	7	(1,362)	0	
GRAND TOTAL	97,186	(34,385)	99,632	(36,830)	71,853	2,445	(2,445)	

Manager Project Delivery Division Commentary on April 2018 Capital Budget Report

On 26 June 2017, Council approved a capital budget for 2017-18 of \$91.4M. During each of the first nine months of 2017-18, a number of adjustments have been resolved by Council. As a result, at 27 April 2018 the approved capital budget had increased to \$97.2M and year to date expenditure of the capital budget was \$71.9M. This year to date expenditure was \$3.7M less than the forecast expenditure of \$75.6M for this period. The shortfall is due to a combination of reasons spread across the capital budget programs and discussions have commenced with delivery teams to address the issues identified.

The Capital budget was reduced from \$100.2M as reported in the March Monthly Capital Report to \$97.2M during the March Quarterly Review Report. This excludes the adjustments made during the monthly process from January to March of this same period.

The following table summarises the proposed changes to the total Capital Budget for arising from the April 2018 Capital Budget Report. The changes arise from either of the following:

- Transfer of budget between various capital programs
- Reduction or introduction of various types of external funding or loan funding

These changes result in a net increase of \$2.4M in the overall capital budget from \$97.2M following the March Quarterly Review to \$99.6M. Details of the net decrease are shown in the attachment and outlined below. A greater number of adjustments have occurred in the April Capital Budget Report which is normal for this time of the financial year.

Program	Major Points of change to Capital Budget
Traffic Facilities	Reallocate budget from Traffic Facilities Program to Roadworks Program and Public Transport Program. Rephase Section 94 funding for an existing project. Rephase RMS funding for an existing project
Public Transport Facilities	Reallocate budget from Traffic Facilities Program to Public Transport Program.
Roadworks	Reallocate budget from Traffic Facilities Program to Roadworks Program Reallocate Budget from Capital Budget Contingency to Roadworks Program Reallocate Budget from Bridges, Boardwalks and Jetties Program to Roadworks Program Rephase Roads to Recovery funding for existing project. Introduce Block Grant Funding for existing project.
Bridges, Boardwalks and Jetties	Reallocate budget from Bridges, Boardwalks and Jetties Program to Roadworks Program.
West Dapto Infrastructure Expansion	Reallocate West Dapto Funding for existing projects Introduce LIRS 3 Funding for existing project
Footpaths Program	Introduce Strategic Projects Funding for existing project. Reallocate budget from Footpaths Program to Cycle/Shared Paths Program Reallocate budget from Footpaths Program to Commercial Centre Upgrades – Footpaths and Cycleways Program
Cycle/Share Paths	Reallocate budget from Footpaths Program to Cycle/Shared Paths Program Reallocate budget from Capital Budget Contingency to Cycle/Share Paths Program. Rephase Section 94 funding for an existing projects
Commercial Centre Upgrades – Footpaths and Cycleways	Reallocate budget from Footpaths Program to Commercial Centre Upgrades – Footpaths and Cycleways Program
Carpark Construction/Formalising	Rephase Section 94 Funding for existing project Reallocate budget from Carpark Construction/Formalising Program to Carpark Reconstruction or Upgrading Program
Carpark Reconstruction or	Reallocate budget from Carpark Construction/Formalising Program to Carpark

Program	Major Points of change to Capital Budget
Upgrading	Reconstruction or Upgrading Program
Floodplain Management	Rephase OEH funding for existing projects. Reallocate Budget from Capital Budget Contingency to Floodplain Management Program
Stormwater Management	Reallocate Budget from Capital Budget Contingency to Stormwater Management Program Reallocate Budget from Stormwater Treatment Devices Program to Stormwater Management Program
Stormwater Treatment Devices	Reallocate Budget from Stormwater Treatment Devices to Stormwater Management Program Rephase Stormwater Levy Funding for existing projects.
Administration Buildings	Reallocate Budget from Community Buildings Program to Administration Buildings Program
Community Buildings	Reallocate Budget from Community Buildings Program to Administration Buildings Program Reallocate Budget from Community Buildings Program to Rock and Tidal Pools Program Rephase Strategic Projects Funding for existing projects.
Public Facilities (Shelters, Toilets etc.)	Reallocate Budget from Public Facilities Program to Treated Water Pools Program
Sporting Facilities	Rephase Sports Priority Reserve Funding for existing projects. Rephase PKCIF Funding for existing project Introduce National Stronger Regions Funding for an existing project.
Beach Facilities	Reallocate Budget from Beach Facilities Program to Treated Water Pools Program
Rock/Tidal Pools	Reallocate Budget from Community Buildings Program to Rock and Tidal Pools Program
Treated Water Pools	Reallocate Budget from Public Facilities Program to Treated Water Pools Program Reallocate Budget from Beach Facilities Program to Treated Water Pools Program
Whytes Gully New Cells	Rephase Garbage Disposal Facility Funding for Existing Project
Portable Equipment (Mowers etc.)	Reallocate Budget from Portable Equipment Program to Mobile Plant Program
Mobile Plant (trucks, backhoes etc.)	Reallocate Budget from Portable Equipment Program to Mobile Plant Program Reallocate Budget from Fixed Equipment to Mobile Plant Program
Fixed Equipment	Reallocate Budget from Fixed Equipment to Mobile Plant Program
Information Technology	Reallocate Budget from Capital Budget Contingency to Information Technology Program
Capital Project Contingency	Reallocate budget to and from Capital Project Contingency to and from various Capital Programs detailed above.

WOLLONGONG CITY COUNCIL		
	Actual 2017/18 \$'000	Actual 2016/17 \$'000
Balance Sheet as at 27 April 2018		
Current Assets		
Cash Assets	15,093	23,534
Investment Securities	112,241	119,458
Receivables	32,307	23,532
Inventories	6,084	6,089
Other	9,273	10,680
Assets classified as held for sale	0	6,381
Total Current Assets	174,998	189,672
Non-Current Assets		
Non Current Cash Assets	23,085	24,585
Property, Plant and Equipment	2,341,642	2,314,277
Investment Properties	4,775	4,775
Westpool Equity Contribution	1,835	1,835
Intangible Assets	325	653
Total Non-Current Assets	2,371,662	2,346,125
TOTAL ASSETS	2,546,660	2,535,797
Current Liabilities		
Current Payables	22,638	41,617
Current Provisions payable < 12 months	11,912	11,185
Current Provisions payable > 12 months	37,669	37,669
Current Interest Bearing Liabilities	7,513	7,513
Total Current Liabilities	79,731	97,984
Non-Current Liabilities		
Non Current Interest Bearing Liabilities	26,326	32,188
Non Current Provisions	49,778	48,121
Total Non-Current Liabilities	76,104	80,309
TOTAL LIABILITIES	155,835	178,292
NET ASSETS	2,390,825	2,357,505
Equity		
Accumulated Surplus	1,272,069	1,249,603
Asset Revaluation Reserve	978,904	974,736
Restricted Assets	139,852	133,166
TOTAL EQUITY	2,390,825	2,357,505

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 27 April 2018		
	YTD Actual 2017/18 \$ '000	Actual 2016/17 \$ '000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rates & Annual Charges	155,921	182,005
User Charges & Fees	29,302	39,819
Interest & Interest Received	4,745	5,464
Grants & Contributions	29,530	57,871
Other	9,357	25,559
Payments:		
Employee Benefits & On-costs	(92,297)	(102,860)
Materials & Contracts	(39,988)	(60,479)
Borrowing Costs	(1,722)	(1,447)
Other	(36,079)	(44,300)
Net Cash provided (or used in) Operating Activities	58,769	101,632
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts:		
Sale of Infrastructure, Property, Plant & Equipment	10,524	3,239
Deferred Debtors Receipts	-	-
Payments:		
Purchase of Investments	-	-
Purchase of Investment Property	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(80,260)	(90,313)
Purchase of Interests in Joint Ventures & Associates	-	-
Net Cash provided (or used in) Investing Activities	(69,736)	(87,074)
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipts:		
Proceeds from Borrowings & Advances	-	5,500
Payments:		
Repayment of Borrowings & Advances	(6,191)	(7,159)
Repayment of Finance Lease Liabilities	-	-
Net Cash Flow provided (used in) Financing Activities	(6,191)	(1,659)
Net Increase/(Decrease) in Cash & Cash Equivalents	(17,158)	5,787
plus: Cash & Cash Equivalents and Investments - beginning of year	167,577	161,790
Cash & Cash Equivalents and Investments - year to date	150,419	167,577

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 27 April 2018		
	YTD Actual 2017/18 \$ '000	Actual 2016/17 \$ '000
Total Cash & Cash Equivalents and Investments - year to date	150,419	167,577
Attributable to:		
External Restrictions (refer below)	75,376	75,788
Internal Restrictions (refer below)	64,474	57,379
Unrestricted	10,569	34,410
Total	150,419	167,577
External Restrictions		
Developer Contributions	19,509	16,367
RMS Contributions	574	216
Specific Purpose Unexpended Grants	3,684	3,049
Special Rates Levy Wollongong Mall	258	228
Special Rates Levy Wollongong City Centre	17	28
Local Infrastructure Renewal Scheme	15,432	19,973
Unexpended Loans	7,062	7,424
Domestic Waste Management	12,368	11,114
Private Subsidies	4,694	4,905
West Dapto Home Deposit Assistance Program	10,346	10,085
Stormwater Management Service Charge	1,347	1,423
West Dapto Home Deposits Issued	85	85
Carbon Price	-	891
Total External Restrictions	75,376	75,788
Internal Restrictions		
Property Development	3,913	3,912
Property Investment Fund	8,364	8,266
Strategic Projects	40,933	30,175
Future Projects	5,071	5,239
Sports Priority Program	424	362
Car Parking Strategy	1,336	1,124
MacCabe Park Development	1,115	991
Darcy Wentworth Park	171	170
Garbage Disposal Facility	1,976	5,915
Telecommunications Revenue	262	193
West Dapto Development Additional Rates	352	501
Southern Phone Natural Areas	291	366
Lake Illawarra Estuary Management Fund	266	165
Total Internal Restrictions	64,474	57,379

ITEM 19 STATEMENT OF INVESTMENT - APRIL 2018

This report provides an overview of Council's investment portfolio performance for the month of April 2018.

Council's average weighted return for April 2018 was 3.40% which was above the benchmark return of 1.86%. The result was primarily due to the positive marked to market valuation of the Emerald mortgage backed securities, the aggregated Floating Rate Notes and NSW TCorp Hour Glass facilities in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree of credit quality and liquidity.

RECOMMENDATION

Council receive the Statement of Investment for April 2018.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Manager Finance

Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 Statement of Investment - April 2018
- 2 Investment Income Compared to Budget 2017-2018

BACKGROUND

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

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

Council's investment holdings as at 27 April 2018 were \$150,115,029 (Statement of Investment attached) [28 April 2017 \$162,024,388].

Council's average weighted return for April 2018 was 3.40% which was above the benchmark return of 1.86%. The result was primarily due to the positive marked to market valuation of the Emerald mortgage backed securities, the aggregated Floating Rate Notes and NSW TCorp Hour Glass facilities in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree of credit quality and liquidity.

At 27 April 2018, year to date interest and investment revenue of \$3,919,673 was recognised compared to the year to date budget of \$3,956,936.

Council's 19 floating rate notes had a net increase in value of \$6,340 for April 2018.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net increase in value of \$5,057 for April 2018. The coupon margins on these investments reflect pre Global Financial Crisis (GFC) pricing. For example, the Emerald A is paying 45 basis points over the BBSW where a comparative investment is now paying 100 basis points over the BBSW. This is reflected in the coupon rates on both these investments. While the maturity dates are outside Council's control, the investment advisors had

previously indicated that capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council has two investment holdings under the NSW TCorp Hour Glass Facility: the Long-Term Growth Facility and the NSW TCorpIM Cash Fund. The Long-Term Growth recorded an increase in value of \$37,780 and the Cash Fund recorded an increase in value of \$21,197 in April. The fluctuation in the Long-Term Growth Facility is a reflection of the current share market volatility both domestically and internationally, whereas the Cash Fund provides relatively stable returns with low potential for capital loss while maintaining high levels of liquidity, similar to an at call account. The fund only invests in Australian cash and fixed interests.

At the May 2018 RBA meeting, the official cash rate remained unchanged at 1.50%. The RBA has advised that it would continue to assess the outlook and adjust policy as needed to foster sustainable growth in demand and inflation outcomes consistent with the inflation target over time. The current inflation rate is quite low and below target.

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

PLANNING AND POLICY IMPACT

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

Community Strategic Plan		Delivery Program 2012-17	Annual Plan 2017-18
Strategy		5 Year Action	Annual Deliverables
4.4.5 Finances are managed effectively to ensure long term financial sustainability	4.4.5.1 Effective and transparent financial management systems are in place		Provide accurate and timely financial reports monthly, quarterly and via the annual financial statement
			Continuous Budget Management is in place, controlled and reported
			Manage and further develop compliance program
			Monitor and review achievement of Financial Strategy

CONCLUSION

The investments for April 2018 have performed favourably compared to the year to date budget and the portfolio recorded an average weighted return above the annualised Bloomberg Bank Bill Index Benchmark.

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
27 April 2018

On Call & Term Deposits

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
NAB Professional Maximiser	A1+	-	1,867,278	Prof Fund A/c	27/04/2018	27/04/2018	1.90%
NAB General Fund	A1+	-	737,029	General A/c	27/04/2018	27/04/2018	
NAB	AA-	2,000,000	2,000,000	T/Deposit	18/11/2016	18/05/2018	2.85%
BOQ	Fitch A-	3,000,000	3,000,000	T/Deposit	23/02/2017	23/05/2018	2.80%
SUN	A1	2,000,000	2,000,000	T/Deposit	05/03/2018	04/06/2018	2.47%
CBA	A1+	3,000,000	3,000,000	T/Deposit	06/09/2017	18/06/2018	2.56%
NAB	Fitch A-	1,030,000	1,030,000	T/Deposit	19/12/2016	19/06/2018	2.79%
WBC	A1+	2,000,000	2,000,000	T/Deposit	26/06/2017	26/06/2018	2.52%
ME	A2	1,500,000	1,500,000	T/Deposit	08/01/2018	09/07/2018	2.60%
BEN	Fitch A-	5,000,000	5,000,000	T/Deposit	22/06/2017	23/07/2018	2.75%
Bwest	A1+	5,000,000	5,000,000	T/Deposit	05/03/2018	02/08/2018	2.45%
BOQ	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	07/02/2018	07/08/2018	2.55%
BOQ	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	05/03/2018	07/08/2018	2.50%
BOQ	Fitch A-	2,000,000	2,000,000	T/Deposit	09/09/2016	10/09/2018	2.65%
IMB	BBB	2,000,000	2,000,000	T/Deposit	12/09/2016	12/09/2018	2.60%
ME	BBB	2,000,000	2,000,000	T/Deposit	14/09/2016	14/09/2018	2.65%
BEN	Fitch A-	2,000,000	2,000,000	T/Deposit	29/09/2016	28/09/2018	2.90%
CBA	A1+	3,000,000	3,000,000	T/Deposit	07/02/2018	05/10/2018	2.53%
ME	A2	3,000,000	3,000,000	T/Deposit	16/10/2017	16/10/2018	2.62%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	06/11/2018	2.60%
WBC	AA-	3,000,000	3,000,000	T/Deposit	23/02/2017	23/11/2018	2.80%
IMB	A2	2,000,000	2,000,000	T/Deposit	01/12/2017	03/12/2018	2.55%
BOQ	Fitch A-	1,500,000	1,500,000	T/Deposit	08/12/2016	07/12/2018	2.95%
SUN	A+	3,000,000	3,000,000	T/Deposit	08/12/2016	07/12/2018	2.76%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	07/01/2019	2.62%
WBC	AA-	3,000,000	3,000,000	T/Deposit	31/01/2017	31/01/2019	2.90%
CBA	A1+	5,000,000	5,000,000	T/Deposit	05/03/2018	05/03/2019	2.61%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	06/03/2019	2.64%
BEN	Fitch A-	1,000,000	1,000,000	T/Deposit	13/03/2017	13/03/2019	2.90%
IMB	A2	3,000,000	3,000,000	T/Deposit	08/03/2018	08/04/2019	2.62%
BOQ	A1+	2,000,000	2,000,000	T/Deposit	22/12/2017	24/06/2019	2.65%
BEN	A2	3,000,000	3,000,000	T/Deposit	08/01/2018	08/07/2019	2.65%
BOQ	Moodys STP-2	1,000,000	1,000,000	T/Deposit	06/09/2017	06/09/2019	2.80%
WBC	A1+	2,000,000	2,000,000	T/Deposit	01/12/2017	02/12/2019	2.68%
IMB	A2	3,000,000	3,000,000	T/Deposit	22/12/2017	20/12/2019	2.65%
WBC	A1+	5,000,000	5,000,000	T/Deposit	22/12/2017	23/12/2019	2.77%
ME	A2	3,000,000	3,000,000	T/Deposit	04/01/2018	06/01/2020	2.75%
BOQ	Moodys STP-2	2,000,000	2,000,000	T/Deposit	19/02/2018	10/02/2020	2.88%
IMB	A2	2,000,000	2,000,000	T/Deposit	29/03/2018	27/03/2020	2.85%
Total			97,634,307				

Investment Income Compared to Budget 2017-2018



ITEM 20

CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD ON 9 MAY AND ELECTRONIC MEETING OF 14 MAY 2018

A meeting of the City of Wollongong Traffic Committee was held on 9 May 2018. Items 1-4 have been adopted by Council through delegated authority. An electronic meeting of the Committee was held on 14 May 2018 to consider a late item.

Items 5-8 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.

RECOMMENDATION

In accordance with the powers delegated to Council, the minutes and recommendations of the City of Wollongong Traffic Committee meeting held on 9 May and electronic meeting of 14 May 2018 in relation to the Regulation of Traffic be adopted.

REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy and Planning

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Standard Conditions for Road Closures
- 2 Standard Conditions for Street Parties
- 3 The Syro Malabar Church Street Party
- 4 Kembla Joggers Half Marathon

BACKGROUND

REGULATION OF TRAFFIC

5 HELENSBURGH – WARD 1

Fletcher Street – Road Closure for School Fete – 26 October 2018 - 3.30pm – 9.30pm.

Background:

The Helensburgh Public School is arranging the fete to be held on 26 October 2018 and have proposed a closure of Fletcher Street at the school. The closure will take effect from 3.30pm to 9.30pm on the day and arrangements have been made with residents to access their properties.

Police Representative advised that the Public School should utilise the Self-Assessment Tool on the web to ascertain their score for vehicle mitigation.

Consultation:

Consultation has been carried out with affected residents prior to the application being made.

PROPOSAL SUPPORTED UNANIMOUSLY

The proposed road closure be approved for 26 October 2018 from 3.30pm to 9.30pm subject to Council's Standard Conditions for Street Parties.

6 **BALGOWNIE – WARD 2**

Balmoral Street – Road Closure for the Syro Malabar Church – 15 July 2018 at 1.00pm to 2.15pm

Background:

The Syro Malabar Church located in Balmoral Street has requested a street party style road closure to permit a short parade on 15 July 2018. Balmoral Street will be closed between Kembla Street and the Parkway from 1.00pm to 2.15pm on the day. The church has provided a signed petition from residents in the area indicating that they support this event.

Police Representative advised that the Church should utilise the Self-Assessment Tool on the web to ascertain their score for vehicle mitigation

Consultation:

Consultation has been carried out prior to the application being made.

PROPOSAL SUPPORTED UNANIMOUSLY

The Proposed road closure be approved for 15 July 2018 from 1.00pm to 2.15pm subject to submitted traffic management plans (Attachment 3) and Council's Standard Conditions for Street Parties (Attachment 2).

7 **KOONAWARRA – WARD 3**

Yallah Bay Road – Kembla Joggers Half Marathon Sunday 1 July 2018 commencing at 7.30am to 10.00am.

Background:

As part of the Kembla Joggers 2018 Winter Race Series events, the club's Half Marathon Championship is scheduled to be held on Sunday 1 July 2018 commencing at 8.00 am with an estimated total of 50 runners. The new course is primarily on the public bicycle/walking track at Kanahooka/Koonawarra area as per the attached Traffic Management Plans.

However, the course shows the runners will traverse Yallah Bay Road for 3 kilometres in both directions. As this is a public road, permission is necessary from Wollongong City Council to use the road as part of the race. The proposed road closure will take effect from 7.30am until 10.00am on the day; should the runners be clear of Yallah Bay Road before 10.00am the road will be opened as soon as it is safe for participants.

Police Representative advised that Kembla Joggers should utilise the Self-Assessment Tool on the web to ascertain their score for vehicle mitigation.

Consultation:

Consultation is a requirement for this Agenda Item.

PROPOSAL SUPPORTED UNANIMOUSLY

The closure of Yallah Bay Road on Sunday 1 July 2018 from 7.30am until 10.00am be approved subject to the submitted Traffic Management Plans (Attachment 4) and Council's Standard Conditions for Road Closures (Attachment 1).

LATE ITEM (ELECTRONIC MEETING HELD ON 14 MAY 2018)

8 BELLAMBI – WARD 2

Cawley Street – Reconciliation Walk from Holy Spirit College to Bellambi Public School on 1 June 2018

Background:

The Bellambi Public School in cooperation with the local Aboriginal community are holding the annual Reconciliation walk between Holy Spirit College and Bellambi Public School. The walk has been held in previous years under the supervision of NSW Police. As the event planned for 1 June 2018 involves up to 2,500 participants, the scale of the event planned for this year requires a road closure of one carriage way of Cawley Street and traffic controls at end cross streets en-route.

The closures will take place from 8.00am until 9.30am on the day and private traffic controllers will be engaged by the organisers. It is understood the Police will provide assistance with respect to managing the crowd numbers.

Consultation:

Consultation is a requirement for this Agenda Item.

PROPOSAL SUPPORTED UNANIMOUSLY

The Proposed road closure be approved for 1 June 2018 from 8.00am to 9.30am subject to Council's Standard Conditions for Road Closures (Attachment 1).

Attachment 1 – WCC Standard Conditions

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.

Z16/135267

Attachment 2 – Standard Conditions for Street Parties 1 of 2

STANDARD CONDITIONS FOR ROAD CLOSURES FOR STREET PARTIES

- 1 Each road affected by the closure approval shall be restored to full and uninterrupted traffic flow prior to the end of the closure.
- 2 The road shall be cleared sufficiently to allow an emergency vehicle access to a property within the closure area. For this reason, no barbeques, heavy tables or other heavy equipment is to be set up on the road pavement.
- 3 You are required to advertise the road closure in the local newspaper

E.g. Temporary Road Closure – Larkins Lane, Yallah
Date: 18 December 2015
Time: 2 pm – 7 pm
Event: Street Party
- 4 Council will notify emergency services and the Police Service.
- 5 NSW Police Service directions are to be strictly adhered to.
- 6 Council will endeavour to make available to you the following equipment for the closure

Regular Street Equipment Requirements	Cul - De - Sac Street Equipment Requirements
6 Barrier legs	3 Barrier legs
12 Road Barriers	6 Road Barriers
2 Road Closed Signs	1 Road Closed Signs
4 Flashing Lights	2 Flashing Lights

It should be noted that Council does not supply 9 volt batteries for flashing lights, however batteries can be made available for approximately \$3.40 each.

The flashing lights must be fixed to the barriers and operating prior to sunset.

It is your responsibility to collect this equipment from Council's Works Depot Store, Montague Street, North Wollongong, prior to 2.00 pm on the last working day prior to your proposed road closure, and return same on the next working day following the closure. Please ensure you sign a receipt when collecting and returning this equipment.

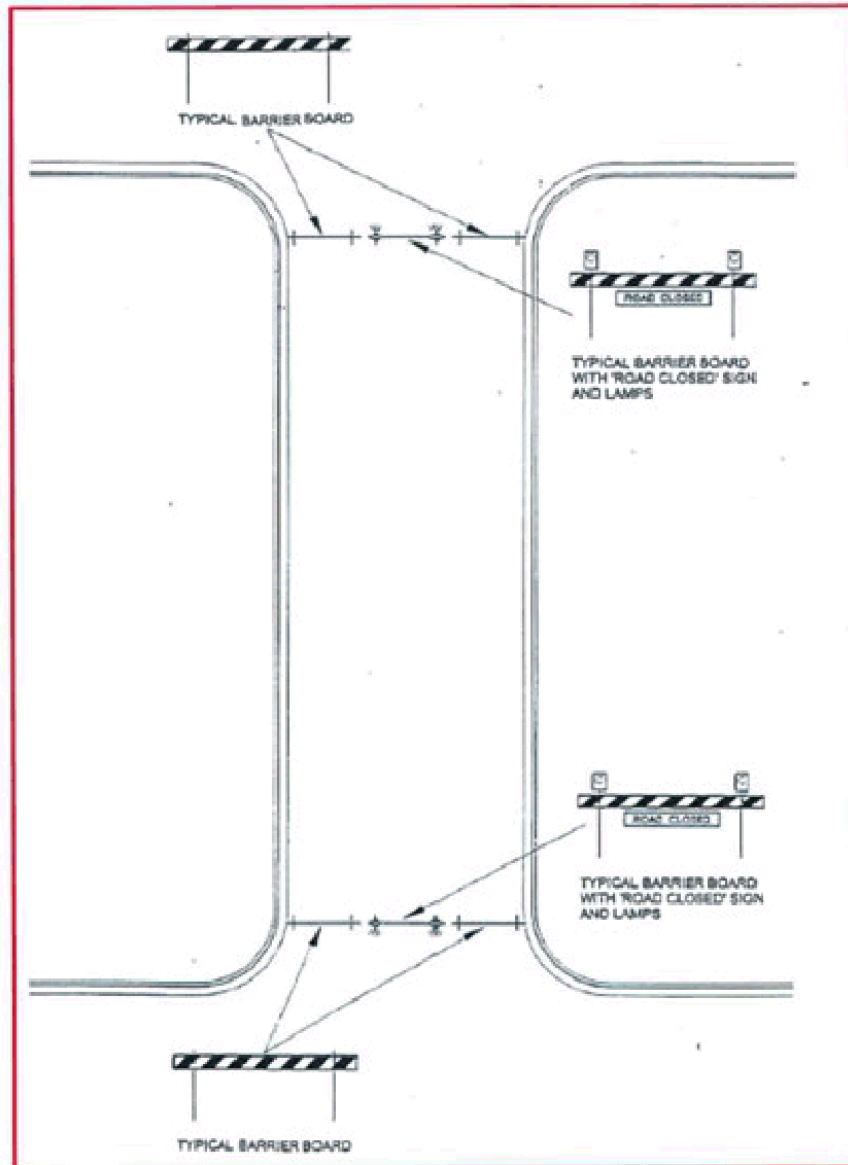
Equipment, which is returned damaged beyond use or not returned at all, will be replaced at your cost.

A sufficient number of people (at least 2), together with a vehicle suitable for the purpose of transporting the relevant equipment, are to be provided by the organisers for the loading and unloading of this equipment at the Depot.

- 7 You are requested to email Council's Events and Functions Coordinator events@wollongong.nsw.gov.au **two weeks prior to pick-up** to ensure availability of the equipment.
- 8 If Council's Store does not have sufficient equipment to lend, you are to obtain equipment from another source (e.g. hire firm), at your expense.

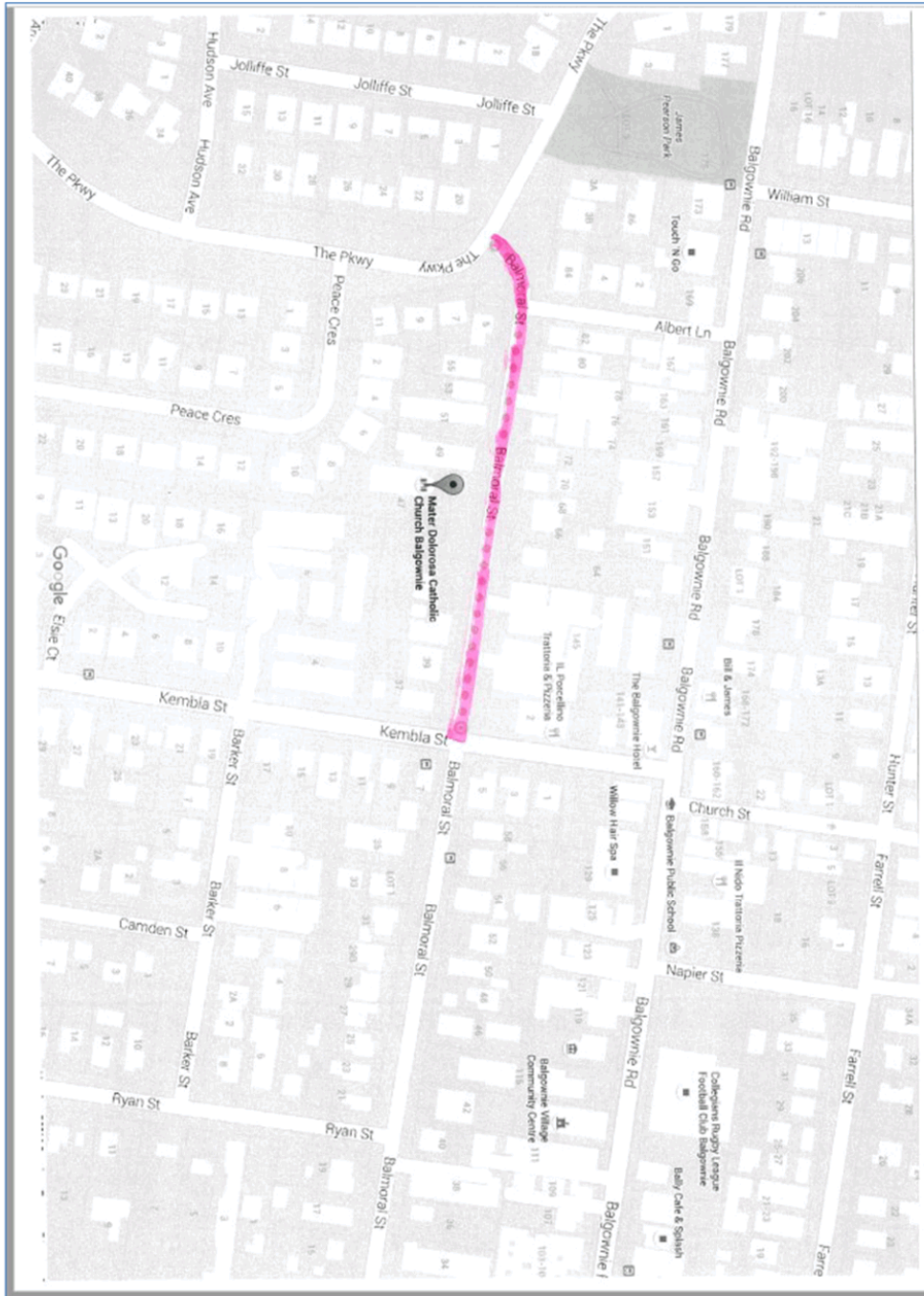
Attachment 2 – Standard Conditions for Street Parties – 2 of 2

TYPICAL ROAD CLOSURE SET UP FOR STREET PARTIES



Attachment 3

Balmoral Street, Balgownie – Road Closure for the Syro Malabar Church 15 July 2018



Kembla Joggers Half Marathon

Course Description: The course consists of a large out and back loop followed by a shorter finishing loop. The Start and Finish are just north of Lakeside Reserve, Lakeside Drive, Kanahooka. Runners proceed along the bike track in a southerly direction for approximately 4Kms. At the 4Km mark runners then proceed along Yallah Bay Rd for 3Kms to the Turnaround just before the Princess Hwy. Runners then return to the Start/Finish and continue approximately 1Km further along the bike track to Turn 2. From Turn 2 runners return 1Km to the Start/Finish and continue a further 3Kms along the bike track to Turn 3. The runners then turn for the last 3 Kms back to the Finish.



KJ Half Marathon – Direction of runners and marshal points along Yallah Bay Rd and through the carpark near Tallawarra Power Station Spit.

