



## BUSINESS PAPER

## ORDINARY MEETING OF COUNCIL

To be held at 6.00 pm on

**Tuesday 29 January 2019**

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 10/12/2018
- 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 Ann Martin  
Councillor Cameron Walters  
Councillor Cath Blakey  
Councillor Dom Figliomeni  
Councillor Janice Kershaw  
Councillor Jenelle Rimmer  
Councillor John Dorahy  
Councillor Leigh Colacino  
Councillor Mithra Cox  
Councillor Tania Brown  
Councillor Vicky King

**QUORUM – 7 MEMBERS TO BE PRESENT**

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<b>CLOSED SESSION</b>	
ITEM C1 CONFIDENTIAL: Lord Mayoral Minute - General Manager Position: Appointment of Acting General Manager	
Reason for Confidentiality	
<i>This report recommends that this item be considered in Closed Session under Section 10A 2(a) of the Local Government Act 1993 as the report contains personnel matters concerning particular individuals</i>	



## MINUTES

## ORDINARY MEETING OF COUNCIL

at 6.00 pm

MONDAY 10 DECEMBER 2018

### Present

Lord Mayor – Councillor G Bradbery AM (in the Chair), Councillors D Brown, A Martin, C Walters, C Blakey (arrived 6.02 pm), D Figliomeni, J Kershaw, J Rimmer, J Dorahy, L Colacino, M Cox, T Brown and V King

### 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 – K Hunt, Manager Governance and Customer Service – T Hopwood, Chief Financial Officer – B Jenkins, Manager Property and Recreation – P Coyte, Manager City Strategy – C Stewart, Manager City Works – M Roebuck, Manager Infrastructure Strategy and Planning – M Dowd, Manager Open Space and Environmental Services – J Gordon and Manager Community Cultural and Economic Development – S Savage

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A PROCEDURAL MOTION was MOVED UNANIMOUSLY by Councillor D Brown seconded Councillor T Brown to allow Item A to be considered as the next Item of Business. The PROCEDURAL MOTION on being PUT to the VOTE was CARRIED.

#### **ITEM A - OATH OR AFFIRMATION OF OFFICE**

**172 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that -

- 1 Councillor Ann Martin take the Oath of Office, or Affirmation of Office, in accordance with the Local Government Act 1993.
- 2 The Oath of Office, or Affirmation of Office, be undertaken and conducted by the General Manager.
- 3 Councillor Martin be congratulated on her election to Council.

Subsequent to Council's resolution, the General Manager proceeded to administer the Affirmation of Office.

The Affirmation of Office was undertaken by Councillor Ann Martin.

The Lord Mayor advised that Councillor Ann Martin had now taken the Affirmation of Office as required under Section 233 of the Local Government Act 1993.

#### **DISCLOSURE OF INTERESTS**

Councillor Ann Martin declared an Actual non-pecuniary, non-significant Conflict of Interest in:

- Item 1 Affordable Housing due to her employment by the Department of Planning but stated that she does not work on the State Environmental Planning Policy (SEPP) 70 or any planning matter in the Illawarra.
- Item 4 Draft Creative Wollongong 2019-2024 due to being a Member of the South Coast Writers' Centre, Project Gallery and Redpoint Artists, all of which are part of the Local Art Scene.
- Item 7 West Dapto Strategic Review explaining that it involves the Department of Planning (her employer).

Councillor Martin informed that she would remain in the Chamber and participate in debate and voting in relation to the above Items.

Councillor Dom Figliomeni declared a non-pecuniary, non-significant Conflict of Interest in Item 1 stating he is the President of Scouts South Coast and Tablelands and advised that the Group has had discussions with the Housing Trust regarding affordable housing.

Councillor Figliomeni informed that he would remain in the chamber and participate in debate and voting in relation to Item 1.

#### **CORRESPONDENCE - LETTERS FROM STUDENTS FROM CORRIMAL EAST PUBLIC SCHOOL – BAN PLASTIC STRAWS**

Councillor Cox tabled letters from school students from Corrimal East Public School requesting the banning of plastic straws in the Wollongong Local Government Area.

## **AWARD – ENVIRONMENTAL LEADERSHIP AWARDS**

Councillor Dorahy advised of the Notification received from Local Government NSW in recognition of Wollongong City Council who were winners of the Division C for Asbestos Awareness: A Matter of Life and Death in the 2018 Excellence in the Environment Awards.

## **PRESENTATION – DAPTO PRIMARY SCHOOL**

Councillor King informed that she participated in the judging of the Liveability Competition at Dapto Public School. Councillor King further requested that the Lord Mayor invite the three (3) winners to a future Council meeting to provide a Presentation in relation to their Liveability Projects.

## **AWARD – EXCELLENCE IN RISK MANAGEMENT**

The Lord Mayor advised the Chamber that Wollongong City Council won the 2018 CivicRisk Mutual Award for Excellence in Risk Management.

The Lord Mayor added that the award highlights risk management initiatives designed to improve local government practices including community safety, asset management and the environment.

The Lord Mayor informed that this was the third time Wollongong City Council has won this award and that this year's winning entry is for its systematic and proactive approach to identifying, monitoring and managing the ever-present risk of rock falls along our coastline and escarpment.

In recognising this risk, Council has:

- Identified key at-risk locations.
- Implemented a systematic inspection, assessment and maintenance program.
- Developed and implemented Warning Signage to inform the public.
- Collaborated with the University of Wollongong around best practice risk assessment methodologies.

A key feature of Council winning this award was the uniqueness of the risk and its potential to cause fatalities and significant harm to our community members and visitors alike.

Thank you to Peter Tobin, Senior Geotechnical Engineer, Kevin Bogie, Geotechnical Officer, Alan Davis, City Maintenance Manager and Jason Hall, Risk and Insurance Team Leader for their role in promoting public safety in Wollongong.

## **CERTIFICATE OF APPRECIATION – DEPUTY LORD MAYOR – COUNCILLOR DAVID BROWN**

The Lord Mayor presented a Certificate of Appreciation to Councillor David Brown from Councillor Linda Scott, President of Local Government NSW in appreciation of service to the people through Local Government in NSW covering a period of 12 years (2002-2008 and 2011-2018) as a member of Wollongong City Council.

## **CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 19 NOVEMBER 2018**

- 173** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Colacino that the Minutes of the Ordinary Meeting of Council held on Monday, 19 November 2018 (a copy having been circulated to Councillors) be taken as read and confirmed.

## **PUBLIC ACCESS FORUM – ITEM 1 – AFFORDABLE HOUSING – TARGETING OF FEDERAL FUNDING**

Ms M Adair addressed the Chamber speaking against the recommendation stating there was no need to restate the need for affordable rental housing in our community or to expand on the risks of a home deposit scheme for low-moderate income households.

She added that the issues are comprehensively addressed in the information received in the business papers and elsewhere. She stated that, to that end, I respectfully and simply ask that Council reject the current recommendation.

Ms Adair affirmed that instead, our consortium – the Housing Trust, Wollongong Emergency Family Housing and Catholic Care, ask you to consider an alternative, compromise model to address the seemingly endless number of scenarios, options and initiatives that are available. She commented that to help resolve this complexity, and to maximise the 'bang for buck', we recommend a single partnership be created to invest the \$10m. A Memorandum Of Understanding can clearly articulate the guiding principles, goals, roles and responsibilities of the parties to deliver different projects. She explained that a pipeline of initiatives could be planned to balance the need for some immediate responses to, for example, the needs of older single women, with longer-term commercial joint ventures in West Dapto or elsewhere.

Ms Adair concluded that with this approach, it is entirely possible and appropriate to invest in innovative projects that will deliver both affordable rental homes and affordable homes for purchase.

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

## **CALL OF THE AGENDA**

- 175 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the staff recommendations for Items 2, 6 and 8 to 18 inclusive be adopted as a block.

A PROCEDURAL MOTION was MOVED UNANIMOUSLY by Councillor D Brown seconded Councillor Colacino that the numbered agenda items be considered before the lettered items.

This Item was considered after the numbered Agenda Items.

## **ITEM C – LORD MAYORAL MINUTE - SUBMISSION TO THE SENATE INQUIRY INTO THE IMPACT OF FERAL DEER, PIGS AND GOATS IN AUSTRALIA**

- 176 COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY by Councillor Bradbery that –
- 1 Wollongong City Council, as a matter of urgency, make a submission and offer to appear at the Senate Standing Committees on Environment and Communications inquiry into the impact of feral deer, pigs and goats in Australia.
  - 2 In the submission to the inquiry, Wollongong City Council emphasise:
    - a The extent of the feral deer problem in the Illawarra.
    - b The environmental and social impact of feral animals, especially deer, in the Illawarra.

- c The inadequacy of Government funding to manage the feral deer problem in the Illawarra.
- d The impact of feral deer on biosecurity on our farmers in the region.
- e The challenges confronting culling in constrained urban areas of the Wollongong Local Government Area.

*Variation The variations were accepted by the mover:*

- *The addition of Point 2d by Councillor King.*
- *The addition of Point 2e by Councillor Colacino.*

This Item was considered after the numbered Agenda Items.

**ITEM B - NOTICE OF MOTION - COUNCILLOR FIGLIOMENI - HOLBORN STREET BERKELEY SIGN REMOVAL**

**177 COUNCIL'S RESOLUTION** - RESOLVED on the motion of Councillor Figliomeni seconded Councillor Walters that -

- 1 The large tree vandalism sign at Holborn St Berkeley is removed as a matter of priority.
- 2 The possibility of installing CCTV at the site is investigated.
- 3 That if any other tree removal occurs the sign be reinstated.
- 4 The Lord Mayor and relevant Ward Councillors are consulted prior to the erection of future large tree vandalism signs in the Ward.
- 5 Consultation take place with the Berkeley community to discuss appropriate tree planting, vegetation management and Council's Tree Vandalism Policy.
- 6 A targeted mail-out to surrounding streets advising of steps that have been taken by Council.
- 7 A presentation come to a Councillor Briefing Session in July 2019 to understand the effectiveness of the no-sign status on Holborn Street Berkeley.

*Variation The following variations were accepted by the mover and seconder:*

- *The addition of Points 3 and 6 by Councillor Kershaw.*
- *The addition of the words 'relevant Ward Councillors' by the Lord Mayor.*
- *The addition of Point 7 by Councillor Dorahy.*

*In favour* Councillors Kershaw, Rimmer, D Brown, King, Colacino, Walters, Dorahy, Figliomeni and Bradbery

*Against* Councillors T Brown, Cox, Blakey and A Martin

**ITEM 1 - AFFORDABLE HOUSING - TARGETING OF FEDERAL FUNDING**

**178 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that –

- 1 That the General Manager be delegated authority to prepare a submission to the NSW Department of Planning and Environment supporting the expansion of State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes) (SEPP 70) to cover all local government areas.
- 2 The NSW Department of Planning and Environment be advised of Council's intent to prepare an Affordable Housing Contributions Scheme (under SEPP 70).

- a That up to \$50k be expended from the Commonwealth grant to expedite preparation of a Development Feasibility assessment as required to develop an Affordable Housing Contributions Scheme.
- 3 That the balance of the Commonwealth grant be committed to two delivery areas, of equal sums being:
  - a An expression of interest process whereby not-for-profit organizations are requested to provide affordable housing schemes for consideration of funding.
  - b An affordable home-ownership scheme for low to moderate income earners.
- 4 That the delivery areas in 3a and 3b be limited to schemes delivering homes in the Wollongong Local Government Area.
  - a That schemes exhibiting innovation and new ways of delivering services are encouraged.
  - b That schemes targeting, but not limited to single women aged over 50 are encouraged.
  - c That schemes constructed so as to return an income stream such that they can be continued or expanded beyond the initial funding, are encouraged.
- 5 That the delivery area in 3b be a scheme that combines the Commonwealth grant with Council owned land in the West Dapto land release area to provide new housing.
  - a That the new housing described above be designed as energy efficient and sustainable high quality residences.
  - b That mechanisms for home ownership include but not be limited to joint ownership models and rent to buy options.
  - c That the scheme at 3b include a component for returning an income stream such that it can be continued or expanded beyond the initial funding.
  - d That the University of Wollongong be approached as a potential partner to develop the design of energy efficient and sustainable housing.
- 6 That the general manager be delegated the authority to formulate, for 3a the details of an expressions of interest process, including assessment including any draft Memorandum Of Understandings required to complete the process.
- 7 That a Presentation be provided at a Councillor Briefing Session prior to or on 1 April 2019, outlining the specifics of the proposed scheme at 3b.
- 8 That final approval for both delivery areas will be by resolution of Council and an update be provided to Council by August 2019.
- 9 That the State Environmental Planning Policy 70 submission in point-1:
  - a Note that Council has previously supported inclusion in SEPP-70 and most recently lodged a request to be included in SEPP 70 in July 2018.
  - b Address any section of the 'Draft Guidelines for Developing an affordable housing contribution scheme' that hinders early adoption of such a scheme in Wollongong.
  - c Propose that each region has its own median household income rate, rather than being "rest of NSW", as the median household income rate in the Illawarra is different to other regions, and the policy settings should reflect local conditions.
  - d Propose that the NSW Department of Planning and Environment apply the requirements to State Significant Development and modifications which seek increased housing yield, such as Calderwood and Tallawarra.

- e Request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include a mandatory Affordable Housing Contributions clause in all LEPs, rather than each Council having to apply through the time consuming process of preparing a draft Planning Proposal to seek the inclusion of the clause. The nomination of sites would still require the preparation of a draft Planning Proposal.

*Variation The following variations were accepted by the mover and seconder:*

- *The addition of the words 'but not limited to' to Point 4b and the addition of Point 7 by Councillor Colacino.*
- *The removal of the words 'deposit scheme' from Point 5b by Councillor Cox.*
- *Replace the word 'Illawarra' with the words 'Wollongong Local Government Area' to Point 4 by Councillor Rimmer.*
- *The addition of the words 'to develop the design of' to Point 5d and the addition of the words 'and an update be provided to Council by August 2019' to Point 8 by Councillor Dorahy.*

An AMENDMENT was MOVED by Councillor King seconded by Councillor Cox that an additional Point 10 be added

10 The State Government be encouraged to provide more social housing to meet the housing shortage.

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

*In favour* Councillors King, Cox and Blakey

*Against* Councillors Kershaw, Rimmer, D Brown, T Brown, Martin, Colacino, Walters, Dorahy, Figliomeni and Bradbery

Following the defeat of Councillor King's Amendment to Item 1, Councillor D Brown's MOTION was then PUT to the VOTE and was CARRIED UNANIMOUSLY

During debate on Item 1, A PROCEDURAL MOTION was MOVED by Councillor Walters seconded Councillor Martin that Councillor Colacino be granted an additional two (2) minutes to address the meeting in relation to Item 1.

## **ITEM 2 - ADOPTION OF PLACES FOR PEOPLE - WOLLONGONG SOCIAL INFRASTRUCTURE PLANNING FRAMEWORK: 2018-2028 FINAL REPORT**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 Council adopts Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028.
- 2 Places for People – Wollongong Social Infrastructure Planning Framework: 2018-2028 supersedes 'Planning People Places' as the guiding strategy for community facilities provision within the Wollongong Local Government Area.



### ITEM 3 - DRAFT PUBLIC TOILET STRATEGY 2019-2029

**179 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Colacino seconded Councillor Cox that –

- 1 Council endorse the public exhibition of the draft Public Toilet Strategy 2019-2029 from 12 December 2018 to 22 February 2019 inclusive.
- 2 Following exhibition the final version of the draft Public Toilet Strategy 2019-2029 be presented to Council for consideration and endorsement.

### DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 3, Councillor Blakey departed and returned to the meeting, the time being from 7.11 pm to 7.14 pm and did not take part in voting on Item 3.

### ITEM 4 - DRAFT CREATIVE WOLLONGONG 2019-2024

**180 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Colacino seconded Councillor Martin that –

- 1 Council endorse the public exhibition of the Draft Creative Wollongong 2019-2024 from 8 January to 12 February 2019 (inclusive).
- 2 Following public exhibition, the final version of Creative Wollongong 2019-2024 be presented to the Council meeting of 11 March 2019 for consideration and endorsement.
- 3 Council note the Wollongong City Council Cultural Plan 2014-2018 Snapshot and Making Creative Wollongong: Background Report.

### ITEM 5 - POLICY REVIEW: INVESTMENT COUNCIL POLICY

**181 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Rimmer that Council -

- 1 Adopt the revised Investment Council Policy.
- 2 Write to the State Government requesting that Councils be given greater flexibility to make ethical investments and that Local Government NSW be informed of Council's approach.
- 3 Staff be encouraged to continue discussions with T-Corp to develop a competitive and risk-appropriate ethical investment option.

### ITEM 6 - POLICY REVIEW: CCTV AND CODE OF PRACTICE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

**COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni Council adopt the revised CCTV Policy and Code of Practice.



## **ITEM 7 - WEST DAPTO STRATEGIC REVIEW - VISION, PLANNING PRINCIPLES AND STRUCTURE PLAN**

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

- 1 The West Dapto Vision 2018 Engagement Report be noted.
- 2 The West Dapto Vision 2018 which incorporates the West Dapto Structure Plan, Vision and Planning Principles be adopted as a policy document.
- 3 The minor amendments to the Wollongong Development Control Plan 2009, Chapter D16: West Dapto Urban Release be adopted to commence the implementation of the West Dapto Vision 2018.

## **ITEM 8 - PROPOSED ACQUISITION OF LOT 7 DP 36010, 123 PRINCES HIGHWAY, DAPTO FOR ROAD PURPOSES - FOWLERS ROAD TO FAIRWATER DRIVE EXTENSION PROJECT**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 Council acquire Lot 7 DP 36010 for road purposes on the following conditions:
  - a Compensation be paid in the amount of \$825,000 (excluding GST).
  - b The property be provided with vacant possession and in good condition.
  - c Council be responsible for all costs including valuation, transfer and legal costs incurred by the landowners as a result of the acquisition.
- 2 Upon the acquisition, proposed Lot 1 DP 1247567 being the part of the subject property being required for road widening be dedicated as Public Road pursuant to S. 10 of the Roads Act 1993 and the residue portion, being Lot 2 DP 1247567 be classified Operational Land pursuant to the Local Government Act 1993.
- 3 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to this resolution.

## **ITEM 9 - DELEGATIONS OVER THE CHRISTMAS PERIOD**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 Council note the report on Delegations over the Christmas Period.
- 2 Council delegate to the General Manager and the Lord Mayor or Deputy Lord Mayor the authority to accept, or otherwise, tenders under Request for Tender processes between 11 December 2018 and 28 January 2019, with a report on the exercise of such delegation to be provided to the Ordinary Meeting of Council in February 2019.

## **ITEM 10 - TENDER T18/18 WORKS CONTRACT FOR THE PROVISION OF HIRER OF PLANT AND EQUIPMENT SERVICES TO COUNCIL**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tenders as identified in the tables below for the Provision of Hire of Plant and Equipment Services to Council as per tender T18/18, for the rates as set out in each tenderer's Form of Tender.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

## **ITEM 11 - TENDER T18/35 ADMINISTRATION BUILDING FIRE PANEL REPLACEMENTS**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of CHUBB Fire and Security Pty Ltd for Administration Building Fire Panel Replacement Works in the sum of \$264,900, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

## **ITEM 12 - TENDER T18/40 SUPPLY OF FUEL DELIVERY TRUCK**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Holmwood Group Pty Ltd for Supply of a Fuel Delivery Truck, in the sum of \$205,0177, 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 13 - QUARTERLY VARIATIONS REPORT FOR JUNE 2018 AND SEPTEMBER 2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

**COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Council note the report.

### **ITEM 14 - MODEL CODE OF CONDUCT COMPLAINTS STATISTICS REPORT 2017-2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

**COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the report on Model Code of Conduct Complaints Statistics Report for 2017-2018 be received and noted.

### **ITEM 15 - OCTOBER 2018 FINANCIALS**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

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

- 1 The financials be received and noted.
- 2 Council approve an increase in the capital budget of \$0.6M that is fully supported by corresponding level of funding from restricted assets.

### **ITEM 16 - STATEMENT OF INVESTMENT - OCTOBER 2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

**COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Council receive the Statement of Investment for October 2018.

### **ITEM 17 - CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD ON 14 NOVEMBER 2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

**COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that in accordance with the powers delegated to Council, the Minutes and recommendations of the City of Wollongong Traffic Committee held on 10 October 2018 and the electronic meetings were held on 2 and 7 November 2018 in relation to Regulation of Traffic be adopted.

**ITEM 18 - BI-MONTHLY RETURNS OF DISCLOSURES OF INTERESTS AND OTHER MATTERS - DECEMBER 2018**

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 175).

**COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Council note the tabling of the Returns of Disclosures of Interest as required by Section 450A of the Local Government Act 1993.

**THE MEETING CONCLUDED AT 8.24 PM**

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Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Tuesday 29 January 2019.

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Chairperson

ITEM A

LORD MAYORAL MINUTE - GENERAL MANAGER: RESIGNATION OF DAVID FARMER AND THE APPOINTMENT OF A RECRUITMENT AND SELECTION COMMITTEE

## BACKGROUND

On 20 December 2018 David Farmer submitted his resignation to the Lord Mayor effective from 1 February 2019. He has been appointed as the Chief Executive Officer of Ipswich City Council in Queensland.

Mr Farmer has been the General Manager of Wollongong City Council for approximately eleven and a half years. In that time, he has been responsible for Council meeting its statutory responsibilities and delivering the actions set out in Council's strategic planning documents. Under his leadership the Council has achieved recurrent budget improvements whilst maintaining and improving services provided to the community. He has made a significant contribution to operation of Wollongong City Council and the community.

The leadership provided by David Farmer has highlighted the pivotal role of a General Manager in guiding Council and delivering services. Appointing a person of high calibre to the role of General Manager in a timely, open process is vital to maintaining the effective operation of Council. The establishment of Recruitment and Selection Committee will help facilitate this outcome.

There are requirements under the *Local Government Act 1993* (the Act) for filling a vacancy in the position of the General Manager. Section 336(1) of the Act states that if the position of General Manager becomes vacant, the council must immediately appoint a person under section 334 to the vacant position or appoint a person to act in the vacant position.

The Act requires the governing body of Council to use a merit selection process to appoint the General Manager. The *Guidelines for the Appointment and Oversight of General Managers* issued by the Office of Local Government recommends that Council delegate the task of recruitment to a selection panel consisting of at least the Lord Mayor, Deputy Lord Mayor and another Councillor.

It is recommended that Council expand the existing Performance Review Committee (PRC) to oversee the recruitment process. The membership of the current PRC was approved by Council on 24 September 2018 and consists of the Lord Mayor, Deputy Lord Mayor and Councillor Cox.

## PROPOSAL

It is proposed that Council establish a Recruitment and Selection Committee (the Committee), comprising the existing Performance Review Committee (PRC) and 2 other Councillors, to oversee the appointment of a new General Manager and provide updates to Council on the recruitment process. The Committee will be responsible for managing the selection process and recommending the most meritorious applicant to the full Council for final decision.

Councillors will have the opportunity to meet with the final shortlisted candidates before the appointment of a new General Manager is approved by the Council.

The independent Chair of the Audit, Risk and Improvement Committee will be requested to monitor and advise the Recruitment and Selection Committee on the probity and statutory requirements relating to the recruitment process and appointment of a new General Manager.

## RECOMMENDATION

Wollongong City Council:

- 1 Note that on 20 December 2018 David Farmer submitted his resignation from the position of General Manager effective from 1 February 2019 in accordance with contractual requirements.
- 2 Place on record its thanks to David Farmer for 11.5 years of service to Wollongong City Council and the community as General Manager.
- 3 Approve the establishment of a Recruitment and Selection Committee, consisting of the existing Performance Review Committee and 2 other Councillors, to oversight of the appointment of a new General Manager.
- 4 Elect the additional Recruitment and Selection Committee members by open means on a show of hands.
- 5 Delegate to the Recruitment and Selection Committee the authority to engage an external recruitment provider consistent with Council's procurement policy.
- 6 Note that all Councillors will be provided with an opportunity to meet the final shortlisted candidates and provide feedback before a recommended candidate for the General Manager position is brought to Council for final approval.
- 7 Note that the independent Chair of the Audit, Risk and Improvement Committee will be requested to monitor and advise the Recruitment and Selection Committee on the probity and statutory requirements relating to the recruitment process and appointment of a new General Manager.

## ATTACHMENTS

There are no attachments for this report.

**ITEM B NOTICE OF MOTION - COUNCILLOR KING - CENTREPAY**

Councillor King has submitted the following Notice of Motion –

I formally move that Wollongong City Council undertake actions to put into place the use of Centrepay to receive payments from ratepayers towards their rates.

**Background provided by Councillor King:**

Only ratepayers on Centrelink benefits are able to use Centrepay. At the moment, water, gas, electricity and rent are able to be paid by using this facility.

Fortnightly payments through Centrepay will assist those ratepayers who struggle to find the funds on a three monthly basis, enabling them to meet a fortnightly payment.

**ITEM C NOTICE OF MOTION - COUNCILLOR KING - SIGNAGE**

Councillor King has submitted the following Notice of Motion –

I formally move that Wollongong City Council review its signage policy so it includes the local Indigenous language on signage such as suburbs, parks and significant landmarks such as Mt Keira the Lake to name an example.

**Background provided by Councillor King:**

The signage Wollongong City Council has at this time does not give the Indigenous meaning and at times is not even accurate in interpretations. An example is Dapto where it is suggested that a picture of a cedar tree be placed on the blade. Not only does this not give the meaning, it is wrong as Dapto means meeting place as I understand. Bulli has a bee, where Bulli means honey.

It is time we show respect to our first peoples heritage and language, and show in their language the name they have for the site and or its meaning.



ITEM 1

PROPOSED RECLASSIFICATION OF 11 COUNCIL PROPERTIES INCLUDING THE  
REZONING OF 5 SITES PP-2018/1, PP-2017/8 AND PP-2017/7

On 27 June 2016, 30 October 2017 and 3 April 2018, Council resolved to prepare three draft Planning Proposals to reclassify 11 sites from Community land to Operational land. Council also resolved to rezone and amend the planning controls for 5 of the sites. The sites were considered surplus to the communities needs and had been identified for sale.

The three draft Planning Proposals were exhibited concurrently from 29 June to 3 August 2018 and 12 submissions were received. A Public Hearing was held on 12 September 2018 and was attended by 7 persons. This report discusses the issues raised in the submissions and at the Public Hearing. It is recommended that Council progress the Planning Proposals for 10 of the sites and not progress the reclassification and rezoning of No. 26 Park Road, Bellambi. Further reports will be presented to Council on the sale of individual properties.

## RECOMMENDATION

- 1 The Planning Proposal PP-2017/7 for the following sites be progressed:
  - a Lot 2 DP 231004, 46 Montague Street, North Wollongong – reclassification to Operational Land.
  - b Lot 505 DP 833242, Murranar Road, Towradgi – reclassification to Operational Land and discharge a covenant, caveat and lease.
- 2 The Planning Proposal PP-2017/8 for the following sites be progressed:
  - a Lot 1 DP 214743, part of Bloomfield Park, Corrimal – reclassification to Operational Land, and rezone to E3 Environmental Management with no Floor Space Ratio and a Minimum Lot Size of 199m<sup>2</sup>.
  - b Lot 87 DP 32081, Baringa Place, Dapto – reclassification to Operational Land.
  - c Lot 16 DP 216777, Range Place, Bulli – reclassification to Operational Land and discharge two covenants.
  - d Lot 5 DP 217372, No 18 Stanbrook Avenue, Mt Ousley – reclassification to Operational Land, and rezone to R2 Low Density Residential with a Floor Space Ratio of 0.5:1 and Minimum Lot Size of 449m<sup>2</sup>.
- 3 The Planning Proposal PP-2018/1 for the following sites be progressed:
  - a Lot 37 DP 31557, Pine Crescent, Coniston – reclassification to Operational Land and discharge one covenant.
  - b Lot 36 DP 17853, Bruce Road and Drainage reserve DP 16083, Third Avenue North, Warrawong – reclassification to Operational Land and discharge one covenant.
  - c Lot 59 DP 28802, Ranchby Avenue, Lake Heights – reclassification to Operational Land, and rezone to R2 Low Density Residential with a Floor Space Ratio of 0.5:1 and Minimum Lot Size of 449m<sup>2</sup>.
  - d Lot 23 DP 243092, No 44 Rann Street, Fairy Meadow – reclassification to Operational Land, and rezone to R3 Medium Density Residential with a Floor Space Ratio of 0.75:1, Minimum Lot Size of 449m<sup>2</sup> and maximum Building Height limit of 13m, and discharge one caveat and one covenant.
- 4 The proposed reclassification and rezoning of Lot 6 DP 398037, No. 26 Park Road, Bellambi (part of Planning Proposal PP-2017/8) not be progressed and the land be retained as RE1 Public Recreation for Open Space purposes, and the site be removed from the Planning Proposal.
- 5 The final Planning Proposals for the reclassification, rezoning and removal of any real or perceived trusts, caveats, or interests be referred to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the Planning Proposals, noting that Council has not been issued delegation, as the proposals involve Council land and the Governor's approval is required to remove interests.
- 6 Those persons that made submissions be advised of Council's decision.

## REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy  
Authorised by: Danny Madigan, Director Planning and Environment - Future City and Neighbourhoods (Acting)

## ATTACHMENTS

- 1 Summary of Proposed Reclassification Sites
- 2 Summary of Submissions
- 3 Public Hearing Report

## BACKGROUND

This report considers the proposed reclassification of 11 sites (12 lots) from Community Land to Operational land, and the proposed rezoning of five (5) of the sites. The proposals originated from 4 separate reports, but were progressed concurrently for efficiency.

On 27 June 2016 Council considered a report proposing the reclassification a portion of vacant land at Lot 2 DP 231004, 46 Montague Street, North Wollongong from Community land to Operational land (Attachment 1). The land was originally part of Collaery Avenue (which originally extended across the land occupied by Memorial Drive and the railway line) and was resumed in 1966. The site has an area of 130m<sup>2</sup>, is landlocked, and located on the north western corner, at the rear of 46 Montague Street, North Wollongong. In January 2015, the owner of 46 Montague Street approached Council seeking to acquire the site. In May 2016, the owner of 46 Montague Street advised Council that the owner of Unit 11, 46 Montague Street was interested in purchasing the land.

On 27 June 2016 Council resolved that:

- 1 *Lot 2 DP231004 which is Council Community land be reclassified to Operational land and sold to the adjoining owner of Unit 11, 46 Montague Street, North Wollongong.*
- 2 *The owner of Unit 11, 46 Montague Street, North Wollongong pay Council an amount of \$36,000 (GST exclusive) in compensation for the purchase of Lot 2 DP231004 as per the valuation advice obtained by Council.*
- 3 *The owner of Unit 11, 46 Montague Street, North Wollongong be responsible for all costs associated with the reclassification and sale.*
- 4 *The General Manager be authorised to sign all related documents and authority be granted for the use of the Common Seal of Council on any documentation required to give effect to this resolution.*

The proposed purchaser was not willing to pay the rezoning and reclassification costs, so the proposal did not progress. The Property and Recreation Division subsequently requested that the proposal be progressed as part of the next round of reclassifications.

On 30 October 2017 Council considered a report proposing the reclassification of the following 5 sites of land from Community land to Operational land, including the rezoning of 3 sites:

- **Lot 1 DP 214743, part of Bloomfield Park, Corrimal** (Attachment 1)

The lot was created from a subdivision, and it has been transferred and used as Public Garden and Recreation Space. The lot is located behind Nos 12, 14, 16, 18 and 20 Lyndon Street, Corrimal, and has an area of 1157m<sup>2</sup> and is currently zoned RE1 Public Recreation. The site does not have development value as it is in high flood risk precinct. The five adjoining land owners have expressed interest to Council of purchasing the parts of the lot. The rear portion of the site is proposed to be reclassified, and was proposed to be rezoned to R2 Low Density Residential, with a minimum lot size of 449m<sup>2</sup>, and a floor space ratio of 0.5:1. The eastern portion of the site is proposed to be retained as Community land to enable a possible extension of Bloomfield Avenue, if required in the future.

- **Lot 87 DP 32081, Baringa Place, Dapto** (Attachment 1)

The lot was created from a subdivision, and used as Public Garden and Recreation Space. It is currently zoned as R2 Low Density Residential zone, and it has an area of 455m<sup>2</sup>. Two adjoining land owners have approached Council to purchase the land as it is located behind their properties.

The existing footpath on site will be retained to provide access from Baringa Place through to Moomba Street. Based on inspection, there is no evidence of being used by the public. The site is proposed to be reclassified, and discharge two covenants.

- **Lot 16 DP 216777, Range Place, Bulli** (Attachment 1)

The lot was formed from a subdivision in 1962 and was zoned for Open Space. In 1989 the site was rezoned to 2(a) Residential A. With the introduction of Local Government Act 1993, the site was inadvertently classified as Community land. Reclassification of the site was proposed in 2000 and 2008, but did not proceed. The lot is currently zoned R2 Low Density Residential. The market valuation report has valued the land to be subdivided into two (2) lots and sold on the open market if successfully reclassified. The site has an area of 1682m<sup>2</sup> and has a very steep gradient. The site is proposed to be reclassified and discharge two covenants.

- **Lot 6 DP 39037, No 26 Park Road, Bellambi** (Attachment 1)

The lot was formed from a subdivision approximately in 1956 for Public Garden and Recreational purpose. The site has an area of 1362m<sup>2</sup> and is currently zoned RE1 Public Recreation. A market valuation report has recommended that the land should be reclassified to Operational land and rezoned to R2 Low Density Residential zone. The site is located in a medium risk flood precinct, but is still capable of development. The site was proposed to be reclassified, discharge one covenant and be rezoned to R2 Low Density Residential, with a minimum lot size of 449m<sup>2</sup>, and a floor space ratio of 0.5:1.

- **Lot 5 DP 217372, No 18 Stanbrook Avenue, Mt Ousley** (Attachment 1)

The site is currently zoned as RE1 Public Recreation and it came to Council as part of the subdivision and transferred as Public Garden and Recreational Space. The site has an area of 771m<sup>2</sup>. A market valuation report has suggested that the lot could be freed from infrastructure and zoned R2 Low Density Residential. The land is not used by the community and is constrained by infrastructure. Reclassification to Operational Land is appropriate. The site was proposed to be reclassified, and rezoned to R2 Low Density Residential, with a minimum lot size of 449m<sup>2</sup>, and a floor space ratio of 0.5:1.

On 30 October 2017 Council resolved that:

- 1 *A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan (LEP) 2009 to:*
  - a *Reclassify the following lots from Community Land to Operational Land:*
    - i *Lot 1 DP 214743 part of Bloomfield Avenue Park, Corrimal.*
    - ii *Lot 87 DP 320821 Baringa Place, Dapto.*
    - iii *Lot 16 DP 216777 Range Place, Bulli.*
    - iv *Lot 6 DP 39037 No 26 Park Road, Bellambi.*
    - v *Lot 5 DP 217372 No 18 Stanbrook Avenue, Mount Ousley.*
  - b *Rezone the following lots from RE1 Public Recreation to R2 Low Density Residential:*
    - i *Lot 6 DP39037 No 26 Park Road, Bellambi.*
    - ii *Lot 5 DP217372 No 18 Stanbrook Avenue, Mount Ousley.*
    - iii *Lot 1 DP214743 part of Bloomfield Avenue Park, Corrimal.*
- 2 *The draft Planning Proposal be referred to the NSW Department of Planning and Environment for a Gateway determination.*
- 3 *Following the Gateway determination, the draft Planning Proposal be exhibited for a minimum period of 28 days, and a public hearing be held as part of the exhibition.*

- 4 *The Department of Planning and Environment be advised, that as the draft Planning Proposal involves Council land, Council does not seek to utilise its plan making delegations to finalise the draft Planning Proposal.*
- 5 *Following the exhibition, a report on the exhibition, public hearing and submissions received be presented to Council for consideration.*
- 6 *As part of the report, and subject to the reclassifications and rezonings being approved, Council determine whether to approve the sale of the properties, and grant the General Manager delegated authority to finalise the details of the sales.*
- 7 *Authority be granted to affix the Common Seal of Council to any documents necessary to finalise this matter.*

On 30 October 2017, as part of a separate report, Council also considered the proposed reclassification of Lot 505 DP 833242, Murranar Road, Towradgi from Community land to Operational land (Attachment 1). Lot 505 DP 833242 Murranar Road is currently occupied by the Illawarra Retirement Trust (IRT) and is effectively land locked by surrounding development and a drainage creek. The site has an area of 4426m<sup>2</sup>. In 1990, Council leased the lot to IRT for a term of twenty-one (21) years of \$100 per year and with an option to sell the land to IRT. The term of the lease was later increased to 50 years in 1992.

In 2012 IRT approached to Council seeking to acquire the site, with the intention to redevelop its facilities and to provide self-care apartments. The site is proposed to be reclassified, and discharge three interests (a covenant, caveat and a lease listed in Attachment 1).

On 30 October 2017 Council resolved that:

- 1 *A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan (LEP) 2009 to reclassify Lot 505 DP833242, Murranar Road, Towradgi from Community Land to Operational Land.*
- 2 *The draft Planning Proposal be referred to the NSW Department of Planning and Environment for a Gateway determination.*
- 3 *Following the Gateway determination, the draft Planning Proposal be exhibited for a minimum period of 28 days, and a public hearing be held as part of the exhibition.*
- 4 *The Department of Planning and Environment be advised, that as the draft planning proposal involves Council land, Council does not seek to utilise its plan making delegations to finalise the draft planning proposal.*
- 5 *Following the exhibition, a report on the exhibition, public hearing and submissions received be presented to Council for consideration.*
- 6 *Upon reclassification, Council approve the sale of the land to the Illawarra Retirement Trust.*
- 7 *The General Manager be authorised to finalise the sale price and terms of the sale of the land.*
- 8 *The Common Seal of Council be applied to any documentation necessary to finalise the sale.*

On 3 April 2018 Council considered a report proposing a report proposing the reclassification of the following 4 sites of land from Community land to Operational land, including the rezoning of 2 sites:

- **Lot 37 DP 31557, Pine Crescent, Coniston (Attachment 1)**

The lot was created from a subdivision, and later transferred to Council for public recreational purposes. The lot is very narrow (less than 2m wide), and has an area of 132m<sup>2</sup>. There is no obvious public use and the site is difficult for maintenance. The lot is proposed to be reclassified to Operational land, and to discharge one covenant. Four adjoining owners have expressed an interest in purchasing the land.

- **Lot 36 DP 17853, Bruce Road and Drainage reserve DP 16083, Third Avenue North, Warrawong** (Attachment 1)

The site was created from a subdivision and used for drainage uses. Lot 36 DP 17853 has an area of 277m<sup>2</sup>. Drainage Reserve DP 16803 has an area of 132m<sup>2</sup>. The site is difficult to maintain, and has no obvious public use. The site is proposed to be reclassified to Operational land and to discharge one covenant. Buyers have expressed an interest in purchasing the land.

- **Lot 59 DP 28802, Ranchby Avenue, Lake Heights** (Attachment 1)

The lot was dedicated to Council as Public Garden and Recreational land and is currently zoned as RE1 Public Recreation. The site has an area of 588m<sup>2</sup> and has been considered surplus due to an existing nearby extensive public open space behind the site and no evidence of community use. The site is proposed to be reclassified, to discharge one covenant and to be rezoned to R2 Low Density Residential, with a minimum lot size of 449 m<sup>2</sup>, and a floor space ratio of 0.5:1

- **Lot 23 DP 243092, No 44 Rann Street, Fairy Meadow** (Attachment 1)

The lot was dedicated to Council for public recreational purposes and is currently zoned RE1 Public recreation. The site has a narrow entrance at the northern end and an area of 1,619m<sup>2</sup>. The owners of 46-50 Rann Street have approached Council to discuss the potential sale of the land. Upon inspection, no evidence of community use was found on site. The site is proposed to be reclassified, to discharge one covenant and one caveat, and to be rezoned to R3 Medium Density Residential, with a minimum lot size of 449m<sup>2</sup>, height limit of 13m and a floor space ratio of 0.75:1.

On 3 April 2017 Council resolved that:

- 1 *A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan (LEP) 2009 to reclassify the following properties, shown on the plans attached to the report, from Community land to Operational land -*
  - a *Lot 37 DP 31557 Pine Crescent, Coniston.*
  - b *Lot 36 DP 17853 Bruce Road, Warrawong and Drainage Reserve DP 16083 Third Avenue North, Warrawong.*
  - c *Lot 59 DP 28802 Ranchby Avenue, Lake Heights.*
  - d *Lot 23 DP 243092 No 44 Rann Street, Fairy Meadow.*
- 2 *The draft Planning Proposal also rezone -*
  - a *Lot 59 DP 28802 Ranchby Avenue, Lake Heights from RE1 Public Recreation to R2 Low Density Residential, and introduce a Floor Space Ratio of 0.5:1 and Minimum Lot Size of 449m<sup>2</sup>, consistent with the adjoining properties.*
  - b *Lot 23 DP 243092 No 44 Rann Street, Fairy Meadow from RE1 Public Recreation to R3 Medium Density Residential, and introduce a Floor Space Ration of 0.75:1 and Minimum Lot Size of 449m<sup>2</sup>, consistent with the adjoining properties.*
- 3 *The draft Planning Proposal be referred to the NSW Department of Planning and Environment for a Gateway determination, and if approved, exhibited for a minimum period of 28 days.*
- 4 *A public hearing be held as part of the exhibition.*
- 5 *The exhibition and public hearing include advice that, subject to the reclassification and rezoning being approved, Council is intending to sell the properties.*
- 6 *Following the exhibition and public hearing, a further report be presented to Council.*
- 7 *The NSW Department of Planning and Environment be requested to issue authority to the General Manager to exercise plan making delegation in accordance with Council's resolution of 26 November 2012, noting that Council is the owner of the four properties.*



The proposed reclassification and rezoning of the 11 sites formed three separate draft Planning Proposals. For efficiency, the three draft Planning Proposals were exhibited concurrently from 29 June to 3 August 2018. On 12 September 2018 a Public Hearing into the proposed reclassifications was held in accordance with the Local Government Act 1993.

## PROPOSAL

As a consequence of the exhibition, twelve submissions were received, including submissions from the Housing Trust, seven residents and four Statutory Authorities. Attachment 2 provides a summary of the submissions and comments on the issues raised.

Following the exhibition, a Public Hearing was held on Wednesday 12 September 2018, in accordance with the Local Government Act 1993. Those who made submissions to the exhibition were also invited to the Public Hearing. Seven (7) members of the public attended the Public Hearing. Attachment 3 provides a copy of the facilitators report on the Public Hearing.

The submissions and attendees at the public hearing raised no specific concerns on the proposed reclassification and rezoning of the following sites:

- Lot 2 DP 231004, 46 Montague Street, North Wollongong.
- Lot 87 DP 32081, Baringa Place, Dapto.
- Lot 36 DP 17853, Bruce Road and Drainage reserve DP 16083, Third Avenue North, Warrawong.
- Lot 59 DP 28802, Ranchby Avenue, Lake Heights.

Two submissions opposed the reclassification and sale of any sites.

Some submissions expressed a desire to purchase specific sites. The interest in the acquisition of the sites is acknowledged. This report addresses the planning issues associated with the proposed reclassification and rezoning of the sites. The process of sale or lease will be subject to separate reports and will follow Council's processes. It is noted that some sites have a potential purchaser already identified, as noted in the previous Council resolutions.

Consistent with the Planning People Places report (2006) and the Play Strategy (2014), Council has been reviewing its open space holdings to seek an equitable and accessible supply of quality recreational areas across the LGA. Some smaller reserves have been proposed for sale, as they are poorly utilised, other recreation areas are nearby, and they have a higher maintenance cost. Other reserves have expanded through the purchase of land and other reserves have been embellished.

## The Housing Trust

The Housing Trust expressed an interest in purchasing or leasing the following sites, to provide affordable housing:

- 16 Range Place, Bulli, Lot 16 DP 216777.
- 26 Park Road, Bellambi, Lot 6 DP 39037.
- 18 Stanbrook Avenue, Mount Ousley, Lot 5 DP 217372.
- Ranchby Avenue, Lake Heights, Lot 59 DP 28802.

The Housing Trust's interest in the sites, was noted as part of the Affordable Housing report considered by Council on 10 December 2018. This report addresses the reclassification and the rezoning of the sites. The future sale or lease of the sites will be subject to separate processes. It is noted that the sites are required to be reclassified to Operational Land if they are proposed to be sold to the Housing Trust (or someone else), or for a long term lease (greater than 30 years).

**Lot 1 DP 214743, part of Bloomfield Park**

One submission from an adjoining Lyndon Street property owner reaffirmed their interest in acquiring part of the site located behind their property, provided the sale price was not excessive.

The site was proposed to be zoned R2 Low Density Residential. However, this zoning is inconsistent with the high flood risk associated with the water course that crosses the Lyndon Street properties and the site. Instead it is proposed that the site be zoned E3 Environmental Management with a minimum lot size of 199m<sup>2</sup>. This minimum lot size could enable the 1157m<sup>2</sup> site to be divided into 5 lots to amalgamate with the five (5) adjoining Lyndon Street properties. The E3 Environmental Management zone would confirm that no additional residential development was appropriate. The proposed zone however may be less attractive to purchase by the adjoining owners.

**Lot 505 DP 833242, Murranar Road, Towradgi**

At the Public Hearing, the IRT reaffirmed its interest in acquiring the Lot 505 DP 833242, Murranar Road, Towradgi. One submission objected to the proposed sale of the land to IRT as the development and expansion could impact the nearby coastal area and dunes. The OEH also raised concern that redevelopment and expansion could impact the nearby coastal area and potential Aboriginal Cultural Heritage aspects. The OEH noted that the lot is flood affected, and that seniors living development is an unsuitable use in a medium flood risk precinct.

In 2017 Council engaged consultants to prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR) and Archaeological Report (AR). These were prepared as it was understood that there was one Aboriginal cultural heritage site located within the land known as Towradgi Access Lane (52-2-2196) and registered in the Aboriginal Heritage Information Management System (AHIMS). There are also a further five sites registered within one kilometre of the land. The ACHAR revealed that the site known as Towradgi Access Lane (52-2-2196) is not located within the land. The survey found no Aboriginal cultural heritage sites and concluded that the land was of low archaeological significance. Both reports were submitted by Biosis to the Office of Environment and Heritage for comment at the time. The lot and the existing IRT development are located in a medium flood risk precinct.

It is recommended that the reclassification of the site proceed.

**No 26 Park Road, Bellambi**

Three submissions suggested that No. 26 Park Road, Bellambi be retained as public recreation space due to the lack of alternatives for local residents. The site has an area of 1362m<sup>2</sup>. The site does have potential public benefit if it is retained in public ownership. The site is flat, reasonably large and located within close proximity to medium density housing. The site is grassed, is visible from the street and has some trees. There is no other public open space within walking distance of the site. With some fencing or bollards to prevent unauthorised vehicular access, the site is suitable for informal passive recreation.

This site was not specifically identified as being required by either the Planning People Places report (2006) or the Play Strategy (2014). The documents noted that Planning Area 4 had a relatively high proportion of open space compared to other parts of the LGA. The Railway line, Memorial Drive and Pioneer Road are barriers for the community to easily access open space areas, so a greater number of small parks is desirable.

This site is one of the properties nominated by the Housing Trust as a potential site for an affordable housing project. The site may be able to accommodate 4-6 dwellings. The site is in close proximity to the medium density zone, a bus route along Pioneer Road and Railway Street, and the Corrimal Rail Station.

It is recommended that the proposed reclassification and rezoning of 26 Park Road, Bellambi not proceed. If Council wishes to progress the reclassification and rezoning, the following amendment should be made to the recommendation: Under Recommendation 2 add:



- e Lot 6 DP39037, No 26 Park Road, Bellambi – reclassification to Operational Land and rezone to R2 Low Density Residential with a Floor Space Ratio of 0:5:1 and minimum Lot size of 449m<sup>2</sup> and the discharge of one covenant.

Delete Recommendation 4, and renumber 5 and 6, to recommendations 4 and 5, respectively.

## CONSULTATION AND COMMUNICATION

Prior to Council considering the initial reports for the proposed reclassification of the sites they were reviewed by Council officers, and were the subject of preliminary consultation with the surrounding owners and through notices in the local newspapers.

The three draft Planning Proposals were exhibited from 29 June 2018 to 3 August 2018. The exhibition was advertised by:

- Notice in the Illawarra Mercury on 30 June 2018.
- Notice in the Advertiser on 4 July 2018.
- Have your say page on Council's website.
- Over 1200 letters were mailed to owners surrounding the 12 sites, plus Neighbourhood Forums and Statutory Authorities.
- Copies of the draft Planning Proposals were available for inspection at the Corrimal, Dapto Warrawong and Wollongong libraries and the Council Customer Service Centre.

The Have your Say page on Council's website was viewed by 277 people, and 114 downloaded a document.

As a consequence of the exhibition, twelve submissions were received, including a submission from the Housing Trust, seven residents and four Statutory Authorities. Attachment 2 provides a summary of the submissions and comments on the issues raised.

Following the exhibition, a Public Hearing was held on Wednesday 12 September 2018, in accordance with the Local Government Act 1993. Those who made submissions to the exhibition were also invited to the Public Hearing. Seven (7) members of the public attended the Public Hearing. The facilitators report on the Public Hearing is at Attachment 3.

Issues raised at the Public Hearing included:

Issues raised	Comment
Does the additional area potentially acquired by adjoining owners increase the area of development allowable under the Floor Space Ratio?	Potentially, however the constraints of the site also need to be considered.
26 Park Road, Bellambi has potential for a public park, as there is no other open space nearby	The site does have potential value, and there is no open space nearby.
How are sites deemed "surplus"? How did they come into Council ownership?	Council reviews its assets to see if they are being used and are of value to the community.  The sites came into Council ownership through a variety of ways – such as dedication during subdivision. The key question is whether they have current or future potential use as community assets.

Issues raised	Comment
No 44 Rann Street, Fairy Meadow is not used, has no play equipment and is a burden to Council. Support the sale of the site.	Support for the sale of the site noted.
Funds raised from the sale of sites should be spent on nearby park areas.	This report does not deal with allocation of potential funds from the sale of sites.
Parks need to be located within a reasonable walking distance of local residents.	This issue is noted. It is noted that the site at 26 Park Road, Bellambi could be valuable as scarce open space within walking distance of the local residents.

## PLANNING AND POLICY IMPACT

Reclassification of these sites is necessary if Council wishes to sell or dispose of the land, or lease the land for longer than 30 years. In addition, some of the sites require rezoning, with associated changes to building height limits, floor space ratio and minimum lot size maps to enable future residential use.

The proposals involve land which in most cases, is little used by the public and has little public benefit in being retained. Many of the sites have little potential for public benefit due to their shape, size or topography. Sale of these sites could remove some maintenance liability for Council and allow money to be better spent on services or facilities elsewhere that benefit the community. While the development potential of some sites is very limited, they could be added to other adjoining properties to become part of larger landholdings.

This report contributes to the delivery of Our Wollongong 2028 goal “We have a healthy community in a liveable city”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
5.5 The public domain is maintained to a high standard	5.5.1.1 Well maintained assets are provided that meet the needs of current and future communities	Continue to undertake Council's surplus land review

## CONCLUSION

The proposals involve land which in most cases, is little used by the public and has little public benefit in being retained. Sale of these sites could remove some maintenance liability for Council and allow money to be better spent on services or facilities elsewhere that benefit the community. The site at No. 26 Park Road, Bellambi does have potential public benefit if it is retained in public ownership. It is suggested that this site be removed from the Planning Proposals and be retained by Council as public recreation space, due to the lack of alternatives for local residents.

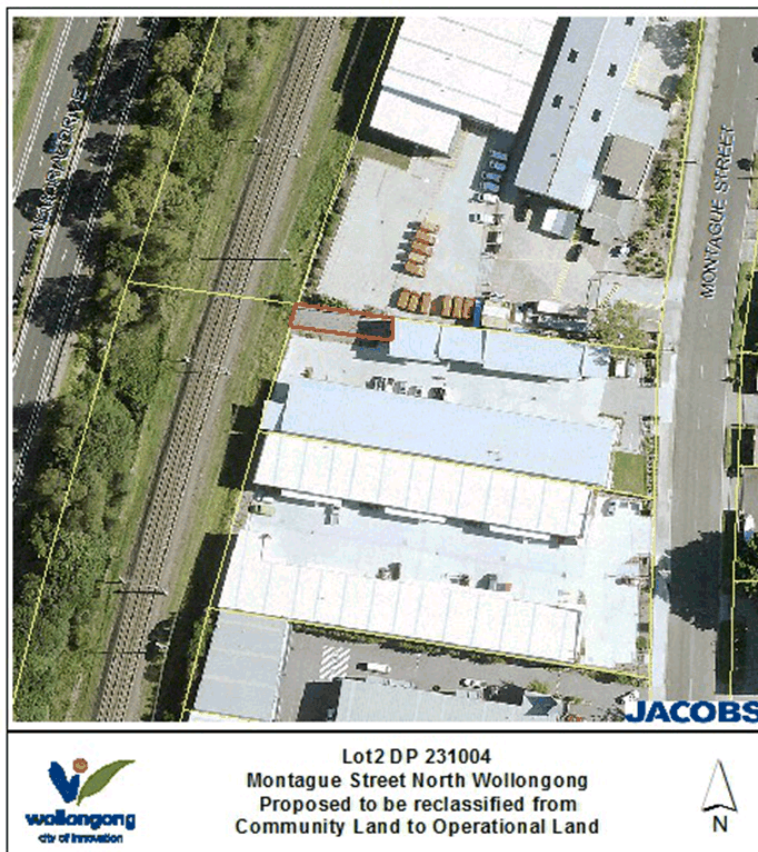
## Attachment 1 - Summary of Proposed Reclassification Sites

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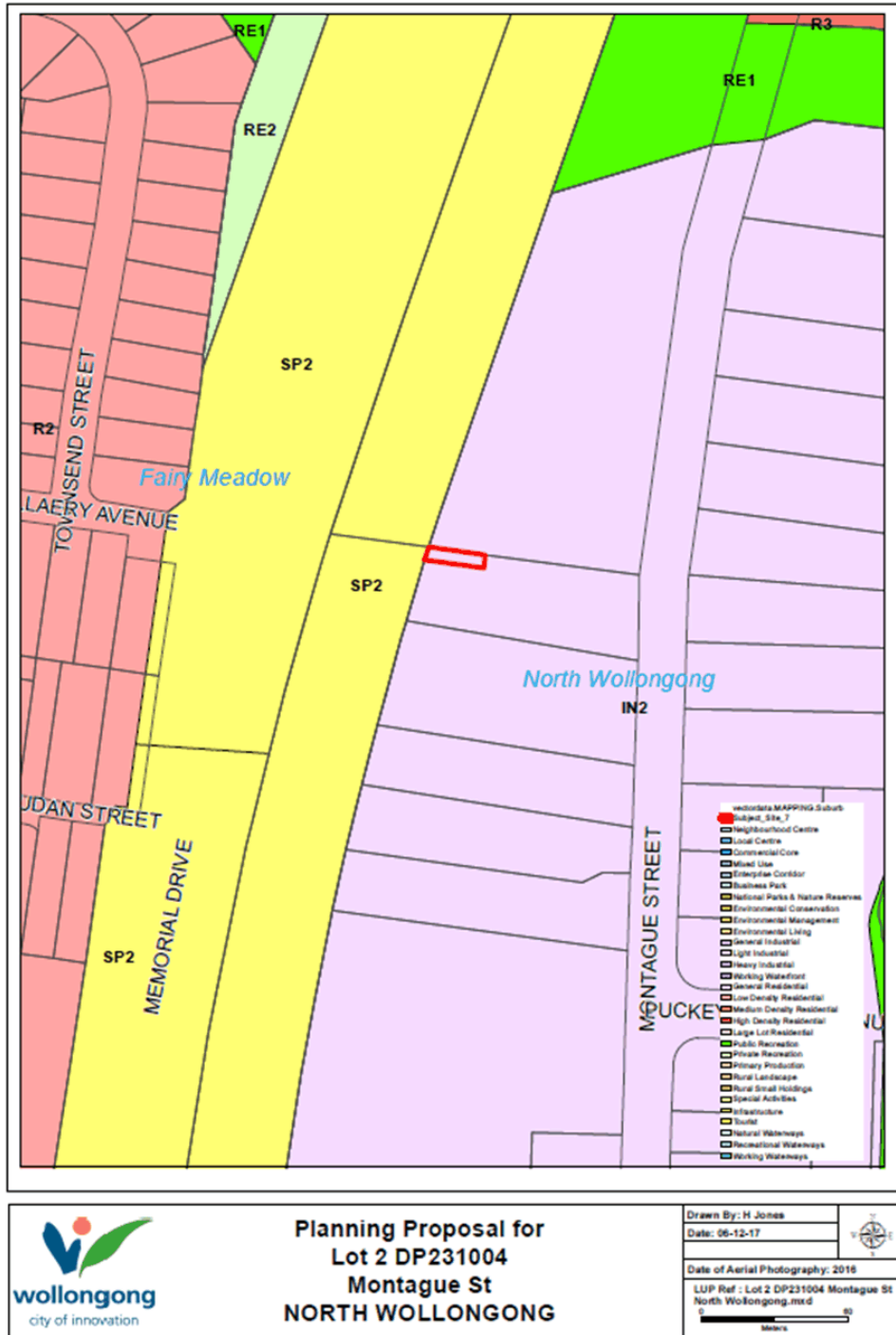
## Planning Proposal PP-2017/7

### Lot 2 DP 231004, 46 Montague Street, North Wollongong



History:	<p>Lot 2 DP231004 originally formed part of Collaery Avenue (which originally extended across the railway and the land occupied by Memorial Drive). It was resumed under the Local Government Act 1919, by publication of a Resumption Notice in the NSW Government on 7 January 1966 to allow it to be sold.</p> <p>Lot 2 was created by registered plan in 1967. It is landlocked, located on the north western border and to the rear of 46 Montague Street, North Wollongong.</p>
Area:	130m2
Current zoning:	IN2 Light Industry
Current classification:	Council owned land classified as Community land
Covenants:	There are no caveats or covenants on the Certificate of Title.
Proposal:	Seeking reclassification to Operational Land

Existing Zoning (no change proposed)





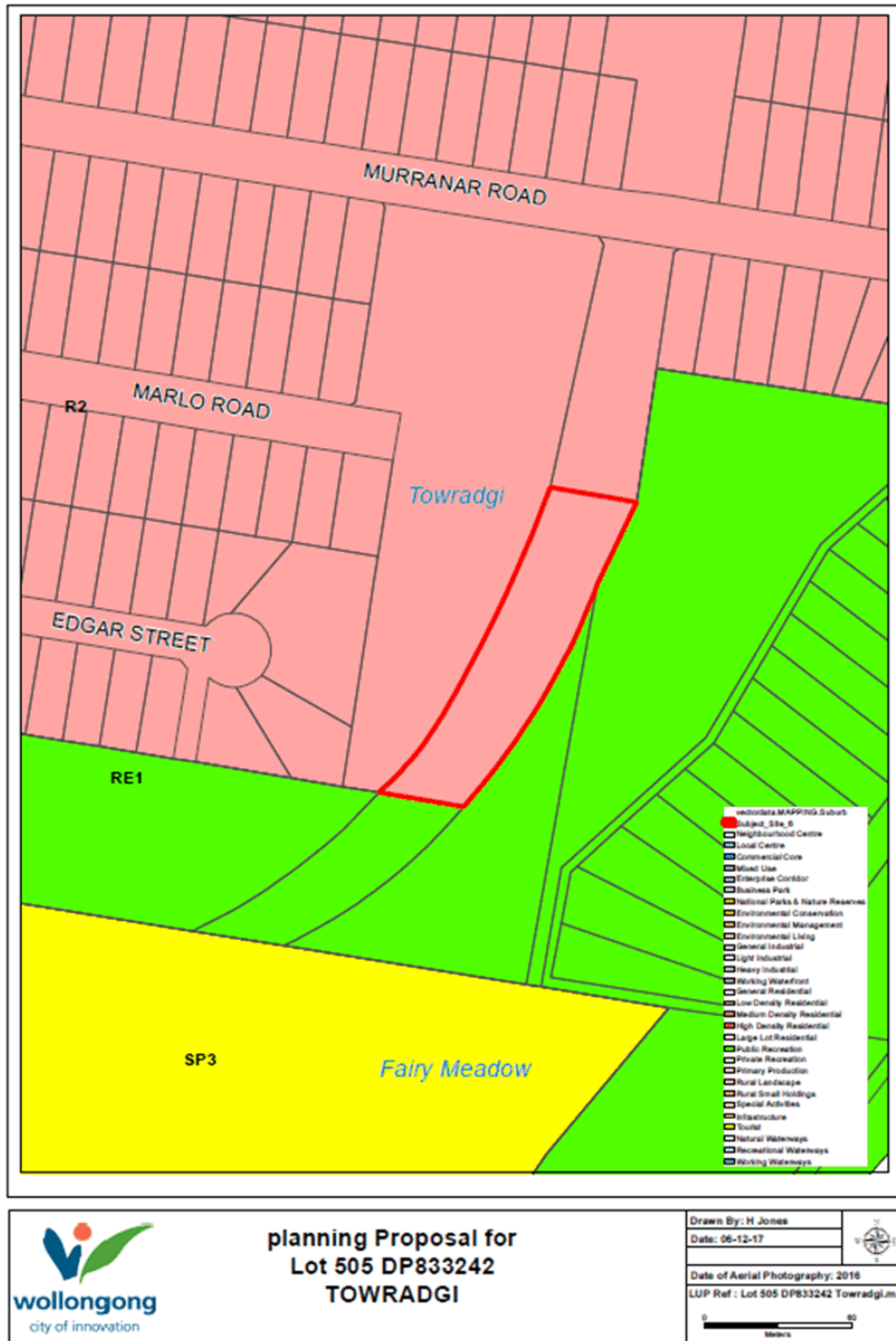
### Lot 505 DP 833242, Murrnaran Road, Towradgi



History:	<p>Lot 505 was previously known as Lots 502 and 503 DP719704 which were consolidated at some time between November 1990 and November 1994. On 26 November 1990 Council resolved to “authorise the leasing of Lots 502 and 503 DP719704 to the Illawarra Retirement Trust (IRT) for a term of twenty-one (21) years at a peppercorn annual rental market of \$100 per year with an option to sell the land to the Illawarra Retirement Trust at a mutually acceptable value”.</p> <p>On 24 February 1992 Council resolved to increase the term of the lease from 21 years to 50 years [backdated to 1 January 1991] and obtained approval from the Minister for Local Government to do so. The reason for the increase was that the IRT had received funding from the Commonwealth Government for the construction of 14 residential units on the land which depended on the IRT securing a lease which was greater than 25 years. The rent for the duration of the lease was determined at \$100 per annum plus GST and all outgoings.</p> <p>On 23 November 1994 Council entered into a “Deed of Option” with the IRT in which Council agreed to grant it an option to purchase Lot 505</p>
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	<p>DP833242, at market value [at time option is exercised] excluding any improvements effected by the IRT. The option ends at 5 pm, 31 December 2040.</p> <p>The Local Government Act was amended in 1993 and an important change was in the way Council managed its land holdings. The Act required Council to classify its land holdings as either community land or operational land. Given the long term lease and the Option to Purchase approved by Council it would have been appropriate at that time to classify the land as Operational Land. However, the land was classified as Community Land. On 28 February 2014 the IRT wrote to Council seeking to acquire Lot 505 DP833242 through direct negotiation as it wishes to redevelop its facilities due to the ageing of its existing assets and to provide self-care apartments.</p> <p>As IRT occupy the land, Council has taken a decision to provide IRT with an Option to Purchase and IRT is seeking to exercise that option. Once the land is reclassified it is not subject to the tendering requirements of the Local Government Act. However, Council's Policies must be considered along with the ICAC recommendations on Direct Negotiation.</p>
Area:	4426m2
Current zoning:	R2 Low Density Residential
Current classification:	Council owned land classified as Community land
Covenants:	
Proposal:	<p>Proposed to be reclassified as Operational Land, and discharge three interests:</p> <ul style="list-style-type: none"> <li>• Bk 2307 No 832 = covenant - no fence to be erected.</li> <li>• P899551= Caveat - property to be used as a park.</li> <li>• U852766= Lease to IRT, this lease will be discharged after the land is sold.</li> </ul>

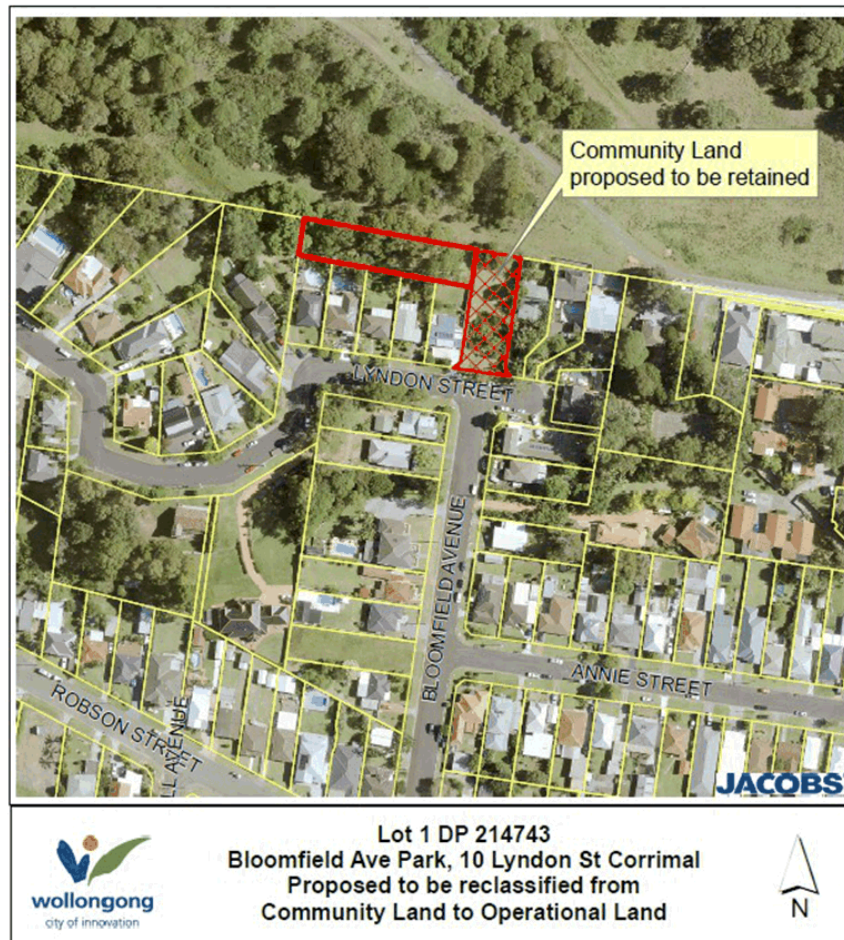
Existing Zoning (no change proposed)





## Planning Proposal PP-2017/8

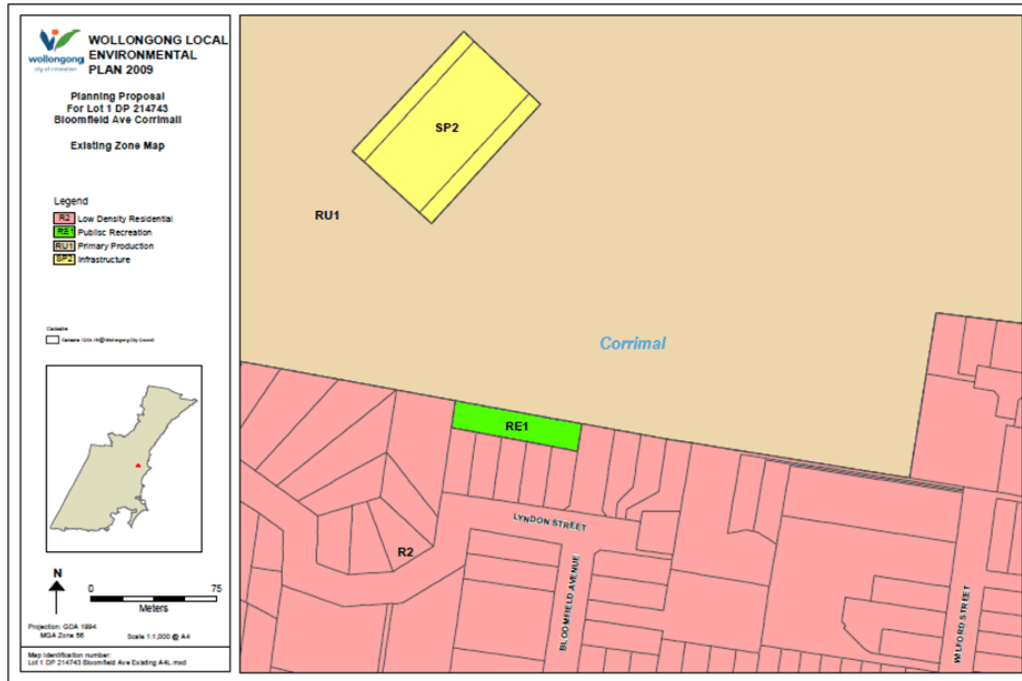
### Lot 1 DP 214743, part of Bloomfield Park, Corrimal



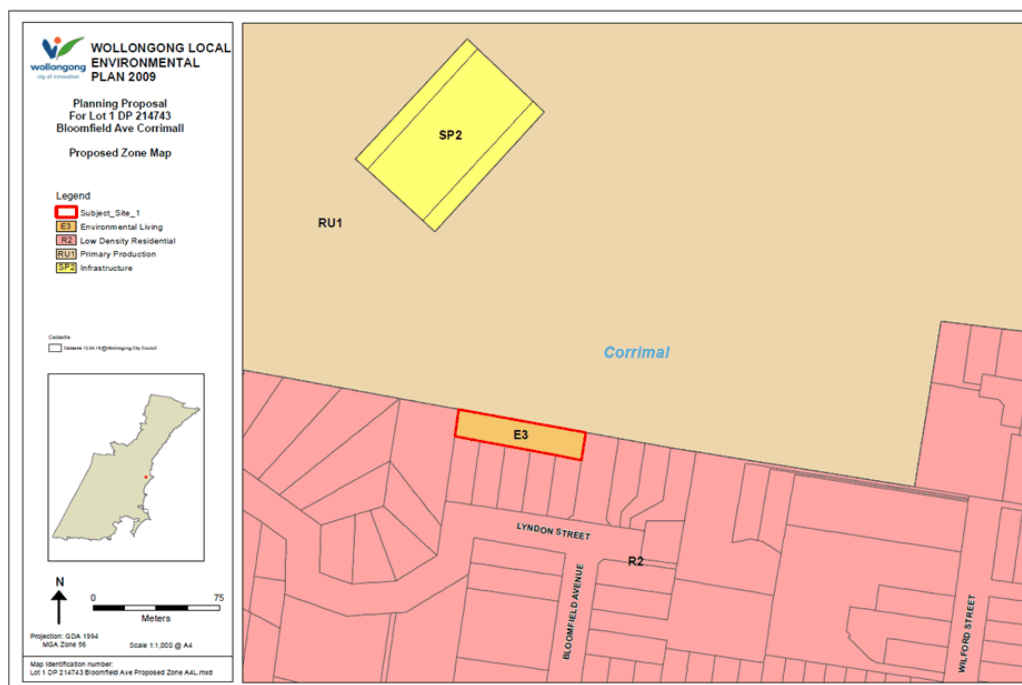
History:	This land came to Council in approximately 1961 as part of a subdivision. It was transferred for use as Public Garden and Recreation Space.
Area:	1157m2
Current zoning:	RE1 Public Recreation
Current classification:	Council owned land classified as Community land
Covenants:	There are no caveats or covenants on the Certificate of Title.
Proposal:	Proposed to be reclassified as Operational Land, and rezoning to R2 Low Density Residential, with a FSR of 0.5:1, Minimum Lot Size of 199m2
Constraints:	Site has a high flood risk, due to a watercourse



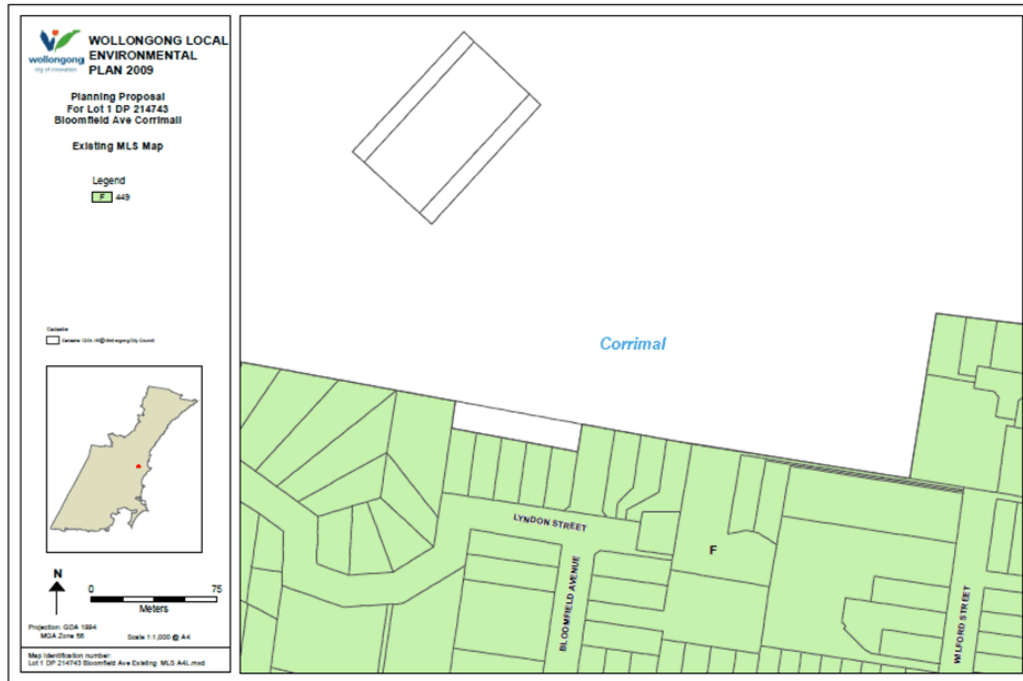
## Existing zoning



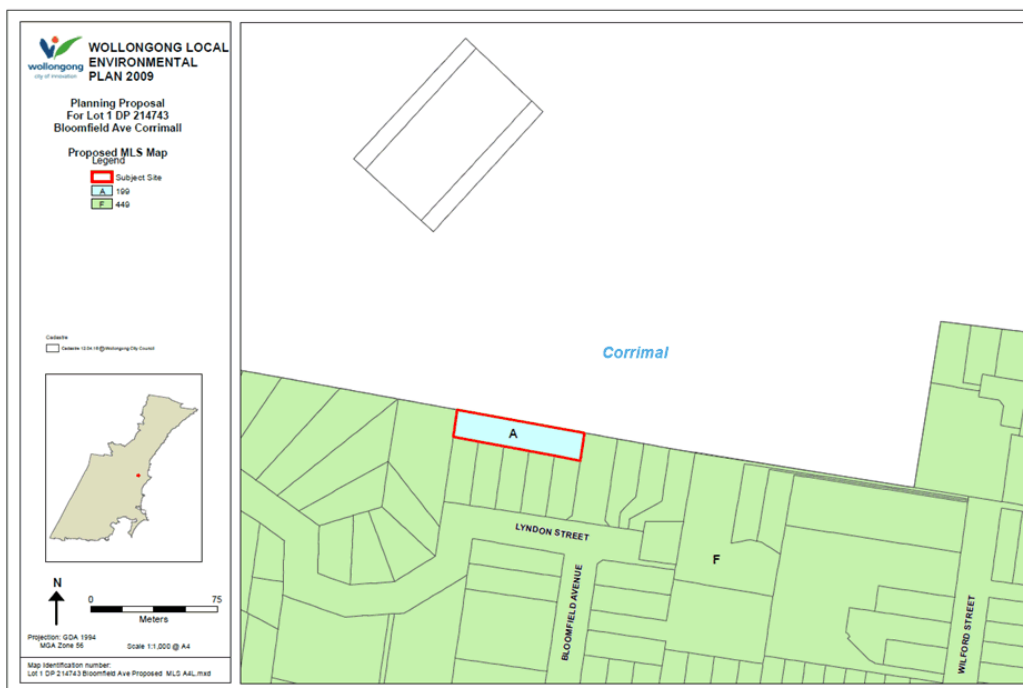
## Proposed zoning



### Existing Minimum Lot Size

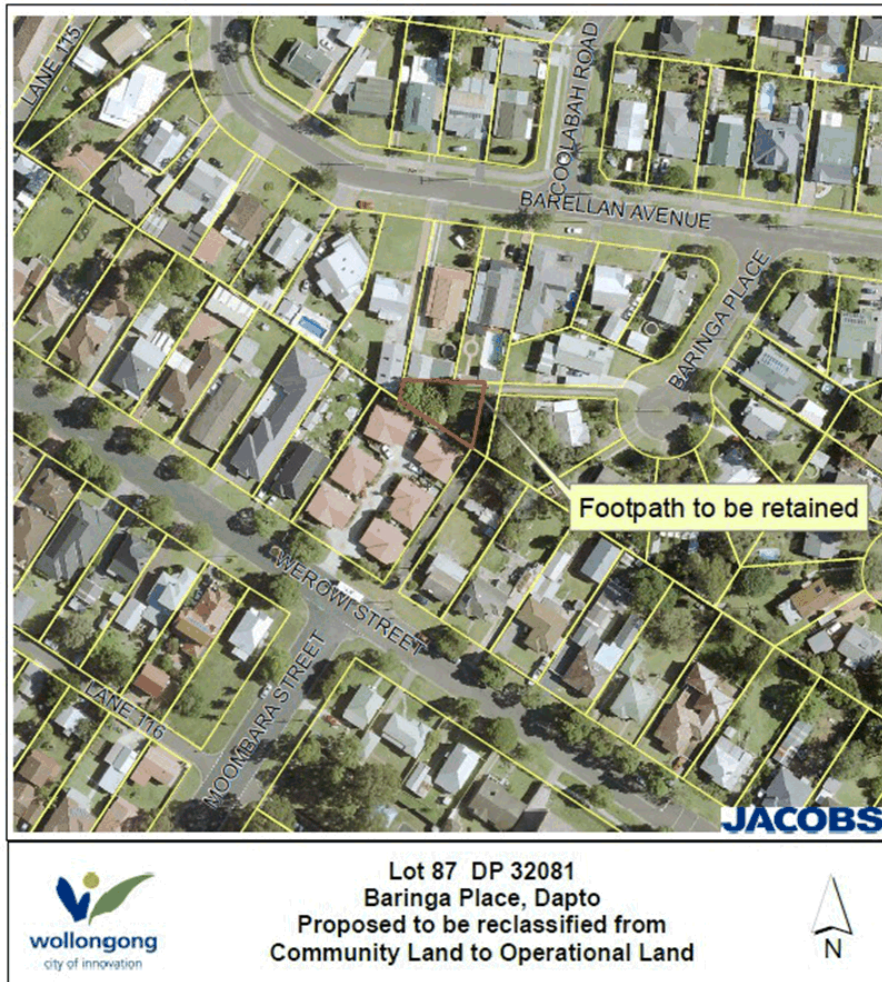


### Proposed Minimum Lot Size





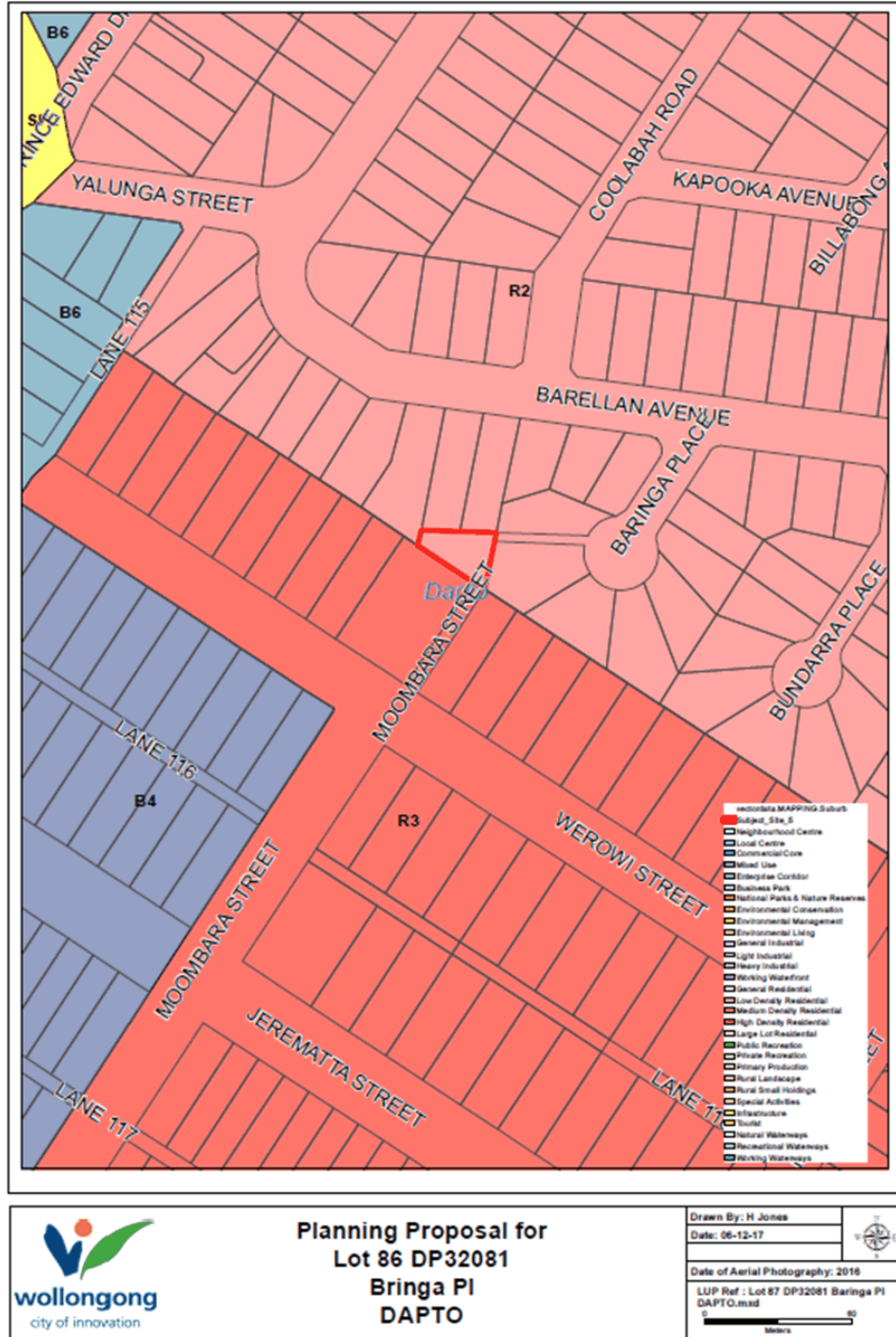
### Lot 87 DP 32081, Baringa Place, Dapto



History:	This land came to Council in August 1962 for use as Public Garden and Recreation Space as part of a subdivision.
Area:	455m2
Current zoning:	R2 Low Density Residential
Current classification:	Council owned land classified as Community land. Council reserve with pathway extending from Baringa Place to Werowi Street.
Covenants:	There are two covenants on the land. One created in 1962, states that the land is only to be used for Public Garden and Recreation Space, which it is not currently used for as it is vacant, with no play equipment on it. The other refers to smelting works, mineral rights and fencing.
Proposal:	Proposed to be reclassified as Operational Land, and discharge two covenants. Footpath from Baringa Place to Werowi Street proposed to be retained.



Existing Zoning (no change proposed)





### Lot 16 DP 216777, Range Place, Bulli

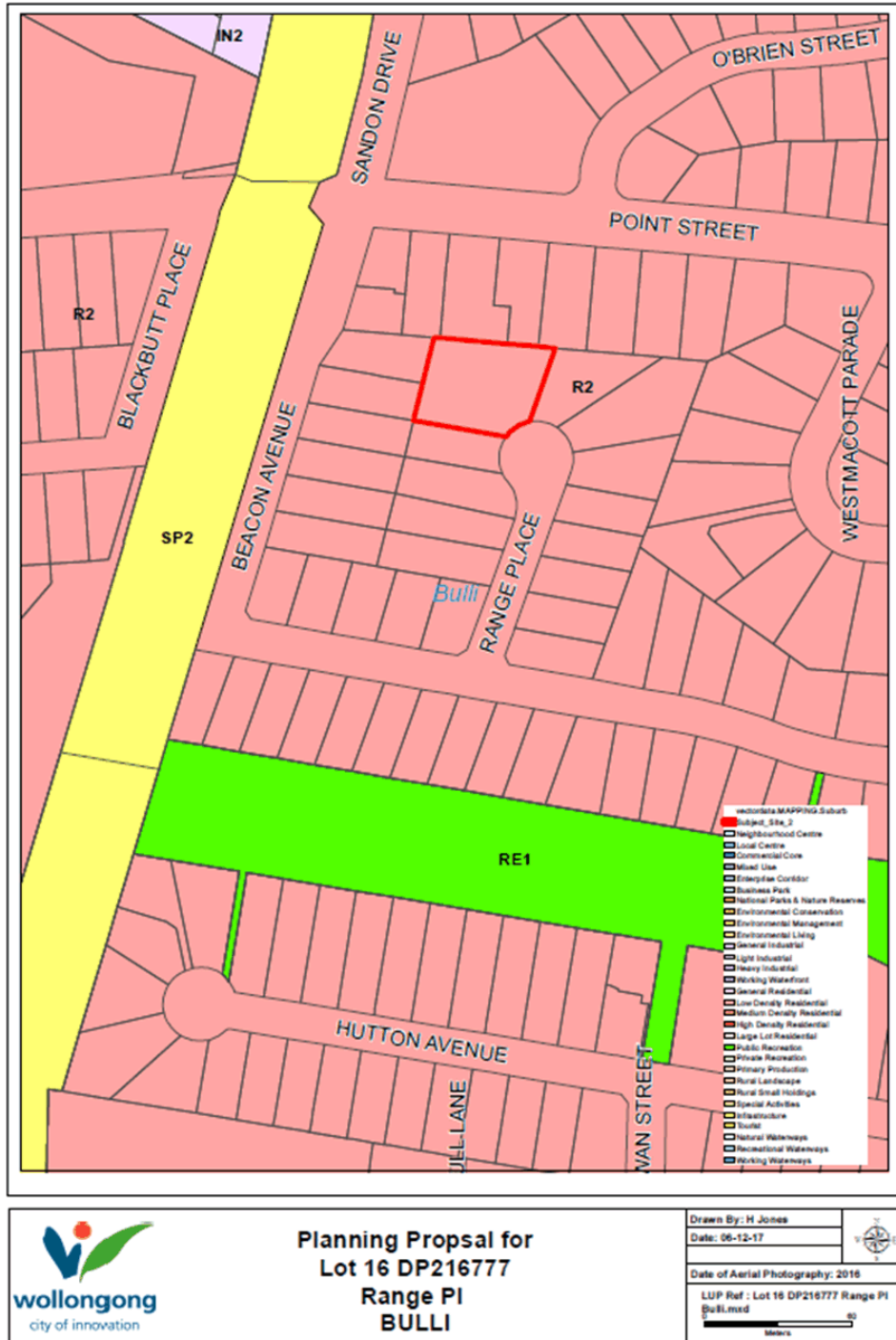


History:	This land came to Council in approximately 1962 as part of a subdivision by Beacon Subdivisions Pty Ltd. It was transferred for use as Public Garden and Recreation Space. It was originally zoned 6(a) Public Recreation under the Illawarra Planning Scheme Ordinance 1968 and was rezoned to 2(a) Residential A on 21/7/89 by Wollongong LEP No.165. With the introduction of the Local Government Act 1993, the site was inadvertently classified as community land. The site was proposed for reclassification in 2000 and 2008, but the reclassification did not proceed.
Area:	1682m2
Current zoning:	R2 Low Density Residential
Current classification:	Council owned land classified as Community land.
Covenants:	There are two covenants on the Certificate of Title one concerning fencing and the other concerning minerals and fencing.
Proposal:	Proposed to be reclassified as Operational Land, and discharge two covenants.

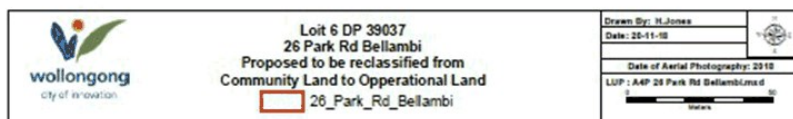




Existing Zoning (no change proposed)



### Lot 6 DP 398037, No. 26 Park Road, Bellambi

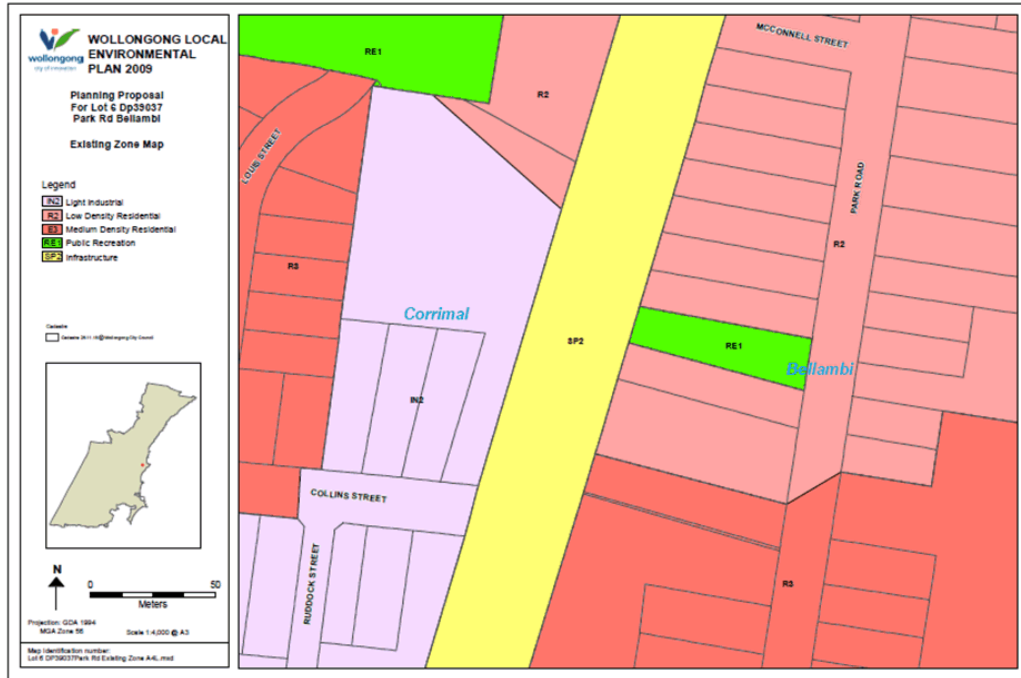


History:	This land came to Council in approximately 1956 as part of a subdivision. It was transferred for use as Public Garden and Recreation Space.
Area:	1362m2
Current zoning:	RE1 Public Recreation
Current classification:	Council owned land classified as Community land.
Covenant	
Proposal:	Proposed to be reclassified as Operational Land, rezoning to R2 Low Density Residential with a FSR of 0.5:1, Minimum Lot Size of 449m2, and discharge one covenant
Constraints:	Medium risk flood precinct

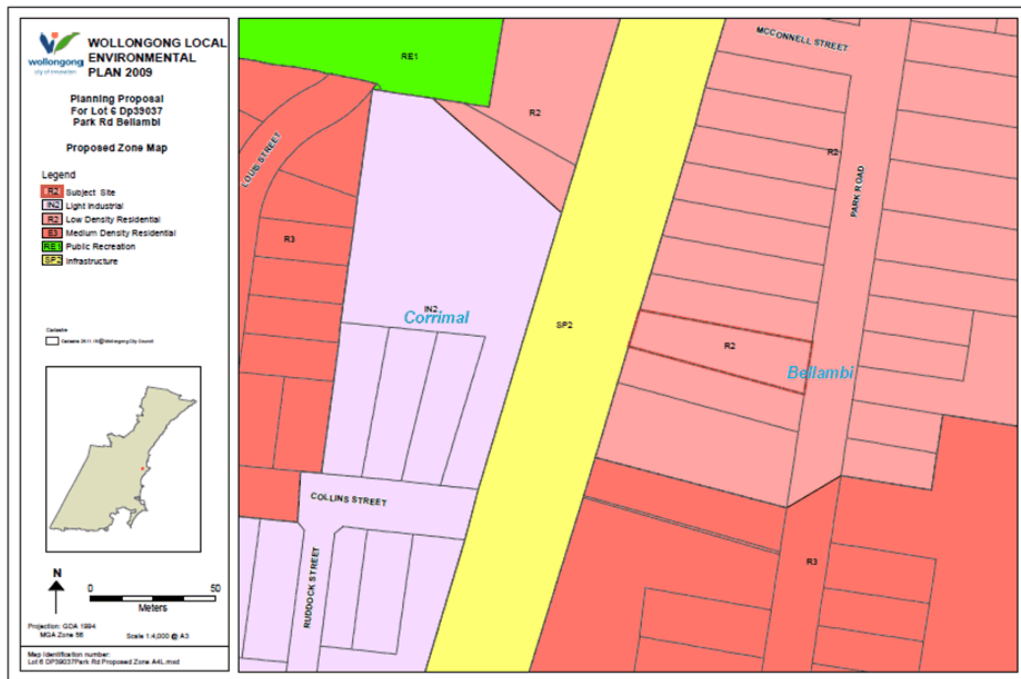




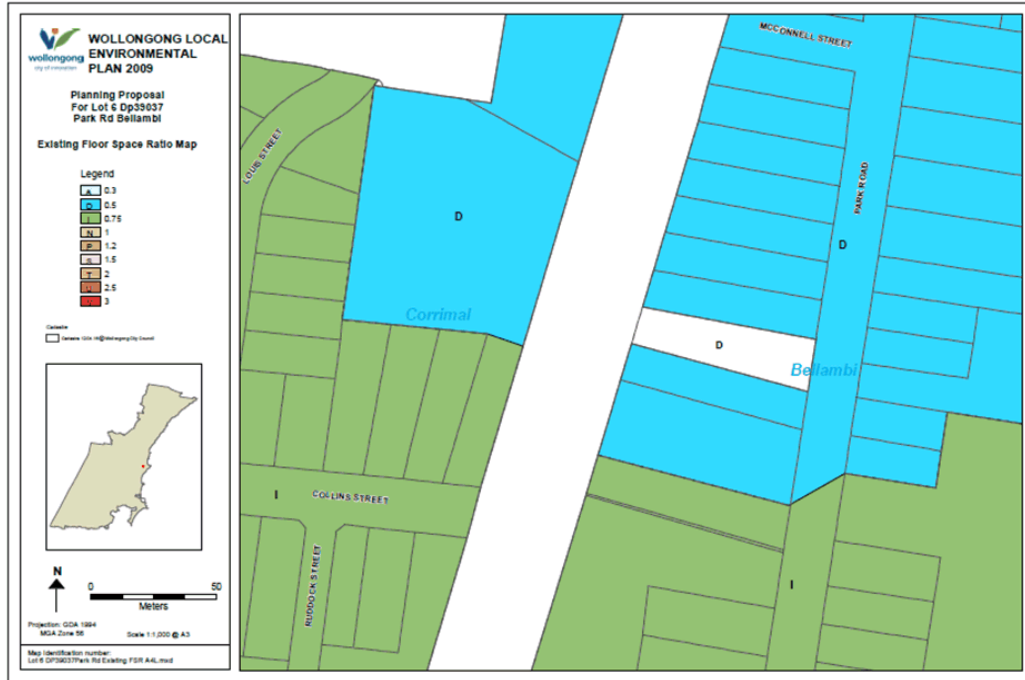
### Existing Zoning



### Proposed Zoning



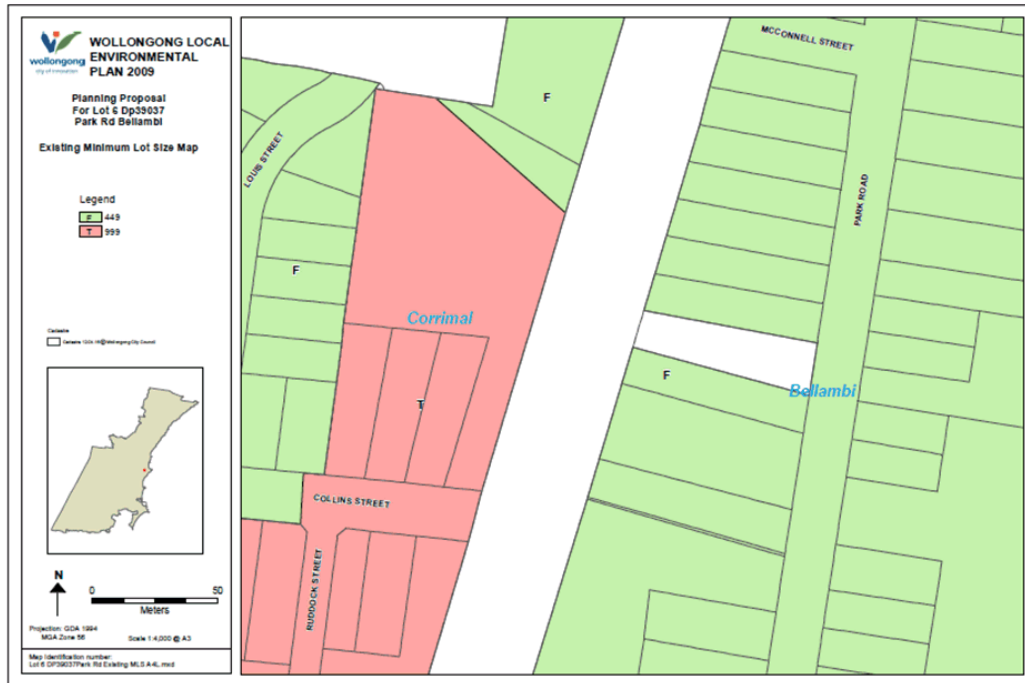
### Existing Floor Space Ratio



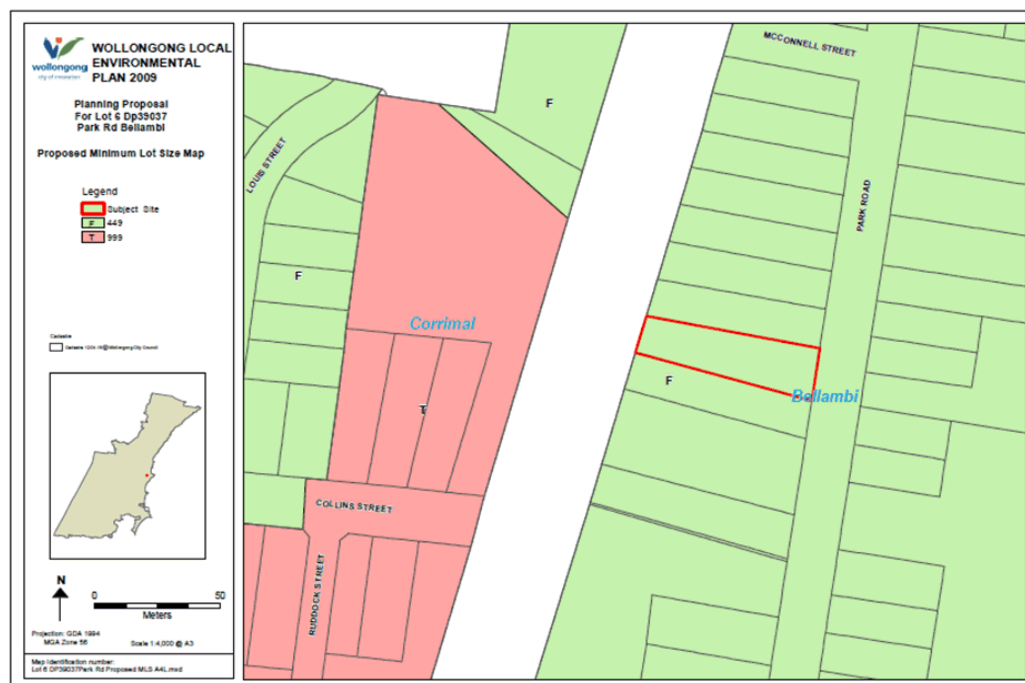
### Proposed Floor Space Ratio



## Existing Minimum Lot Size

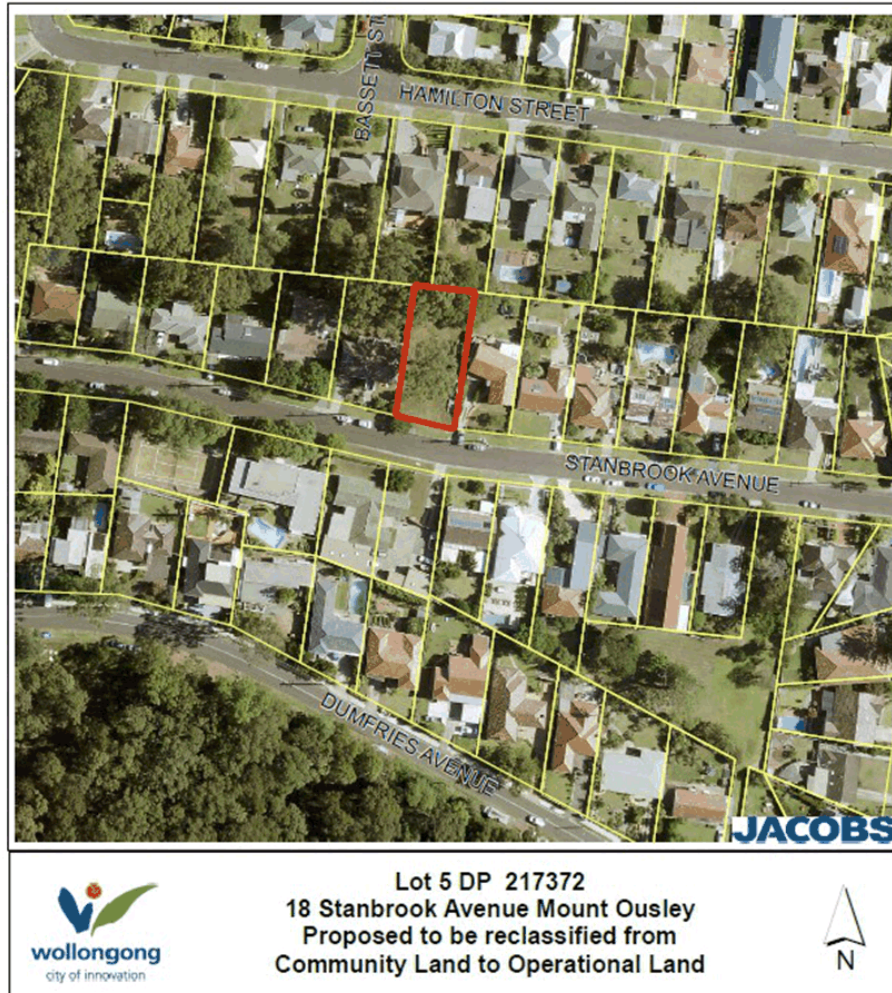


## Proposed Minimum Lot Size





**Lot 5 DP 217372, No 18 Stanbrook Avenue, Mt Ousley**

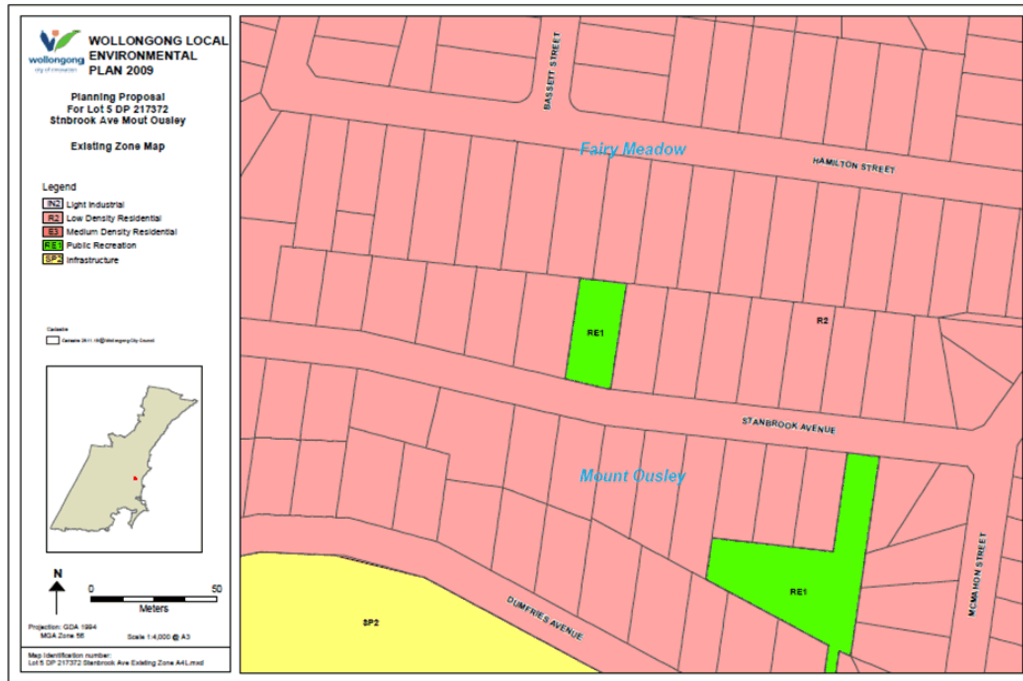


History:	This land came to Council in approximately 1962 as part of a subdivision. It was transferred for use as Public Garden and Recreation Space.
Area:	771m2
Current zoning:	RE1 Public Recreation
Current classification:	Council owned land classified as Community land.
Covenants:	There are no caveats or covenants on the Certificate of Title
Proposal:	Proposed to be reclassified as Operational Land, and rezone to R2 Low Density Residential, with a FSR of 0.5:1, Minimum Lot Size of 449m2
Constraints:	Vodafone and NBN infrastructure on site

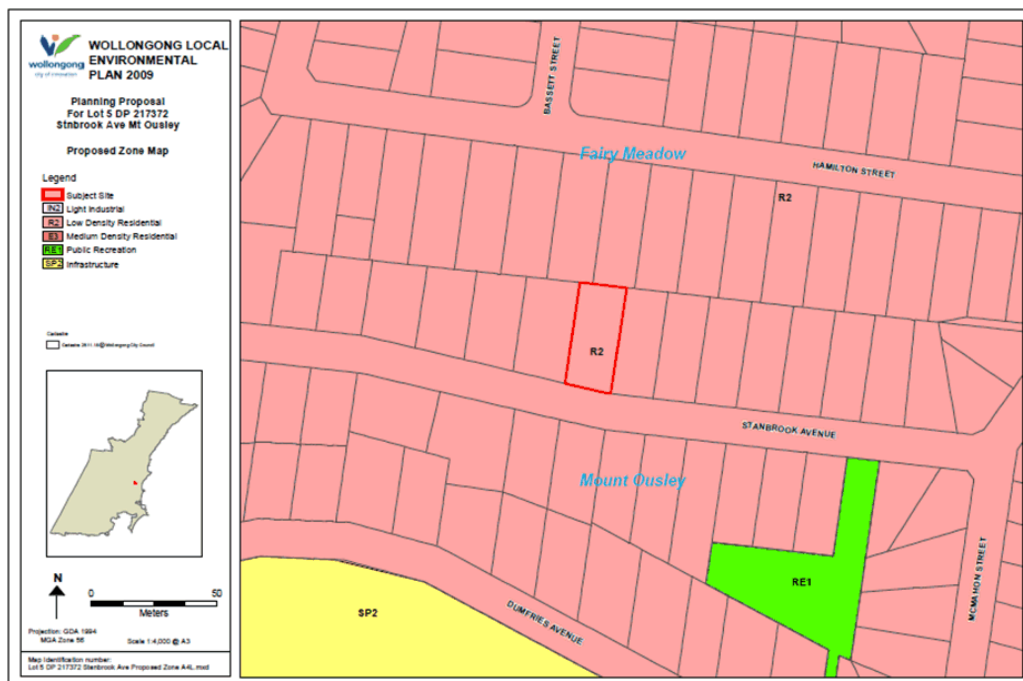




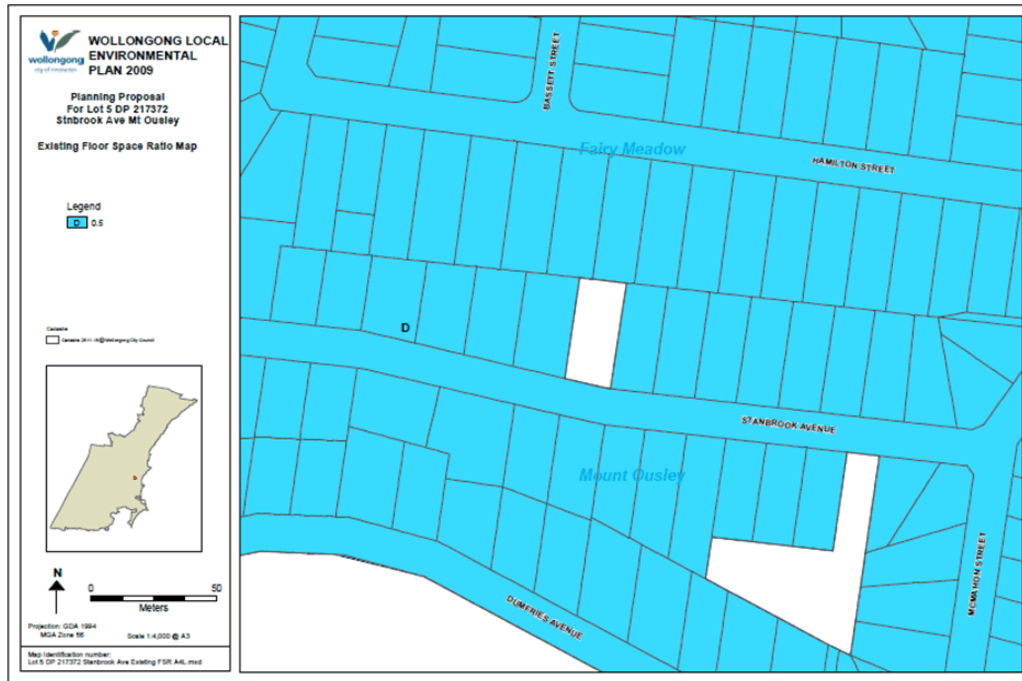
## Existing Zoning



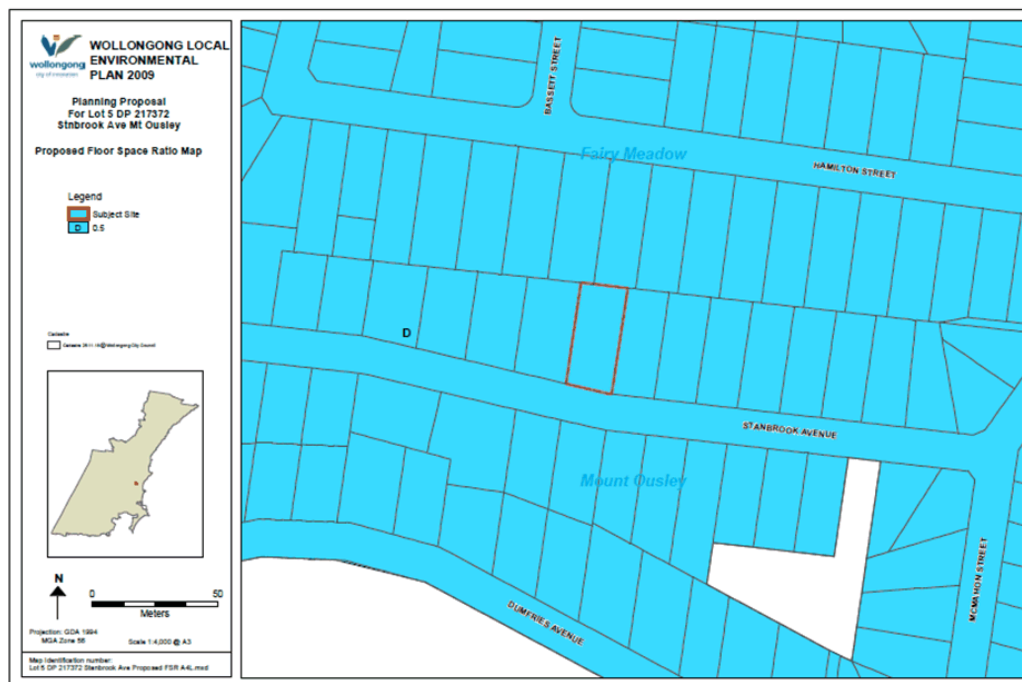
## Proposed Zoning



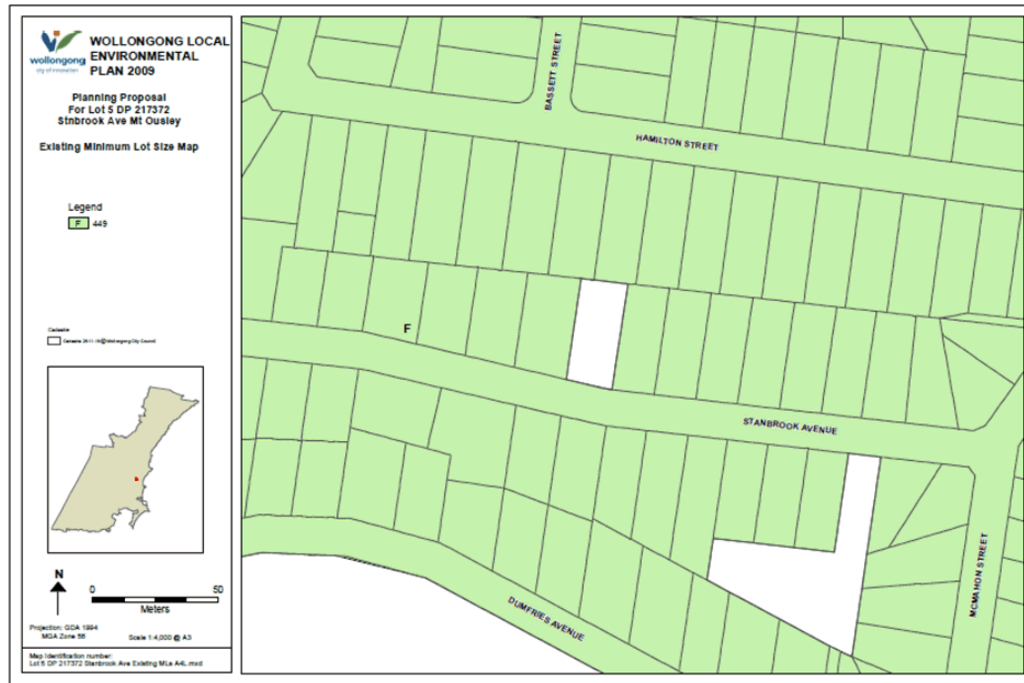
### Existing Floor Space Ratio



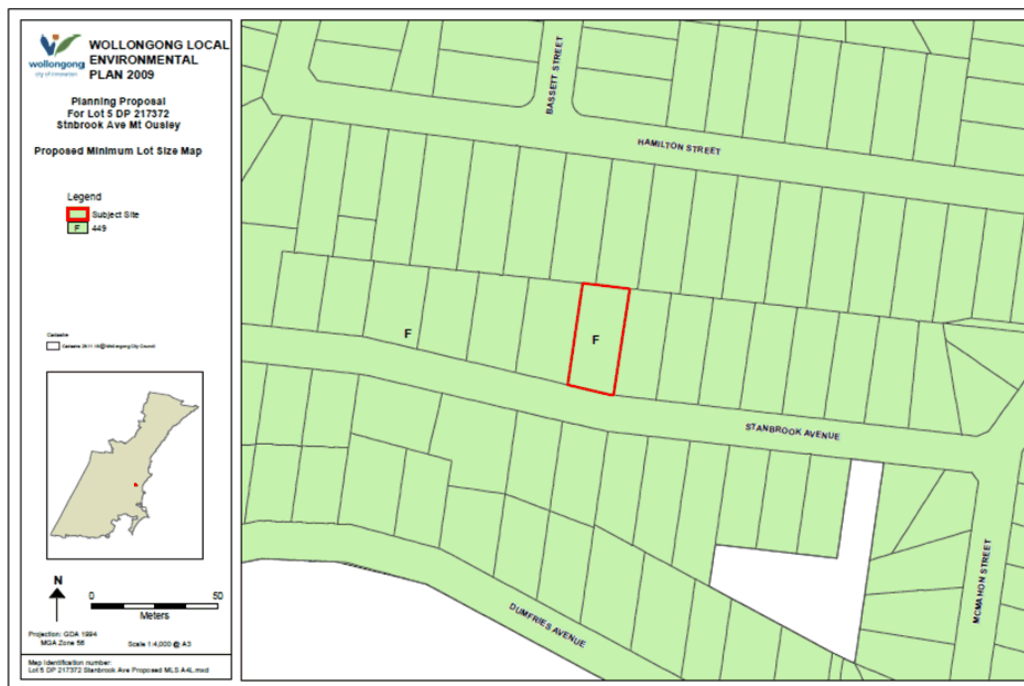
### Proposed Floor Space Ratio



### Existing Minimum Lot Size



### Proposed Minimum Lot Size





## Planning Proposal PP-2018/1

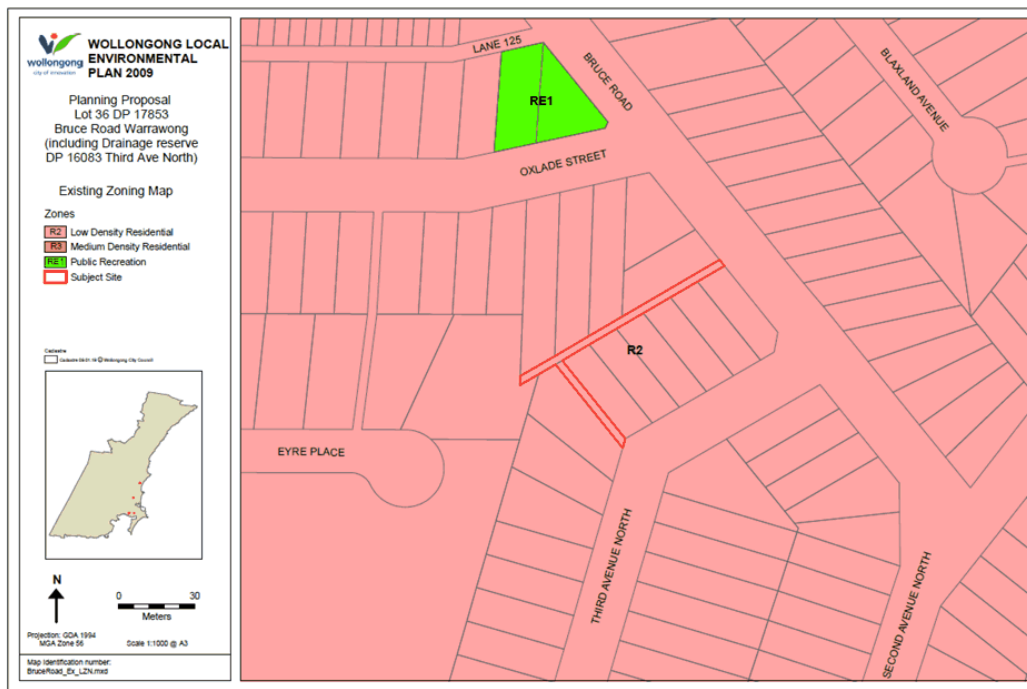
### Lot 37 DP 31557, Pine Crescent, Coniston



History:	Lot 37 DP 31557 came to Council in 1963 as part of a subdivision. It was transferred from the subdivider to Council for use as Public Garden and Recreation Space.
Area:	132m2 (1.83m wide)
Current zoning:	R2 Low Density Residential
Current classification:	Council owned land classified as Community land.
Covenant	The only covenant on title is the "Reservations and Conditions, if any, contained in the Crown grant for the land". This can be extinguished during the reclassification process
Proposal:	Proposed to be reclassified as Operational Land, and discharge the covenant



Existing Zoning (no change proposed)





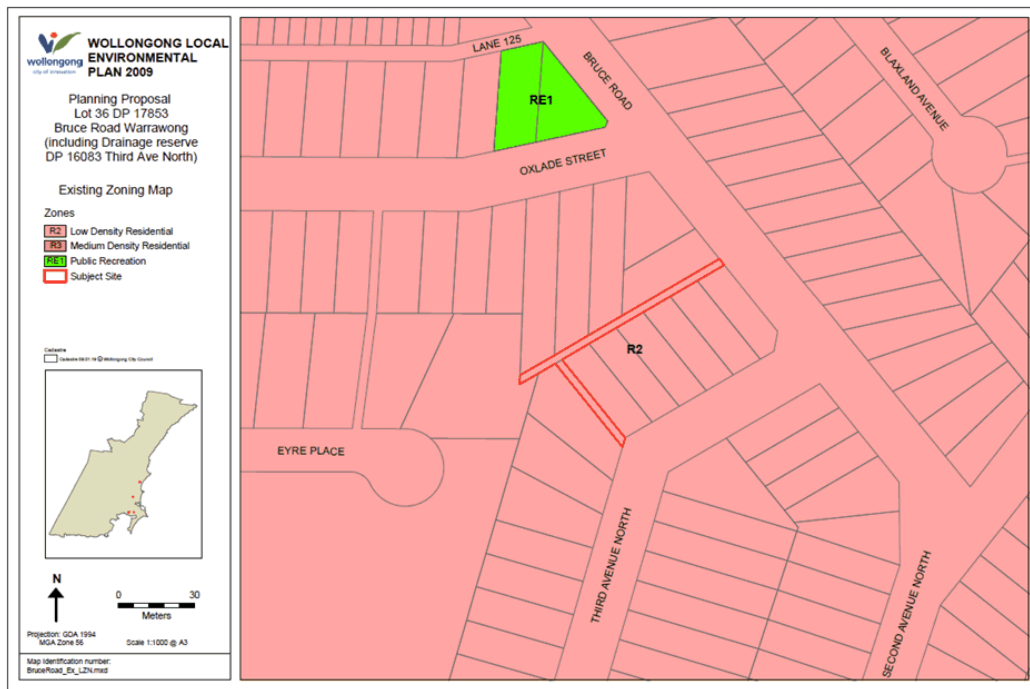
**Lot 36 DP 17853, Bruce Road and Drainage reserve DP 16083, Third Avenue North, Warrawong**



History:	Both Lot 36 DP 17853 Bruce Road and adjoining Drainage Reserve DP 16083 Third Avenue North, Warrawong came to Council in 1936 as part of a subdivision for use as drainage reserves. The access from Bruce Road down to Lot 36 DP 17853 is via a set of approximately 12 steps
Area:	277m <sup>2</sup> & 132m <sup>2</sup> , both lots are 3.05m wide
Current zoning:	R2 Low Density Residential
Current classification:	Council owned land classified as Community land.
Covenant:	The only covenant on title is the "Reservations and Conditions, if any, contained in the Crown grant for the land". This can be extinguished during the reclassification process.
Proposal:	Proposed to be reclassified as Operational Land, and discharge the covenant

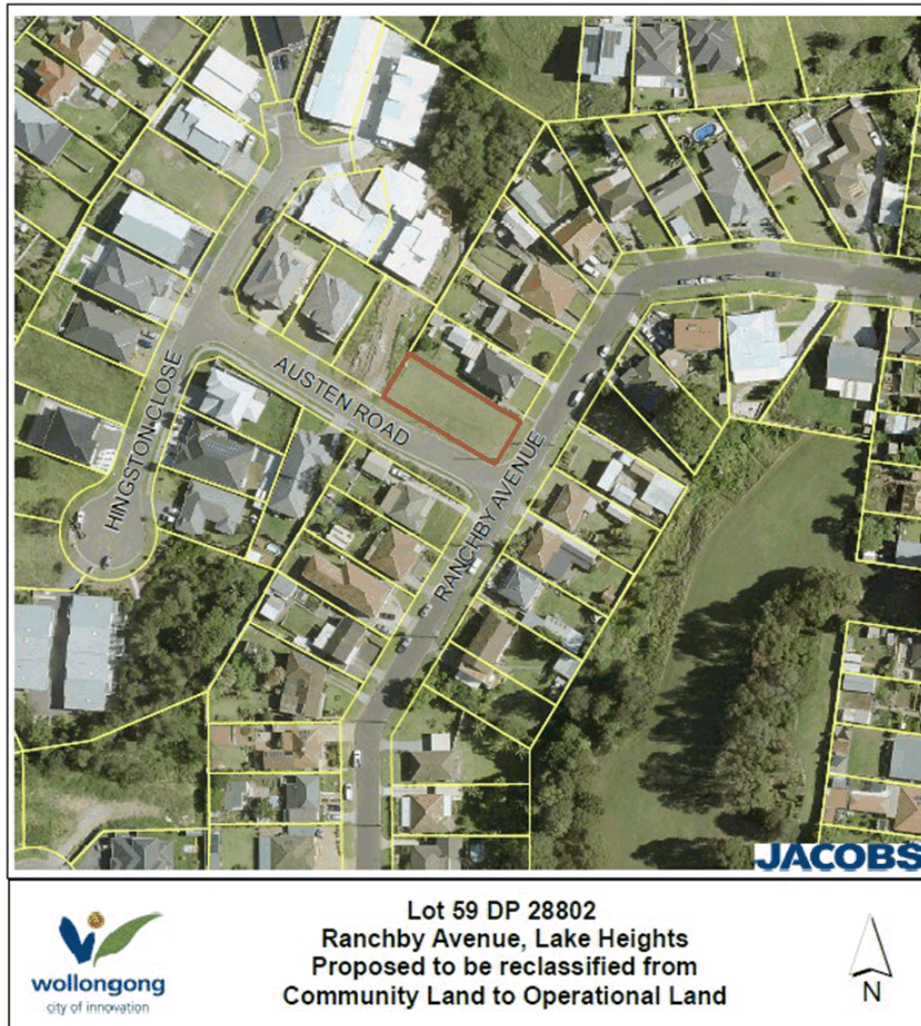


Existing Zoning (no change proposed)





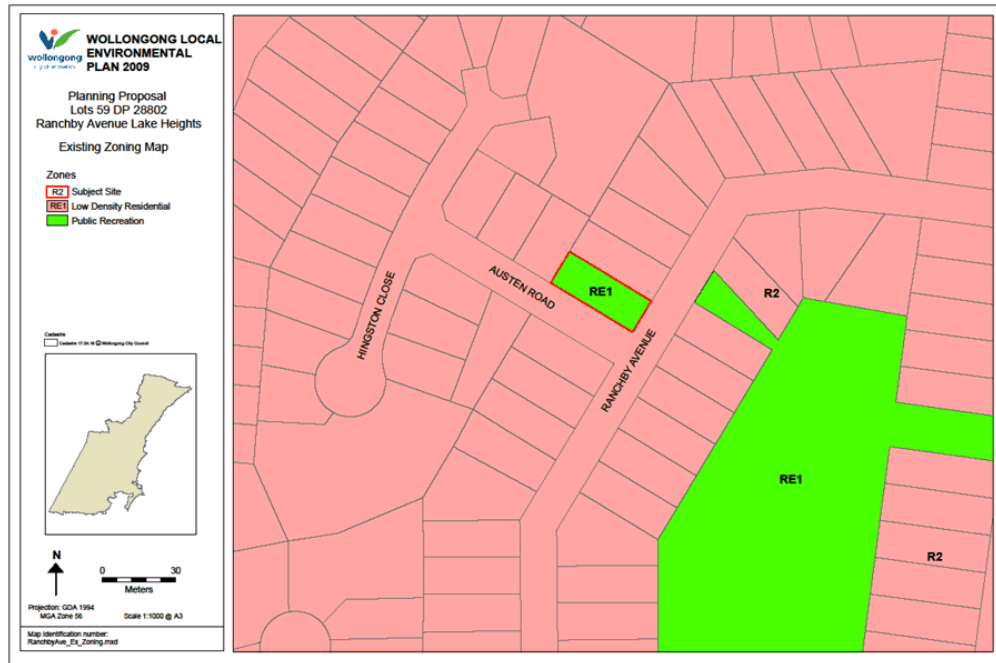
### Lot 59 DP 28802, Ranchby Avenue, Lake Heights



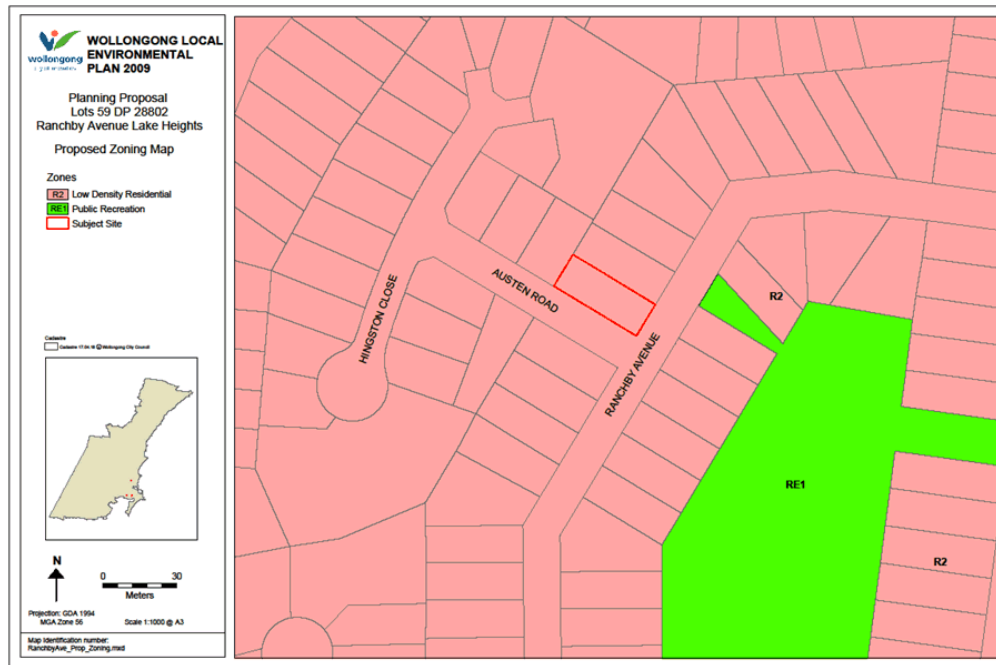
History:	Lot 59 DP 28802 Ranchby Avenue, Lake Heights was dedicated to Council as Public Garden and Recreation Space on the registration of DP 28802 in 1958.
Area:	588m2
Current zoning:	RE1 Public Recreation
Current classification:	Council owned land classified as Community land.
Covenant:	The only covenant on title is the "Reservations and Conditions, if any, contained in the Crown grant for the land". This can be extinguished during the reclassification process.
Proposal:	Proposed to be reclassified as Operational Land, rezoning to R2 Low Density Residential, , with a FSR of 0.5:1, Minimum Lot Size of 449m2 and discharge the covenant



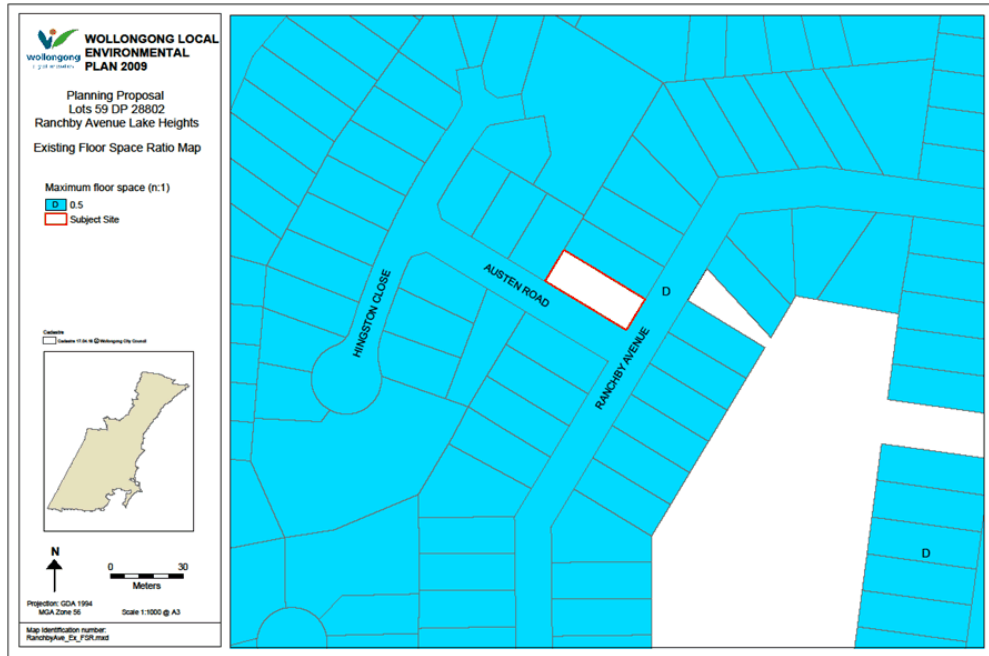
### Existing zoning



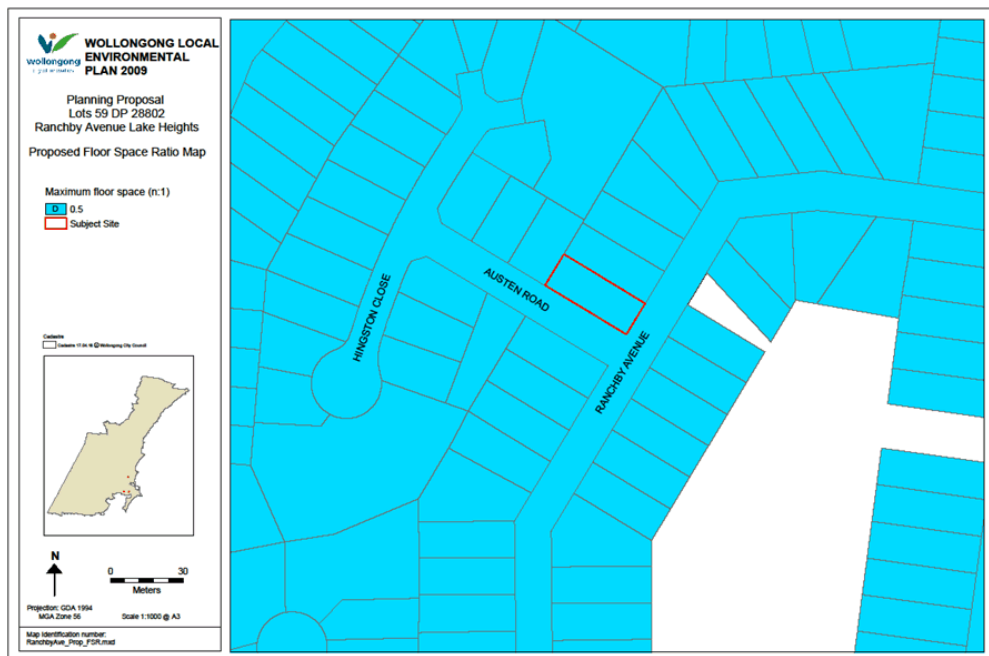
### Proposed Zoning



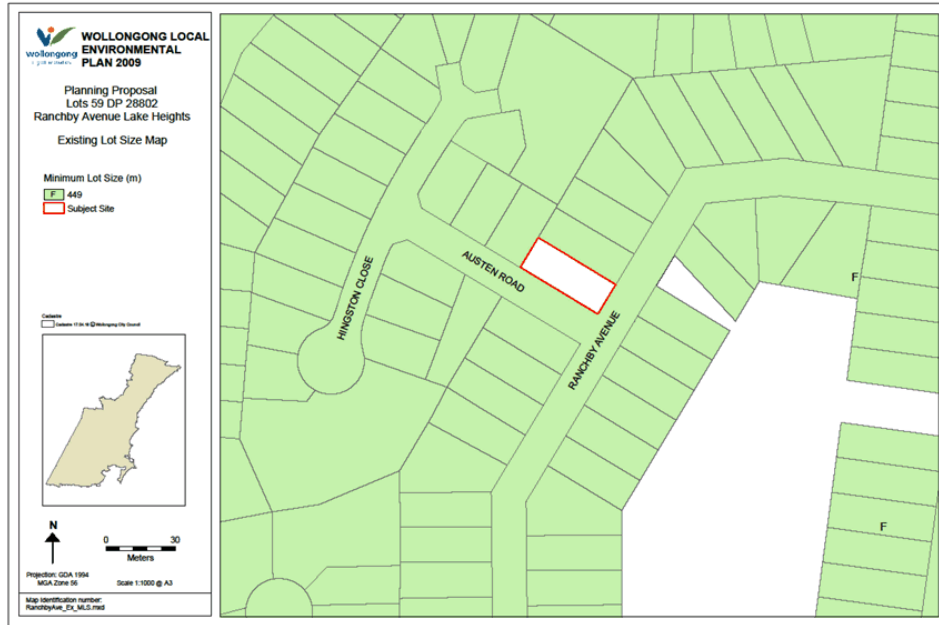
### Existing Floor Space Ratio



### Proposed Floor Space Ratio



### Existing Minimum Lot Size



### Proposed Minimum Lot Size





### Lot 23 DP 243092, No 44 Rann Street, Fairy Meadow

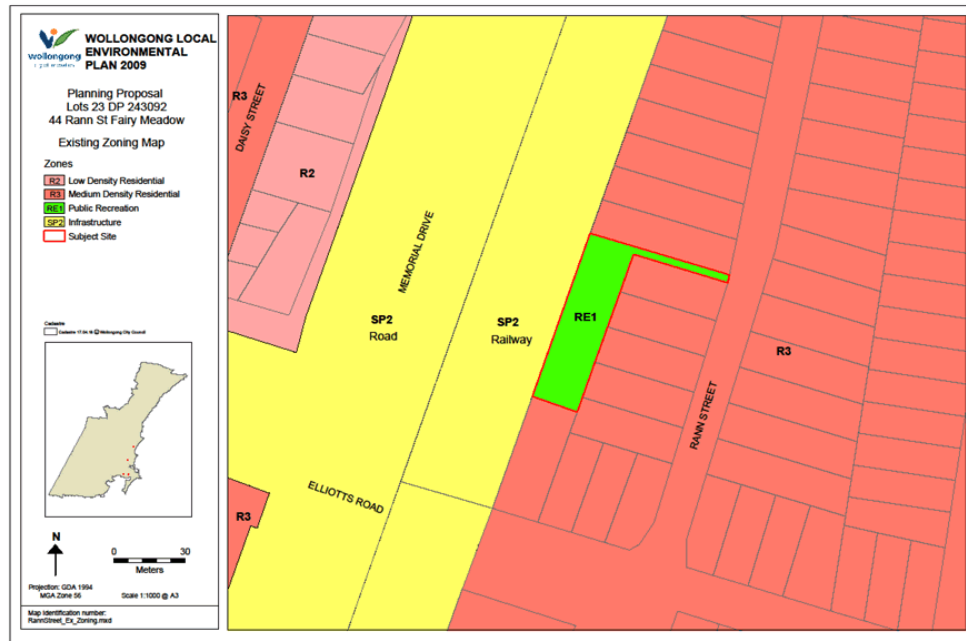


History:	Lot 23 DP 243092 came into Council's ownership by dedication as a public reserve upon the registration of DP 243092 in 1972.
Area:	1619m2
Current zoning:	RE1 Public Recreation
Current classification:	Council owned land classified as Community land.
Covenant:	<p>There is a covenant on the title for the land, being the "Reservations and Conditions, if any contained in the Crown grant for the land".</p> <p>There is also a caveat on title being "K200000P Caveat by the Registrar General forbidding registration of instruments not authorised by the provisions of the Local Government Act 1919 relating to public reserves".</p> <p>Both instruments can be extinguished during the reclassification process.</p>
Proposal:	Proposed to be reclassified as Operational Land, rezoning to R3 Medium Density Residential, , with a FSR of 0.75:1, Minimum Lot Size of 449m2, Maximum Building Height Limit of 13m and discharge the covenant and the caveat

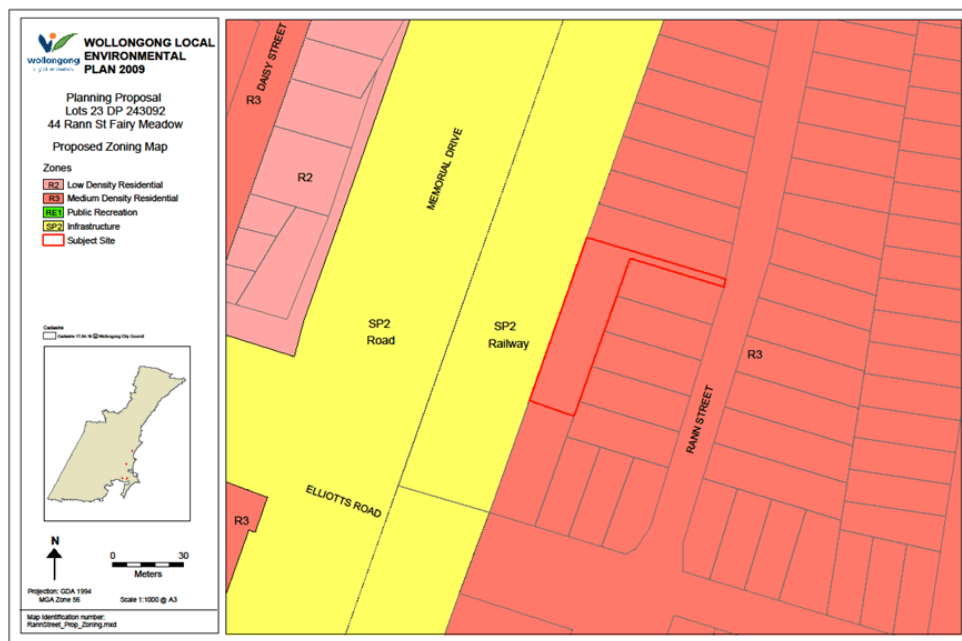




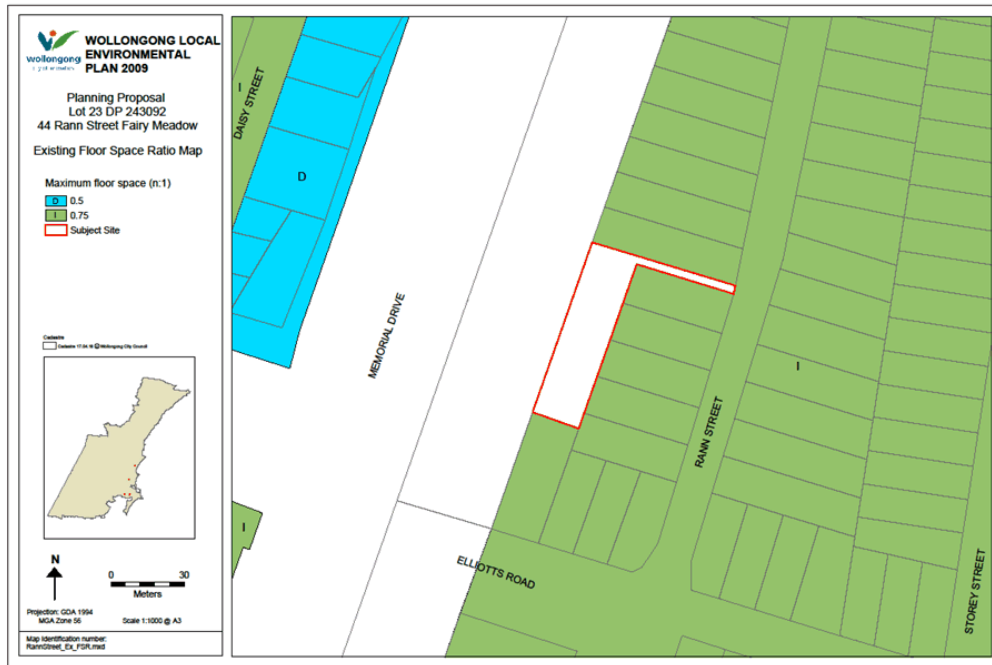
## Existing Zoning



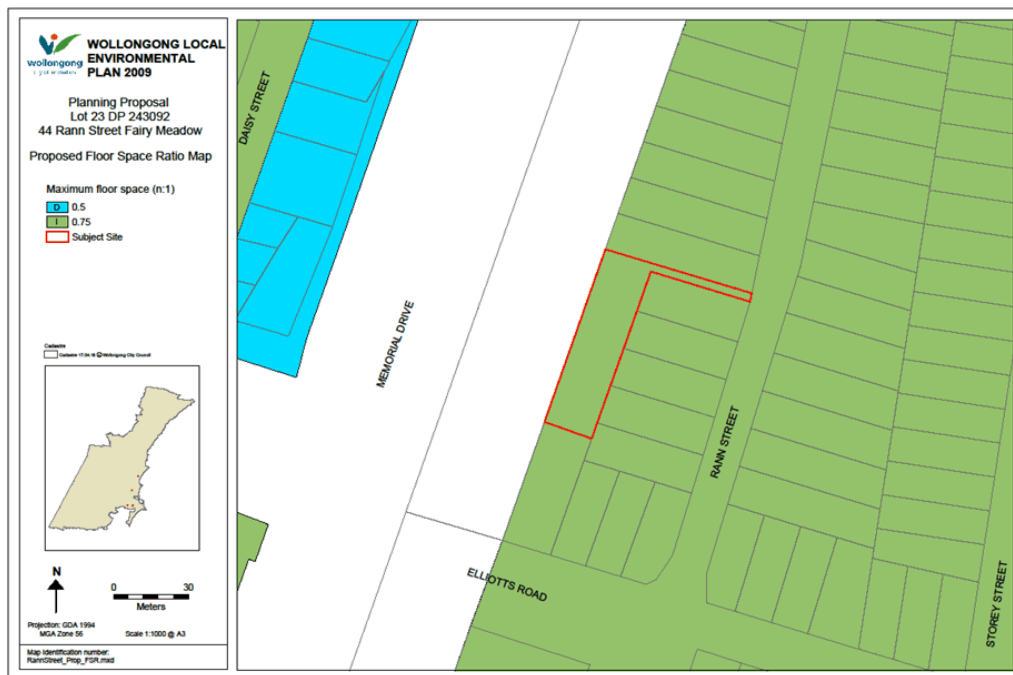
## Proposed Zoning



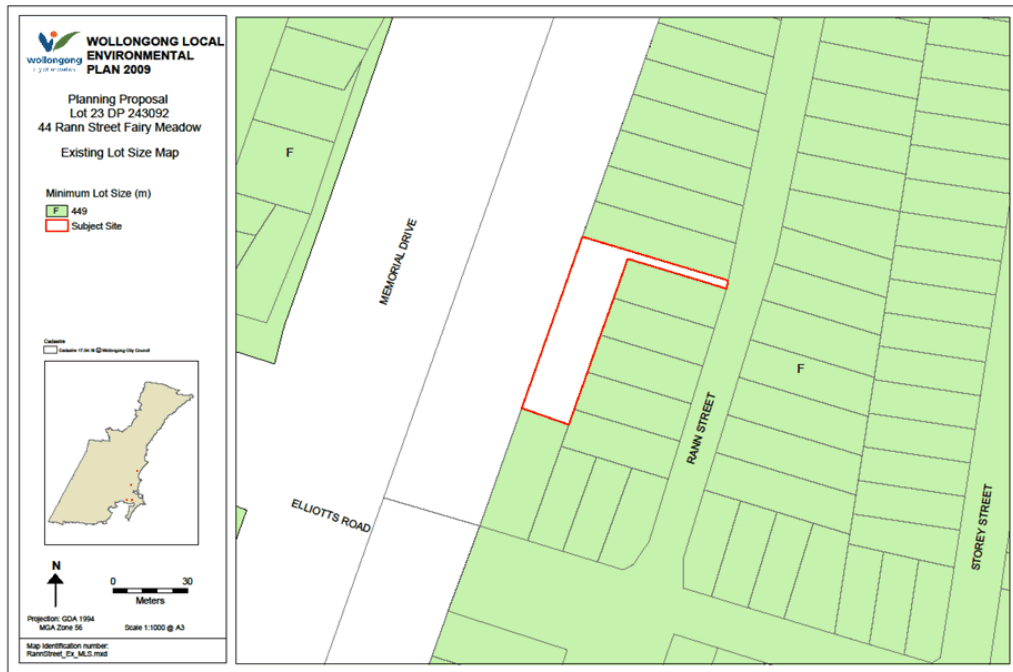
### Existing Floor Space Ratio



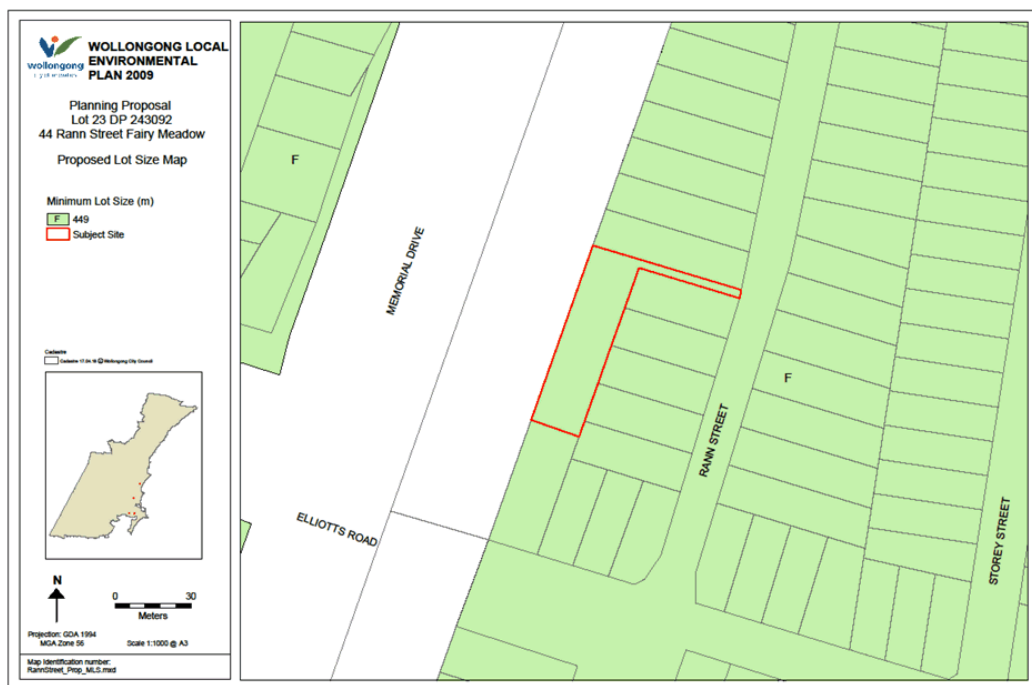
### Proposed Floor Space Ratio



### Existing Minimum Lot Size



### Proposed Minimum Lot Size



### Existing Maximum Building Height



### Proposed Maximum Building Height



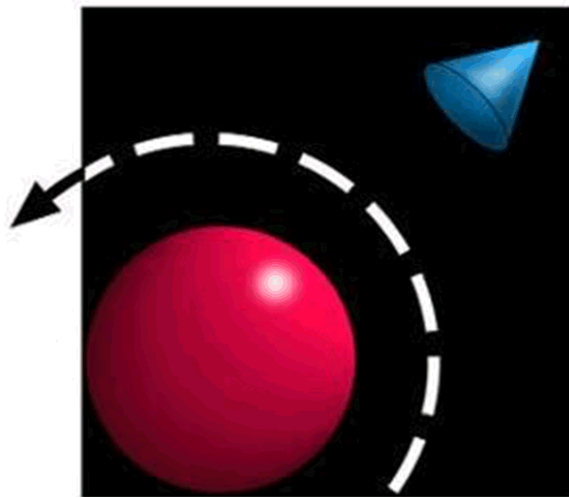
## Attachment 2 Summary of Submissions

Submitter	Issues raised	Comment
Housing Trust	<p>Housing Trust is supportive to the planning proposal of reclassification of surplus land, Housing Trust is also interested in long term lease or purchasing of the following sites:</p> <ul style="list-style-type: none"> <li>16 Range Place, Bulli, Lot 16 DP 216777</li> <li>26 Park Road, Bellambi, Lot 6 DP 39037</li> <li>18 Stanbrook Avenue, Mount Ousley, Lot 5 DP 217372</li> <li>Ranchby Avenue, Lake Heights, Lot 59 DP 28802</li> </ul>	<p>The Housing Trust's interest in the sites is noted. This report does not determine who buys any of the sites or for how much. These issues are a matter of commercial negotiation should Council proceed with the Planning Proposals.</p> <p>To enable the sale or lease (greater than 30 years) to the Housing Trust, or another organisation, requires the sites to be reclassified via a Planning Proposal.</p>
Community Member Lyndon Avenue, Corimal	<p>Express interest of purchasing Lot 1 DP 214743, part of Bloomfield Avenue Park, Corimal but want a "fair price"</p> <p>The submission has also suggests potential ways of dividing the lot among nearby properties and notes that due to flood threats from the creek and overgrown trees on site, the site needs to be restored before selling.</p>	<p>This report considers the proposed reclassification / rezoning of the sites. The issues of who buys the land, and for how much is a matter for commercial negotiation should Council proceed with the Planning Proposals and dispose of the sites. The previous Council reports have noted that the Bloomfield Road site is proposed to be subdivided and offered to the adjoining land owners.</p>
Community Member Wollongong	<p>Enquire as to whether there is public open space near the properties identified as "surplus"</p> <p>Will Council spend money gained on open space within the area in which the land has been sold.</p> <p>Council should consider the location of open space in relation to areas proposed for medium and higher density housing. For example, Smiths Hill area has large increases in population density, yet we have lost all of the open space in this neighbourhood.</p>	<p>The proximity of public open space has been considered in the identification of the sites for reclassification and disposal.</p> <p>This report does not determine where money from the sale of Council land is spent.</p> <p>This report does not consider the need for additional areas of open space. There is a large amount of open space along the North Wollongong foreshore.</p>
Community Member Park Road, Bellambi	<p>Objection to 26 Park Road, Bellambi, concerns were raised as:</p> <ul style="list-style-type: none"> <li>The lot is utilised by local children on daily basis, the lack of public green space after reclassification, children might be affected by inactivity and lack of socialising.</li> <li>Council should demonstrate the ability to provide access to waterway via 34 Park Road (when access via 26 Park Road is lost).</li> </ul>	<p>It is noted the site at No. 26 Park Road, Bellambi is near medium density housing and does not have open space nearby. It is recommended that Council does not progress with the reclassification and rezoning of this site.</p>
Community Member Park Road, Bellambi	<p>Objection to 26 Park Road, Bellambi, concerns were:</p> <ul style="list-style-type: none"> <li>Children will lose their place to play, most of them does not have private yard, and the loss of the playground could affect their</li> </ul>	<p>It is noted the site at No. 26 Park Road, Bellambi is near medium density housing and does not have open space nearby. It is recommended that Council does not progress with the reclassification and rezoning of this site.</p>



	<p>wellbeing and health.</p> <ul style="list-style-type: none"> <li>Subject lot is flood affected, the preparation of the site would cost a lot for money for drainage, retaining as a park would be more appropriate.</li> </ul>	
Community Member Woonona	<p>Objections to all proposed reclassification, rezoning and sale of Council's surplus properties.</p> <p>All proceeds generated should be utilised to fund parks and recreational facilities.</p>	<p>The objection to disposal of Council land is noted.</p> <p>Council carefully considers the rationalisation of assets as part of the reclassification and rezoning process. Council does need to rationalise its landholdings and assets in order to ensure the best outcome for the community.</p> <p>This report does not determine where money from the sale of Council land is spent.</p>
Community Member Fairy Meadow	<p>Object to any reclassification from Community Land to Operational Land. The objection concerns that the Community Land would be sold to developers and to create 'concrete jungle', and to minimise areas of recreation, parks and green space.</p>	<p>The objection to disposal of Council land is noted.</p> <p>Council carefully considers the rationalisation of assets as part of the reclassification and rezoning process. Council does need to rationalise its landholdings and assets in order to ensure the best outcome for the community.</p>
Community Member Email – suburb unknown	<p>Object to the reclassification of:</p> <ul style="list-style-type: none"> <li>Murranmar Road site &amp; the sale to IRT for redevelopment and expansion could impact nearby coastal area and dunes.</li> <li>No 26 Park Road, Bellambi is a residential sized block, with street frontage. There is no other open space nearby and future densification of the urban area will increase the demand for open space. This site is needed for the health and well-being of the community.</li> </ul>	<p>The Murranmar Road site is isolated and does not have public access. While a larger site, it is of very limited benefit to the wider community and is effectively already occupied by the IRT development.</p> <p>It is noted the site at No. 26 Park Road, Bellambi is near medium density housing and does not have open space nearby. It is recommended that Council does not dispose of this site.</p>
NSW Rural Fire Service	<p>With no objection to the proposal, however, any future development on 'bush fire prone land' will need to comply with <i>Planning for Bush Fire Protection 2006</i>, and also to demonstrate:</p> <ul style="list-style-type: none"> <li>Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table A2.4</li> <li>Access to be provided in accordance with the design specifications set out in section 4.1.3, and</li> <li>Services to be provided in accordance with section 4.1.3.</li> </ul>	Noted
Sydney Water	<p>No objection, and will provide more detailed referral during Development Application stage.</p>	Noted.
NSW Office of Environment	<p>Comment on the reclassification of Murranmar Road site, as;</p> <ul style="list-style-type: none"> <li>The sale to IRT for redevelopment</li> </ul>	<p>The site is already occupied by IRT and the proposed reclassification does not change the impact of the site on the natural area, drainage or relics. The reclassification does not approve or</p>

and Heritage	<p>and expansion could impact nearby coastal area</p> <ul style="list-style-type: none"> <li>• Potential Aboriginal Cultural Heritage impact, with recommendation</li> <li>• Subject lot is flood affected, seniors living development by IRT is an unsuitable use in a medium flood risk precinct.</li> </ul>	assess any proposed expansion of the IRT development.
NSW Roads & Maritime Service	No objection.	Noted.



## **Independent Chairperson for Public Hearing Report**

**Draft Planning Proposal - Proposed  
Reclassification of Surplus Council  
Properties - September 2018**

## *Document Registration*

<b>Client</b>	Wollongong City Council
<b>Principal Consultant</b>	Michael Muston
<b>Document Prepared By</b>	Muston & Associates PO Box 113 FAIRY MEADOW NSW 2519 Telephone 0411 045 386 Email: qem@leearth.net ABN 83 158 199 008
<b>Document Issued</b>	<i>28 September, 2018</i>
<b>Document Status</b>	<i>FINAL</i>
<b>Project Title</b>	WCC/6
<b>Document Title</b>	<i>Independent Chairperson for Public Hearing Report Draft Planning Proposal - Proposed Reclassification of Surplus Council Properties - September 2018</i>
<b>Client Representative</b>	Jon Bridge
<b>Document Registered By</b>	<i>Michael Muston</i>

*Muston & Associates undertakes to facilitate the client's efforts towards resolution of the subject issue. Muston & Associates takes no responsibility for successful implementation of any advice offered.*

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Independent Chairperson for Public Hearing Report  
Draft Planning Proposal - Proposed Reclassification of Surplus Council Properties - September 2018

## INTRODUCTION

At its meeting of 30 October 2017, Wollongong City Council resolved to place on public exhibition a draft Planning Proposal to enable an amendment to Wollongong Local Environment Plan 2009 to reclassify Council-owned lots from Community Land to Operational Land, being:

- Lot 505, DP833242, Murranar Road Towradgi
- Lot 1 DP214743, part of Bloomfield Avenue Park, Corrimal
- Lot 87 DP32081, Baringa Place, Dapto
- Lot 16 DP216777, Range Place, Bulli
- Lot 6 DP39037, No.26 Park Road, Bellambi
- Lot 5 DP217372, No.18 Stanbrook Avenue, Mount Ousley
- Lot 2 DP231004, rear of 46 Montague Street, North Wollongong
- Lot 37 DP 31557, Pine Crescent, Coniston
- Lot 36 DP 17853, Bruce Road, Warrawong and adjoining Drainage Reserve DP 16083 Third Avenue North, Warrawong
- Lot 59 DP 28802, Ranchby Avenue, Lake Heights
- Lot 23 DP 243092, No 44 Rann Street, Fairy Meadow

In addition, the planning proposals seek to make the following amendments to the existing Wollongong LEP 2009 including the discharge of interests where applicable:

	<b>Proposed Zoning</b>	<b>Proposed Floor Space Ratio</b>	<b>Proposed Minimum Lot Size</b>
Lot 23 DP243092 No 44 Rann Street, Fairy Meadow	From RE1 (Public Recreation) to R3 (Medium Density Residential)	0.75:1	449m2
Lot 59 DP28802 Ranchby Avenue, Lake Heights	From RE1 (Public Recreation) to R2 (Low Density Residential)	0.5:1	449m2
Lot 1 DP214743 part of Bloomfield Avenue Park, Corrimal	From RE1 (Public Recreation) to R2 (Low Density Residential)	0.5:1	449m2
Lot 6 DP39037 No.26 Park Road, Bellambi	From RE1 (Public Recreation) to R2 (Low Density Residential)	0.5:1	449m2

Independent Chairperson for Public Hearing Report  
Draft Planning Proposal - Proposed Reclassification of Surplus Council Properties - September 2018

	<b>Proposed Zoning</b>	<b>Proposed Floor Space Ratio</b>	<b>Proposed Minimum Lot Size</b>
Lot 5 DP217372  No.18 Stanbrook Avenue, Mount Ousley	From RE1 (Public Recreation) to R2 (Low Density Residential)	0.5:1	449m2

Wollongong City Council have requested the Department of Planning that, as the draft planning proposal involves Council land, Council does not seek to utilise its plan making delegations to finalise the draft planning proposal.

The Local Government Act, 1993 requires that a public hearing be conducted by an Independent Chairperson when community land is proposed to be changed to operational land. Mr Michael Muston was engaged by Wollongong City Council as Independent Chairperson to conduct the Public Hearing.

#### PROCESS LEADING UP TO THE PUBLIC HEARING

Based on a review of Council records provided to the Independent Chairperson, Council staff sought public comment on the Planning Proposal, including the proposed reclassification of the subject land from community land to operational land, in a number of ways:

- Notice of the Planning Proposal exhibition and of the Public Hearing was published in the Illawarra Mercury on Saturday 30<sup>th</sup> June 2018.
- Copies of the suite of documents were able to be viewed at Corrimal, Dapto Warrawong and Wollongong libraries during library hours throughout the exhibition period for this draft Planning Proposal from Saturday 30 June 2018 to Friday 3 August 2018. A copy was also available at Council's Customer Service Centre, Ground Floor Administration Building, 41 Burelli Street Wollongong on weekdays between 9am and 5pm during the exhibition period.

The exhibited document contained:

- A statement of intended outcomes;
- Explanation of planning provisions;
- Detailed justification of proposal;
- Planning proposal maps for each site;
- Community consultation;
- Projected timeline and
- A checklist of Environmental Planning Policies and Ministerial Directions.
- Notice of the Planning Proposal and copies of key documents were also available on Wollongong City Council website during the exhibition period, including NSW Department of

Independent Chairperson for Public Hearing Report  
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Planning and Environment Practice Note: PN 16-001: Classification and reclassification of public land.

- There are no specific records to indicate how many accessed the documents at these library and administration building locations. There have been 237 persons who have accessed the web site between 7 June and 6 September 2018. Of these 90 downloaded at least one document or viewed multiple pages to be better informed.
- A letter was sent to all surrounding property owners who live in close proximity to each of the sites that are the subject of the Planning Proposal. The letters advised of the Planning Proposal including the proposal to rezone or change the planning controls that apply to the land, to reclassify land from community to operational and the details for viewing the relevant documents, how to make submissions and notice of the Public Hearing.
- Letters with the same information were sent to NSW Rural Fire Service, Department of Planning, Sydney water Corporation, Roads and Maritime Services, Office of Environment and Heritage as well as The Illawarra Retirement Trust and Neighbourhood Forums.
- A follow up email was sent on 24 August 2018 or a letter (where submission was by post) was sent on 27 August 2018 to all of those that made submissions advising the time and place of the Public Hearing.

Independent Chairperson for Public Hearing Report  
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## PUBLIC HEARING

Mr Michael Muston was engaged by Wollongong City Council as Independent Chairperson to conduct the Public Hearing and to make a report to Council regarding the processes followed leading up to and the comments provided during the public hearing. The required scope of the Public Hearing is limited to consideration of matters related to the proposed reclassification of the subject land from community land to operational land however the broader issues raised arising from the planning proposal will be recorded for information.

The Independent Chairperson Mr Michael Muston is not or has ever been a Wollongong City Council officer nor has he been an elected member of Wollongong City Council and operates independently of the Council.

The public hearing was advertised as detailed above and it was attended by the Independent Chairperson and Mr Jon Bridge Senior Strategic Project Officer Wollongong City Council and Jacob Williams Cadet Planner Wollongong City Council. A Council officer was at the Ground Floor foyer at Wollongong City Council well prior to the announced commencement time for the meeting and, due to some local traffic holdups for some time after the nominated start time of the Public Hearing.

Signage directed the public to the meeting which was accessed via the library entrance.

There were six members of the public and two Wollongong City Council staff plus the independent Chairperson who attended the meeting.

The agenda and record of proceedings for the meeting was as follows:

## Public Hearing

### Draft Planning Proposal - Proposed Reclassification of Surplus Council Properties - Wollongong City Council

Thursday 12 September 2018 Commencing at 6.00 pm Level 9 Function Room, Wollongong City Council.

## AGENDA

### Welcome

The Chairman welcomed the attendees and recognised the traditional owners of the land where the meeting took place and paid respect to elders past and present. Emergency procedures were outlined.

### Attendees

NAME	AFFILIATION
Mr Michael Muston	Independent Chairperson
Jon Bridge	Senior Strategic Project Officer Wollongong City Council.
Jacob Williams	Cadet Planner Wollongong City Council

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NAME	AFFILIATION
James Cochram	IRT
Rob Bruce	IRT
Ron Knowles	Resident
Van Qui Pham	Resident
Ron Sim	Simplan
Son Pham	Resident

### Apologies

Nil

### Introductions

The Chairperson introduced himself, Mr Jon Bridge– Senior Strategic Project Officer Wollongong City Council and Jacob Williams Cadet Planner Wollongong City Council.

### Opening Remarks from the Chair

#### Statement of Independence

The Chairperson stated that he was engaged by Wollongong City Council to chair the Public Hearing and report independently to the Council on it and that he has not worked for nor been an elected member of Wollongong City Council. He has no personal interest in any of the parcels of land that are the subject of this Public Hearing.

#### Meeting Scope

The Chairperson explained the procedures required by the Local Government Act in relation to the Public Hearing. The Public Hearing is for the proposed reclassification of land for the parcels of land that are identified in the Planning Proposal and which will be detailed at the Public Hearing.

#### Procedures

The Public Hearing is required as part of the reclassification of land from community land to operational land and the process was outlined to the attendees and the Public Hearing is to independently receive public comment and to ensure these comments are presented to the Council which will make the final recommendation on the reclassification to the Department of Planning. The Independent Chairperson does not make decisions or judgements on the merits of the public input and has no determining role. His role is limited to the reclassification process but he will record in his report to Council any comments or issues that are raised which are related to the other aspects of the planning proposal.



Independent Chairperson for Public Hearing Report  
Draft Planning Proposal - Proposed Reclassification of Surplus Council Properties - September 2018

**Proposal General Overview – Jon Bridge**

Jon Bridge firstly outlined the legal process for the reclassification of land that is identified in the Planning Proposal including the process of holding a Public Hearing. He emphasised that the Public Hearing gives the opportunity for Council to communicate with the community and the community to communicate with Council and have any questions or concerns raised. The process is independently facilitated and there will be an independent report to the Council.

He said that the primary question for consideration at the meeting was whether the land is surplus to the community or does it have a value to the community as public space. He also stated that the Planning Proposal is independent of the subsequent commercial dealings associated with lease or sale of the subject properties.

Jon Bridge then went through each site in order from the most northern to the most southern outlining the details of each site and showed maps and photographs. Included in the presentation were any changes to zoning proposed and any covenants of restrictions proposed to be changed. Due to the small number attending the meeting the Chairman invited comments or questions from the community members for each site during the presentation which are recorded below.

**Questions and comments**

Questions (Q) and statements (S) were invited from the community members present during the presentation by Jon Bridge who provided answers (A) during the presentation on each proposed site.

**Lot 16 DP216777, Range Place, Bulli**

**Q.** How far is the nearest park from the site?

**A.** About 250m.

**Lot 1 DP214743, part of Bloomfield Avenue Park, Corrimal**

**Q.** Sought clarification of the location of the watercourse.

**A.** The watercourse was identified on the map on screen.

**Q.** Does the additional area increase the floor space ratio for the adjoining blocks which may acquire part of the surplus land?

**A.** Yes but the limits imposed by the creek needs to be considered as a constraint.

**Lot 6 DP39037, No.26 Park Road, Bellambi**

Jon Bridge identified the potential for use of the site as a park given its location and the higher density in adjoining areas. It also has a medium flood risk as the original watercourse went through the lot.

**Q.** What is the definition of “surplus”?

**A.** The “surplus” properties were identified by Council’s Property Division as potential sites that are not required by Council. This may be challenged by the Planning Division and the results of the community engagement process.

**Q.** What is considered a reasonable distance for a potential park in relation to the proximity of nearby parks?

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A. Generally walking distance.

Q. Is there any public open space within walking distance of this site?

A. There is not any public open space within walking distance of this site.

S. It was hoped that the Council were not targeting in this case a low socio economic area for the sale of park land.

**Lot 505, DP833242, Murranar Road Towradgi**

No questions raised.

**Lot 23 DP 243092, No 44 Rann Street, Fairy Meadow**

Q. How far is it to the nearest park (North Dalton Park)?

A. About 400 m to North Dalton Park and there were other smaller parks nearer.

S. There needs to be more facts on these distances.

S. The respondent was representing the owners of adjoining land who wish to purchase the surplus land. The proposed zoning is R3 which is consistent with the remaining properties in Rann St. The site is not used and has no play equipment or barbeque facilities and has one narrow pedestrian access.

There are current potential safety and security issues with the site due to its location. There are more than adequate open spaces in Planning Area 4 with a reserve in Dixon St which is 300 m away and another site in at the corner of Carters Lane and Holder St. which is also about 300 m distant.

If the land is not sold Council will have ongoing liability for a reserve that is little used. While agreeing in most cases that public land should not be disposed of, there will be a benefit to the community with the funds from surplus land sale being available to improve nearby parks rather than spent on a little used battle axe reserve.

We understand that Council considered the sale of the land to adjoining residents in 1987 but for some reason this didn't go ahead at the time.

We support the officer recommendations in the Council report.

S. A resident of Rann St. Thinks that Council should dispose of the property as the budget to maintain it is significant with lots of workers, machines and trucks regularly at the site to clean but with little benefit as there is regularly high grass, uneven ground and holes to trip in. Council should dispose of the land and put money into nearby parks such as at the corner of Carters Lane and Holder St.

If the land were sold there is an opportunity for additional housing to be developed with more revenue for Council as well as the sale proceeds that can be used to improve other nearby parks.

Q. Can the money from sale be guaranteed for use on nearby parks?

A. Council cannot guarantee but the report will identify this objective for Council to consider.

**Lot 5 DP217372, No.18 Stanbrook Avenue, Mount Ousley**

Q. How did this end up in Council ownership?

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A. This information is not available at present but will be considered, particularly if the land was dedicated as part of a subdivision.

Q. How did the telecommunication equipment get there?

A. The details are not available at the meeting but the telecommunications companies have rights to use public land.

Q. What is the nature of the infrastructure in these telecommunication facilities? Is it a health hazard due to radiation?

A. The equipment is immediately adjacent to a nearby house so it is unlikely to be a health hazard.

S. There are concerns about selling this site and keeping the nearby park in Stanbrook Avenue which is in a battle axe site.

Note at this time all but one community member left the meeting as their interests had been addressed.

**Lot 2 DP231004, rear of 46 Montague Street, North Wollongong**

No issues raised.

**Lot 37 DP 31557, Pine Crescent, Coniston**

No issues raised.

**Lot 36 DP 17853, Bruce Road, Warrawong and adjoining Drainage Reserve DP 16083 Third Avenue North, Warrawong**

No issues raised.

**Lot 59 DP 28802, Ranchby Avenue, Lake Heights**

Q. How did the site come to Council ownership? If it was dedicated as part of a subdivision then Council has no moral right to sell the property.

A. It was dedicated as public garden in 1958.

Q. How will the money raised from the sale be spent?

**Lot 87 DP32081, Baringa Place, Dapto**

Q. How did the site come to Council ownership?

A. It was dedicated as public garden and recreation space in 1962.

Q. Will the access way be retained.

A. Yes it will be retained.

Q. Were adjacent owners advised?

A. Yes. Letters were sent to all adjacent properties.

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**General comments raised from the community**

S. The definition of “surplus” should not be determined the Property Division of Council.

Public parks should be within walking distance of residents. There is a need for both active and passive recreation facilities in particular in areas of Garden Hill, Smiths Hill and the CBD of Wollongong where there are no public parks.

A. Jon Bridge responded that the Planning Division is prepared to challenge the Property Division to ensure that the appropriate planning criteria are applied in the decision-making process.

**Next steps**

The Public Hearing report will be available publicly and will form part of the report to Council on the Planning Proposal and should Council approve will also be part of the material submitted to the Department of Planning for Approval.

**Closing remarks**

The Chairperson undertook to record the issues raised at the meeting and while all recognised that some were of a more general nature and not specific to the reclassification being considered in this Public Hearing.

The Chairperson advised that his report would be included with the report presented to Council as part of their consideration of the determination of the reclassification of the parcels of Community Land at to Operational Land and their recommendation to the Department of Planning. He assured the meeting that he would document the issues raised, including those of a broader nature, in his report for the attention of Council.

The meeting closed at 7.25 pm.

**PUBLIC COMMENT**

There were seven submissions received from members of the community and an additional three submissions from NSW Government agencies and the Housing Trust during the exhibition period. These submissions will be separately reported to Council however the following observations are made:

- Three of the submissions received were opposing the reclassification and sale of 26 Park Road Bellambi. One of these also objected to the reclassification and sale of Lot 505 Murranara Road Towradgi.
- Two submissions were made by local residents objecting to all the proposed reclassifications, rezoning and sale of Council’s land and in one case suggested if the sales were to proceed the proceeds should be utilised to fund parks and recreational facilities.
- One submission sought additional information on 18 Stanbrook Avenue Mount Ousley although the issues raised at the Public Hearing with respect to this site (detailed above) were raised by the same member of the community.

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- One submission was in support of the proposal and expressed interest in purchasing Lot 1 DP 214743 which is part of Bloomfield Avenue Corrimal.
- A submission received from Sydney Water raised no objection to the proposal.
- The Rural Fire Service requested that any future development on 'bush fire prone land' should provide asset protection zones in accordance with the relevant standards.
- Housing Trust expressed interest in long term lease or purchase of three of the properties.

### GENERAL CONCLUSIONS

From a review of processes leading up to the Public hearing, it can be concluded that Council staff have undertaken the necessary steps to advise the community and in particular affected property owners and residents of the proposed reclassification of the subject land from Community Land to Operational Land and to adequately engage the community in the planning process having:

- Sought public submissions through notice of the Planning Proposal exhibition and the Public Hearing was published in the Illawarra Mercury on Saturday 30<sup>th</sup> June.
- The Planning Proposal and associated documents were publicly exhibited at the Customer Services counter, located on the Ground Floor of Wollongong City Council Administration Building, Wollongong Civic Centre and copies were also available at Corrimal, Dapto Warrawong and Wollongong libraries during library hours throughout the exhibition period for this draft Planning Proposal from Saturday 30 June 2018 to Friday 3 August 2018. There are no specific records to indicate how many accessed the documents at these library and administration building locations.
- Copies of relevant documents were also available on Wollongong City Council website throughout the exhibition period. There have been 237 persons who have accessed the web site between 7 June and 6 September 2018. Of these 90 downloaded at least one document or viewed multiple pages to be better informed.
- Sent a letter to all property owners who live within close proximity of each site in the planning proposal and to key stakeholders.
- Council staff have taken adequate steps for the purposes of giving public notice in accordance with the Local Government Act 1993.
- Council staff took all appropriate steps to advertise the Public Hearing and the attendance by members of the public show that appropriate notification was given.

At the Public Hearing a number of more general issues were raised which are not specific to the change of classification of the subject site from community land to operational land. These issues are recorded in the meeting report above. The attention of Council is drawn to these comments for consideration at an appropriate time. In particular, the following were recurring issues:

- The need for funds raised from any sale of Council land should be reallocated to nearby park areas;



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- The need for parks to be located within reasonable walking distance of local residents;
- Where the property was dedicated as part of a subdivision, the Council needs to consider this and the expectations of nearby property owners when deciding to dispose of the site.

There is no reason to believe that the community have not been adequately consulted and given all reasonable opportunities to raise any significant objections or issues of concern in relation to the proposed reclassification of the subject land from Community Land to Operational Land.



Michael Muston

Independent Chairperson

28 September 2018

## ITEM 2 ACQUISITION OF LOT 16 DP 241582, OTFORD ROAD, OTFORD

This report is prepared to obtain Council approval to acquire Lot 16 DP 241582, Otford Road, Otford, for passive open space land as per the land reservation acquisition map in the Wollongong Local Environmental Plan 2009.

### RECOMMENDATION

- 1 Council acquire Lot 16 DP 241582, Otford Road, Otford, for the agreed purchase price of \$55,000 (plus GST if applicable). The land is required for passive open space land as per the Land Reservation Acquisition Map in the Wollongong Local Environment Plan 2009.
- 2 Council be responsible for the land owners reasonable costs associated with the sale for eg legal costs under the terms of the Land Acquisition (Just Terms Compensation) Act 1991.
- 3 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to the resolution.

### REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

- 1 WLEP 2009 Land Reservation Acquisition Map Lloyd Place and Otford Road
- 2 Map of Acquisition of Lot 16 DP 241582 Otford Road, Otford
- 3 **Confidential** - Legal and Valuation Advice (Distributed under Separate Cover) – *Attachment 3 to this report is confidential in accordance with Section 10A(2)(d(ii)) of the Local Government Act, 1993, as the report contains commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council.*

### BACKGROUND

On 12 April 1967 Council approved a subdivision application which created the Lloyd Place lots and the Otford Road lots. At this time the minimum lot size for “country dwelling” was 8,000m<sup>2</sup> or 0.8 hectare. The lots created measured two hectares and were zoned Non-Urban “A”.

In 1968 the minimum lot size for a country dwelling increased to two hectares by the Illawarra Planning Scheme.

In September 1969 Council considered a proposal from the then State Planning Authority to increase the minimum area for “country dwellings” in all non-urban areas from two hectares to 40.4 hectares. Council agreed in principle with the proposal but considered that a 20 hectare minimum would be more satisfactory for non-urban areas.

The Town Clerk’s certificate was issued for the Lloyd Place and Otford Road subdivision on 9 August 1971 after all site works were completed. The subdivision was released in two stages, the Otford Road lots were released first, DP 241582 on 8 October 1971 and then the Lloyd Place lots DP 242135 on 6 March 1972.

On 12 December 1970 Council advertised in a local newspaper the proposed increase to minimum lot size requirements for a “country dwelling” from two hectares to 20 hectares and allowed a period of 28 days for comments. Only five objections were received and none related to the lots at Otford Road and Lloyd Place.

The land owners were later to complain that the advertising notice was very small and it was placed at a time when most people were busy preparing for Christmas and they consequently had not noticed it.

On 30 April 1971 the Minister for Local Government increased the minimum lot standard for a “country dwelling” on Non-Urban “A” land from two hectares to 20 hectares. By this time most of the lots in the Otford Road and Lloyd Place subdivisions had been sold to persons planning to build dwelling houses.

In 1984 the minimum lot size for a “country dwelling” increased to 40 hectares. As a result of these historic changes to planning controls, the land owners have been unable to erect a dwelling. On 5 June 2015 the lots were rezoned to E2 Environmental Conservation as part of the review of former 7(d) zoned lands, and dwelling houses are no longer permitted.

While some of the lots have been sold, some land holders have been waiting since 1971 to build a house or receive compensation.

On 10 October 2016 Council resolved that:

- 1 *The draft Planning Proposal to identify 21 lots within the Lloyd Place, Otford precinct, and one lot within the Camp Gully Precinct Undola Road sub-precinct (No 3 Undola Road) on the Wollongong LEP 2009 – Land Reservation Acquisition Map as Local Open Space, be progressed by:*
  - a *Referring the final Planning Proposal to the NSW Department of Planning and Environment for the making of arrangements for drafting to give effect to the final proposal; and*
  - b *Noting that the General Manager will thereafter proceed to exercise his delegation issued by the NSW Department of Planning and Environment under Section 69 in relation to the final proposal.*
- 2 *Requests for acquisition of properties within the precinct be reported to Council for determination.*
- 3 *Lots 1, 2 and 3 DP 242135 Lloyd Place be excluded from the Planning proposal.*

Part 3 of the resolution reduced the number of lots to be acquired from 21 to 18.

The draft Planning Proposal was submitted to the NSW Department of Planning and Environment and an amendment to the Wollongong Local Environment Plan 2009 (LEP) (Amendment No 31) (*Attachment 1*) under the Environmental Planning and Assessment Act (EPA) 1979 was notified on the NSW legislation website on 17 March 2017 which reserves the following lots for acquisition:

- Lot 38, Section G, DP 2644, 3 Undola Road, Helensburgh
- Lots 4-6 and 8 DP 242135, Lloyd Place, Otford; and
- Lot 2 DP 33693, Lot 104 DP 226579, Lot 100 DP 226580 and Lots 11-21 DP 241582 Otford Road, Otford.

Council wrote to the affected land owners on 30 March 2017 advising them of the LEP amendment and that Council could now acquire their land for passive “open space” if they so wished, thereby providing them with an exit strategy. It was also advised that the acquisition would be under the terms of the Land Acquisition (Just terms Compensation) Act 1991, in accordance with clause 5.1 of the LEP. The letter also states “Council will have regard to the ownership history of the property and the planning controls that applied at the time of purchase”. The owners were instructed to write to Council and advise if they wished to have their land purchased.

To date six land owners have written to Council and requested that their land be purchased. Negotiations are proceeding and one, subject of the current report have agreed to a purchase price.

Diamond Conway Lawyers wrote to Council on behalf of the owners in November 2017 and requested that Council pay a purchase price of \$55,000 for the land.

## PROPOSAL

It is proposed to acquire Lot 16 DP 241582 for passive open space land and pay a purchase price of \$55,000 (plus GST if applicable).

## CONSULTATION AND COMMUNICATION

- Diamond Conway Lawyers who represent the owners
- Walsh & Monaghan Property Valuers
- Land Use Planning Division; and
- Executive Management Committee.

## PLANNING AND POLICY IMPACT

This acquisition is in accordance with Council's policy "Land and Easement Acquisition and Disposal" Wollongong 2028 Community Goal and Objective.

This report contributes to the Wollongong 2028 Objective "Our natural environment, waterways and terrestrial areas are protected, managed and improved" under the Community Goal "We value and protect the environment".

It specifically delivers on core business activities as detailed in the Property Services Service Plan 2018-19 "sale and purchase of land on behalf of Council".

## FINANCIAL IMPLICATIONS

The funding for the acquisition (\$55,000) will come from the Section 94 Development Contribution Fund.

## CONCLUSION

The land is included in the Wollongong Local Environmental Plan 2009 Land Reservation Acquisition map for passive open space land and therefore is required to be purchased.



New South Wales

## **Wollongong Local Environmental Plan 2009 (Amendment No 31)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the  
*Environmental Planning and Assessment Act 1979*.

DAVID FARMER, GENERAL MANAGER, WOLLONGONG CITY COUNCIL  
As delegate for the Minister for Planning



Wollongong Local Environmental Plan 2009 (Amendment No 31) [NSW]

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## **Wollongong Local Environmental Plan 2009 (Amendment No 31)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Wollongong Local Environmental Plan 2009 (Amendment No 31)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the following land:

- (a) Lot 38, Section G, DP 2644, 3 Undola Road, Helensburgh,
- (b) Lots 4-6 and 8, DP 242135, Lloyd Place, Otford,
- (c) Lot 2, DP 33693, Lot 104, DP 226579, Lot 100, DP 226580 and Lots 11-21, DP 241582, Otford Road, Otford.

### **4 Maps**

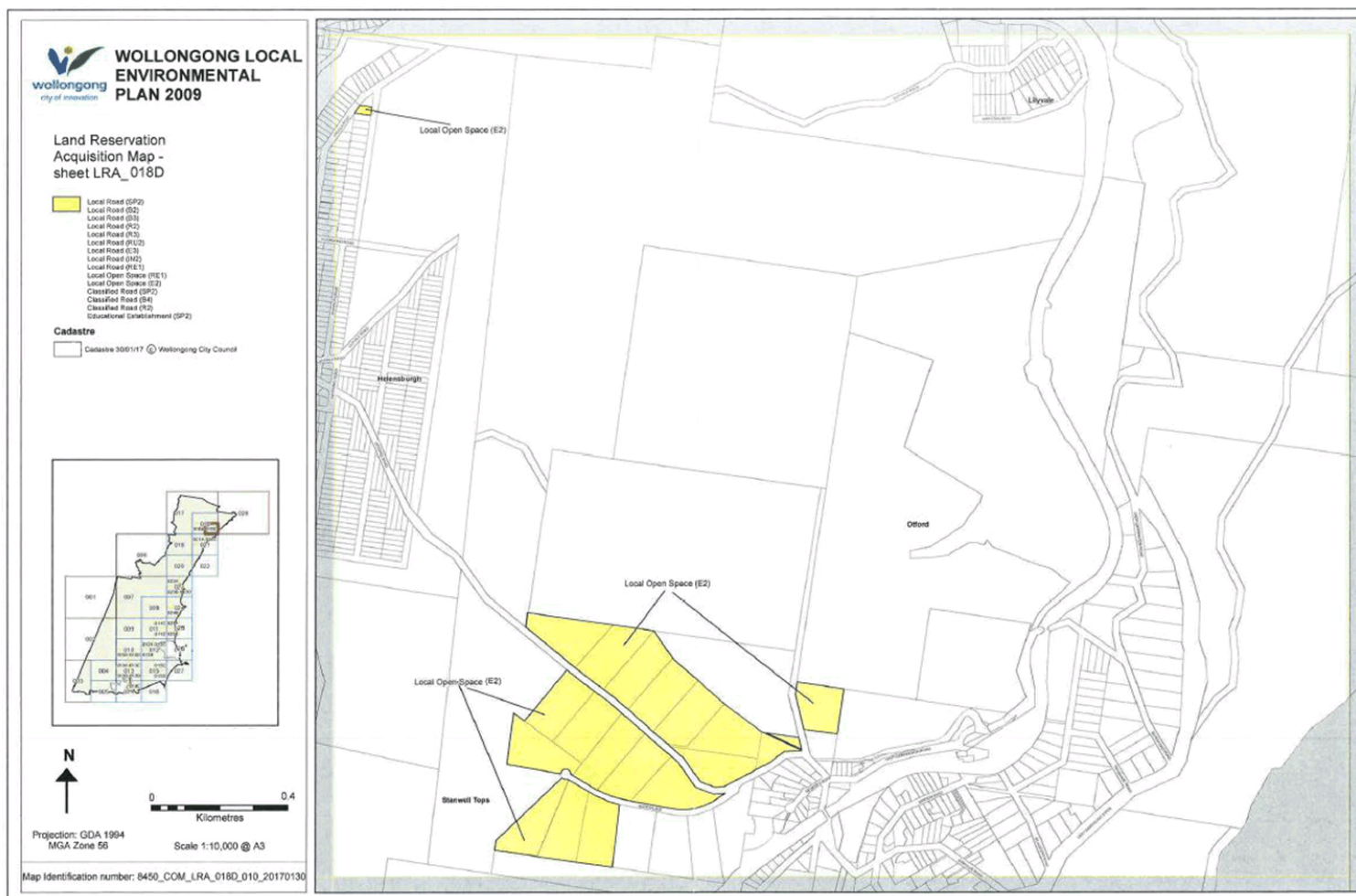
The maps adopted by *Wollongong Local Environmental Plan 2009* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

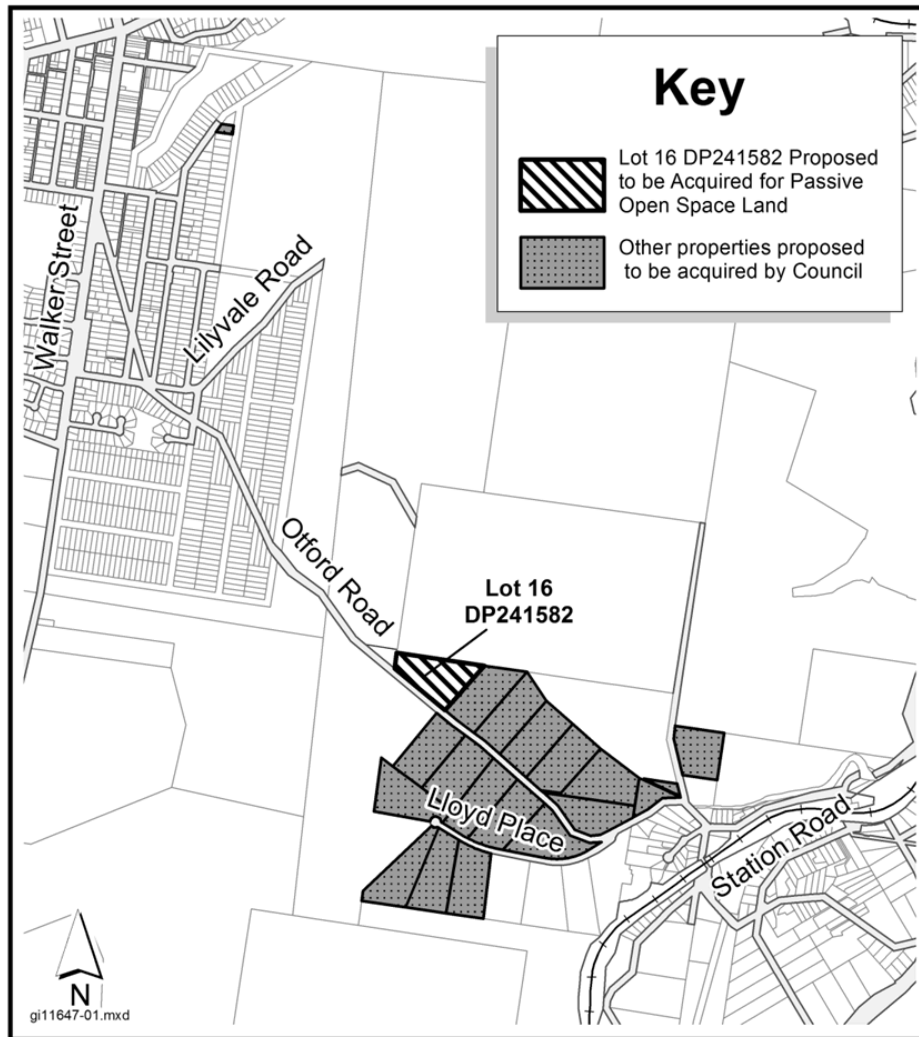
### **5 Amendment of Wollongong Local Environmental Plan 2009**

#### **Clause 5.1 Relevant acquisition authority**

Insert in appropriate order in the table to clause 5.1 (2):

Zone E2 Environmental Conservation and marked "Local open Council space"





## ITEM 3 PROPOSED ROAD CLOSURE OF PART OF DOMVILLE ROAD, OTFORD

This report is submitted to obtain Council's approval to close and sell part of Domville Road in Otford to the adjoining owner of Lot 221 DP 717685, being 39-41 Domville Road, Otford.

### RECOMMENDATION

- 1 Council approve the road closure and sale of part of Domville Road, Otford, to the adjoining owner of Lot 221 DP 717685.
- 2 Council approve a sale price of \$35,000 (GST inclusive) for the subject road.
- 3 The owner of Lot 221 DP 717685 be responsible for all costs associated with the road closure and sale.
- 4 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to the resolution.

### REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

- 1 View of Domville Road Embankment Facing East
- 2 View of Driveway to 39-41 Domville Road, Otford
- 3 View of Domville Road Embankment Facing West
- 4 Map and Aerial Map Road Closure Part of Domville Road, Otford

### BACKGROUND

In May 2017 the owner of Lot 221 DP 717685, 39-41 Domville Road, Otford, approached Council and enquired if it would be possible to purchase the part of Domville Road, Otford, which adjoins his property. The area of the road proposed to be closed measures 92 m<sup>2</sup> and consists of the part of the road embankment which adjoins the front boundary of 39-41 Domville Road. The applicant has advised that he wishes to purchase the road as has maintained it as a fire break for a number of years and was previously under the impression that it formed part of his property.

39-41 Domville Road, Otford, is zoned E4 Environmental Living and measures 3,917 m<sup>2</sup>. It is affected by a Right of Carriageway 8 metres wide which benefits the adjoining lot, Lot 222 DP 717685.

The E4 Environmental Living zoning indicates that the minimum lot size for a subdivision is 999 m<sup>2</sup>. If the road is closed, sold to the applicant and amalgamated with his property, in theory a four lot subdivision is possible. However the environmental constraints on 39-41 Domville Road, such as bush fire, steep topography and the very irregular shape of the site may restrict the subdivision.

A legal search was undertaken to determine the status of the road and it was found that Domville Road had never been dedicated as public road. As the public use the road and Council had expended funds on it, steps were taken to dedicate the road as public road under Section 16 of the Roads Act 1993. The proposed dedication was publicly advertised for the required period and no objections were received. Domville Road was gazetted as public road in the NSW Government Gazette on 19 January 2018.

Following gazettal the various internal sections were advised of the road closure request and no objections were received. A letter was sent to local residents advising of the proposal and no objections were received. The various statutory authorities were also informed and no objections were raised. Endeavour Energy advised that it has overhead power lines within the subject road reserve but that instead of requesting an easement it would rely on its statutory powers under Section 53 of the Electricity Supply Act 1995 to access the power lines for maintenance.

A market valuation report was obtained from Walsh and Monaghan Valuers which determined the compensation amount payable. The method of the valuation was on a before and after basis ie assessing the increase in the market value of 39-41 Domville Road as a result of the amalgamation of the road reserve with it. As per the determination in the report a request for a purchase price of \$35,000 (GST inclusive) was made to the applicant and this was agreed to.

By the time agreement had been reached with the applicant, the Crown Lands Management Act 2016 was in place (since 1 July 2018) which meant that the matter had to be readvertised, statutory authorities further advised and another letter sent to local residents.

No objections were received except from a member of the public who commented on the following:

OBJECTION	RESPONSE
The road is steep and dangerously narrow with blind spots for cars and trucks and should remain Council's responsibility.	The constructed road is not being closed. Instead part of the embankment is. A 5.2 metre setback will be retained from the constructed road to the new boundary of 39-41 Domville Road. The topography of the embankment renders it unable to be used by Council.
The embankment is subject to erosion and should not be tampered with unless upgraded.	Any work that the owner of 39-41 Domville Road would wish to undertake on the embankment would need to be approved by Council and would be heavily constrained due to its topography.
There is no space for additional parking of traffic for the reasons mentioned above.	Parking on the road is not possible due to the steepness of the embankment.
Housing in this area is placing excessive pressure on native wildlife and amenity.	The applicant has advised that he wishes to purchase the road as a fire break to his property. If a subdivision application is received in the future, the Environment division within Council would be required to comment.

## PROPOSAL

It is proposed to close the subject section of road and sell it to the adjoining owner of Lot 221 DP 717685, 39-41 Domville Road, Otford, for the agreed price of \$35,000 (GST inclusive).

## CONSULTATION AND COMMUNICATION

- Internal Divisions
- Statutory Authorities
- Local residents
- General public
- Walsh and Monaghan Valuers
- The owner of 39-41 Domville Road, Otford.

## PLANNING AND POLICY IMPACT

This acquisition is in accordance with Council's policy "Land and Easement Acquisition and Disposal" Wollongong 2028 Community Goal and Objective.

This report contributes to the Wollongong 2028 Objective "Our natural environment, waterways and terrestrial areas are protected, managed and improved" under the Community Goal "We value and protect the environment".



It specifically delivers on core business activities as detailed in the Property Services Service Plan 2018-19 "sale and purchase of land on behalf of Council".

#### FINANCIAL IMPLICATIONS

Council will receive an income of \$35,000 (GST inclusive) for the subject road which could not otherwise be used by Council. The applicant will be responsible for all costs associated with the road closure.

#### CONCLUSION

As the subject road reserve is unable to be used by Council due its topography (steep embankment), no objections were received internally, and Council will receive income from the road closure and sale, it is recommended that the road closure and sale proceed.



**View of Domville Road embankment facing east**

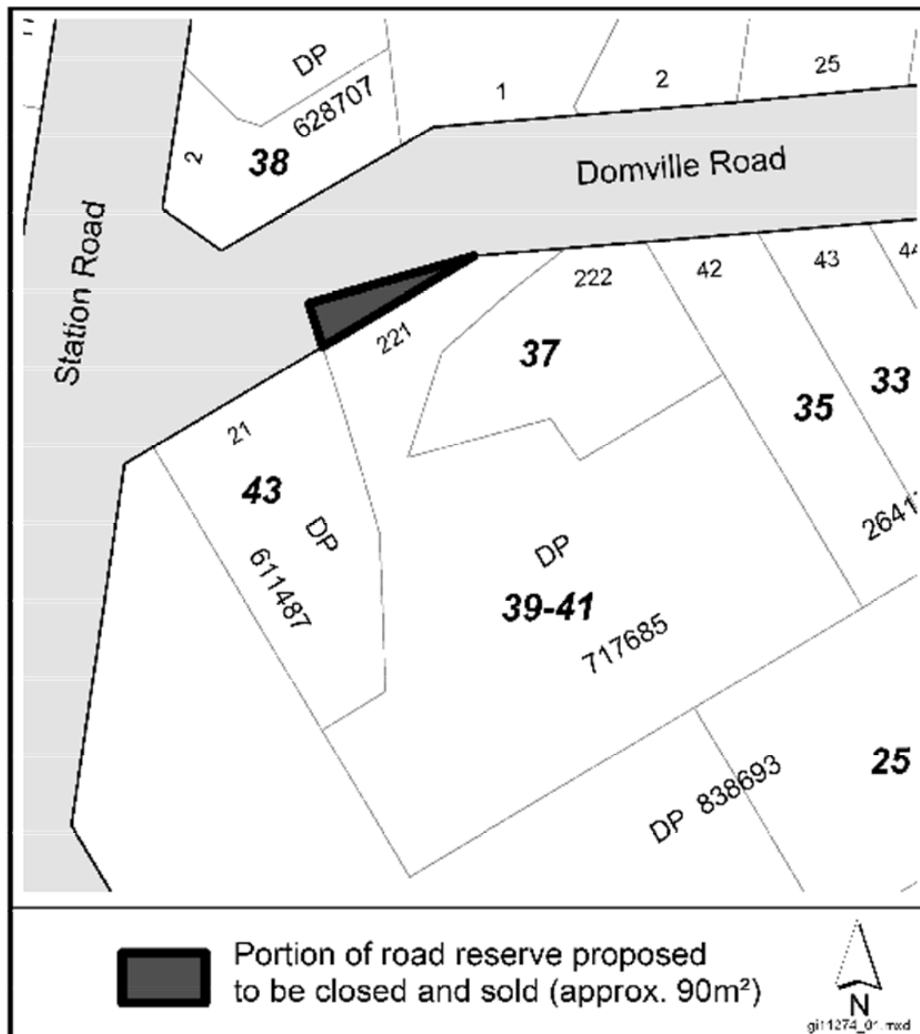


**View of driveway to 39-41 Domville Road, Otford**

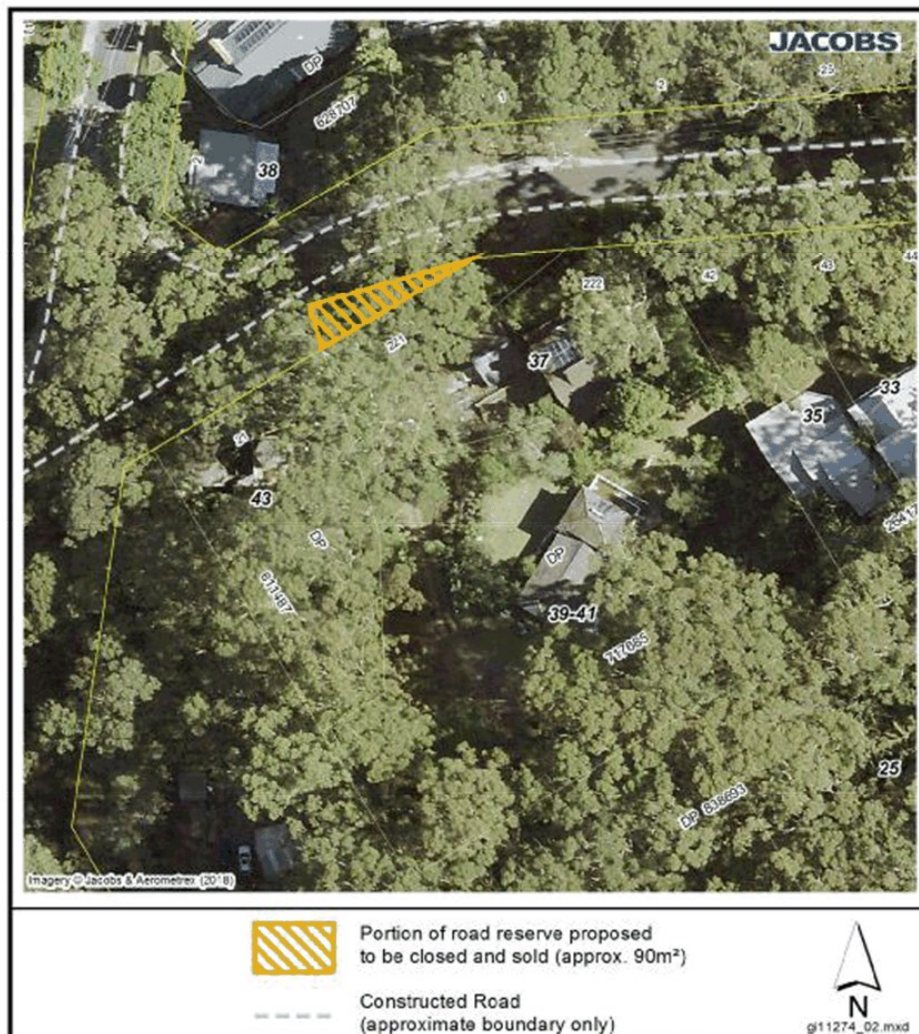




**View of Domville Road embankment facing west**







ITEM 4

PROPOSED DEDICATION OF LOWER COAST ROAD, STANWELL PARK AND ROAD CLOSURE AND SALE OF PORTION OF LOWER COAST ROAD ADJOINING LOT 49 DP 7664 NO 68 LOWER COAST ROAD

The owners of No 68 Lower Coast Road, Stanwell Park have applied to Council to close and purchase a portion of the Lower Coast Road road reserve adjoining their property.

A recent status search of the creation of Lower Coast Road has shown the road has never formally been dedicated as public road.

This report seeks approval to the dedication, road closure and sale.

## RECOMMENDATION

- 1 In accordance with Section 16 of the Roads Act 1993, Council approve the dedication as public road of Lower Coast Road, Stanwell Park, as shown shaded dark grey on Attachment 1, by the publication of a notice in the NSW Government Gazette.
- 2 Council consent to the closure of the portion of Lower Coast Road, Stanwell Park, as shown hatched on Attachment 2, and upon closure, the land be classified as Operational land under the Local Government Act 1993.
- 3 Subject to formal closure, Council authorise the sale of the subject portion of Lower Coast Road, Stanwell Park, as shown hatched on the attached plan, to the adjoining landowners, or their nominee, on the following conditions:
  - a Purchase price of \$250,000 (GST inclusive).
  - b The purchasers 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.
- 4 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to the transfer documents and any other documentation required to give effect to the resolution.

## REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

## ATTACHMENTS

- 1 Map of Lower Coast Road, Stanwell Park proposed to be dedicated
- 2 Map of portion of Lower Coast Road, Stanwell Park proposed to be closed and sold
- 3 Draft Survey of Lower Coast Road, Stanwell Park, proposed to be closed
- 4 View of the subject road proposed to be closed
- 5 View of Lower Coast Road, Stanwell Park

## BACKGROUND

The owners of Lot 49 DP 7664 No 68 Lower Coast Road, Stanwell Park have applied to Council to close and purchase a portion of the road reserve in Lower Coast Road adjoining their property, as shown hatched on Attachment 2 (see also Attachments 3 and 4).

Lower Coast Road (shown shaded dark grey on Attachment 1) was formerly part of Lawrence Hargrave Drive and was created under the Roads Act 4 William IV No 11 1833 which was the first statute to authorise the Government to make, alter and improve roads in the Colony through private freeholds. This Act required three gazette notices to be published for a road to be properly dedicated ie preliminary notification, confirmation and opening. A recent status search of the road has shown that only the first two of the three gazette notices were ever published in the 1890s.

Therefore, in order to be able to close the portion of road adjoining No 68 Lower Coast Road, Council is taking action under Section 16 of the Roads Act 1993 to formally dedicate the land as public road. This has entailed advertising the proposed dedication for 28 days (no objections received), following which this report seeks approval to the dedication. Once resolved, a notice will be published in the NSW Government Gazette which will dedicate the land as public road and then the road closure application can proceed (see Attachment 5 for a view of Lower Coast Road).

The area of the subject portion of land proposed to be closed is approximately 243m<sup>2</sup> (subject to survey) and is zoned R2 Low Density Residential. The subject portion of land is level and grassed, forming part of the curtilage of the adjoining residence and being maintained by the owners of that residence. It is part of the embankment located above the level of the constructed carriageway of Lower Coast Road and serves no useful purpose as part of that carriageway, as confirmed by Council's Traffic Engineer.

The residence at No 68 Lower Coast Road was constructed in the 1960's so that inadvertently the eaves slightly overhang into the airspace of the road reserve. A recent survey undertaken by the owner's has revealed this. The owner would like to formalise this encroachment by the closure and purchase of the subject portion of road reserve. The area of road reserve encroached measures approximately 243m<sup>2</sup>. This is subject to a final survey by a registered surveyor.

Council has obtained a valuation report from Walsh and Monaghan Valuers that has been assessed on a "before and after" basis using a direct comparison approach after analysing comparable sales evidence. Based on this report, agreement has been negotiated on a purchase price of \$250,000 (GST inclusive).

## PROPOSAL

It is proposed that Council consent to the dedication of Lower Coast Road, Stanwell Park, shown shaded dark grey on Attachment 1 and the closure and sale of the portion of Lower Coast Road, as shown hatched on Attachment 2.

## CONSULTATION AND COMMUNICATION

A notice on the proposed dedication of Lower Coast Road, Stanwell Park was published in the Wollongong Advertiser on 24 October 2018 giving 28 days for receipt of submissions. No submissions were received.

Relevant internal consultation on the proposed road closure was held with appropriate divisions who advised the following:

- Land Use Planning – no objection
- Geotechnical Services – no objection
- Floodplain Management – no objection
- Environmental Strategy and Planning – no objection
- Infrastructure Strategy – no objection
- Parks and Open Space – no objection
- City Maintenance – no objection
- Civil Design – no objection.

Letters on the proposed road closure were sent to nine residences in the area, with two submissions being received enquiring about the effect of the road closure on the carriageway of Lower Coast Road and requesting signage to manage parking in the area. Upon assurance to those residents that the road closure area is above the level of the formed carriageway of Lower Coast Road and will not affect the road or the new cycleway in the area, there were no further comments received from those residents. Their concerns regarding parking have been forwarded to Council's Traffic Section for consideration.

A notice on the proposed road closure was published in the Wollongong Advertiser on 22 August 2018 and advice forwarded to service authorities with no objections received.

Walsh and Monaghan Valuers provided advice on the current market value of the subject portion of road reserve.

## PLANNING AND POLICY IMPACT

This report is in accordance with Council's policy "Land and Easement Sales and Acquisitions".

This report contributes to the delivery of Our Wollongong 2028 goal "We have a healthy community in a liveable city".

It specifically delivers on core business activities as detailed in the Property Services Service Plan 2018-19.

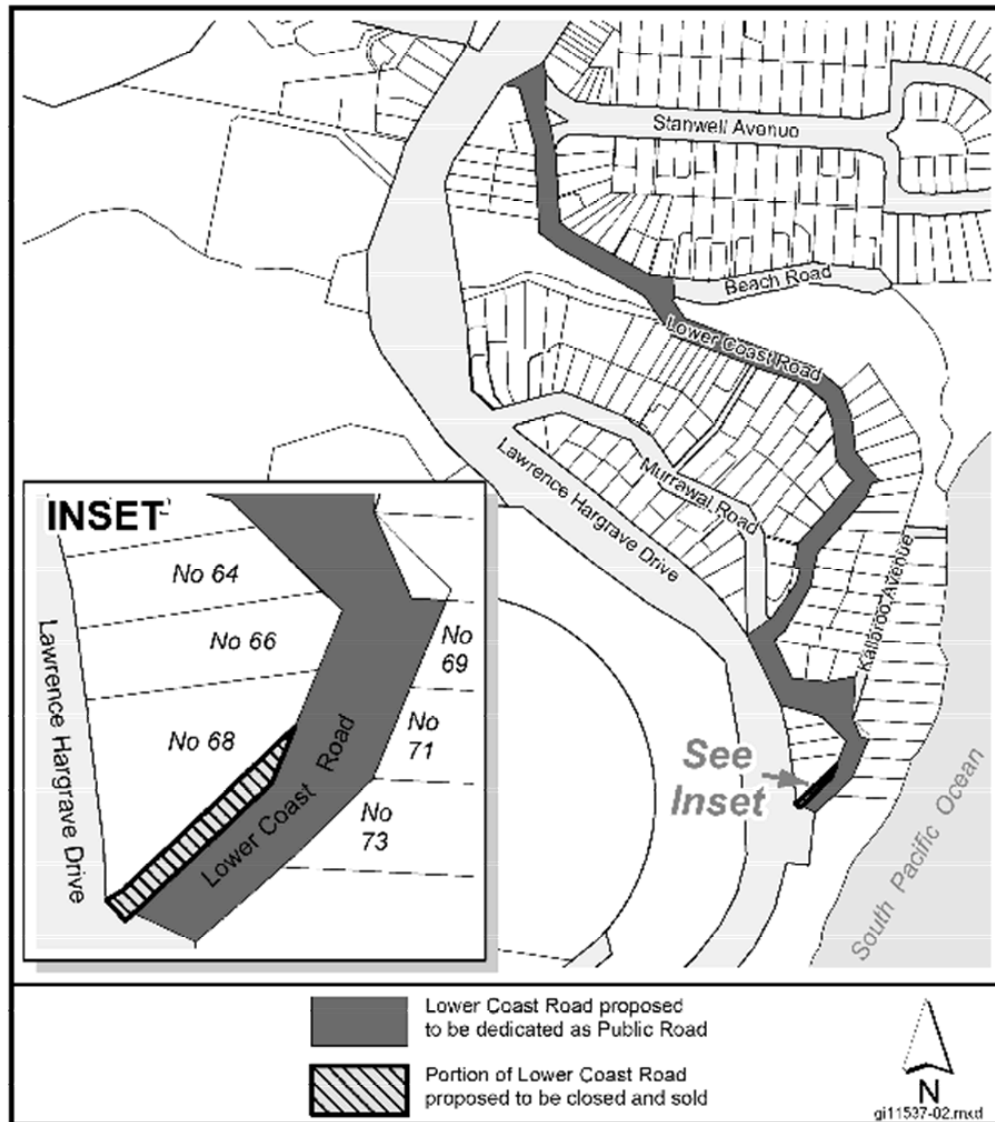
## FINANCIAL IMPLICATIONS

The only cost which will be incurred by Council for the dedication of Lower Coast Road will be the publication of the gazette notice, the fee for which is available in the current budget.

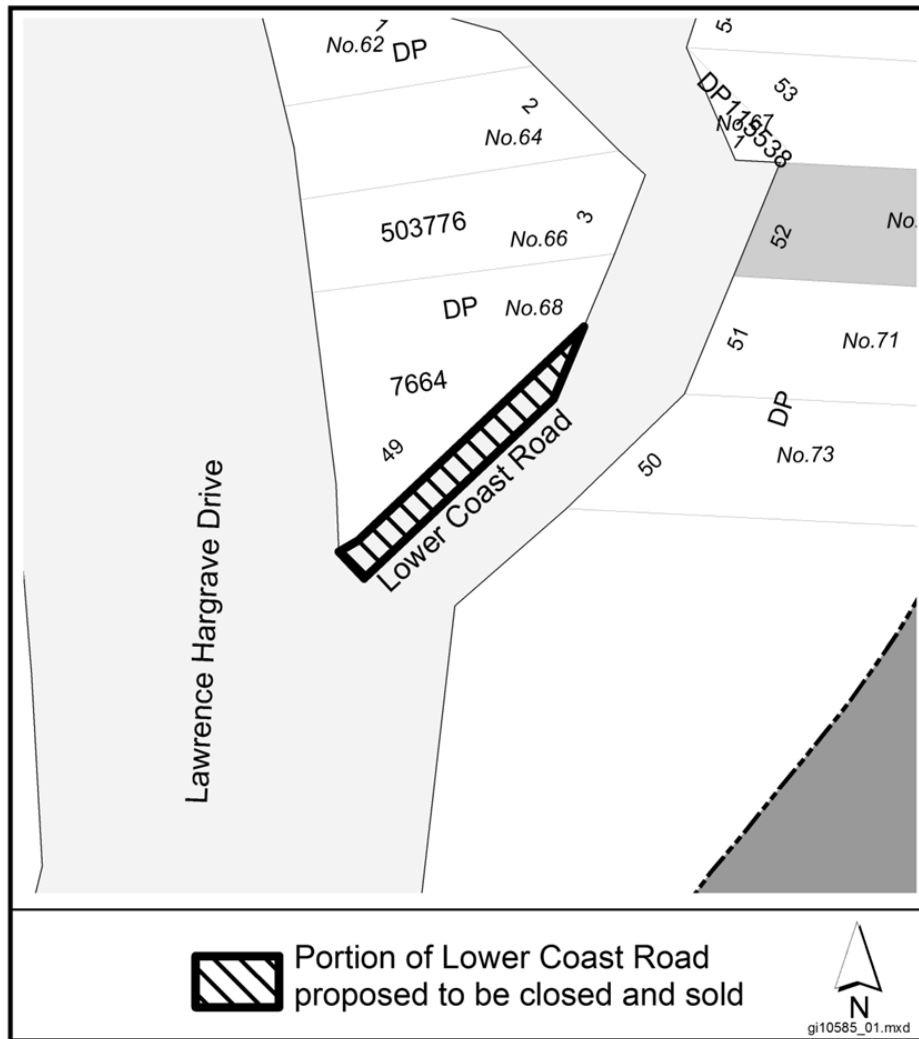
If the road closure application proceeds to completion, Council will receive \$250,000 (GST inclusive) from the sale of the land. The applicant will also be responsible for all costs in the matter, including valuation, survey, plan lodgement costs and legal costs, and Council's legal costs.

## CONCLUSION

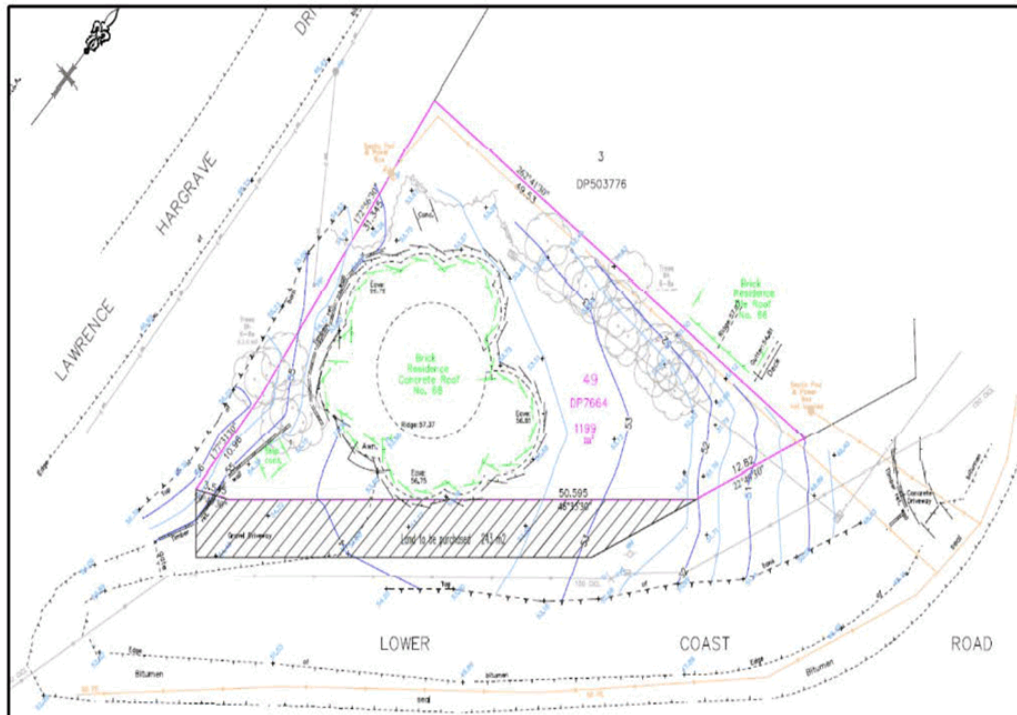
The subject portion of Lower Coast Road, Stanwell Park has been identified as surplus to Council requirements. It is therefore recommended that approval be granted to the dedication, closure and sale to the adjoining landowners.







While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.  
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**Draft Survey of Road Proposed to be Closed.**



*Approximate location  
of boundary at present*

**View of the Subject Road proposed to be closed**



**View of Lower Coast Road, Stanwell Park**

**ITEM 5 CONNECTING NEIGHBOURS GRANTS (PILOT) 2017-2018 EVALUATION REPORT**

This report provides an interim evaluation of the Connecting Neighbours Grant (Pilot) where 15 projects were delivered in local communities between July and December 2018. The interim evaluation indicates that the program has been a success. Feedback shows that both within the Category 1 (up to \$250) and Category 2 (up to \$1,000) projects, participants had formed new relationships or strengthened existing bonds. The interim evaluation also identifies improvements for the application and coach allocation process as well as gaps in grant applicant and recipient demographics for consideration in future funding rounds.

### RECOMMENDATION

- 1 The Pilot Program continue, with a second round of funding in February 2019, using the existing 2018-2019 financial year budget allocation of \$10,000.
- 2 The Connecting Neighbours Grant Program be integrated into the Financial Assistance Policy at the completion of the second round of funding.
- 3 Funding of \$10,000 be made available to the community through the Connecting Neighbours Grant Program in February and September each year.
- 4 A final Evaluation Report of the Connecting Neighbours Grants (Pilot) be provided as an Information Note upon completion.

### REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Cultural and Economic Development  
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

There are no attachments for this report.

### BACKGROUND

The Connecting Neighbours Grant (Pilot) 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.

\$10,000 was allocated to pilot the Grant Program in the 2017-2018 financial year and provided 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 \$1,000 for projects where the community members have partnered with an incorporated organisation to auspice the funds and support the project.

At its meeting of 19 February 2018 Council resolved to support the commencement of the Connecting Neighbours Grants (Pilot). The Connecting Neighbours Grants (Pilot) was subsequently open for applications from 26 February until 4 April 2018.

Community Development and Youth Services staff were identified as coaches and provided resource and support as required.

Seven Category 1 applications and 26 Category 2 applications were received from suburbs across the City. The applications were considered by a review panel and the General Manager. The list of recommended successful recipients for the 2017-2018 financial year was approved by Council at its 28 May 2018 meeting.



The approved applications are listed below -

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 \$1,000	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 Pre-schoolers	Windang
	Free Book Boxes 2508	Stanwell Tops, Stanwell Park, Helensburgh
	Unite and Connect	Cringila

Successful applicants were required to deliver their project by December 2018 and provide a report back to Council by January 2019. All projects (except one which is delayed until early 2019) have been delivered in the agreed timeframe.

## Evaluation

The evaluation process is still in progress and due to be finalised in mid-February 2019 once all projects have been acquitted. As part of the evaluation process interviews were held with administration staff and coaches. Observations were also made at the events by coaches, and feedback was acquired through the acquittal/evaluations which have been submitted to date.

Some of the feedback includes streamlining the enquiry and allocation to the coach process, refining the guidelines for greater clarity and providing an online process into the future.

The geographical spread of applications, diversity of groups that applied and the range of project ideas was encouraging, however gaps have been identified. There were no applications from people with disability or the Dapto/West Dapto community. There were three applications received from young people however none were funded as the project ideas did not fall within the priorities for the Connecting Neighbours Grant (Pilot) and could be delivered through the existing Neighbourhood Youth Work Program. The program would encourage and facilitate applications from these groups in future.

Projects were delivered across Wollongong by a number of individuals and groups and had attendance figures as high as seventy. Feedback to date in both the Category 1 (up to \$250) and Category 2 (up to \$1,000) indicates that residents and neighbours had formed new relationships or strengthened existing bonds, with a diverse range of ages participating.

The evaluation will be finalised once all acquittals and evaluation forms have been submitted and reviewed. Further feedback will also be sought through a planned celebration event to be held in early February 2019 with all grant recipients invited to participate.

## PROPOSAL

The Connecting Neighbours Grants (Pilot) Program be extended initially for a further round in February 2019 using the 18/19 budget allocation of \$10,000 with learnings from the interim evaluation informing the delivery. Subject to the continued success of the Pilot the Connecting Neighbours Grant Program be integrated into the Financial Assistance Policy and two funding rounds each of \$10,000 be offered to the community through the Connecting Neighbours Grant Program in February and September each year.

## CONSULTATION AND COMMUNICATION

As part of the evaluation process, feedback was sought from project co-ordinators through the evaluation and acquittal process, phone conversations and attendance by coaches at events. Feedback was also gathered from coaches, administration staff and Managers around improvements to the administration of the program.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 'Goal 3 - *We have a creative, vibrant city*', Goal 4 – *We are a connected and engaged community*', Goal 5 – *We are a healthy community in a liveable city*'. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
4.2.1 Support residents, businesses and visitors to be actively involved in diverse community activities helping to connect neighbourhoods	4.2.1.2 Support community participation in community activities	Pilot and evaluate a 'Connecting Neighbours' Grants Program

## RISK ASSESSMENT

The Pilot was delivered with consideration for enterprise-wide risk management processes. This included:

- Delivering the Pilot Program which was not identified in the Financial Assistance Policy but delivered within the policy framework.
- The addition of Council staff as coaches and providing support was an additional avenue to manage risk.
- The approval process for applications took 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 2017-2018 budget allocation of \$10,000.

Future grants will be funded through the existing \$10,000 budget allocation, with a further \$10,000 allocated through existing operational funds within the Community Development and Social Planning budget, to enable two annual funding rounds of \$10,000 each.

## CONCLUSION

The interim evaluation of the Connecting Neighbours Grant (Pilot) Program for 2017-2018 has been a success and delivered the outcomes of the Program by strengthening and celebrating neighbourhoods at the grassroots level, creating connections and encouraging collective action to build strong communities. An additional round of the funding will enable further refining of the program prior to its inclusion in the Financial Assistance Policy as an ongoing grant program.

## ITEM 6 ADMINISTRATION OF 2020 ELECTIONS OF LORD MAYOR AND COUNCILLORS

Amendments made to the *Local Government Act 1993* ("the Act") in 2011 provide that, unless a Council resolves to engage the New South Wales Electoral Commissioner to administer the ordinary election of Lord Mayor and Councillors scheduled for 12 September 2020, the elections are to be administered by the General Manager.

The Act also requires that a resolution to engage the Commissioner must be made prior to 11 March 2019 (i.e. 18 months prior to the date of the local government elections).

### RECOMMENDATION

- 1 Pursuant to s. 296(2) and (3) of the *Local Government Act 1993* (NSW) ("the Act") Council enter into an election arrangement by contract for the Electoral Commissioner to administer all elections of the Council.
- 2 Pursuant to s. 296(2) and (3) of the Act, as applied and modified by s. 18, Council enter into a council poll arrangement by contract for the Electoral Commissioner to administer all council polls of the Council.
- 3 Pursuant to s. 296(2) and (3) of the Act, as applied and modified by s. 18, Council enter into a constitutional referendum arrangement by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.
- 4 The contract be finalised no later than 11 June 2019 (15 months before the scheduled election).
- 5 Authority be granted to affix the Common Seal of Council to the contract document and any other documentation, should it be required to give effect to this resolution.

### REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance and Customer Service  
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

### ATTACHMENTS

There are no attachments for this report.

### BACKGROUND

The 2011 amendments to the Act removed the mandate of the NSW Electoral Commissioner (introduced in 1987) to administer all Council elections in the State.

The Act requires the general manager to administer council elections (either personally by the engagement of an independent returning officer, or by the engagement of a commercial electoral services provider), unless the council specifically resolves to engage the Electoral Commissioner to undertake the task.

If Council does not engage the Commissioner by 11 March 2019 to administer its 2020 elections and decides to engage a commercial election service provider, a tender process will be required, as the estimated cost of the administration of the elections will exceed the tender value threshold of \$150,000 as prescribed by the Act. The direct engagement of the Electoral Commissioner to administer Council elections has been included in the Act as one of the exemptions to the tender process requirements.

The engagement of the Electoral Commissioner, a commercial election service provider, or an independent Returning Officer, is required pursuant to the requirement of the Act that the Returning Officer for the elections cannot be the General Manager or any other employee of the Council.

If Council resolves to engage the NSWEC to administer its elections, polls and referenda, the election arrangement with the NSWEC will apply to the 2020 ordinary election and every election, poll and referendum including any by-election or countback election until the contract is automatically terminated 18 months before the following ordinary election of Councillors.

The election arrangement is a standardised contract for all councils. The service schedule and costs schedule of the standardised contract will vary between councils and are made by the NSWEC in consultation with each council. The amendments to the Act now allow Councils to negotiate commercial terms with the Electoral Commissioner based upon a negotiated service level agreement. It is expected that these negotiations will achieve reductions for Council in the overall cost of administration of the 2020 elections by Council undertaking some administrative tasks such as hiring of the Returning Officer's premises, printing of rolls and provision or hire of furniture.

## PROPOSAL

Any potential cost saving by engaging a commercial election service provider or an independent Returning Officer are not considered to be significant enough to justify a move away from the Electoral Commissioner. Particularly when the additional administrative responsibilities allocated to the General Manager to administer an election and the consequent support required to be provided by Council's administrative staff to the Returning Officer are taken into account.

The benefits to Council of the engagement of the Electoral Commissioner to administer the elections include:

- the integrity of the Electoral Commission's systems and processes including its vote counting software
- the experience of the Commissioner and their staff in conducting State and Council elections including the resolution of complaints and disputes
- the "arm's length" probity principle of not having the General Manager or Council's administrative staff directly involved in the administration of the election process, and
- certainty of the availability of polling places, polling staff and election materials such as voting screens, ballot boxes and stationery.

The 2017 elections and 2018 Ward 3 by-election in Wollongong were conducted efficiently. There was a high level of co-operation between operational staff of Council, the Returning Officer appointed by the Commissioner and the Commissioner's staff in administrative and housekeeping matters connected with the elections to reduce costs wherever possible.

It is proposed that Council resolve to engage the Electoral Commissioner of New South Wales to administer the 2020 elections of Lord Mayor and Councillors.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 goal "We are a connected and engaged community".

It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2018-19.

## FINANCIAL IMPLICATIONS

Council has requested a quote from the NSW Electoral Commission for the administration of the 2020 ordinary election which, at the date of this report, had not yet been received.



The costs incurred by Wollongong City Council in the conduct of its 2017 elections by the Commissioner were as follows:

- Electoral Commission of NSW - \$966,270.00 (ex GST)
- Statutory advertising and other costs - \$34,400.00 (ex GST).

## CONCLUSION

It is proposed that the General Manager be authorised to conduct negotiations with the Electoral Commissioner with a view to the engagement of the Commissioner to administer the 2020 Elections of Lord Mayor and Councillors, and any future Council polls of electors and constitutional referenda. It is also proposed that the General Manager be authorised to finalise the terms of the engagement and to enter into a contract with the Commissioner on behalf of Council for the conduct of the elections, Council polls and referenda.

## ITEM 7 DECEMBER 2018 FINANCIALS

Overall, the result for the month of December is favourable compared to phased budget for the key indicators. The Operating Result [pre capital] is favourable by \$5.5M, the Funds Available from Operations is favourable by \$1.2M and the Funds Result shows a favourable variance compared to the phased budget of \$4.6M.

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

Council has expended \$52.7M on its capital works program representing 52% of the annual budget. The year to date budget for the same period was \$54.9M.

### RECOMMENDATIONS

- 1 The update on financials be received and noted.
- 2 Council approve an increase in the capital budget of \$7.8M that is fully supported by corresponding level of funding from restricted assets.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Todd Hopwood, Director Corporate Services - Connected and Engaged City (Acting)

### ATTACHMENTS

- 1 Income and Funding Statement - December 2018
- 2 Capital Project Report - December 2018
- 3 Balance Sheet - December 2018
- 4 Cash Flow Statement - December 2018

### BACKGROUND

This report presents the Income and Expense Statement, Balance Sheet and Cash Flow Statement for December 2018. Council's current budget has a Net Funding (cash) deficit of \$8.0M, an Operating Deficit [pre capital] of \$10.1M and a capital expenditure of \$101.4M. Indications at the end of December 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
	\$M	\$M	\$M	\$M	\$M
<b>KEY MOVEMENTS</b>	<b>1-Jul</b>	<b>28-Dec</b>	<b>28-Dec</b>	<b>28-Dec</b>	
Operating Revenue	267.1	269.3	133.7	131.8	(1.9)
Operating Costs	(274.0)	(279.4)	(141.6)	(134.2)	7.4
<b>Operating Result [Pre Capital]</b>	<b>(6.9)</b>	<b>(10.1)</b>	<b>(7.9)</b>	<b>(2.4)</b>	<b>5.5</b>
Capital Grants & Contributions	53.8	39.4	12.6	24.7	11.9
<b>Operating Result</b>	<b>46.9</b>	<b>29.3</b>	<b>4.8</b>	<b>22.2</b>	<b>17.4</b>
<b>Funds Available from Operations</b>	<b>56.2</b>	<b>55.9</b>	<b>26.6</b>	<b>27.8</b>	<b>1.2</b>
<b>Capital Works</b>	<b>98.0</b>	<b>101.4</b>	<b>54.9</b>	<b>52.7</b>	<b>2.2</b>
<b>Contributed Assets</b>	<b>10.2</b>	<b>10.2</b>	-	-	-
Transfer to Restricted Cash	1.5	1.5	0.7	0.7	-
Borrowings Repaid	7.7	7.7	5.3	5.3	-
Funded from:					
- Operational Funds	56.2	55.9	21.3	22.5	1.2
- Other Funding	53.4	56.8	29.5	30.7	1.2
<b>Total Funds Surplus/(Deficit)</b>	<b>(7.7)</b>	<b>(8.0)</b>	<b>(4.8)</b>	<b>(0.2)</b>	<b>4.6</b>

## **Financial Performance**

The December 2018 Operating Result [pre capital] shows a positive variance compared to budget of \$5.5M. This variation is generally due to lower expenditure than phased budget for employee costs (\$2.0M), Material & Contracts (\$3.2M) and depreciation expenses of \$1.7M. These positive variations are partially offset by a lower level of labour resources applied to capital of \$0.8M, lower commercial tipping charges (\$1.0M) and other more minor variations.

The Operating Result shows a positive variance of \$17.4M compared to budget. This includes the net positive variations discussed above in addition to timing of grant funded works at West Dapto and S94 developer contributions.

The Funds Available from operations shows a positive variation of \$1.2M. This result excludes the timing impacts of grants and contributions that are transferred to restricted cash and non-cash variations such as depreciation, progress of funded projects and an increase in transfer to restricted cash for domestic waste reflecting lower operating costs during this period.

## **Funds Result**

The Total Funds result as at 28 December 2018 shows a positive variance of \$4.6M compared to phased budget. This includes the positive funds component of the operating result (\$1.2M) in addition to an increase in net capital expenditure of \$3.4M.

## **Capital Budget**

At the end of December, the capital program shows an expenditure of \$52.7M compared to a phased budget of \$54.5M. Funding associated with this expenditure has increased from a budget of \$29.5M to actuals of \$30.7M.

This report also proposes an increase in the Adopted Capital Budget expenditure of \$7.6M that will increase the total annual capital budget to \$109.0M. This increase is fully funded and, as such, will not impact on the Fund Result. Details of the increase are provided in the Capital Project Report and commentary (Attachment 2).

## **Liquidity**

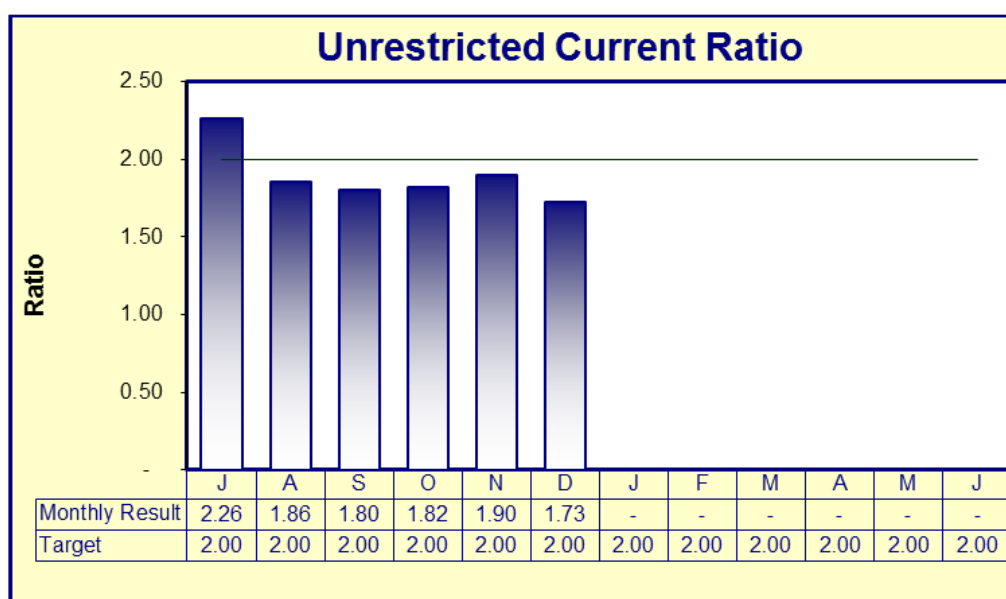
Council's cash and investments decreased during December 2018 to holdings of \$152.0M compared to \$169.8M at the end of November 2018. This reflects normal trends for this time of the year.

CASH, INVESTMENTS & AVAILABLE FUNDS				
	Actual 2017/18 \$M	Original Budget 2018/19 \$M	September QR 2018/19 \$M	Actual Ytd December 2018 \$M
Total Cash and Investments	157.8	148.5	136.4	152.0
Less Restrictions:				
External	73.1	87.7	72.6	76.6
Internal	68.1	57.3	57.6	63.4
Total Restrictions	141.3	145.0	130.1	140.0
Available Cash	16.5	3.5	6.3	12.0
Adjusted for :				
Payables	(30.8)	(24.7)	(25.9)	(30.9)
Receivables	27.2	25.0	35.1	27.8
Other	10.6	11.3	-	14.5
Net Payables & Receivables	7.0	11.6	9.2	11.4
<b>Available Funds</b>	<b>23.5</b>	<b>15.1</b>	<b>15.5</b>	<b>23.4</b>

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 2018-2019 Annual Plan is within Council's Financial Strategy target of 3.5% to 5.5% of Operational Revenue [pre capital] and is between \$9.6M and \$15.2M for the year ending 30 June 2019. The actual Available Funds at 28 December 2018 are impacted by the progress of planned expenditure and increased revenue to date.

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



## Receivables

Receivables are the amount of money owed to Council or funds that Council has paid in advance. At December 2018, receivables totalled \$27.8M compared to receivables of \$16.5M at December 2017. Fluctuations relate to the timing of rates payments which are accrued before the actual payments are due and can be impacted by other debtors raised and not yet paid. This includes \$5.1M contribution subsidy for West Dapto invoiced to the Department of Planning under the Local Infrastructure Growth Scheme. This has been receipted in January after the December reporting period.

## Payables

Payables (the amount of money owed to suppliers) of \$30.9M were owed at December 2018 compared to payables of \$32.8M in December 2017. The difference in payables relate to goods and services and capital projects delivered but not yet paid for and timing of the Financial Assistance Grant payments that are received quarterly.

## 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 2009-2010, Council borrowed \$26M interest free to assist in the delivery of the West Dapto Access Plan. Council has also been successful in securing subsidies for loans under the three rounds of the LIRS program and has entered into loans of \$20M in 2012-2013 for Round 1, \$4.3M in 2013-2014 for Round 2 and \$20.5M for Round 3. The LIRS program provides a loan subsidy of 4% for Round 1 and 3% for the subsequent rounds. Loan funds have been used to accelerate the Citywide Footpaths, Shared Path Renewal, Missing Links Construction Program, building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre, Thirroul Pavilion and Kiosk and to support the West Dapto Access – Fowlers Road project respectively.

Council's Debt Service Ratio forecast for 2018-2019 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 non-cash interest expense relating to the amortisation of the income recognised on the West Dapto Access Plan Loan is not included when calculating the Debt Service Ratio.

## Assets

The Balance Sheet shows that \$2.6B of assets are controlled and managed by Council for the community as at 28 December 2018. The 2018-2019 capital works program includes projects such as the West Dapto Access strategy, civil asset renewals including roads, car parks and buildings and purchase of library books. As at 28 December 2018, Council had expended \$52.7M or 52% of the approved annual capital budget of \$101.4M.

The results compared to budget for the early months of the year can be distorted by the phasing methodology applied to the budget compared to actual project and program progress. The results for December 2018 are generally within projections over a range of financial indicators and it is expected that Council will achieve the forecast annual results.



## 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 2018-2021 3 Year Action	Operational Plan 2018-19 Operational Plan Actions
4.3.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability	4.3.2.1 Effective and transparent financial management systems are in place	Monitor and review achievement of Financial Strategy
		Continuous budget management is in place, controlled and reported
		Provide accurate and timely financial reports monthly, quarterly and via the annual statement
		Manage and further develop a compliance program to promote awareness and compliance with Council's procurement policies and procedures and other related policies

## CONCLUSION

The results for December 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 2018 to 28 December 2018				
	2018/19 Original Budget \$'000	2018/19 Current Budget \$'000	2018/19 YTD Budget \$'000	2018/19 Actual YTD \$'000
Income Statement				
<b>Income From Continuing Operations</b>				
<b>Revenue:</b>				
Rates and Annual Charges	197,686	196,989	97,685	97,876
User Charges and Fees	34,967	35,130	17,573	16,215
Interest and Investment Revenues	4,572	4,790	2,375	2,157
Other Revenues	10,062	11,238	6,021	5,862
Grants & Contributions provided for Operating Purposes	19,837	21,113	10,048	10,064
Grants & Contributions provided for Capital Purposes	53,752	39,387	12,646	24,659
Profit/Loss on Disposal of Assets	0	0	(0)	(390)
<b>Total Income from Continuing Operations</b>	<b>320,876</b>	<b>308,647</b>	<b>146,348</b>	<b>156,443</b>
<b>Expenses From Continuing Operations</b>				
Employee Costs	129,419	131,653	66,241	64,287
Borrowing Costs	3,310	3,310	1,641	1,706
Materials, Contracts & Other Expenses	94,926	98,274	50,272	45,523
Depreciation, Amortisation + Impairment	64,508	64,508	32,519	30,790
Internal Charges (labour)	(16,581)	(16,074)	(7,971)	(7,097)
Internal Charges (not labour)	(1,653)	(2,314)	(1,148)	(1,039)
<b>Total Expenses From Continuing Operations</b>	<b>273,929</b>	<b>279,357</b>	<b>141,555</b>	<b>134,169</b>
<b>Operating Results From Continuing Operations</b>	<b>46,947</b>	<b>29,291</b>	<b>4,793</b>	<b>22,274</b>
<b>Net Operating Result for the Year</b>	<b>46,947</b>	<b>29,291</b>	<b>4,793</b>	<b>22,274</b>
<b>Net Operating Result for the Year before Grants &amp; Contributions provided for Capital Purposes</b>				
	<b>(6,805)</b>	<b>(10,097)</b>	<b>(7,852)</b>	<b>(2,385)</b>
<b>NET SURPLUS (DEFICIT) [Pre capital] %</b>	<b>14.6%</b>	<b>9.5%</b>	<b>3.3%</b>	<b>14.2%</b>
Funding Statement				
<b>Net Operating Result for the Year</b>	<b>46,947</b>	<b>29,291</b>	<b>4,793</b>	<b>22,274</b>
<b>Add back :</b>				
- Non-cash Operating Transactions	82,076	82,374	41,598	40,228
- Restricted cash used for operations	12,960	18,491	10,570	8,360
- Income transferred to Restricted Cash	(72,658)	(60,802)	(23,717)	(36,268)
- Payment of Accrued Leave Entitlements	(13,146)	(13,418)	(6,654)	(6,799)
- Payment of Carbon Contributions	0	0	0	0
<b>Funds Available from Operations</b>	<b>56,178</b>	<b>55,935</b>	<b>26,591</b>	<b>27,795</b>
Advances (made by) / repaid to Council	0	0	0	0
Borrowings repaid	(7,692)	(7,692)	(5,278)	(5,278)
<b>Operational Funds Available for Capital Budget</b>	<b>48,486</b>	<b>48,244</b>	<b>21,313</b>	<b>22,517</b>
<b>CAPITAL BUDGET</b>				
Assets Acquired	(97,962)	(105,941)	(54,894)	(52,663)
Contributed Assets	(10,169)	(10,169)	0	0
Transfers to Restricted Cash	(1,497)	(1,497)	(742)	(749)
<b>Funded From :-</b>				
- Operational Funds	48,486	48,244	21,313	22,517
- Sale of Assets	1,795	1,795	347	752
- Internally Restricted Cash	11,310	11,382	5,629	5,627
- Borrowings	0	0	0	0
- Capital Grants	12,210	14,785	10,877	11,443
- Developer Contributions (Section 94)	8,195	9,064	1,424	843
- Other Externally Restricted Cash	9,230	13,311	9,925	10,249
- Other Capital Contributions	10,689	11,072	1,339	1,832
<b>TOTAL FUNDS SURPLUS / (DEFICIT)</b>	<b>(7,713)</b>	<b>(7,955)</b>	<b>(4,782)</b>	<b>(149)</b>

## CAPITAL PROJECT REPORT

as at the period ended December 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	3,387	(2,248)	3,210	(2,071)	1,120	(177)	177
Public Transport Facilities	420	(190)	420	(190)	66	(0)	(0)
Roadworks	15,896	(2,506)	15,796	(2,506)	6,256	(100)	0
Bridges, Boardwalks and Jetties	1,069	(54)	1,069	(54)	457	0	0
TOTAL Roads And Related Assets	20,773	(4,999)	20,496	(4,822)	7,899	(276)	177
West Dapto							
West Dapto Infrastructure Expansion	18,520	(18,520)	24,767	(24,767)	17,900	6,247	(6,247)
TOTAL West Dapto	18,520	(18,520)	24,767	(24,767)	17,900	6,247	(6,247)
Footpaths And Cycleways							
Footpaths	6,992	(2,060)	6,991	(2,059)	1,935	(0)	1
Cycle/Shared Paths	2,729	(490)	2,648	(409)	1,633	(81)	81
Commercial Centre Upgrades - Footpaths and Cycleways	3,900	(30)	3,900	(30)	2,693	0	0
TOTAL Footpaths And Cycleways	13,621	(2,580)	13,540	(2,498)	6,261	(81)	82
Carparks							
Carpark Construction/Formalising	770	(350)	770	(350)	307	0	0
Carpark Reconstruction or Upgrading	1,550	0	1,650	0	968	100	0
TOTAL Carparks	2,320	(350)	2,420	(350)	1,275	100	0
Stormwater And Floodplain Management							
Floodplain Management	2,939	(699)	4,393	(2,103)	3,073	1,454	(1,404)
Stormwater Management	4,030	(1,265)	4,470	(1,265)	1,114	440	0
Stormwater Treatment Devices	835	(160)	795	(160)	116	(40)	0
TOTAL Stormwater And Floodplain Management	7,804	(2,124)	9,658	(3,528)	4,303	1,854	(1,404)
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	1,382	0	1,382	0	205	(0)	0
Administration Buildings	943	(40)	943	(40)	115	0	0
Community Buildings	7,979	(547)	7,991	(559)	4,020	12	(12)
Public Facilities (Shelters, Toilets etc.)	770	0	770	0	410	0	0
Carbon Abatement	0	0	0	0	(28)	0	0
TOTAL Buildings	11,075	(587)	11,087	(599)	4,722	12	(12)
Commercial Operations							
Tourist Park - Upgrades and Renewal	1,100	0	1,100	0	563	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	410	0	410	0	249	(0)	0
Leisure Centres & RVGC	100	0	100	0	42	0	0
TOTAL Commercial Operations	1,610	0	1,610	0	854	(0)	0
Parks Gardens And Sportfields							
Play Facilities	920	0	920	0	134	0	0
Recreation Facilities	964	(90)	180	(106)	101	(784)	(16)
Sporting Facilities	4,209	(3,494)	4,209	(3,494)	1,280	(0)	0
TOTAL Parks Gardens And Sportfields	6,093	(3,584)	5,309	(3,600)	1,515	(784)	(16)
Beaches And Pools							
Beach Facilities	495	0	395	0	49	(100)	0
Rock/Tidal Pools	1,474	0	1,624	0	1,399	150	0
Treated Water Pools	506	0	456	0	51	(50)	0
TOTAL Beaches And Pools	2,475	0	2,475	0	1,499	(0)	0

## CAPITAL PROJECT REPORT

as at the period ended December 2018

ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Natural Areas							
Natural Area Management and Rehabilitation	125	0	125	0	1	(0)	0
TOTAL Natural Areas	125	0	125	0	1	(0)	0
Waste Facilities							
Whytes Gully New Cells	5,347	(5,347)	5,505	(5,347)	3,255	159	(0)
Whytes Gully Renewal Works	560	(560)	560	(560)	8	(0)	0
Helensburgh Rehabilitation	400	(400)	241	(400)	80	(159)	(0)
TOTAL Waste Facilities	6,307	(6,307)	6,307	(6,307)	3,342	(0)	(0)
Fleet							
Motor Vehicles	1,700	(1,108)	1,725	(1,108)	331	25	0
TOTAL Fleet	1,700	(1,108)	1,725	(1,108)	331	25	0
Plant And Equipment							
Portable Equipment (Mowers etc.)	100	(38)	100	(38)	18	0	(0)
Mobile Plant (trucks, backhoes etc.)	3,850	(650)	3,850	(650)	277	(0)	0
Fixed Equipment	0	0	0	0	0	0	0
TOTAL Plant And Equipment	3,950	(688)	3,950	(687)	295	(0)	0
Information Technology							
Information Technology	781	0	781	0	296	(0)	0
TOTAL Information Technology	781	0	781	0	296	(0)	0
Library Books							
Library Books	1,191	0	1,191	0	835	(0)	0
TOTAL Library Books	1,191	0	1,191	0	835	(0)	0
Public Art							
Public Art Works	0	0	0	0	0	0	0
Art Gallery Acquisitions	100	0	100	0	62	(0)	0
TOTAL Public Art	100	0	100	0	62	(0)	0
Emergency Services							
Emergency Services Plant and Equipment	1,200	(771)	1,200	(771)	911	(0)	0
TOTAL Emergency Services	1,200	(771)	1,200	(771)	911	(0)	0
Land Acquisitions							
Land Acquisitions	300	0	493	(193)	347	193	(193)
TOTAL Land Acquisitions	300	0	493	(193)	347	193	(193)
Non-Project Allocations							
Capital Project Contingency	1,397	0	1,722	0	0	325	0
Capital Project Plan	20	0	20	0	11	(0)	0
TOTAL Non-Project Allocations	1,417	0	1,742	0	11	325	0
GRAND TOTAL	101,362	(41,617)	108,976	(49,231)	52,663	7,614	(7,614)

## Manager Project Delivery Division Commentary on December 2018 Capital Budget Report

On 25 June 2018, Council approved a Capital budget for 2018-19 of \$97.6M. At the end of December 2018, the expenditure on capital projects was \$52.7M and the approved capital budget is proposed to increase by a further \$6.8M to from \$101.4M at October to \$109.0M primarily due to the introduction of additional Local Infrastructure Renewal (LIRS) Loan subsidy funding for the Fowlers Road to Fairwater Drive link project and Office of Environment and Heritage (OEH) State government funding for purchase of a flood affected property which was endorsed at the October Council meeting.

In addition to this, there was a series of other budget adjustments as detailed below. It is anticipated there will continue to be variations to the overall size of the Capital Budget for at least the next six months due to re-phasing of various internal and external funding.

Program	Major Points of change to Capital Budget
Traffic Facilities	Rephase Section 94 funding for existing projects. Introduce additional Section 94 funding for an existing project.
Roadworks	Reallocate budget to Carpark Reconstruction or Upgrading Program from Roadworks Program.
West Dapto Infrastructure Expansion	Introduce additional Local Infrastructure Renewal (LIRS3) and West Dapto Interest Free Loan Funding for existing projects.
Cycle/Share Paths	Rephase Strategic Projects Reserve funding for existing project.
Carpark Reconstruction or Upgrading	Reallocate budget to Carpark Reconstruction or Upgrading Program from Roadworks Program.
Floodplain Management	Introduce Office of Environment and Heritage (OEH) state gov funding for purchase of flood affected property. Resolution form Oct 2018 council meeting. Reallocate budget to Stormwater Management Program from Floodplain Management Program.
Stormwater Management	Reallocate budget from Stormwater Management Devices Program to Stormwater Management Program.
Community Buildings	Rephase Strategic Projects Reserve funds for an existing project.
Recreation Facilities	Rephase Strategic Projects Reserve funds for an existing project.
Beach Facilities	Reallocate budget to Rock/Tidal Pools Program from Beach Facilities Program.
Rock/Tidal Pools	Reallocate budget to Rock/Tidal Pools Program from Beach Facilities Program. Reallocate budget from Treated Water Pools Program to Rock and Tidal Pools Program.
Treated Water Pools	Reallocate budget from Treated Water Pools Program to Rock and Tidal Pools Program.
Helensburgh Rehabilitation	Reallocate budget to Whytes Gully New Cells from Helensburgh Rehabilitation.
Land Acquisitions	Introduce Local Infrastructure Renewal (LIRS3) subsidised loan funds to Land Acquisitions Program for purchase of land associated with Fowlers Rd to Fairwater Drive linkage project
Contingency	Reallocate budget to Flood plain Management Program from Capital Budget Contingency.



WOLLONGONG CITY COUNCIL		
	Actual 28/12/2018 \$'000	Actual 2017/18 \$'000
Balance Sheet		
<b>Current Assets</b>		
Cash Assets	18,788	26,491
Investment Securities	119,203	109,162
Receivables	27,756	27,037
Inventories	316	306
Other	14,480	10,666
<b>Total Current Assets</b>	<b>180,542</b>	<b>173,662</b>
<b>Non-Current Assets</b>		
Non Current Cash Assets	14,085	22,115
Non-Current Inventories	5,835	5,835
Property, Plant and Equipment	2,393,129	2,356,306
Investment Properties	4,780	4,780
Westpool Equity Contribution	2,637	2,637
Intangible Assets	270	388
<b>Total Non-Current Assets</b>	<b>2,420,736</b>	<b>2,392,061</b>
<b>TOTAL ASSETS</b>	<b>2,601,278</b>	<b>2,565,723</b>
<b>Current Liabilities</b>		
Current Payables	30,439	30,010
Current Provisions payable < 12 months	13,349	12,667
Current Provisions payable > 12 months	37,710	37,710
Current Interest Bearing Liabilities	7,716	7,716
<b>Total Current Liabilities</b>	<b>89,214</b>	<b>88,103</b>
<b>Non-Current Liabilities</b>		
Non Current Payables	384	700
Non Current Interest Bearing Liabilities	22,856	25,039
Non Current Provisions	45,491	44,567
<b>Total Non-Current Liabilities</b>	<b>68,732</b>	<b>70,306</b>
<b>TOTAL LIABILITIES</b>	<b>157,946</b>	<b>158,409</b>
<b>NET ASSETS</b>	<b>2,443,332</b>	<b>2,407,314</b>
<b>Equity</b>		
Accumulated Surplus	1,323,960	1,300,716
Asset Revaluation Reserve	979,393	965,325
Restricted Assets	139,979	141,274
<b>TOTAL EQUITY</b>	<b>2,443,332</b>	<b>2,407,314</b>

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 28 December 2018		
	YTD Actual 2018/19 \$ '000	Actual 2017/18 \$ '000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>Receipts:</b>		
Rates & Annual Fees	104,596	193,451
User Charges & Fees	19,060	35,362
Interest & Interest Received	803	5,426
Grants & Contributions	30,157	50,700
Other	8,036	23,789
<b>Payments:</b>		
Employee Benefits & On-costs	(62,526)	(107,925)
Materials & Contracts	(22,281)	(65,774)
Borrowing Costs	(590)	(1,263)
Other	(20,747)	(53,565)
<b>Net Cash provided (or used in) Operating Activities</b>	<b>56,508</b>	<b>80,201</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
<b>Receipts:</b>		
Sale of Infrastructure, Property, Plant & Equipment	752	10,923
Deferred Debtors Receipts	-	-
<b>Payments:</b>		
Purchase of Investments	-	-
Purchase of Investment Property	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(60,578)	(93,550)
Purchase of Interests in Joint Ventures & Associates	1	-
<b>Net Cash provided (or used in) Investing Activities</b>	<b>(59,826)</b>	<b>(82,627)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<b>Receipts:</b>		
Proceeds from Borrowings & Advances	-	-
<b>Payments:</b>		
Repayment of Borrowings & Advances	(2,375)	(7,513)
Repayment of Finance Lease Liabilities	-	-
Other Financing Activity Payments	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	<b>(2,375)</b>	<b>(7,513)</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>(5,693)</b>	<b>2,957</b>
plus: Cash & Cash Equivalents and Investments - beginning of year	157,768	154,811
<b>Cash &amp; Cash Equivalents and Investments - year to date</b>	<b>152,075</b>	<b>157,768</b>

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 28 December 2018		
	YTD Actual 2018/19 \$ '000	Actual 2017/18 \$ '000
<b>Total Cash &amp; Cash Equivalents and Investments - year to date</b>	<b>152,075</b>	<b>157,768</b>
<b>Attributable to:</b>		
External Restrictions (refer below)	76,615	73,142
Internal Restrictions (refer below)	63,364	68,129
Unrestricted	12,096	16,497
	<b>152,075</b>	<b>157,768</b>
<b>External Restrictions</b>		
Developer Contributions	28,622	18,961
RMS Contributions	478	29
Specific Purpose Unexpended Grants	4,633	2,715
Special Rates Levy Wollongong Mall	257	164
Special Rates Levy Wollongong City Centre	(74)	(42)
Local Infrastructure Renewal Scheme	6,547	14,721
Unexpended Loans	5,381	7,019
Domestic Waste Management	13,681	12,813
Private Subsidies	5,039	5,014
West Dapto Home Deposit Assistance Program	10,537	10,398
Stormwater Management Service Charge	1,429	1,265
West Dapto Home Deposits Issued	85	85
Carbon Price	-	-
<b>Total External Restrictions</b>	<b>76,615</b>	<b>73,142</b>
<b>Internal Restrictions</b>		
Property Investment Fund	8,246	8,276
Strategic Projects	46,454	49,404
Sports Priority Program	776	642
Car Parking Strategy	1,365	1,061
MacCabe Park Development	1,215	1,140
Darcy Wentworth Park	171	171
Garbage Disposal Facility	(914)	2,165
West Dapto Development Additional Rates	5,458	4,759
Southern Phone Natural Areas	213	266
Lake Illawarra Estuary Management Fund	380	245
<b>Total Internal Restrictions</b>	<b>63,364</b>	<b>68,129</b>

## ITEM 8 STATEMENT OF INVESTMENT - NOVEMBER AND DECEMBER 2018

This report provides an overview of Council's investment portfolio performance for the months of November and December 2018.

Council's average weighted return for November 2018 was 1.73% which was below the benchmark return of 1.90%. The average weighted return for December 2018 was 1.63% which was below the benchmark return of 1.77%. The result was primarily due to the negative marked to market valuation of the aggregated Emerald Mortgaged Backed Securities (MBS), TCorp Long Term Growth Fund and the Floating Rates Notes (FRN) 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 November and December 2018.

### REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Todd Hopwood, Director Corporate Services - Connected and Engaged City (Acting)

### ATTACHMENTS

- 1 Statement of Investment - November and December 2018
- 2 Investment Income Compared to Budget 2018-2019

### BACKGROUND

Council is required to invest its surplus funds in accordance with the Ministerial Investment Order and Division of Local Government guidelines. The Order reflects a conservative approach and restricts the investment types available to Council. In compliance with the Order and Division of Local Government guidelines, Council adopted an Investment Policy on 10 December 2018. The Investment Policy provides a framework for the credit quality, institutional diversification and maturity constraints that Council's portfolio can be exposed to. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Audit, Risk and Improvement Committee's (ARIC) role of overseer provides for the review of Council's Investment Policy and the Management Investment Strategy.

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

Council's investment holdings as at 30 November 2018 were \$168,026,617 (Statement of Investment attached) [24 November 2017 \$155,429,161] and as at 28 December 2018 were \$152,318,695 (Statement of Investment attached) [29 December 2017 \$170,866,516].

Council's average weighted return for November 2018 was 1.73% which was below the benchmark return of 1.90%. The average weighted return for December 2018 was 1.63% which was below the benchmark return of 1.77%. The result was primarily due to the negative marked to market valuation of the aggregated Emerald Mortgaged Backed Securities (MBS), TCorp Long Term Growth Fund and the Floating Rates Notes (FRN) 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 28 December 2018, year to date interest and investment revenue of \$1,907,255 was recognised compared to the year to date budget of \$2,101,118.

Council's 24 FRN had a net decrease in value of \$67,069 for November 2018 and a net decrease in value of \$74,092 for December 2018. During November a \$1M Bendigo FRN matured, and two new

FRN's were purchased with Westpac: three year FRN \$1.5M and five year FRN \$1.5M. In December, an additional five year \$2M FRN was purchased with ANZ.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net decrease in value of \$12,503 for November 2018 and a net increase in value of \$5,216 for December 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 a decrease in value of \$21,843 in November and a further decrease in value of \$24,498 in December. The Cash Fund recorded an increase in value of \$33,526 in November and a further increase of \$26,488 in December. 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 December 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 10 December 2018. 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 2018-2021	Operational Plan 2018-19
Strategy	3 Year Action	Operational Plan Actions
4.3.2 Resources (finance, technology, assets and people) are effectively managed to ensure long term financial sustainability	4.3.2.1 Effective and transparent financial management systems are in place	Monitor and review achievement of Financial Strategy
		Continuous budget management is in place, controlled and reported
		Provide accurate and timely financial reports monthly, quarterly and via the annual statement
		Manage and further develop a compliance program to promote awareness and compliance with Council's procurement policies and procedures and other related policies

## CONCLUSION

The investments for November and December 2018 have performed unfavourably compared to the year to date budget due to negative marked to market valuations across the aggregated Emerald Mortgaged Backed Securities (MBS), TCorp Long Term Growth Fund and Floating Rates Notes (FRN) in Council's portfolio and, as a result, the portfolio recorded an average weighted return below the annualised Bloomberg Bank Bill Index Benchmark.

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 30 November 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+	-	23,293,086	Prof Fund A/c	30/11/2018	30/11/2018	1.90%
NAB General Fund	A1+	-	4,936,579	General A/c	30/11/2018	30/11/2018	
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%
SUN	A1	2,000,000	2,000,000	T/Deposit	04/06/2018	30/01/2019	2.75%
WBC	AA-	3,000,000	3,000,000	T/Deposit	31/01/2017	31/01/2019	2.90%
ME	A2	2,000,000	2,000,000	T/Deposit	04/09/2018	01/02/2019	2.70%
BOQ	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	24/08/2018	21/02/2019	2.75%
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%
BOQ	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	04/09/2018	04/04/2019	2.75%
IMB	A2	3,000,000	3,000,000	T/Deposit	08/03/2018	08/04/2019	2.62%
CBA	A1+	3,000,000	3,000,000	T/Deposit	06/06/2018	06/05/2019	2.74%
Bwest	A1+	2,000,000	2,000,000	T/Deposit	06/11/2018	04/06/2019	2.65%
BOQ	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	22/12/2017	24/06/2019	2.65%
BEN	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	08/01/2018	08/07/2019	2.65%
BOQ	Moodys ST P-2	1,000,000	1,000,000	T/Deposit	04/09/2018	11/07/2019	2.75%
BOQ	A2	1,000,000	1,000,000	T/Deposit	06/09/2017	06/09/2019	2.80%
IMB	BBB	1,000,000	1,000,000	T/Deposit	04/09/2018	04/10/2019	2.75%
NAB	AA-	1,030,000	1,030,000	T/Deposit	19/06/2018	19/11/2019	2.80%
ME	BBB	2,000,000	2,000,000	T/Deposit	24/08/2018	22/11/2019	2.80%
IMB	BBB	2,000,000	2,000,000	T/Deposit	24/08/2018	25/11/2019	2.80%
WBC	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 ST P-2	2,000,000	2,000,000	T/Deposit	19/02/2018	10/02/2020	2.88%
WBC	AA-	2,000,000	2,000,000	T/Deposit	06/11/2018	29/02/2020	2.78%
IMB	A2	2,000,000	2,000,000	T/Deposit	29/03/2018	27/03/2020	2.85%
BOQ	Moodys A3	3,000,000	3,000,000	T/Deposit	24/08/2018	24/08/2020	3.00%
ME	BBB	2,000,000	2,000,000	T/Deposit	14/09/2018	14/09/2020	2.82%
<b>Total</b>			<b>101,759,665</b>				



WOLLONGONG CITY COUNCIL  
STATEMENT OF INVESTMENT

30 November 2018 continued

**Bond and Floating Rate Note Securities**

**DIRECT INVESTMENTS**

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CUA	BBB	3,000,000	3,025,140	FRN	01/04/2016	01/04/2019	3.54%
Westpac	AA-	3,000,000	3,012,660	FRN	11/03/2016	10/05/2019	2.94%
Greater Bank Ltd	BBB	2,000,000	2,022,060	FRN	07/06/2016	07/06/2019	3.53%
Bendigo Bank	Fitch A-	1,000,000	1,007,640	FRN	16/09/2015	17/09/2019	2.85%
Bendigo Bank	Fitch A-	2,000,000	2,009,400	FRN	21/11/2016	21/02/2020	3.04%
CUA	BBB	2,000,000	2,020,020	FRN	20/03/2017	20/03/2020	3.22%
ME Bank	BBB	2,000,000	2,014,040	FRN	06/04/2017	06/04/2020	3.18%
NAB	AA-	3,000,000	3,030,600	FRN	24/06/2015	03/06/2020	2.75%
Bendigo Bank	Fitch A-	2,000,000	2,010,840	FRN	18/08/2015	18/08/2020	3.04%
SUN Corp	A+	1,500,000	1,520,835	FRN	20/10/2015	20/10/2020	3.18%
NAB	AA-	1,000,000	1,009,740	FRN	05/11/2015	05/11/2020	3.01%
SUN	A+	2,000,000	2,036,420	FRN	12/04/2016	12/04/2021	3.32%
AMP	A	2,000,000	2,014,040	FRN	24/05/2016	24/05/2021	3.29%
Westpac	AA-	3,000,000	3,052,320	FRN	03/06/2016	03/06/2021	3.12%
ANZ	AA-	2,000,000	2,020,580	FRN	16/08/2016	16/08/2021	3.07%
CUA	BBB	1,200,000	1,209,936	FRN	06/09/2018	06/09/2021	3.20%
AMP	A	1,500,000	1,507,710	FRN	10/09/2018	10/09/2021	3.01%
Westpac	AA-	1,500,000	1,499,235	FRN	16/11/2018	25/10/2021	2.67%
AMP	A	3,000,000	2,999,580	FRN	30/03/2017	30/03/2022	2.99%
SUN	A+	1,500,000	1,503,750	FRN	30/08/2017	16/08/2022	2.91%
EMERALD A Mortgage Backed Security *	AAA	592,763	435,505	M/Bac	17/07/2006	21/08/2022	2.39%
ANZ	AA-	1,000,000	999,150	FRN	09/05/2018	09/05/2023	2.84%
NAB	AA-	3,000,000	3,004,860	FRN	26/09/2018	26/09/2023	2.87%
Westpac	AA-	1,500,000	1,496,175	FRN	16/11/2018	16/11/2023	2.89%
EMERALD B Mortgage Backed Security *	Fitch AA	2,000,000	1,231,320	M/Bac	17/07/2006	21/08/2056	2.69%
<b>Total</b>			<b>47,693,556</b>				

**Managed Funds & Other**

**MANAGED FUNDS**

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	FYTD (Actual)
TcorpIM Cash Fund Facility	N/A	16,000,000	16,500,938	1/06/2017	0.15%	0.94%
Tcorp Long Term Growth Facility Trust	N/A	1,773,197	2,072,456	13/06/2007	-1.04%	-2.00%
<b>Total</b>			<b>18,573,395</b>			

Investment Body	Face Value	Security
Southern Phone Company	2	shares

**TOTAL INVESTMENTS** **\$ 168,026,617**

\* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins  
RESPONSIBLE ACCOUNTING OFFICER

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 28 December 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+	-	5,466,086	Prof Fund A/c	28/12/2018	28/12/2018	1.90%
NAB General Fund	A1+	-	122,544	General A/c	28/12/2018	28/12/2018	
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	07/01/2019	2.62%
SUN	A1	2,000,000	2,000,000	T/Deposit	04/06/2018	30/01/2019	2.75%
WBC	AA-	3,000,000	3,000,000	T/Deposit	31/01/2017	31/01/2019	2.90%
ME	A2	2,000,000	2,000,000	T/Deposit	04/09/2018	01/02/2019	2.70%
BOQ	Moodys STP-2	3,000,000	3,000,000	T/Deposit	24/08/2018	21/02/2019	2.75%
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%
BOQ	Moodys STP-2	2,000,000	2,000,000	T/Deposit	04/09/2018	04/04/2019	2.75%
IMB	A2	3,000,000	3,000,000	T/Deposit	08/03/2018	08/04/2019	2.62%
CBA	A1+	3,000,000	3,000,000	T/Deposit	06/06/2018	06/05/2019	2.74%
Bwest	A1+	2,000,000	2,000,000	T/Deposit	06/11/2018	04/06/2019	2.65%
BOQ	Moodys STP-2	1,500,000	1,500,000	T/Deposit	07/12/2018	06/06/2019	2.80%
BOQ	Moodys STP-2	2,000,000	2,000,000	T/Deposit	22/12/2017	24/06/2019	2.65%
BEN	Moodys STP-2	3,000,000	3,000,000	T/Deposit	08/01/2018	08/07/2019	2.65%
SUN	A1	3,000,000	3,000,000	T/Deposit	07/12/2018	08/07/2019	2.81%
BOQ	Moodys STP-2	1,000,000	1,000,000	T/Deposit	04/09/2018	11/07/2019	2.75%
BOQ	Moodys STP-2	1,000,000	1,000,000	T/Deposit	06/09/2017	06/09/2019	2.80%
BEN	Moodys STP-2	3,000,000	3,000,000	T/Deposit	07/12/2018	06/09/2019	2.75%
IMB	BBB	1,000,000	1,000,000	T/Deposit	04/09/2018	04/10/2019	2.75%
NAB	AA-	1,030,000	1,030,000	T/Deposit	19/06/2018	19/11/2019	2.80%
ME	BBB	2,000,000	2,000,000	T/Deposit	24/08/2018	22/11/2019	2.80%
IMB	BBB	2,000,000	2,000,000	T/Deposit	24/08/2018	25/11/2019	2.80%
WBC	AA-	2,000,000	2,000,000	T/Deposit	01/12/2017	02/12/2019	2.68%
ME	BBB	4,000,000	4,000,000	T/Deposit	07/12/2018	09/12/2019	2.75%
IMB	BBB	3,000,000	3,000,000	T/Deposit	07/12/2018	09/12/2019	2.70%
IMB	BBB	3,000,000	3,000,000	T/Deposit	22/12/2017	20/12/2019	2.65%
WBC	AA-	5,000,000	5,000,000	T/Deposit	22/12/2017	23/12/2019	2.77%
ME	BBB	3,000,000	3,000,000	T/Deposit	04/01/2018	06/01/2020	2.75%
BOQ	Moodys A3	2,000,000	2,000,000	T/Deposit	19/02/2018	10/02/2020	2.88%
WBC	AA-	2,000,000	2,000,000	T/Deposit	06/11/2018	29/02/2020	2.78%
IMB	BBB	2,000,000	2,000,000	T/Deposit	29/03/2018	27/03/2020	2.85%
BOQ	Moodys A3	3,000,000	3,000,000	T/Deposit	24/08/2018	24/08/2020	3.00%
ME	BBB	2,000,000	2,000,000	T/Deposit	14/09/2018	14/09/2020	2.82%
<b>Total</b>			<b>87,118,630</b>				

WOLLONGONG CITY COUNCIL  
STATEMENT OF INVESTMENT

28 December 2018 continued

**Bond and Floating Rate Note Securities**

**DIRECT INVESTMENTS**

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CUA	BBB	3,000,000	3,031,470	FRN	01/04/2016	01/04/2019	3.54%
Westpac	AA-	3,000,000	3,017,100	FRN	11/03/2016	10/05/2019	2.94%
Greater Bank Ltd	BBB	2,000,000	2,008,280	FRN	07/06/2016	07/06/2019	3.59%
Bendigo Bank	Fitch A-	1,000,000	1,002,230	FRN	16/09/2015	17/09/2019	2.95%
Bendigo Bank	Fitch A-	2,000,000	2,012,980	FRN	21/11/2016	21/02/2020	3.04%
CUA	BBB	2,008,300	2,008,300	FRN	20/03/2017	20/03/2020	3.36%
ME Bank	BBB	2,000,000	2,017,620	FRN	06/04/2017	06/04/2020	3.18%
NAB	AA-	3,000,000	3,012,960	FRN	24/06/2015	03/06/2020	2.76%
Bendigo Bank	Fitch A-	2,000,000	2,013,480	FRN	18/08/2015	18/08/2020	3.04%
SUN Corp	A+	1,500,000	1,522,725	FRN	20/10/2015	20/10/2020	3.18%
NAB	AA-	1,000,000	1,010,910	FRN	05/11/2015	05/11/2020	3.01%
SUN	A+	2,000,000	2,039,260	FRN	12/04/2016	12/04/2021	3.32%
AMP	A	2,000,000	2,016,460	FRN	24/05/2016	24/05/2021	3.29%
Westpac	AA-	3,000,000	3,031,050	FRN	03/06/2016	03/06/2021	3.12%
ANZ	AA-	2,000,000	2,021,920	FRN	16/08/2016	16/08/2021	3.07%
CUA	BBB	1,200,000	1,202,724	FRN	06/09/2018	06/09/2021	3.23%
AMP	A	1,500,000	1,498,485	FRN	10/09/2018	10/09/2021	3.07%
Westpac	AA-	1,500,000	1,499,580	FRN	16/11/2018	25/10/2021	2.67%
AMP	A	3,000,000	3,003,030	FRN	30/03/2017	30/03/2022	2.99%
SUN	A+	1,500,000	1,503,720	FRN	30/08/2017	16/08/2022	2.91%
EMERALD A Mortgage Backed Security *	AAA	592,763	436,581	M/Bac	17/07/2006	21/08/2022	2.39%
ANZ	AA-	1,000,000	999,180	FRN	09/05/2018	09/05/2023	2.84%
NAB	AA-	3,000,000	2,983,170	FRN	26/09/2018	26/09/2023	3.02%
Westpac	AA-	1,500,000	1,497,285	FRN	16/11/2018	16/11/2023	2.89%
ANZ	AA-	2,000,000	1,998,720	FRN	06/12/2018	06/12/2023	3.01%
EMERALD B Mortgage Backed Security *	Fitch AA	2,000,000	1,235,460	M/Bac	17/07/2006	21/08/2056	2.69%
<b>Total</b>			<b>49,624,680</b>				

**Managed Funds & Other**

**MANAGED FUNDS**

Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	FYTD (Actual)
TcorpIM Cash Fund Facility	N/A	13,000,000	13,527,426	1/06/2017	0.15%	1.10%
Tcorp Long Term Growth Facility Trust	N/A	1,773,197	2,047,958	13/06/2007	-1.18%	-3.15%
<b>Total</b>			<b>15,575,383</b>			

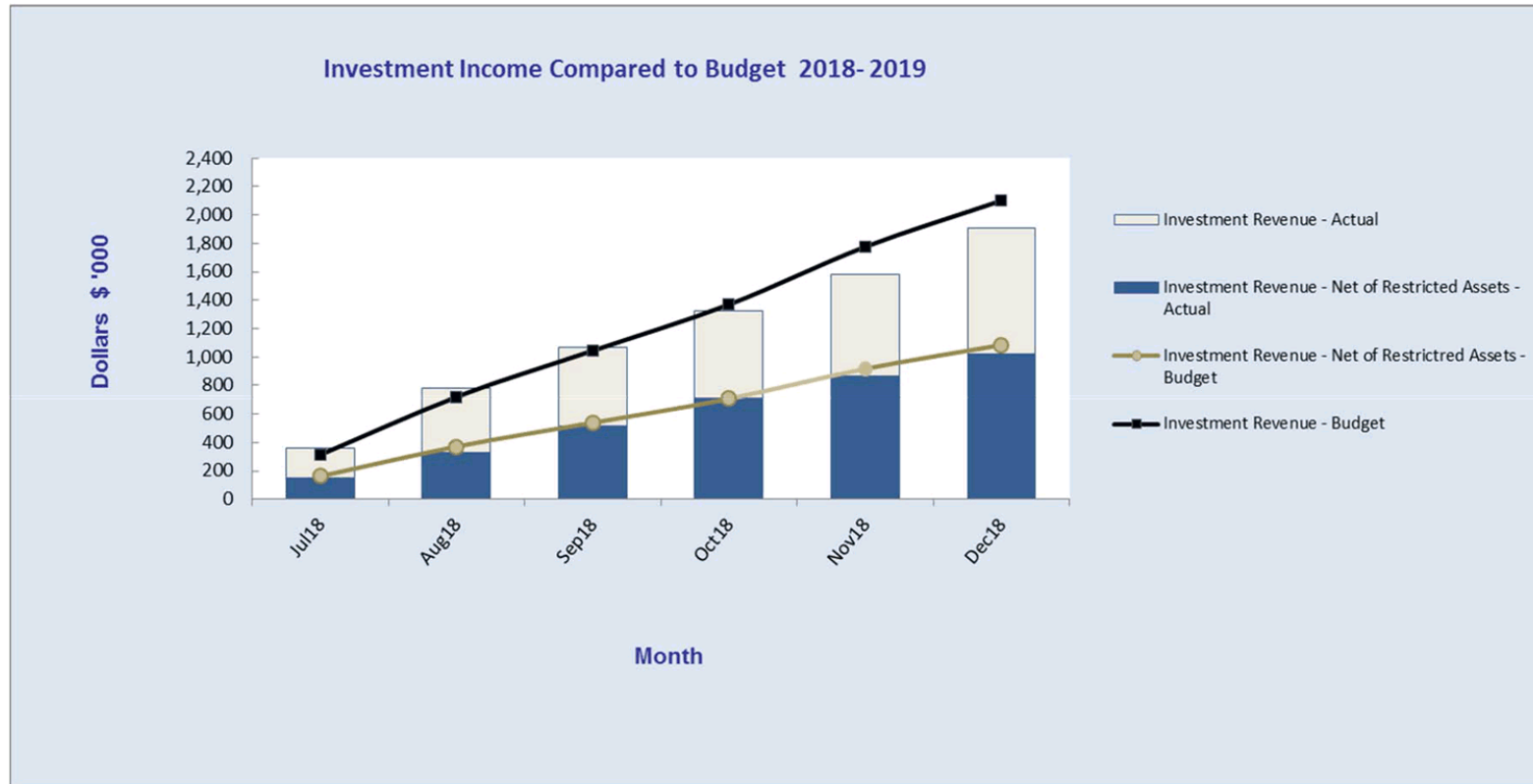
Investment Body	Face Value	Security
Southern Phone Company	2	shares

**TOTAL INVESTMENTS** **\$ 152,318,695**

\* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins  
RESPONSIBLE ACCOUNTING OFFICER



ITEM 9

THE CITY OF WOLLONGONG TRAFFIC COMMITTEE ELECTRONIC MEETING -  
WOLLONGONG CRITERIUM - ENDEAVOUR DRIVE, WOLLONGONG

The City of Wollongong Traffic Committee Electronic Meeting was held on 14 January 2019. Item 1 must be determined by Council and is recommended to Council for approval for 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 Electronic Meeting held on 14 January 2019 in relation to Regulation of Traffic be adopted.

## REPORT AUTHORISATIONS

Report of: Peter Nunn, Manager Infrastructure Strategy and Planning (Acting)  
Authorised by: Glenn Whittaker, Director Infrastructure & Works (Acting)

## ATTACHMENTS

- 1 Standard Conditions for Road Closures
- 2 Endeavour Drive Wollongong TCP

## 1 ENDEAVOUR DRIVE – WARD 2

Endeavour Drive – Wollongong Criterium on Sunday 3 February 2019

## BACKGROUND

Cycling NSW has applied to Council for a road closure of Endeavour Drive, Wollongong for the cycling race the Wollongong Criterium to be held on Sunday 3 February 2019. The closure will take place between 5am and 4pm on the day.

The closure of Endeavour Drive will require drivers using the roadways around Wollongong Harbour to exit and enter via the carpark on Cliff Road. The organisers will be required to maintain traffic controls on the one way section so that two way traffic flows can proceed safely during the road closure. The organisers will need to contact NSW Lands to advise of the event and changes to traffic movement within the Wollongong Harbour precinct.

The event will also require formal approval from NSW Police as it a cycling race on a public road. NSW Police representative has requested that vehicle mitigation be considered as part of this proposal.

## PROPOSAL

The proposed road closure of Endeavour Drive on Sunday 3 February 2019 be approved subject to:

- a) Council's Standard Conditions for Road Closure (Attachment 1)
- b) The amended Traffic Management Plan (Attachment 2)
- c) Police approval for the cycle race on the road.

## CONSULTATION AND COMMUNICATION

Consultation with the Community and the businesses in the Wollongong Harbour area is a condition of approval for this event.



## PLANNING AND POLICY IMPACT

The report contributes to the delivery of Our Wollongong 2028 goal – *We have affordable and accessible transport*.

It specifically delivers on core business activities as detailed in the Draft Service Plan 2018-19.

### Attachment 1

#### STANDARD CONDITIONS APPLYING TO SPECIAL EVENTS AND WORK-RELATED ACTIVITIES WITHIN COUNCIL ROAD RESERVES

A road closure, following approval by the Traffic Committee, is subject to the following additional Council conditions:

1. The applicant must apply to for a section 138 permit to occupy the road reserve. The application must include: A copy of these conditions signed as accepted
  - a. A copy of a letter from the Traffic Committee authorising the closure
  - b. The TMP
  - c. The ROL (if required)
  - d. Police approval
  - e. Public liability insurance
2. The applicant must obtain written approval from the NSW Police Service.
3. The applicant must obtain an ROL (Road Occupancy Licence) from the Roads & Maritime Services if the closure is on a classified road or within 100m of any traffic control signals.
4. The applicant must advise all affected residents and business owners within the closure area of the closure dates and time in writing, seven days prior to the intended date of works.
5. The applicant must advise the Emergency Services (Ambulance, Fire Brigade and NSW Police), Taxi Co-op and Bus Companies of the closure dates and times in writing, seven days prior to the intended date of works. The applicant must endeavour to minimise the impact on bus services during the closure.
6. The closure must be set up in accordance with a Traffic Management Plan (TMP) prepared by an appropriately qualified traffic control person. A copy of the person's qualifications must be detailed within the TMP.
7. The TMP must be physically set-up by appropriately qualified traffic control persons or the NSW Police.
8. Access for affected business owners and residents must be maintained where possible. Where direct access cannot be achieved an alternative arrangement must be agreed to by both the applicant and affected person/s.
9. The applicant must advertise the closure in the Public Notice section of the local newspaper, detailing the closure dates and times. This advertisement must appear no less than seven days prior to the closure.
10. The applicant must provide Council with a copy of a current public liability insurance policy to a value no less than 10 million dollars which covers Wollongong City Council against any claims arising from the closure

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# **Elite Energy WOLLONGONG CRITERIUM**

## **TCP-WC2019**

### **Sunday 3rd February 2019**





