



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6.00 pm on

Monday 12 March 2018

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

Order of Business

- 1 Acknowledgement of Traditional Owners
- 2 Civic Prayer
- 3 Apologies
- 4 Disclosures of Pecuniary Interest
- 5 Petitions and Presentations
- 6 Confirmation of Minutes - Ordinary Meeting of Council 19/02/2018
- 7 Public Access Forum
- 8 Call of the Agenda
- 9 Lord Mayoral Minute
- 10 Urgent Items
- 11 Notice of Motions
- 12 Agenda Items

Members

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

QUORUM – 7 MEMBERS TO BE PRESENT

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6.00 pm

Monday 19 February 2018

Present

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

In Attendance

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

Apologies

Min No.

- 15** **COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Dorahy that the apology tendered on behalf of Councillors Connor and King be accepted and leave of absence granted.

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PETITION - EXTENSION OF SWIMMING SEASON - WESTERN SUBURBS POOL

The Lord Mayor tabled a petition signed by 154 persons calling on Council to extend the duration of the swimming season at Western Suburbs Pool, Unanderra. Quoting from the petition, the Lord Mayor advised that Council had recently refurbished the pool plant room, swimming club room and renewed the solar heating system and reports from pool staff indicate that the new solar system is working extremely effectively. It was believed that the pool can sustain water of a suitable temperature for swimming beyond the usual season length. Petitioners request that Council extend the swimming season length at Western Suburbs Pool through to the end of May 2018, with the 2018-2019 season to commence at the beginning of September 2018. Whilst petitioners would like to see this extension become permanent, they understand that initially it may be done as a trial.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 30 JANUARY 2018

- 16 **COUNCIL'S RESOLUTION** – RESOLVED on the motion of Councillor D Brown seconded Councillor T Brown that the Minutes of the Ordinary Meeting of Council held on Tuesday, 30 January 2018 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM - SANDON POINT ABORIGINAL TENT EMBASSY - REMOVAL OF UNAUTHORISED STRUCTURE

Following the conclusion of Ms Robinson's five minute address, a PROCEDURAL MOTION was MOVED by Councillor Blakey seconded Councillor Cox that Ms Robinson be allowed an additional two minutes to address the meeting. The PROCEDURAL MOTION on being PUT to the VOTE was CARRIED.

Ms S Robinson on behalf of the Sandon Point Aboriginal Tent Embassy (SPATE) said that given the lack of clarity, as well as the extent to which due and proper internal consultation has been carried out with Aboriginal communities and the uncertainty about which structures will be removed, she asked that the matter be deferred until Council receives clearer evidence from the Illawarra Local Aboriginal Land Council and Joint Management Committee that broad and inclusive consultation with the Aboriginal community members has been carried out to better gauge community opinion about the removal of structures at the Tent Embassy.

Ms Robinson also offered an alternative solution which was for Council to carry out further work with the Joint Management Committee to develop a more specific and clear plan for the treatment of structures at the Tent Embassy. The plan should set out what structures are to be removed, those to be retained and how any removal will be achieved. The plan should also outline how the housing, health and welfare needs of the current occupant will be addressed.

Mr J Kennedy, also on behalf of SPATE, advised that the third most significant find was at Sandon Point, dating back 5,000 to 6,000 years. The structures on that site exist not only as a resistance to the development in the area, but they have brought the Illawarra together and mark the significance of the site. His main concerns related to appropriate consultation and whether due process had been followed. Mr Kennedy said that members of the Land Council were not engaged in the decision-making process, nor was the Board.

Mr Kennedy tabled the resolution passed by the Joint Management Committee in relation to the removal of the unauthorised structures which he said did not reflect what is in the business paper report. In terms of unauthorised structures, Mr Kennedy said that the pod structures which he, his father and other family members built are not unauthorised and he asked for confirmation of what is considered to be unauthorised structures. Council was approached for assistance and its response is to tear down the only thing that gives the Aboriginal people representation in this entire nation. In conclusion, Mr Kennedy asked for further consultation in the interests of the entire community; black, white or brindle.

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

CALL OF THE AGENDA

- 18 COUNCIL'S RESOLUTION** – RESOLVED on the motion of Councillor D Brown seconded Councillor Figliomeni that the staff recommendations for Items 3, and 5 to 15 inclusive, be adopted as a block.

ITEM 1 - SANDON POINT ABORIGINAL TENT EMBASSY - REMOVAL OF UNAUTHORISED STRUCTURES

- 19 COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Cox that -
- 1 Council reaffirm its acknowledgement of the cultural significance of the Sandon Point – McCauley's Beach Aboriginal Place.
 - 2 Council acknowledge the resolution of the majority of the Sandon Point Aboriginal Place Joint Management Agreement Partner organisations, for Council to assist with the removal of some structures at the McCauley's Beach Site.
 - 3 In accordance with the request, the General Manager be delegated authority to utilise Council resources to assist with the removal of structures constructed after 31 December 2016 and the removal of any other structures following consultation, clarification and agreement with the Sandon Point Aboriginal Place Joint Management Agreement Partner organisations.
 - 4 Any works by Council be done in consultation with representatives of the Sandon Point Aboriginal Place Joint Management Agreement Partner organisations, the Office of Environment and Heritage (OEH), and NSW Police.
 - 5 The following organisations / persons be advised of Council's resolution:
 - Illawarra Local Aboriginal Land Council (ILALC)
 - Sandon Point Aboriginal Tent Embassy (SPATE)
 - Korewal Elouera Jerrungarah Tribal Elders Aboriginal Corporation (KEJ)
 - Wadi Wadi Coomaditchi Aboriginal Corporation
 - Wodi Wodi Elders Council
 - Northern Illawarra Residents Action Group (NIRAG)
 - Sandon Point Surf Club
 - Sandon Point Residents Association

- Sandon Point Aboriginal Place (SPAP)
 - The Member for Keira
 - The Member for Cunningham
- 6 Council continue to keep the area clear of any structures which do not have the approval of Council and the Sandon Point Aboriginal Place Joint Management Agreement Partner organisations.
- 7 Signage be placed on or adjoining the site, in consultation with the Sandon Point Aboriginal Place Joint Management Agreement Partner organisations, which clearly states why Council is undertaking this action.

Variations The variation moved by Councillor Cox to delete the words 'The structures be removed' and replace them with 'Any works by Council be done' in Part 4 was accepted by the mover.

The following variations were accepted by the mover and seconder –

- Councillor Bradbery – the addition of 'Member for Cunningham' in Point 5, and, a new Point 3; and,
- Councillor Colacino – the addition of Point 7.

ITEM 2 - ADOPTION AND GAZETTAL OF THE WOLLONGONG COASTAL ZONE MANAGEMENT PLAN

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

- 1 The certified final draft of the Wollongong Coastal Zone Management Plan be adopted (Attachments 1 to 3 of the report).
- 2 The draft Council Notice for the NSW Gazette, advising adoption and gazettal of the Wollongong Coastal Zone Management Plan be endorsed (Attachment 4 of the report).
- 3 The Council Notice and the Wollongong Coastal Zone Management Plan be published in the NSW Gazette.
- 4 A community briefing on the implications arising from Council adopting and gazetting the Wollongong Coastal Zone Management Plan be held after the gazettal.

ITEM 3 - DRAFT AGEING PLAN 2018 - 2022

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION -

- 1 Council endorse the Draft Ageing Plan 2018 – 2022.
- 2 Council note the draft Ageing Plan 2018 - 2022 - Implementation Plan (Attachment 2 of the report).
- 3 Council note the Summary of Submissions (Attachment 3 of the report).

ITEM 4 - CONNECTING NEIGHBOURS GRANTS (PILOT)

- 21 COUNCIL'S RESOLUTION** – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Colacino that Council support the commencement of the Connecting Neighbours Grants pilot in February 2018.

ITEM 5 - DRAFT COMBINED NEIGHBOURHOOD PLAN FOR HAYES LANE, IREDELL ROAD AND WOLLONGONG COAL SITES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION –

- 1 A draft Neighbourhood Plan for Hayes Lane, Iredell Road and the southern part of the Shone Avenue South West (Wollongong Coal) precincts be progressed to public exhibition for a minimum period of 28 days (Attachment 4 of the report).
- 2 Consultation with relevant State Government agencies occur as part of the exhibition period.

ITEM 6 - PROPOSED RENAMING OF PART OF ROBSONS ROAD, KEIRAVILLE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION – Council take action under Section 162 of the Roads Act 1993 to rename the northern part of Robsons Road in Keiraville as "O'Leary Road".

ITEM 7 - PROPOSED NAMING OF LANE 34 LOCATED OFF RAWSON STREET, COLEDALE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION – Council take action under Section 162 of the Roads Act 1993 to name Lane 34 located off Rawson Street in Coledale as "Carrick Lane".

ITEM 8 - LEASE OF UNIT 2, KEMBLA TERRACES, 74 KEMBLA STREET, WOLLONGONG

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION –

- 1 Council authorise a lease of the vacant premises known as Unit 2, Kembla Terraces, 74 Kembla Street, Wollongong to Not Insolvent Pty Ltd for a period of five years with an option to renew for a further five years, subject to the terms and conditions outlined in the report.
- 2 Authority is granted to affix the Common Seal of Council to the lease documents and any other documents required to give effect to this resolution.

ITEM 9 - PROPOSED GRANT OF EASEMENT TO DRAIN WATER OVER LOT B DP 35975 AND LOT 29 DP 219749 HUTTON AVENUE, BULLI - HUTTON AVENUE PARK

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION –

- 1 Council approve the grant of an Easement to Drain Water 1m wide over Lot B DP 35975 and Lot 29 DP 219749 Hutton Avenue, Bulli – Hutton Avenue Park in favour of Lot 125 DP 35975 No 11 Westmacott Parade, Bulli, as shown hatched on the attachment to the report.
- 2 Council accept payment in the amount of \$13,500 (GST free) from the owners of Lot 125 DP 35975 No 11 Westmacott Parade, Bulli as compensation for the grant of the easement.
- 3 The applicants be responsible for all costs associated with this matter.
- 4 Approval be granted to affix the Common Seal of Council to the survey plan, administration sheet, Section 88B Instrument and the General Manager be delegated to execute any other documentation required to give effect to this resolution.

ITEM 10 - PERFORMANCE REVIEW COMMITTEE - REVIEW OF CHARTER

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION –

- 1 Council note the report.
- 2 The revised Performance Review Committee Charter be adopted.

ITEM 11 - TENDER T17/30 - ROAD AND FOOTPATH VIDEO AND CONDITION ASSESSMENT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION –

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the following tenders:
 - a Infrastructure Management Group Pty Ltd for the video and condition assessment of the road network, as per the tender, on a Schedule of Rates basis for a total cost (based on estimated quantities) of \$160,125.00 excluding GST.
 - b Pavement Management Services Pty Ltd for the video and condition assessment of the footpath and shared pathway network, as per the tender, on a Schedule of Rates basis for a total cost (based on estimated quantities) of \$76,690.00 excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contracts and any other documentation required to give effect to this determination, including use of the Common Seal of Council on the contracts and any other documentation, should it be required.

ITEM 12 - EXERCISE OF DELEGATIONS BY THE GENERAL MANAGER OVER THE CHRISTMAS/NEW YEAR PERIOD - TENDERS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION – Council note the exercise of delegations by the General Manager and Lord Mayor or Deputy Lord Mayor over the Christmas/New Year period.

ITEM 13 - DRAFT QUARTERLY REVIEW STATEMENT DECEMBER 2017

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION -

- 1 The draft Quarterly Review Statement December 2017 be adopted.
- 2 The Budget Review Statement as at December 2017 be adopted and revised totals of income and expenditure be approved and voted.

ITEM 14 - CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD ON 17 JANUARY 2018

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

COUNCIL'S RESOLUTION – In accordance with the powers delegated to Council, the Minutes and recommendations of the City of Wollongong Traffic Committee Meeting held on 17 January 2018 in relation to the Regulation of Traffic be adopted.

ITEM 15 - BI-MONTHLY RETURNS OF DISCLOSURES OF INTERESTS AND OTHER MATTERS - FEBRUARY 2018

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 18).

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

THE MEETING CONCLUDED AT 7.28 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on 12 March 2018.

Chairperson

ITEM A

NOTICE OF MOTION - COUNCILLOR DOM FIGLIOMENI - REROUTING OF GRAND PACIFIC DRIVE

Councillor Dom Figliomeni has submitted the following Notice of Motion –

“I formally move that –

- 1 Council ask Destination Wollongong to investigate the rerouting of the Grand Pacific Drive to include Port Kembla and Military Road and report back to Council within three months.
- 2 Where necessary, Council liaise with Roads and Maritime Services about installing directional signage to Hill 60 and Port Kembla Town Centre on a rerouted Grand Pacific Drive.”

Background provided by Councillor Figliomeni:

The Grand Pacific Drive (GPD) was formalised on completion of the Seacliff Bridge and reopening of the corridor from Helensburgh to Thirroul. However the GPD extends beyond Thirroul and takes in areas down to the South Coast such as Eurobodalla and promotes inland destinations such as Southern Highlands, ACT, etc. One notable omission is Port Kembla and Hill 60 and the scenery that can be viewed from these vantage points.

At Port Kembla, the route is marked through King Street via the shopping precinct and further south, Port Kembla and its history is totally excluded. With the work proposed for Hill 60 and the WWII tunnels, it is important that the GPD route is reconsidered to include Port Kembla and that appropriate signage is provided to direct visitors to the Port Kembla historic shopping precinct, Hill 60, Coomaditchee Lagoon and the many other attributes of the area.

ITEM B

NOTICE OF MOTION – COUNCILLOR DOM FIGLIOMENI – FINANCIAL AND OPERATIONAL COSTS AND BENEFITS OF COMMERCIAL USE OF CARPARK, PORT KEMBLA SURF CLUB

Councillor Dom Figliomeni has submitted the following Notice of Motion –

“I formally move that management explore and provide a report to Council on the financial and operational costs and benefits regarding opening and allowing the bottom carpark at the Port Kembla Surf Club to be used by campervans, motor homes, caravans etc on a full commercial basis.”

Background provided by Councillor Figliomeni:

At the recent Local Government Conference in Sydney, I had discussions with the Campervan and Motorhome Club of Australia who indicated a shortage of suitable locations for their members when travelling across Australia. I suggested the possibility of Port Kembla as a location and the opportunity was supported by the persons present. This opportunity will have the potential to generate economic activity in the Port Kembla town and support the many businesses that have put their heart and soul into lifting the image and profile of the town.

This proposal is a necessary second step to create activity by diverting the Grand Pacific Drive corridor (GPD) through Port Kembla.

Since that discussion, I have raised this possibility with the Port Kembla Chamber of Commerce, the Port Kembla Surf Club and also at the Forum 7 meeting and, to date, there have been no apparent objections to the possibility.

This proposal if it proceeds will involve minimal, if any, Council funds and should be provided on a commercial basis with a sound business plan.

ITEM 1

DRAFT PLANNING PROPOSAL 227 CORDEAUX ROAD (LOT 100 DP 1123517)
MOUNT KEMBLA - PP-2017/3

A draft Planning Proposal request has been submitted for 227 Cordeaux Road, Mount Kembla (Lot 100 DP 1123517) which seeks to facilitate additional large lot residential development, together with the establishment of a Vegetation Management Plan (VMP) and funding mechanism to protect in perpetuity the identified environmental values of the site. This site was considered in the Farmborough Heights to Mount Kembla Concept Plan that was endorsed by Council (9 December 2013) and the Department of Planning and Environment (20 March 2014) to guide future development potential for this area.

This report presents the preliminary assessment of the draft Planning Proposal request and recommends that Council resolve to submit a draft Planning Proposal to the NSW Department of Planning and Environment seeking a Gateway Determination to enable public exhibition.

RECOMMENDATION

- 1 A draft Planning Proposal be prepared and submitted to the NSW Department of Planning and Environment for 227 (Lot 100 DP 1123517) Cordeaux Road Mount Kembla seeking a Gateway determination to:
 - a Rezone (4.3ha) of the site from E3 Environmental Management to E4 Environmental Living with a Minimum Lot Size of 5,000m² and Floor Space Ratio of 0.3 : 1.
 - b Rezone the remainder of the site (1.5ha) from E3 Environmental Management to E2 Environmental Conservation.
- 2 The draft Planning Proposal be exhibited for 28 days.
- 3 The 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.

REPORT AUTHORISATIONS

Report of: David Green, Manager Environmental Strategy and Planning (Acting)

Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Site Locality Map and Current Zoning
- 2 Extract from endorsed Concept Plan and accompanying Planning Principles
- 3 Indicative Subdivision Layout
- 4 Proposed Zoning; Minimum Lot Size and Floor Space Ratio Maps
- 5 Indicative Vegetation Management Plan

BACKGROUND

In January 2017 a draft Planning Proposal request was submitted by Cardno on behalf of the landowner for 227 Cordeaux Road (Lot 100 DP 1123517) Mount Kembla, with additional information and revisions submitted between June 2017 and February 2018. The original draft Planning Proposal request sought to facilitate an additional four residential lots on the site, however following feedback received during the preliminary consultation period, the draft Planning Proposal request has been revised down to two additional lots.

The site is approximately 5.8 hectares in size and is currently zoned E3 Environmental Management. The site is bounded by land zoned E4 Environmental Living to the north and south, and E3 Environmental Management to the east and west (Attachment 1).

There is one residential dwelling house and a shed on the property, with horse grazing occurring on the open areas. A riparian corridor traverses the southern portion of the site. Vehicular access is provided via a single lane, two-way right of way (ROW) driveway, which also provides vehicular access to properties No

1/227A and 2/227A Cordeaux Road. The site contains a high geotechnical constraint in the north-western corner and bushfire prone land.

The site contains cleared and modified lands comprising predominantly exotic pasture species in the northern portion of the property with native vegetation (Moist Box-Red Gum Foothills Forest – MU13) present along the southern boundary, consisting of regenerating vegetation and some mature trees. The site assessment also identified Acacia scrub and weeds and exotics. No threatened flora species were recorded on the subject site. The site contains first and second order vegetated watercourses. Approximately 4.12 hectares is cleared.

The site inspection undertaken in March 2017 identified the area as containing a good diversity of native flora species with good potential for rehabilitation and recovery. Several hollow-bearing trees present in the riparian area have the potential to provide habitat for a number of threatened species, including birds and microchiropteran bats. The Office of Environment and Heritage (OEH) submission concluded that the subject site represents a strategically important linkage opportunity and the proposed revegetation and active conservation within the riparian corridor will contribute to this if undertaken and managed appropriately.

Farmborough Heights to Mount Kembla Concept Plan

This site was considered in the Farmborough Heights to Mt Kembla Concept Plan that was endorsed by Council (9 December 2013) and the Department of Planning (20 March 2014) to provide a strategic framework to guide future development potential for this area in the context of active conservation. The key objectives of the Concept Plan were to provide certainty for the community by identifying land suitable for conservation and potential development within the study area, as well as provide the opportunity to implement a number of mechanisms that will conserve and manage the environmental attributes of the foothills of the Illawarra Escarpment.

The focus of the development of the Concept Plan has been the long term management of the Illawarra Escarpment and the contribution that appropriately scaled and located residential development could make to conserving land of high ecological value, restoring degraded lands and providing an overall community benefit in terms of creating conservation opportunities. The Plan recognises that ongoing management of areas of high ecological value will be required in order to maintain or improve biodiversity values of the Illawarra Escarpment, and stipulates that any development is linked to the protection and enhancement of key identified environmental attributes.

The endorsed Concept Plan is importantly consistent with and complements the Illawarra Escarpment Strategic Management Plan (IESMP 2015) and the Illawarra Escarpment Land Use Review Strategy (IELURS 2007), which consider limited development may be possible having regard to the environmental sensitivity of the receiving environment and provided there are mechanisms in place to drive rehabilitation and restoration of the land and its surrounds. The Concept Plan is also consistent with the objectives and targets of regional strategies including the Illawarra Biodiversity Strategy (2011) and the Illawarra Shoalhaven Regional Plan (2015), with a focus on priority vegetation and important habitat corridors.

In developing the Concept Plan it was necessary for the consultant (GHD) to provide a high level estimate of potential dwellings as input into traffic and utilities modelling to assess the likely impact that potential development might have on existing infrastructure and amenity. These estimates were used to develop a Concept Plan, with the GHD report clearly stating that these estimates did not constitute a guarantee of the estimated development potential nor a detailed subdivision plan. Additionally, it was acknowledged in the report to Council (13 December 2013) that the Strategic Planning Study conducted to inform the development of the Concept Plan included a number of high level investigations, and hence identified that more detailed site specific studies may produce some variations to the findings and associated recommendations contained in the Concept Plan. It was recommended that as new information and/or studies are completed in the future there may be the opportunity to revisit the Concept Plan recommendations, should amendments be justified. The role of the Concept Plan is to guide development in the area. Individual Planning Proposals are invited for specific land holdings, and to refine appropriate development outcomes, supported by detailed studies.

The endorsed Concept Plan identified potential to rezone this site to permit large lot residential development, subject to satisfying the accompanying Planning Principles and demonstration that an improved environmental outcome could be achieved for the land. The Concept Plan recommends an E4 Environmental Living zoning for the developable area with a minimum lot size of 5,000m², which would

enable approximately four additional residential allotments in the northern part of the site. An E2 Environmental Conservation zoning was recommended for the remainder of the site, in recognition of the ecological attributes associated with the riparian corridor in the south. The Concept Plan identified the opportunity for the long term management, protection and enhancement of the riparian corridor in the south of the site (Attachment 2).

The Concept Plan additionally identified the need to demonstrate adequate access to individual lots and through site connectivity. Development would be subject to the preparation of a geotechnical impact assessment at the development application stage that confirms resolution of any geotechnical issues and development of the site would be subject to visual amenity controls due to its prominent location.

PROPOSAL

The revised draft Planning Proposal request includes an indicative subdivision layout comprising 2 additional rural/residential large lots and the conservation of 1.5 hectares of the site (Attachment 3). To facilitate the proposed development, the draft Planning Proposal request seeks to amend the Wollongong Local Environmental Plan 2009 as follows:

- Rezone 4.3ha of the site from E3 Environmental Management to E4 Environmental Living with a Minimum Lot Size of 5,000m² and Floor Space Ratio of 0.3:1; and
- Rezone the remainder of the site (1.5ha) from E3 Environmental Management to E2 Environmental Conservation (Attachment 4).

Access to the subdivision is proposed via the current single lane, two-way right of way (ROW) driveway, which also provides vehicular access to properties No 1/227A and 2/227A Cordeaux Road. Each of the proposed dwellings would be accessed via a shared internal driveway.

Full urban reticulation services (power, sewer, water and telecommunications) can be provided to the site. The Concept Plan notes that there is capacity within the existing road network to accommodate additional development throughout the study area. Should a rezoning be approved, any subsequent development application would need to be supported by a detailed assessment of traffic impacts, car parking, site servicing/manoeuvring and waste collection. Any proposed access to the site would need to comply with Australian Standards AS2890.1 and Wollongong Development Control Plan 2009 to provide adequate grades, widths and safe sight distances. The proponent has been advised that Council would not take on the road asset, given the geotechnical issues on site, and hence a Community Title subdivision to fund a private road access would be the solution in this regard.

The draft Planning Proposal request indicates that refuse collection would remain as per the existing arrangement, where residents are required to wheel their bins onto kerbside locations along Cordeaux Road for collection. The proponent has subsequently been advised that Council's Development Control Plan (DCP) 2009 will not permit this arrangement (the number of bins proposed cannot be accommodated within 50% of the development's frontage on collection day) and has been advised that a private waste collection arrangement will be required to be organised by the Body Corporate as part of a Community Title subdivision.

Other supporting documents submitted with the draft Planning Proposal request included:

- Assessment of Ecological and Bushfire Constraints (EcoPlanning 2016);
- Desktop Traffic Assessment: Proposed Residential Subdivision (Cardno 2016);
- Aboriginal Heritage Information Management System Search (Cardno 2016);
- Vegetation Management Plan (EcoPlanning 2017);
- Aboriginal Cultural Heritage Due Diligence Assessment (Biosis 2017); and
- Driveway Grade Study (2017).

The proponent has undertaken consultation with Council officers and the Office of Environment and Heritage (OEH), to inform the preparation of this draft Planning Proposal request.

Key Issues for Consideration

The following key issues are relevant to the evaluation of the Planning Proposal request:

Consistency with Endorsed Farmborough Heights to Mt Kembla Concept Plan

The endorsed Concept Plan identifies potential for additional residential development on this site in conjunction with scope to rehabilitate the riparian corridor. The recommended zoning for the potential developable area is E4 Environmental Living, given the proximity to the escarpment and the desire for any development to be rural residential in character. This zoning controls for a more limited range of permitted land uses appropriate to the surrounding environmental setting and importantly this E4 zoning won't allow further subdivision for dual occupancies and multi dwelling houses. The Concept Plan proposed 5,000m² lots for the developable area. An E2 Environmental Conservation zoning is recommended in the Concept Plan to protect and restore the riparian corridor in the south of the site.

Consistent with the Concept Plan, the submitted Planning Proposal request is seeking a rezoning to the recommended E4 Environmental Living zoning for land proposed to be developed, with a minimum lot size of 5,000m² proposed. The riparian corridor is proposed to be zoned E2 Environmental Conservation with a minimum lot size of 39.99ha, in line with the Concept Plan recommendations. The submitted revised draft Planning Proposal request would result in 2 additional residential lots, subject to further investigations and finalisation of a subdivision plan at the development application phase. The Planning Proposal is consistent with the Planning Principles contained in the IESMP and IELURS, and further developed through community consultation on the Concept Plan.

It is noted that based on a 5,000m² minimum lot size, the 4.8 hectare proposed to be zoned E4 Environmental Living could theoretically be subdivided into 8 lots. As discussed later in this report the current access way can only support an additional 2 lots. If alternate access could be provided by a new road from Cordeaux Road, then a greater number of lots could be achieved. Council could resolve to increase the minimum lot size to 1 hectare to limit the number of additional lots.

Proposed Conservation Plan

The Farmborough Heights to Mt Kembla Concept Plan identifies that there is potential and capacity for appropriately scaled and located development on the interface of the escarpment provided that this development is considered within the context of active conservation. The endorsed Concept Plan for the wider Farmborough Heights to Mt Kembla study area identified approximately 213 hectares as potential future conservation areas, and concluded that ongoing management of proposed conservation areas will be required in order to improve and maintain biodiversity values. The Concept Plan acknowledges that management is likely to be linked to specific development via a conservation offset strategy that would specify titling, management and funding arrangements. The Concept Plan stated that individual Planning Proposals would be required to be prepared by each land owner detailing how any rezoning on that property will lead to an overall conservation improvement for the escarpment or foothills.

The Planning Proposal request seeks large lot low density residential development opportunity on land identified in the Concept Plan with little ecological value (areas dominated by cleared land and exotic vegetation), and proposes to undertake ecological conservation and rehabilitation works associated with the riparian corridor in the south of the site. Rehabilitation of riparian corridors can incur significant costs and as such a suitable mechanism for management and funding is required. A Vegetation Management Plan (VMP) has been prepared and submitted (EcoPlanning September 2017) detailing the management and restoration methods for the area designated as a conservation zone. The VMP includes calculations of indicative costings - an amount of \$101,288 has been identified to provide on ground rehabilitation works over a five year period.

The VMP identifies the following standard and other management actions for the restoration and stabilisation of the riparian zone, to improve biodiversity values on site:

- Reduce the abundance and cover of all exotic species, including woody weeds, which are preventing the establishment and further succession of native plant species;
- Creating a revegetated riparian zone to buffer the watercourse from the impacts of the surrounding land use (eg nutrient enriched runoff);
- Revegetating the subject site with a combination of native mid storey, over-storey and occasional grasses/groundcovers;

- Increasing the complexity of the habitat within the riparian zone for macroinvertebrates and terrestrial fauna;
- Implementing a “top of catchment approach” by reducing the vegetative and propagule spread of exotic species further down the catchment.

Council’s Environment Division notes that the VMP prepared is generally considered satisfactory, although specifies that the VMP will need to be updated at any subsequent development application (DA) stage to incorporate a larger riparian corridor and larger Asset Protection Zones (to reflect the Environment division submission), as well as the inclusion of APZ works in the program (including costings).

The draft Planning Proposal request refers to a Property Vegetation Plan (PVP) as the likely legislative mechanism to be used to ensure the VMP is registered on title and implemented in perpetuity. Since the lodgement of the Planning Proposal request the *Biodiversity Conservation Act 2016* and associated reforms have now commenced and therefore an in perpetuity **Conservation Agreement** will need to be registered on land title, funding obtained and active management underway prior to the issuing of a subdivision development approval. While the VMP submitted refers to a five year period, this VMP will provide the basis for a Conservation Agreement (which have replaced PVPs) registered on title and administered by the Biodiversity Conservation Trust (Office of Environment and Heritage) to ensure in perpetuity funding of conservation works. This Agreement will need to be registered with the Office of Environment and Heritage (OEH) prior to finalisation of the Planning Proposal to rezone the land, as evidence of the improved environmental outcome to be achieved through the Planning Proposal (as required by the Farmborough Heights to Mount Kembla Concept Plan).

Additionally, the draft Planning Proposal request initially proposed a Torrens Title subdivision, however a Community Title subdivision will be required in order to facilitate private road construction and maintenance, and provide funding for the conservation works identified in the VMP. One option to fund the in perpetuity conservation works is a Community Title arrangement with a Body Corporate collecting a yearly environmental fee and managing the restoration works detailed in the VMP. Should the land proposed for E2 Environmental Conservation zoning be retained in private ownership, Council’s Environment Division recommend that the E2 land be contained within one separate lot to be owned and managed as Community Title in perpetuity as the best way to achieve the conservation and improvement outcome for biodiversity. This will require separate access that does not involve trespassing through private property (preferably from the communal driveway) for maintenance. The IESMP 2015 refers to the need to avoid creating additional lot boundaries through existing native vegetation or riparian areas. Further fragmentation of the ownership of the riparian zone is not consistent with the Regional Plan, s117 Direction 2.1 Environment Protection Zones; outcomes sought by the Illawarra Biodiversity Strategy (2011), IESMP 2015 and Concept Plan; and general principles of improve or maintain biodiversity where the structural and functional connectivity of corridors is affected by tenure.

The funding details will be finalised in consultation with the Biodiversity Conservation Trust (OEH) with the establishment of the Conservation Agreement, which can then inform the final subdivision plan. Under the new Biodiversity Conservation legislation, some Conservation Agreements will be eligible for stewardship payments and a range of assistance, with landowners able to access the Landholder Support Program.

In terms of the Conservation Agreement the following process would apply:

- 1 Draft VMP prepared and submitted with Planning Proposal request - submitted
- 2 Council resolves to prepare a draft Planning Proposal
- 3 During / post exhibition: Final VMP prepared based on exhibition feedback, including updated costings.
- 4 Council resolves to finalise Planning Proposal
- 5 Conservation Agreement registered with the Biodiversity Conservation Trust
- 6 Council submits the Planning Proposal to DPE for notification.

It should be noted that the option of dedication of the land proposed for E2 Environmental Conservation zoning to Council with funding was discussed with the proponent, as a mechanism to ensure in perpetuity conservation works required by the Concept Plan. The proponent has indicated a preference to retain the

land proposed for E2 zoning in private ownership and register a Conservation Agreement with the Biodiversity Conservation Trust (OEH) as the mechanism to achieve active conservation in this regard.

The Office of Environment and Heritage (OEH) support a long term conservation outcome being achieved for the site through establishing the proposed conservation areas, and stress that the mechanism for securing and managing the environmental corridor should be resolved as part of the Planning Proposal. Conservation of ecologically constrained land with funding in association with low density limited residential development provides both the legal and financial mechanisms to ensure the long term conservation and enhancement of the identified biodiversity values and rehabilitation of an important riparian corridor. This aligns with the Concept Plan and associated Planning Principles (2013), where any rezoning on a property must lead to an overall conservation improvement. A focus on riparian conservation to improve the ecological value of the watercourse is consistent with Council's Illawarra Biodiversity Strategy (2011), which highlights the degradation of native riparian vegetation and invasion of exotic weeds as major threats to biodiversity in the Illawarra, and identifies the importance of Council encouraging conservation and restoration efforts in this regard. A network of regional biodiversity corridors has been mapped as part of the Biodiversity Strategy, with the value of landscape connectivity well recognised by various state, regional and local policies, including Australia's Biodiversity Conservation Strategy (2009), the Southern Rivers Catchment Action Plan (2013-23), and the Illawarra Shoalhaven Regional Plan (2015). Maintaining connectivity and enhancing existing connectivity within corridors by regenerating or revegetating missing links, is also one of the three recommended approaches to managing biodiversity in the face of climate change.

The development strategy for this site has the potential to support, rehabilitate and improve the following important environmental functions of the riparian corridor:

- providing a diversity of fauna and flora habitat resources;
- providing connectivity between wildlife habitats;
- providing bed and bank stability and reducing potential bank and channel erosion;
- protecting water quality by trapping sediment, nutrients and other contaminants; and
- conveying flood flows and controlling the direction of flood flows.

The Planning Proposal would result in the retention and rehabilitation of approximately 1.5 hectares of vegetation, through the establishment of a Conservation Agreement administered by the Biodiversity Conservation Trust (Office of Environment and Heritage).

Traffic and Access

A Desktop Traffic Assessment (Cardno 2016) was included with the Planning Proposal request. The report confirmed that vehicular access to the site is currently provided via a single lane, two-way right of way (ROW) driveway approximately 80 metres in length, which also provides vehicular access to properties No 1/227A and 2/227A Cordeaux Road. It is proposed that the additional two new residential lots will also be accessed via this driveway, with each of the dwellings within the site then accessed via a shared internal driveway.

The Desktop Assessment concluded that the projected nett increase in the traffic generation potential of the site as a consequence of the development proposal is minimal and could not be expected to have any unacceptable traffic implications in terms of road network capacity. The Assessment included a vehicle conflict analysis in order to determine whether the existing single lane two-way ROW driveway will continue to operate satisfactorily with increased number of traffic movements as a result of a future development proposal. The analysis concluded that the probability of two vehicles meeting along the single lane ROW driveway is negligible, and that in the rare occasion that a vehicle is seeking to enter or exit the ROW driveway when it is already occupied by another vehicle travelling in the opposite direction, there is ample sight distance for two vehicles to see each other. The Assessment notes that provision will be made for two vehicles to pass along the shared internal driveway at least every 30 metres in accordance with Australian Standard AS 2890.1 upon entry to the site, which will service the two new residential lots in addition to the existing dwelling.

The assessment did not address the issue of the safety of sight distance when exiting onto Cordeaux Road. Any proposed access to the site would need to comply with Australian Standards AS2890.1 and Wollongong Development Control Plan 2009 to provide adequate grades, widths and safe sight distances.

The Concept Plan identified development potential for the site, subject to (among other considerations) demonstration of adequate access. The Concept Plan identified that access may need to be achieved through amalgamation with adjoining properties. It should be noted that the initial draft Planning Proposal request initially sought an additional four dwellings. During the preliminary consultation on the Planning Proposal request, the Roads and Maritime Services (RMS), NSW Rural Fire Service (RFS) and Council's traffic engineers raised concerns in relation to the proposed access arrangements to accommodate an additional four dwellings, as originally requested through the Planning Proposal application. The proposed access arrangements to permit four additional dwellings were found to be unsatisfactory, failing to meet Australian Standards in relation to the width of the driveway and the spacing of passing bays, and not complying with 'Planning for Bushfire Protection 2016' (PBP), where *"access to a development comprising more than 3 dwellings have formalised access by dedication of a road and not by right of way"*.

The advice from the RFS and Council's Traffic Division was that a maximum of 2 additional dwellings could be accommodated on site if reliant solely on the existing access (noting potential for the site to accommodate more dwellings if alternative access could be arranged such as acquisition of other properties, as suggested in the Concept Plan). This Planning Proposal request has been amended based on this advice, seeking an additional two lots (down from the four lots originally proposed) in order to meet the access requirements.

Bushfire

An assessment of bushfire constraint was undertaken by EcoPlanning (2016) and consisted of desktop analysis against the provisions within the NSW Rural Fire Service document *"Planning for Bush Fire Protection 2006"* and a site inspection. The assessment identified forest vegetation in the south of the site on steep downslopes within the slope class "10-15 degrees downslope" and "15-18 degrees downslope". This riparian vegetation poses a bushfire hazard influencing future development and subdivision of the site.

The bushfire assessment proposes the removal of the outer extremity of the forest in order to reduce the total width of the vegetated corridor to a maximum of 50 metres to reduce the vegetation classification to "low hazard" in accordance with *"Planning for Bush Fire Protection 2006"*. The resultant required Asset Protection Zones (APZs) would range from 20 to 25 metres under this scenario.

The proposal to remove vegetation in the south of the site to reduce the width of the riparian vegetation corridor to 50 metres, which would then reduce the asset protection zones required to 20 to 25 metres, is not supported. Council does not support the removal/thinning of the Moist Box-Red Gum Foothills Forest vegetation and an area mapped as planted native vegetation. It is recommended that Asset Protection Zones (between 50 and 60 metres) be required to protect future housing from bush fire hazards. The following comments are provided in justification of this recommendation:

- The Concept Plan references the Illawarra Escarpment Strategic Management Plan (IESMP 2015) which stipulates that riparian corridors are to be applied consistent with the recommendations contained in the Riparian Corridor Management Study, DIPNR 2004 (riparian width requirement of 50 metres from the top of the bank).
- Any APZs must be located and managed outside the required riparian corridor. Thinning/removal of Moist Box – Red Gum Foothills Forest (MU13) for the establishment of APZs should only occur outside a 50 metre (from top of bank) riparian corridor as required by WDCP 2009 Chapter E23. APZs of 50m and 60m would apply – proposed building envelopes could be moved north and west to accommodate the APZs.
- This will allow the retention of all moderate constraint area/Moist Box-Red Gum Foothills Forest (MU13) and some of the native plantings/propagation area to achieve a moderate to high biodiversity outcome, consistent with the Concept Plan.
- These APZs will also remove any future implications of the 10/50 Vegetation Clearing Code of Practice (NSW Rural Fire Service 2015).

The bushfire assessment additionally identifies non compliance with the Rural Fire Service (RFS) publication *"Planning for Bush Fire Protection 2006"*, which recommends that residential developments situated more than 200 metres from a public through road require an additional access road and dead ends should not be more than 200 metres in length and are not recommended. The proposed access measures 230 metres from Cordeaux Road, with the planning proposal request citing the following as reasons to allow the variation:

- The road traverses cleared lands such that a fire will not sever the access;
- The road directs potential evacuees to the north away from the bushfire hazard, being the vegetated corridor in the south.

The existing access drive is 3 metres wide for a distance of 60 metres within the access handle between properties fronting Cordeaux Road, which is below the 4 metres acceptable solution in *“Planning for Bush Fire Protection 2006”*. The Planning Proposal request refers to the width of a Category 1 tanker as 2.47 metres, and the fact that the 3 metre access drive is within a 4.5 metre access handle providing room to negotiate access, as justification for this variation.

The bushfire assessment provided the following recommended mitigation measures to ensure suitability of part of the subject lands for residential development:

- Asset Protection Zones to be provided to all future dwelling houses.
- A turning facility suitable for a Category 1 tanker and hydrant will be provided at the end of the access drive.
- Each new dwelling will be required to have a 10,000 litre water tank (or pool) that can be accessed by fire-fighters

The NSW Rural Fire Service (RFS) submission raised concern that the Planning Proposal request which originally sought to subdivide the land to permit additional 4 lots does not comply with *“Planning for Bush Fire Protection 2006”*, that states *“access to a development comprising more than 3 dwellings have formalised access by dedication of a road and not by right of way”*. The submission further states that the road access would be required to meet a standard of 6.5 metres, while the existing access handle from Cordeaux Road is only 4.5 metres in width. The submission concluded that the proposal should not proceed in its current form and that if the proposal was to proceed, it will be necessary to acquire land outside of the lot to allow for a 6.5 metre wide road, or development of the site in conjunction with adjoining land(s). Alternatively, the development of the subject site should be restricted to a maximum of 3 lots, which may have access by a 4 metre wide right of way.

The proponent has subsequently revised the draft Planning Proposal request to seek an additional two lots (down from four) for the site to comply with this requirement.

The RFS will be provided with further opportunities to comment at the development application and detailed subdivision stage. The Department of Primary Industries (DPI) raised no objection, however noted that hazard reduction activities to create APZs should not encroach into the riparian corridor.

Geotechnical

The Concept Plan identified the north western corner of the site as having a high geotechnical constraint, requiring an impact assessment to confirm the resolution of geotechnical issues on site. The internal referral feedback was that the area of high geotechnical constraint is located west of the existing dwelling and remote from any of the proposed building envelopes. The nominated building envelopes are considered feasible from a geotechnical perspective and encountered geotechnical constraints can readily be managed through routine earthworks. Supplementary geotechnical advice will be required to support the engineering design for the subdivision, as well as for the development of the lots created by the subdivision.

Heritage

An Aboriginal Heritage Information Management System (AHIMS) search was undertaken, with no recorded Aboriginal Heritage sites or Aboriginal places declared in or near the site. Following the preliminary notification, the Office of Environment and Heritage (OEH) requested that an Aboriginal Cultural Heritage Due Diligence Assessment be undertaken. This due diligence assessment was subsequently undertaken (Biosis 2017), involving a desktop analysis and archaeological survey. No new sites were discovered during the archaeological survey with the conclusion drawn that the entire study area is assessed as having low archaeological potential.

The report recommended that in the event of the discovery of unanticipated Aboriginal objects or ancestral remains, then any works associated with the proposal must cease and OEH and Aboriginal stakeholders notified. Further heritage assessment will be required at any subsequent DA stage.

Visual Impact

The Planning Principles adopted with the Concept Plan identify the need for development to be located with full consideration of its visual context within a precinct. While the indicative subdivision plan incorporates larger lot sizes to achieve a rural residential development, further visual impact analysis may be required at the development application stage when finalising a subdivision layout. The potential visual impact of a subdivision on the upper ridges of the site should be carefully considered at the development application stage with respect to the principles and strategies outlined in the IESMP, given the heritage significance of the Illawarra Escarpment and the cultural significance of Mt Kembla.

Stormwater

Council's Development Engineering Division has no objection to the rezoning of the land for the purpose of subdividing from a stormwater and floodplain management perspective, however noted that the proposed new lots may require the acquisition of an interallotment drainage easement over downslope properties to facilitate the disposal of stormwater from any development on the site. Any future development on the land will be subject to the requirements of Chapters E13 and E14 of Council's Wollongong DCP 2009, Clause 7.3 of the Wollongong LEP 2009 and the NSW Government's Floodplain Development Manual 2009.

CONSULTATION AND COMMUNICATION

Preliminary consultation was carried out as part of the assessment of the draft Planning Proposal request, which involved referral to Roads and Maritime Services, NSW Rural Fire Service, the Office of Environment and Heritage, Department of Primary Industries – Water, Sydney Water, and relevant internal divisions of Council. The Office of Environment and Heritage attended a site visit in March 2017. Preliminary community consultation has not been conducted as extensive consultation occurred with the development of the Farmborough Heights to Mt Kembla Concept Plan.

State Authority comments provided on the Planning Proposal request were as follows:

Issues Raised	Council Officer Response
<p>Roads and Maritime Services (RMS):</p> <p>Do not object to the planning proposal in principle as it is unlikely to have a significant impact on the state road network.</p> <p>However it is noted:</p> <ol style="list-style-type: none"> 1 That the access is via an existing right of way and given the length (approx. 60m) and width Council needs to be satisfied that sufficient space is available for two vehicles to pass and that the access arrangements are suitable for the proposed intensification/additional dwellings without adversely impacting upon the local road network. 2 Council needs to be satisfied that suitable arrangements are in place for ongoing garbage pickup noting the length of the right of way and where bins will be placed for pick up. 	<p>Noted.</p> <p>Proponent has revised the number of additional dwellings sought to two (2) to address issues of access.</p> <p>The proponent has subsequently been advised that Council's Development Control Plan (DCP) 2009 will not permit this arrangement (the number of bins proposed cannot be accommodated within 50% of the development's 4.5 metre frontage on collection day) and has been advised that a private waste collection arrangement will be required to be organised by the Body Corporate as part of a Community Title subdivision.</p>

Issues Raised	Council Officer Response
<p>3 Council needs to be satisfied that sufficient sight lines are available/not restricted at the site's access point with Cordeaux Road.</p>	<p>Any proposed access to the site would need to comply with Australian Standards AS2890.1 and Wollongong Development Control Plan 2009 to provide adequate grades, widths and safe sight distances.</p>
<p>NSW Rural Fire Service (RFS):</p> <p>Do not support in current form due to Planning for Bushfire Protection 2006 (PBP) compliancy issues regarding access:</p> <ul style="list-style-type: none"> • Access to the property does not comply with PBP – “access to a development comprising more than 3 dwellings have formalised access by dedication of a road and not by right of way” • The road access would be required to be 6.5m in width as per Table 4.1 of PBP – existing access handle from Cordeaux Road is only 4.5m in width • Dead end roads are not recommended, but if unavoidable, dead ends are not to be more that 200m in length – the length of this driveway is indicated as 230m <p>If the proposal is to proceed it will be necessary to acquire land outside of the lot for a 6.5m wide road or development of the site in conjunction with adjoin land(s) also nominated in the Farmborough Heights to Mt Kembla Concept Plan as potentially developable. Alternatively, the development of the subject site should be restricted to a maximum of 3 lots, and which may have access by a 4m wide right of way.</p>	<p>Proponent has revised the number of additional dwellings sought to two (2) to address issues of access.</p>
<p>Office of Environment & Heritage (OEH):</p> <p>The site represents a strategically important linkage opportunity and the proposed revegetation and active conservation within the riparian corridor will contribute to this if undertaken and managed appropriately. Our site inspection noted that the area contained a good diversity of native flora species with good potential for rehabilitation and recovery. The proposed community title provisions outlined are supported for the riparian corridor and access road. Support the protection of the riparian corridor area by an in perpetuity conservation agreement registered on title.</p>	<p>Noted – Community Title subdivision recommended and Conservation Agreement to be registered on title with Biodiversity Conservation Trust (OEH).</p>

Issues Raised	Council Officer Response
<p>The Illawarra Shoalhaven Regional Plan (ISRP 2015) identifies the property as occurring within a biodiversity corridor. The proposal is considered generally consistent with the ISRP provisions to look for opportunities to improve funding and resilience of corridors in strategic planning and proposed land uses need to maintain or enhance connectivity – minor changes to the indicative building envelopes would ensure a better conservation outcome resulting from the proposal. In order to minimise removal and/or ongoing modification of vegetation on site (e.g. through 10/50 Vegetation Clearing Code of Practice for NSW) it is recommended that building envelopes be set back a minimum of 50 metres from the outside edge of the vegetation boundary – would allow optimal enhancement of the riparian corridor area and therefore better meet the objectives within the Concept Plan and the ISRP. The planning proposal is considered to be generally consistent with the Concept Plan intent and provisions.</p>	<p>The proposal to remove vegetation to accommodate APZs to reduce the bushfire risk to a low hazard is not supported. Larger APZs (50 to 60 metres) will be required to ensure building envelope setbacks comply with bush fire safety guidelines.</p>
<p>A Vegetation Management Plan (VMP) should be prepared for the riparian corridor prior to the amending LEP being publicly exhibited. The VMP will need to demonstrate appropriate costings for works and provisions for funding ongoing management. Key considerations for management include weed control, supplementary planting, appropriate management of feral deer and monitoring of works to ensure conservation outcomes are achieved.</p> <p>The proponent should conduct a due diligence assessment at planning proposal stage in accordance with OEH guidelines, before any ground disturbance works that may result from the proposed subdivision of this land. The due diligence process should determine whether a more detailed Aboriginal cultural heritage assessment is required.</p>	<p>A VMP has now been submitted detailing works and costings. This VMP will be the basis for a Conservation Agreement established for the site with OEH.</p> <p>A due diligence assessment was subsequently undertaken (Biosis 2017), involving a desktop analysis and archaeological survey. No new sites were discovered during the archaeological survey with the conclusion drawn that the entire study area is assessed as having low archaeological potential.</p>
<p>Department of Primary Industries – Water (DPI Water):</p> <p>No objection to the rezoning. Once rezoned appropriate protections should be included to ensure that the E2 zone is protected from future activities. It is suggested that physical structures be incorporated along the E2 zone to ensure that no hazard reduction activities to create the Asset Protection Zone (APZ) encroach into the riparian corridor.</p>	<p>Noted – the Conservation Agreement established with OEH will address these issues.</p>
<p>Sydney Water:</p> <p>Generally supportive. More detailed comments relating to servicing future residential developments will be provided when development applications are submitted to Council and referred to Sydney Water.</p>	<p>Noted.</p>

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 objective “*The Natural environment is protected and enhanced*” under the Community goal “*We value and protect our environment*”. It specifically delivers on the following:

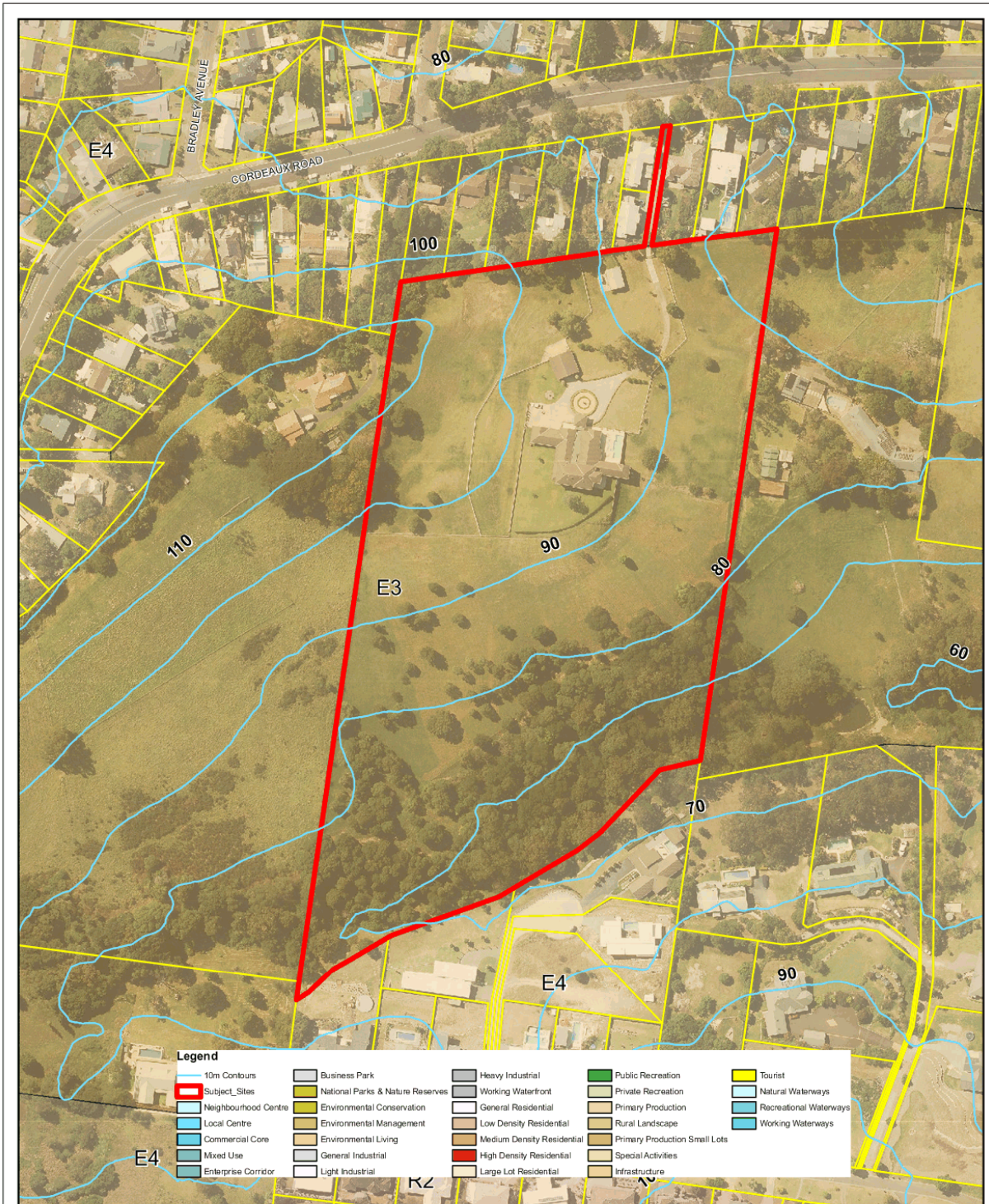
Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
1.6.1 Our urban environment minimizes impacts on habitat and biodiversity and areas of high conservation value are protected.	1.6.1.1 Review planning controls for environmentally sensitive locations.	Continue to assess Planning Proposals against environmental strategies, including the Illawarra Biodiversity Strategy and the Illawarra Escarpment Strategic Management Plan.

CONCLUSION

This report considers a draft Planning Proposal request for 227 Cordeaux Road Mt Kembla which seeks to facilitate additional large lot residential development together with the registration of a Conservation Agreement to protect in perpetuity the identified environmental values on site. The Planning Proposal request has been amended to respond to issues of access and Asset Protection Zones/bushfire issues raised.

The protection of ecologically constrained land with funding in association with low density limited residential development will provide a suitable development outcome for this site whilst significantly enhancing the biodiversity values of an important riparian and habitat corridor. The Office of Environment and Heritage has acknowledged the potential for net conservation gains at this site and support a long term conservation outcome being achieved. The establishment of a Conservation Agreement, registered on title and administered by the Biodiversity Conservation Trust (OEH), will provide the legal and financial mechanism to achieve active conservation on this site, as required by the Concept Plan.

It is recommended that Council resolve to prepare a draft Planning Proposal for Lot 100 DP 1123517 Cordeaux Road, Mt Kembla and submit it to the NSW Department of Planning and Environment seeking a Gateway determination to allow public exhibition.



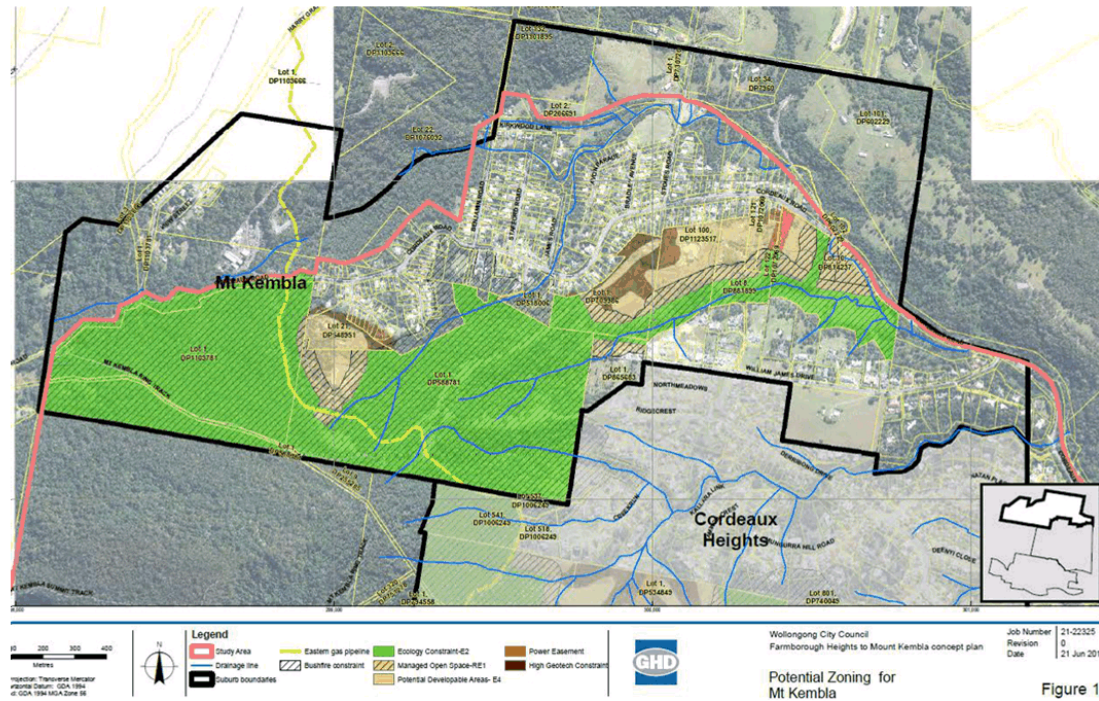


Figure 16

Lot 100 DP 1123517 Zoning : E3 Existing dwellings: 1 Up to 6

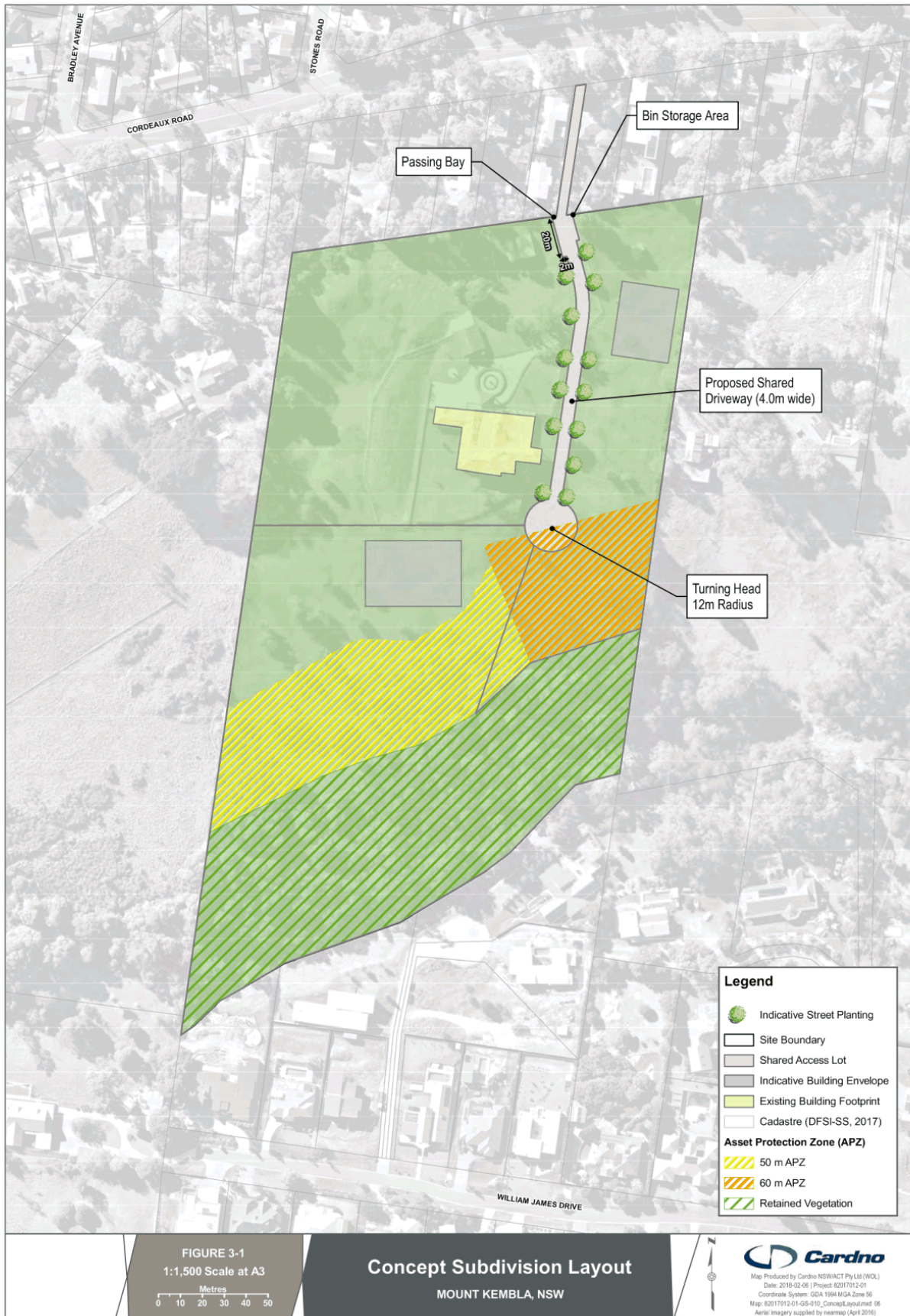
- **Zoning:** Ecologically constrained areas E2, Managed Open Space RE1 and potential developable areas E4.
- **Development Controls:** Demonstrate adequate access to individual lots and through site connectivity, this could be achieved through amalgamation with adjoining properties. Development to be subject to the preparation of a geotechnical impact assessment that confirms resolution of any geotechnical issues on the site. Site would be subject to visual amenity controls due its prominent location on the ridge.
- **Site composition:** 100% of developable area to have a minimum lot size of 5,000 m².
- **Constraints:** There are ecological constraints in the southern half of the site. In addition there are significant geotechnical constraints in the north west corner of the site.

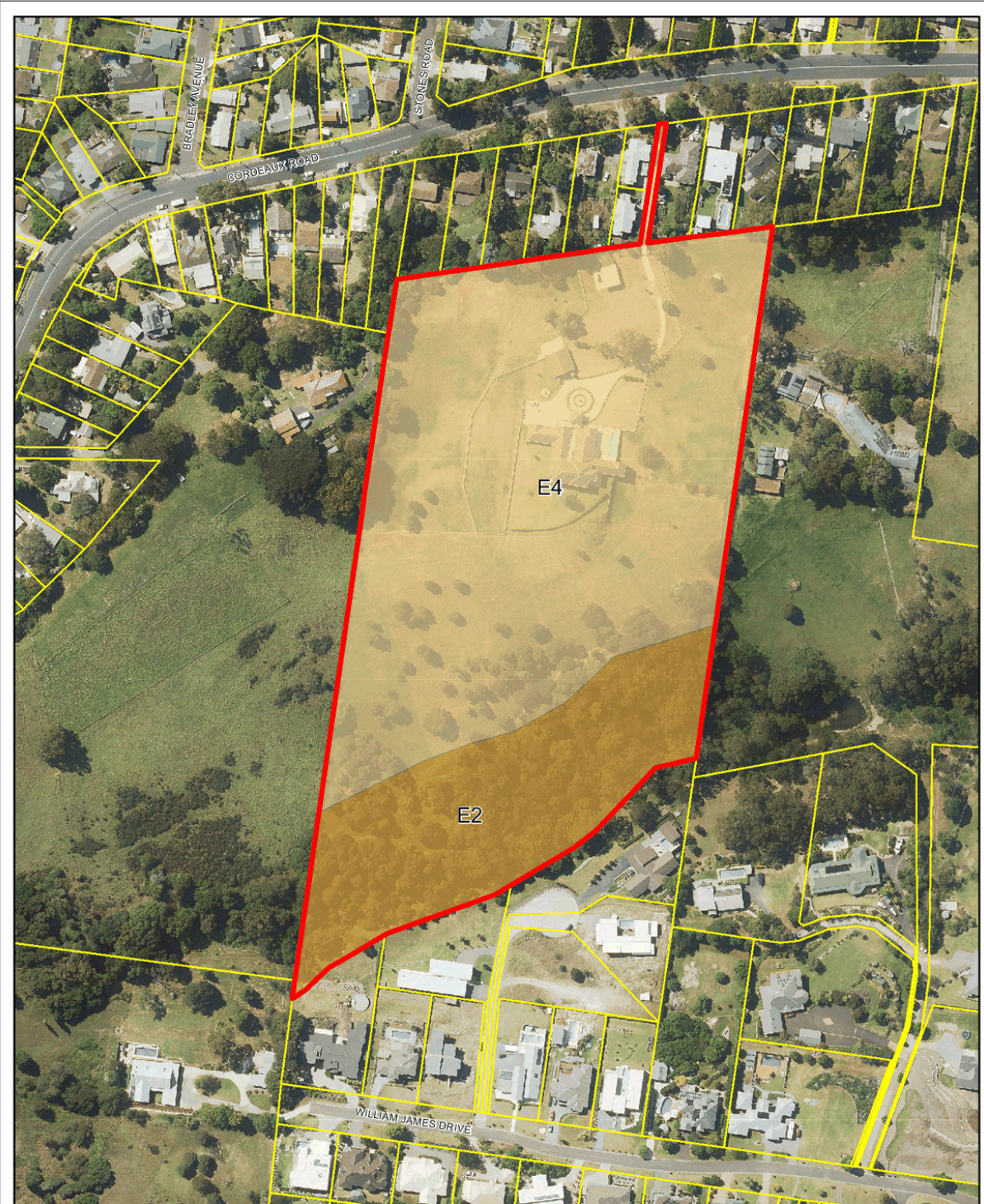
Planning Principles to Accompany Concept Plan

In order to address a number of key concerns raised through the public exhibition of the Strategic Planning Study and draft Concept Plan, it is recommended that the following Planning Principles accompany the Concept Plan to guide development in the vicinity of the escarpment in the Farmborough Heights to Mt Kembla area. Some of these principles were outlined in the IESMP and IELURS and were designed to minimise the impact of any development on the environment and ensure the most important environmental assets are given full protection. Additional principles have been suggested as part of the public exhibition.

1. Principles contained in the IESMP and IELURS:
 - A gradation and increasing lot size and reduced density from high density urban development to no development from east to west;
 - Riparian corridors are applied consistent with the recommendations contained within the Riparian Corridor Management Study (WCC 2004);
 - No clearing of native vegetation for the location of a dwelling site, provision of services/infrastructure or for the implementation of bushfire controls/location of Asset Protection Zones (APZs);
 - No overt increase in the density of development so as to retain rural atmosphere (dwellings to be hidden or clustered);
 - Development needs to contribute to the improved management of adjoining high conservation value lands;
 - Environmental controls, such as effluent management, can be incorporated and contained within the site;
 - There are sufficient water resources for domestic and firefighting purposes;
 - Provision of vegetated buffers to adjoining high conservation value land;
 - Identification of appropriate sites to be managed under an agreed environmental management plan or voluntary conservation agreement;
 - Where a heritage site is to be affected, development may be acceptable if it allows its preservation in situ, or where this is impractical, its investigation and recording. Development will only be acceptable in areas of archaeological potential if proper evaluation of the archaeological implications of the proposed development has been undertaken and taken into account;
 - Protect, maintain and enhance flora and fauna species and habitats of importance;
 - Limiting exposure where possible to bushfire hazard and limiting development in areas of instability or geotechnical risk;
 - Location of development with full consideration of its visual context within a precinct; and
 - Promotion of a pattern of land use sympathetic to the valuable escarpment landscape.
2. Additional Principles arising from the public exhibition of the draft Concept Plan:
 - The provision of limited residential development must be considered within the context of active conservation and as a secondary outcome (COI);
 - Planning proposals must provide justification in terms of specific conservation initiatives proposed to enhance the escarpment for the long term;
 - A corridor of rural and bushland around the eastern approaches to Mt Kembla must be maintained to provide a separation from Cordeaux Heights and to preserve the historic identity of Mt Kembla Village;

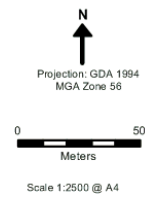
- No residential or infrastructure development on visually significant or prominent ridgelines – ridgelines should be managed for conservation, visual and biodiversity outcomes. Vegetated ridges should separate suburbs;
- Development opportunities should be considered where there is only a localised visual impact which is not visible from the broader city urban areas;
- Limited development in appropriate locations and which provides for practical considerations such as access and service provision; and
- Subdivision on bushfire prone land must be designed to minimise the siting of future dwellings away from ridge tops and other steeply sloping land (>15%), especially upslope lands, within saddles or narrow ridge crests, and to provide an efficient and safe road network which minimises potential bottlenecks and provides for satisfactory access and manoeuvring of fire fighting vehicles.



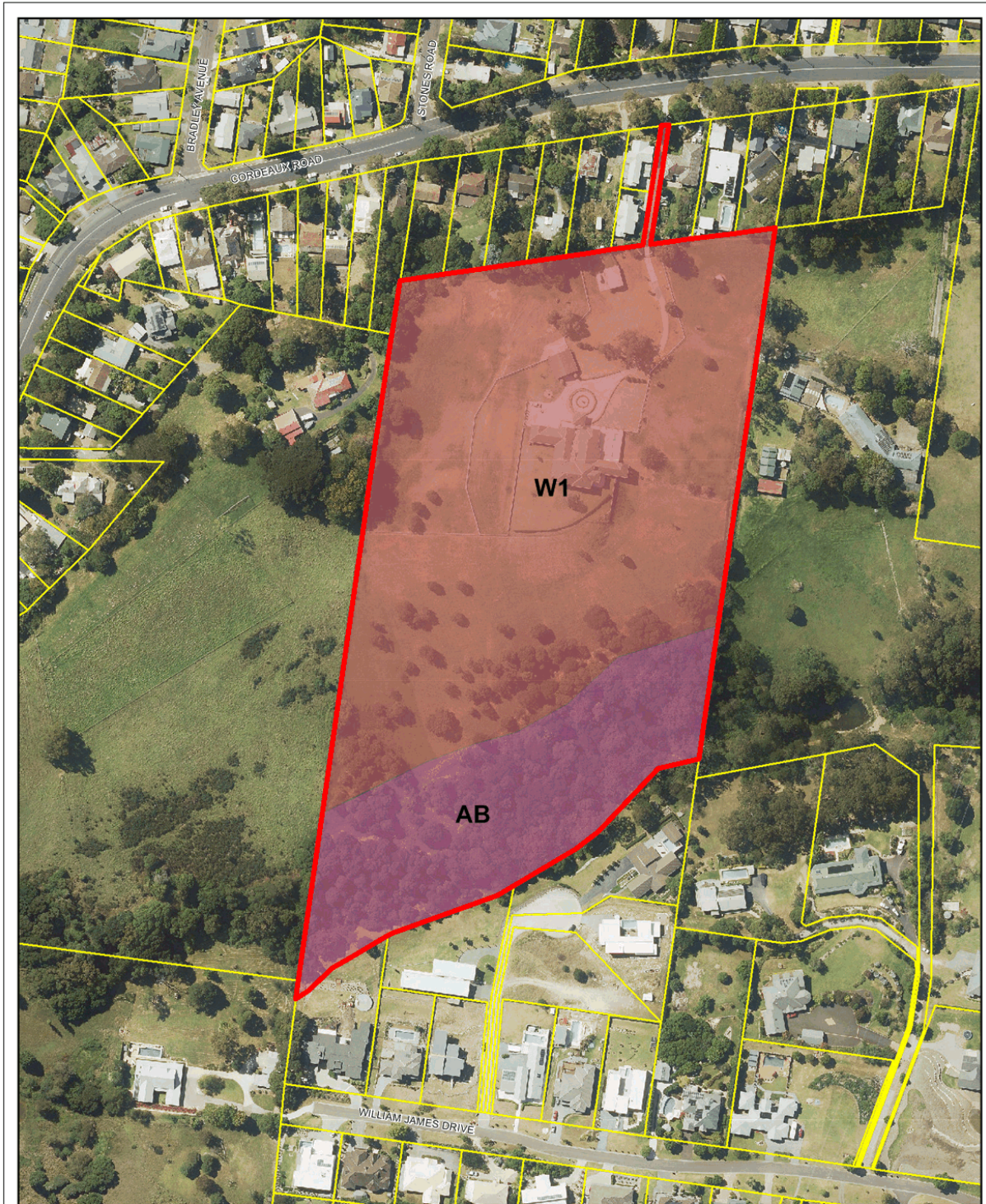


Proposed Zoning for
227 Cordeaux Rd
Mt Kembla

- Subject_Sites
- E2 Environmental Conservation
- E4 Environmental Living

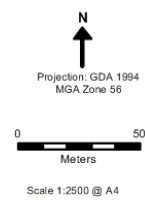


Map Identification number:
227 Cordeaux Rd_PP Zoning.mxd

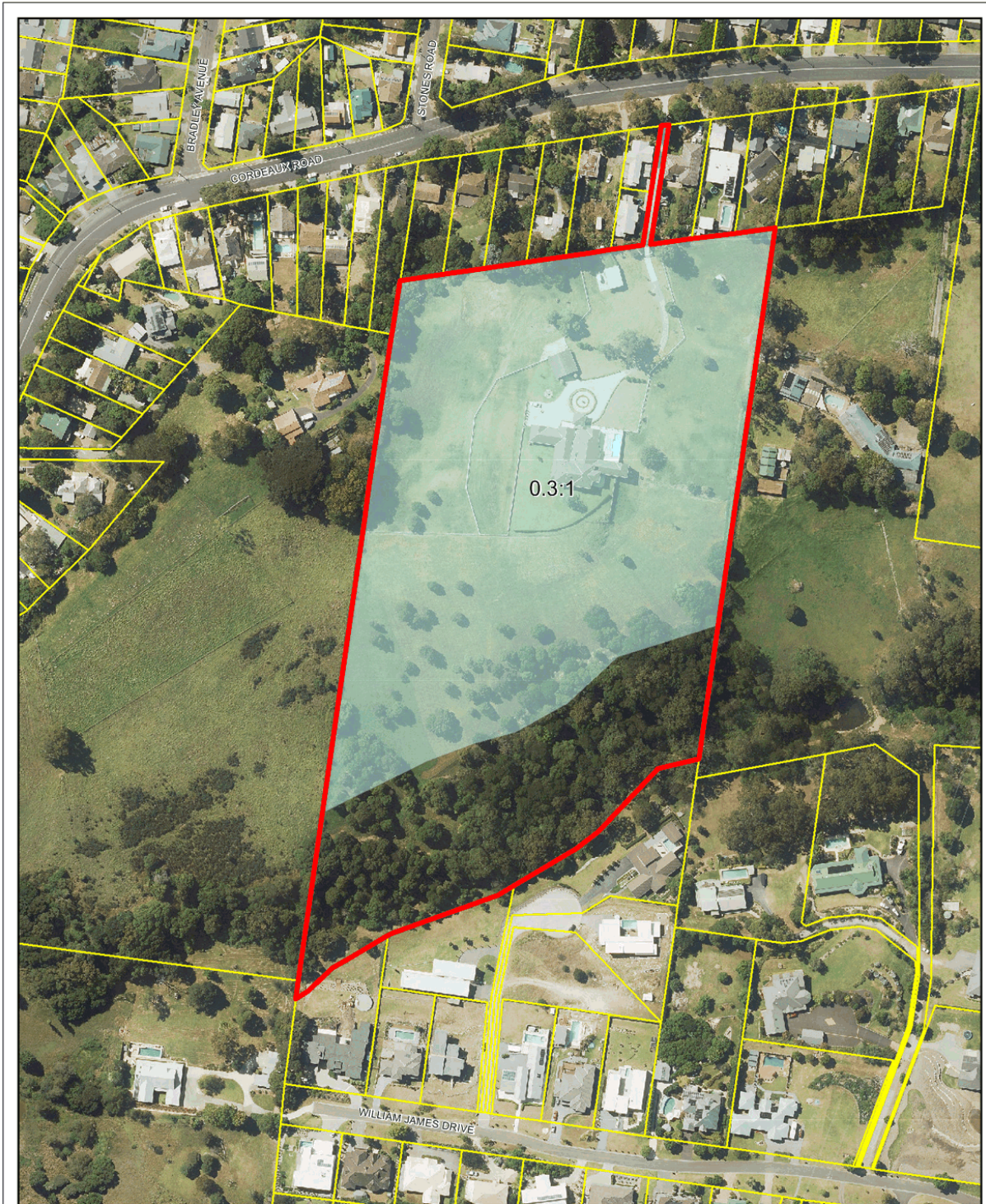


Proposed Minimum Lot Size for
227 Cordeaux Rd
Mt Kembla



	Subject_Sites
	AB 39.99ha
	W1 4999sqm

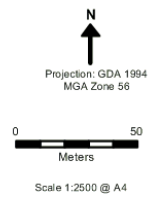


Map Identification number:
227 Cordeaux Rd_PP_MLS.mxd



Proposed Floor Space Ratio for
227 Cordeaux Rd
Mt Kembla

-  Subject_Sites
-  0.3:1



Map Identification number:
227 Cordeaux Rd_LEP2009.mxd



ecoplanning

ecology | planning | offsets

Vegetation Management Plan – Riparian Corridor



Lot 100 // DP 1123517

227 Cordeaux Road, Mount Kembla, NSW 2526

Proposed residential subdivision

Prepared for Cardno Pty Ltd

5 September 2017

**Vegetation Management Plan
227 Cordeaux Road, Mount Kembla**

PROJECT NUMBER	2016-054		
PROJECT NAME	Vegetation Management Plan – Riparian Corridor		
PROJECT ADDRESS	Lot 100 // DP 1123517, Cordeaux Road, Mount Kembla, NSW, 2526		
PREPARED FOR	Cardno Pty Ltd		
AUTHOR/S	Thomas Hickman		
REVIEW	Bruce Mullins		
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**Vegetation Management Plan
227 Cordeaux Road, Mount Kembla**

Glossary and abbreviations

ABBR./TERM	DESCRIPTION
*	Denotes exotic species
APZ	Asset Protection Zone
DA	Development Application
DCP	Development Control Plan
EPBC Act	Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>
ha	Hectares
IPA	Inner Protection Area
LCA	Local Control Authority
LGA	Local Government Area
TEC	Threatened ecological community, listed as vulnerable, endangered or critically endangered under either the TSC Act or EPBC Act
ToB	Top of Bank
TSC Act	NSW <i>Threatened Species Conservation Act 1995</i>
VMP	Vegetation Management Plan
VRZ	Vegetated Riparian Zone
WLEP	Wollongong Local Environmental Plan 2009
WM Act	NSW <i>Water Management Act 2000</i>
WoNS	Weeds of National Significance

**Vegetation Management Plan
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1. Introduction

1.1 Description of project and purpose of Vegetation Management Plan

Ecoplanning were commissioned by Cardno Pty Ltd to prepare a Vegetation Management Plan (VMP) for the riparian corridor contained within Lot 100, DP 1123517, 227 Cordeaux Road, NSW, 2526 (**Figure 1.1**) on land that is currently zoned E3 – Environmental Management under the Wollongong Local Environmental Plan 2009 (WLEP). At present, the Lot (hereafter referred to as the 'study area') is proposed to be sub-divided into five (5) lots, including the existing residential property. This VMP relates to a Vegetated Riparian Zone (VRZ) of an unnamed 2nd order stream in the south of the study area (the 'subject site'). A majority of the subject site occurs on the northern bank of the watercourse. However, a small portion is also situated on the southern side. A 1st order stream flows in a northerly direction, and joins the 2nd order stream on the southern boundary of the subject site (**Figure 1.2**).

A review of aerial imagery from 1948/51, 1977, 2006, 2012 and 2014 reveals that the extent and density of vegetation in the subject site has varied over the years (**Appendix C**). The aerial imagery from 1948/51 shows the subject site to be mostly cleared, with a few patches of vegetation directly along the watercourse. However, since the early 2000's, there has been an increase in cover, particularly between the years of 2006 – 2012. The increase in vegetation cover in the subject site coincides with the revegetation of *Eucalyptus* spp. and *Acacia* spp. outside the northern boundary of the subject site. It is possible that revegetation has occurred in the subject site itself, although appears to be unlikely.

This VMP outlines management methods for the restoration and stabilisation of the riparian zone within the subject site with consideration of the recommendations outlined in Chapter E23 of the Wollongong Development Control Plan (DCP) 2009. A majority of the land intended for management retains a moderately intact native groundlayer with occasional midstorey and canopy species. Woody weeds, including *Lantana camara* (Lantana), *Solanum mauritianum* (Wild Tobacco) and *Senna pendula* var. *glabrata* occur in dense patches, in niches that native plant species would otherwise occupy. Therefore, primary removal of woody weeds will be the main management focus to achieve the VMP's primary objectives, including:

- Reduce the abundance and cover of all exotic species, particularly woody weeds, which are preventing the establishment and further succession of native plant species,
- Creating a revegetated riparian zone to buffer the watercourse from the impacts of the surrounding land use (e.g. nutrient enriched runoff). This will contribute to the health of the watercourse in the subject site and the overall catchment,
- Revegetating the subject site with a combination of native midstorey, overstorey and occasional grasses/groundcovers,
- Increasing the complexity of the habitat within the riparian zone for macroinvertebrates and terrestrial fauna,
- Implementing a 'top of catchment approach' by reducing the vegetative and propagule spread of exotic species further down the catchment.

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Wollongong Local Government Area (LGA) requires the submission of a VMP with any Development Application (DA) lodged for any proposed development within 40 metres from the top of bank of any watercourse, lake or estuary in accordance with the Wollongong Development Control Plan (DCP) (2009). As indicated in **Figure 1.2**, the subject site incorporates additional areas outside of the minimum 20 m buffer from the 2nd order watercourse in the north of the site. This report includes a proposal for staging of works to guide the weed management, revegetation and general restoration of the subject site by a qualified bush regeneration company. This VMP is intended to be implemented over a five-year period.

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Figure 1.1: The study area and VMP subject site, including the proposed lot layout and APZs.

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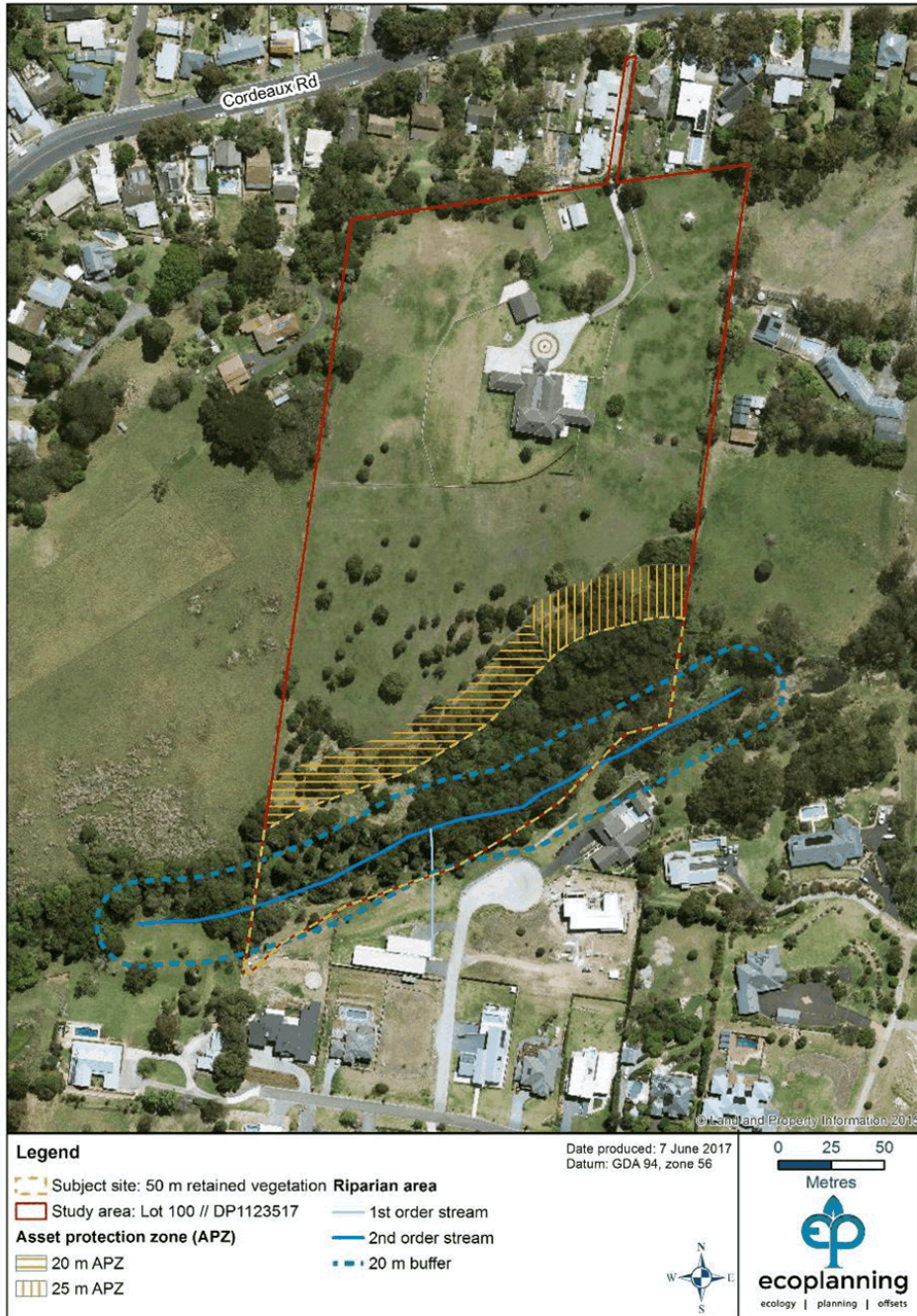


Figure 1.2: Strahler stream order and associated VRZ buffer.

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1.2 Site description

The **study area** is situated in Wollongong LGA and includes all land contained within Lot 100, DP 1123517, 227 Cordeaux Road, Mount Kembla, NSW, 2526. The surrounding land is mostly zoned E4 – Environmental Living (WLEP 2009). The suburb of Mount Kembla is situated on the lower - mid slopes of the Illawarra Escarpment, with Mount Kembla situated approximately 1.5km to the south west of the study area. The northern portion of the study area consists of cleared land 'exotic grassland with scattered trees' and 'existing infrastructure'. Cleared areas of the site are regularly mown, including amongst the planted vegetation in the south of the study area. An unnamed 2nd order watercourse runs in a north easterly direction through the south of the study area, which subsequently joins American Creek, a 3rd order stream.

The VMP **subject site** includes all land 50 m south from the southern boundary of the Lot, which incorporates a 20 m buffer from the Top of Bank (ToB), with additional areas of vegetation in the north. The subject site retains connectivity with the large expanse of vegetation to the west of the site, as well as the vegetation to the east of the subject site (**Figure 1.3**). The vegetation to the east mostly consists of vegetation associated with American Creek and Brandy and Water Creek, and is substantially more fragmented than the vegetation to the west. The subject site consists of a mixture of regenerating natives and exotic species, with a reasonably intact native groundlayer. As this site was once extensively cleared, there are few mature – over mature canopy species, however a few individuals remain, including *Eucalyptus saligna* x *botryoides* (Wollongong Woollybutt) and *Eucalyptus quadrangulata* (White-topped Box) (**Figure 1.4**). Revegetation of native midstorey and canopy species is occurring through the site, including *Acacia melanoxylon* (Blackwood), *Alphitonia excelsa* (Red Ash), *Backhousia myrtifolia* (Grey Myrtle), *Rhodamnia rubescens* (Scrub Turpentine), *Clerodendrum tomentosum* (Hairy Clerodendrum) and *Melicope micrococca* (Hairy-leaved Doughwood).

The composition of native flora in the subject site reflects the vegetation community, Moist Box-Red Gum Foothills Forest (MU13) (NPWS 2002), which occurs through the full extent of the subject site (Ecoplanning 2016). The vegetation to the north of the subject site consists of plantings, including *A. melanoxylon*, *Acacia maidenii* (Maiden's Wattle), *Acacia mearnsii* (Black Wattle) and *Acmena smithii* (Lilly Pilly). Due to the mapping of the subject site as Moist Box-Red Gum Foothills Forest (MU13), the recommended species for planting (**Appendix B**) mostly consist of species representative of this community. Further discussion of the vegetation classification is included in **Section 2.2.1**.

Asset Protection Zone

An asset protection zone (APZ) will be situated between the northern boundary of the VMP subject site and the proposed residential properties in the north (**Figure 1.1**). The western portion of the APZ will be 20 m wide, whereas the eastern portion will be 25 m. The difference in APZ widths reflects two slope classes; '15-18 degrees downslope' for the eastern third of the corridor, and '10-15 degrees downslope' for the western two thirds of the corridor. Slight modifications to the vegetation mapped as Moist Box-Red Gum Foothills Forest (MU13) within the riparian corridor will be necessary to decrease the width of the corridor to a maximum of 50 m, whilst complying with Inner Protection Area (IPA) standards (**Figure 1.5**). This will reduce the bushfire risk for the proposed lots to a 'low hazard', whilst also accommodating the 40 m riparian corridor required under the NSW *Water Management Act 2000* (WM Act).

**Vegetation Management Plan
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The proposed APZ incorporates some of the planted vegetation to the north of the VMP subject site, which will be managed within the APZ. The APZ containing the Moist Box-Red Gum Foothills Forest (MU13) and 'planted native vegetation' should comply with the following IPA requirements:

- Trees are to be thinned to prevent a continuous canopy by achieving gaps between crowns and to the roofline of a dwelling of 2 to 5 m minimum. A clump (e.g. two or three smaller trees) may be retained as 'one crown'. Preference for removal is to be given to trees with lower SULE rating and with least ecological benefit;
- Understorey shrubs and saplings should not be retained within the APZ;
- Ground covers are to be regularly slashed or mowed, and ground fuels are to be reduced by removing all dead material and removing leaf litter and other fine fuels.

The planted native vegetation to the north of the VMP subject site contains few native midstorey species and mostly consists of exotic grasses and herbaceous weeds and is currently mown. Given the cover of the plantings is sparse and the understorey is managed, it is likely that a majority of the vegetation currently meets IPA requirements. Future management of the APZ area mapped as 'planted native vegetation' should be achieved by regular mowing, with the aim of preventing the propagule spread of herbaceous weeds and grasses into the subject site. The Moist Box-Red Gum Foothills Forest within the APZ should be managed to reduce the cover and abundance of exotic species, whilst meeting the requirements of the IPA. Revegetation will not be conducted in this area, and vegetation removal should be in accordance with the above requirements.

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Figure 1.3: Locality of the VMP subject site and connectivity to surrounding native vegetation (Tozer et al. 2010).

**Vegetation Management Plan
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Figure 1.4: Hollow bearing mature – over mature *E. saligna x botryoides* in the VMP subject site.

Vegetation Management Plan
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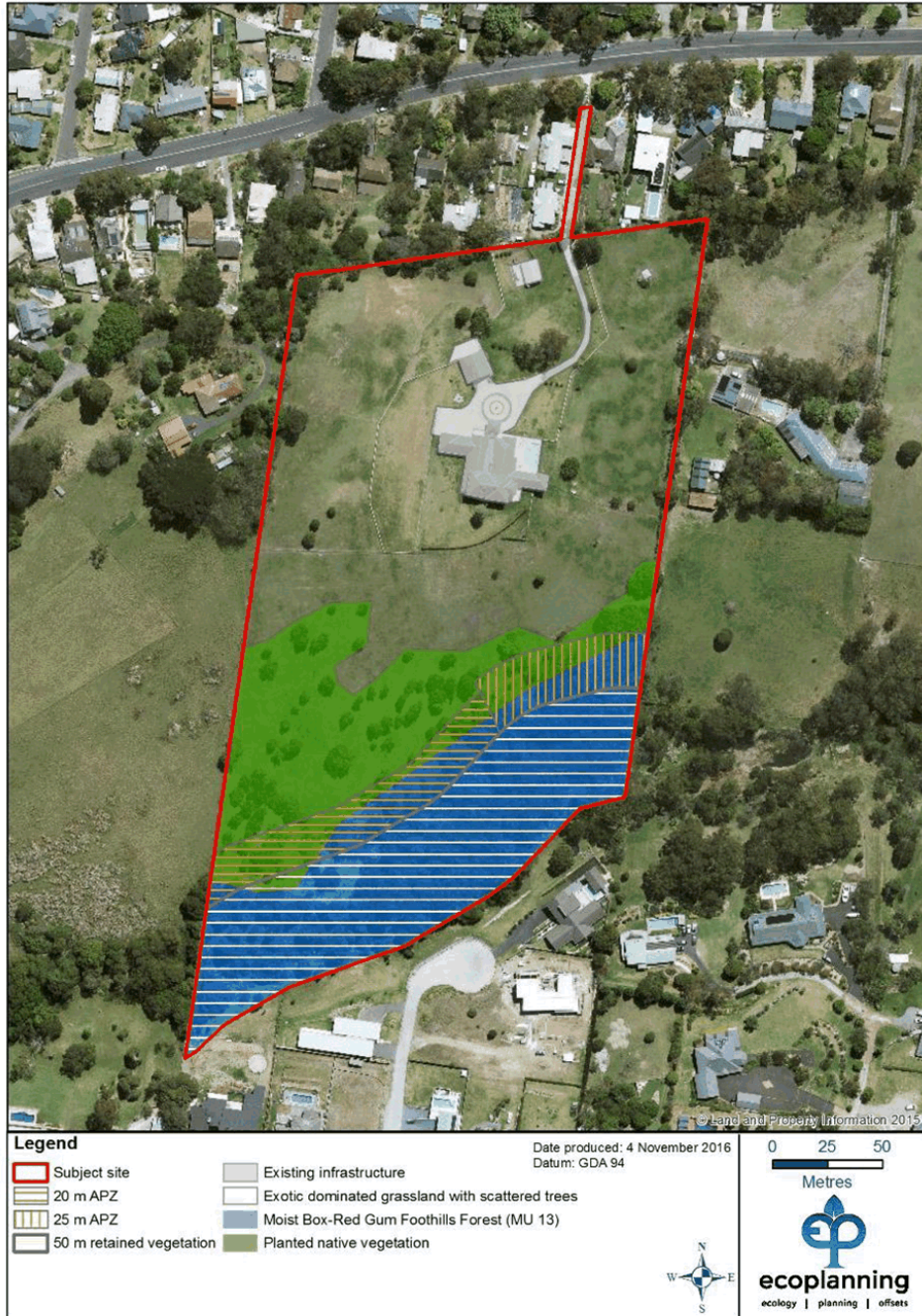


Figure 1.5: Retained vegetation and MU13/'planted native vegetation' within the APZ.

**Vegetation Management Plan
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2. Site assessment

2.1 Methods

A field survey was undertaken on 26 May 2017 by Thomas Hickman (Ecologist, Ecoplanning). The study area and subject site were traversed by foot on either side of the unnamed creek. The weather conditions on the day were cool – warm with clear skies (**Table 2.1**).

Table 2.1. Daily weather observation at Albion Park (Wollongong Airport)– station 068241 (15 km north-east of the development site)

Date	Temp (°C)		Rainfall (mm) ¹	Max wind	
	Min	Max		Direction	Speed (km/h)
26/05	5.7°C	20.8°C	0mm ¹	SSE	24

The field assessment aimed to determine the overall resilience of the subject site, thus its capacity to respond to regeneration works. Appropriate management methods were considered, with the aim of identifying areas of the site requiring revegetation, as opposed to assisted natural regeneration. The site was surveyed to determine the problematic exotic species onsite, and aimed to identify all noxious species and Weeds of National Significance (WoNS). During the survey, appropriate weed control techniques were considered, for the dominant exotic species onsite. All vegetation patches were assessed to determine their location and extent, and to confirm their structure and floristics.

2.2 Results

2.2.1 Plant communities

Regional vegetation mapping (NPWS 2002) of the study area was reviewed, with Moist Box-Red Gum Foothills Forest (MU13) being the only mapped native vegetation type in the study area (**Figure 2.1**). Additional vegetation was mapped by NPWS (2003) in the study area, including *Acacia* Scrub (MU56a), Cleared Land (MU56d) and Weeds and Exotics (MU56c). Regional vegetation mapping of the study area by Tozer et al. (2010) indicates three vegetation communities within the study area (**Figure 2.2**), including:

- South Coast Grassy Woodland (p.34)
- Subtropical Dry Rainforest (p.111)
- Warm Temperate Layered Forest (p.110)

Field assessment confirmed the presence of Moist Box-Red Gum Foothills Forest in the VMP subject site (MU13) (Ecoplanning 2016) (**Figure 2.3**). No Threatened Ecological Communities (TECs) listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or *Threatened Species Conservation Act 1995* (TSC Act) were identified in the subject site or study area during field assessment.

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2.2.2 Moist Box-Red Gum Foothills Forest (MU13)

As a result of past logging and underscrubbing only a small portion of the original suite of native species representative of Moist Box-Red Gum Foothills Forest (MU13) are present in the subject site. This community is the only mapped native vegetation community in the subject site, and occurs as a moderately intact area of vegetation in a stage of regrowth. The dominant canopy species include *E. quadrangulata* and *E. saligna* x *botryoides*, of which few mature – over mature species are present. Some sections of the site contain a moderately dense native midstorey, including *Alphitonia excelsa*, *Backhousia myrtifolia*, *Clerodendrum tomentosum*, *Melaleuca styphelioides* (Prickly-leaved Tea Tree), *Melicope micrococca*, *Pittosporum multiflorum* (Orange Thorn) and *Rhodamnia rubescens* (Scrub Turpentine). Sections of the site retain a high species richness and cover of native grasses and groundcovers, including *Carex appressa* (Tall Sedge), *Tylophora barbata* (Bearded Tylophora), *Stellaria flaccida* (Forest Starwort), *Gymnostachys arvensis* (Settlers Twine), *Dichondra repens* (Kidney Weed), *Veronica plebeia* (Trailing Speedwell), *Microlaena stipoides* var. *stipoides* (Weeping Grass) and *Pellaea falcata* (Sickle Fern).

Exotic species have become established across approximately 80 – 90% of the subject site, particularly in the midstorey, where woody weeds, such as *Lantana camara*, *Ligustrum lucidum* (Large-leaved Privet), *Solanum mauritianum* and *Senna pendula* var. *glabrata* have become established. *Lantana camara* is the most abundant weed issue on site and will require a substantial amount of primary work (**Figure 2.4**). Groundlayer exotic species include *Ageratina adenophora* (Crofton Weed), *Cirsium vulgare* (Spear Thistle), *Senecio madagascariensis* (Fireweed), *Sida rhombifolia* (Paddy's Lucerne), *Axonopus fissifolius* (Carpet Grass), *Solanum pseudocapsicum* (Jerusalem Cherry) and *Ehrharta erecta* (Panic Veldt Grass) (**Figure 2.5**). The vegetation has a reasonable resilience, with a good potential to recover with the removal of exotic species, such as *Lantana camara* and *Ageratina adenophora*.

2.2.3 Site resilience

Field assessment determined that a large portion of the VMP subject site has a moderate – high potential for natural regeneration to occur. This is mostly relevant to the groundlayer, which is well established through the site, particularly where *Lantana camara* is low (**Figure 2.6**). It is anticipated that native groundcovers will rapidly populate cleared areas following the primary removal of woody and herbaceous weeds. In degraded areas, natural regeneration may be dependent on the deposition of seed from native patches surrounding the area, as opposed to an established native seedbank. The overall aim should be to improve and consolidate resilient areas of native groundlayer species through the site.

Revegetation of midstorey and canopy species will be necessary. This can occur at relatively low densities given that establishing canopy species and areas of dense midstorey are already present (see **Section 3.4**). It may be necessary to install native grasses and groundcovers in areas that show little potential for natural regeneration following primary and secondary works. Ample time should be allowed to determine the ability for areas of the site to regenerate naturally, prior to resorting to revegetation. Revegetation is scheduled mid-way through the second year of the contract, which will allow sufficient time for natural recruitment to occur following the completion of primary woody and herbaceous works at the end of year one.

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Figure 2.1: Regional vegetation mapping of the VMP subject site and study area (NPWS 2002).

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Figure 2.2: Regional vegetation mapping of the VMP subject site and study area (Tozer et al. 2010).

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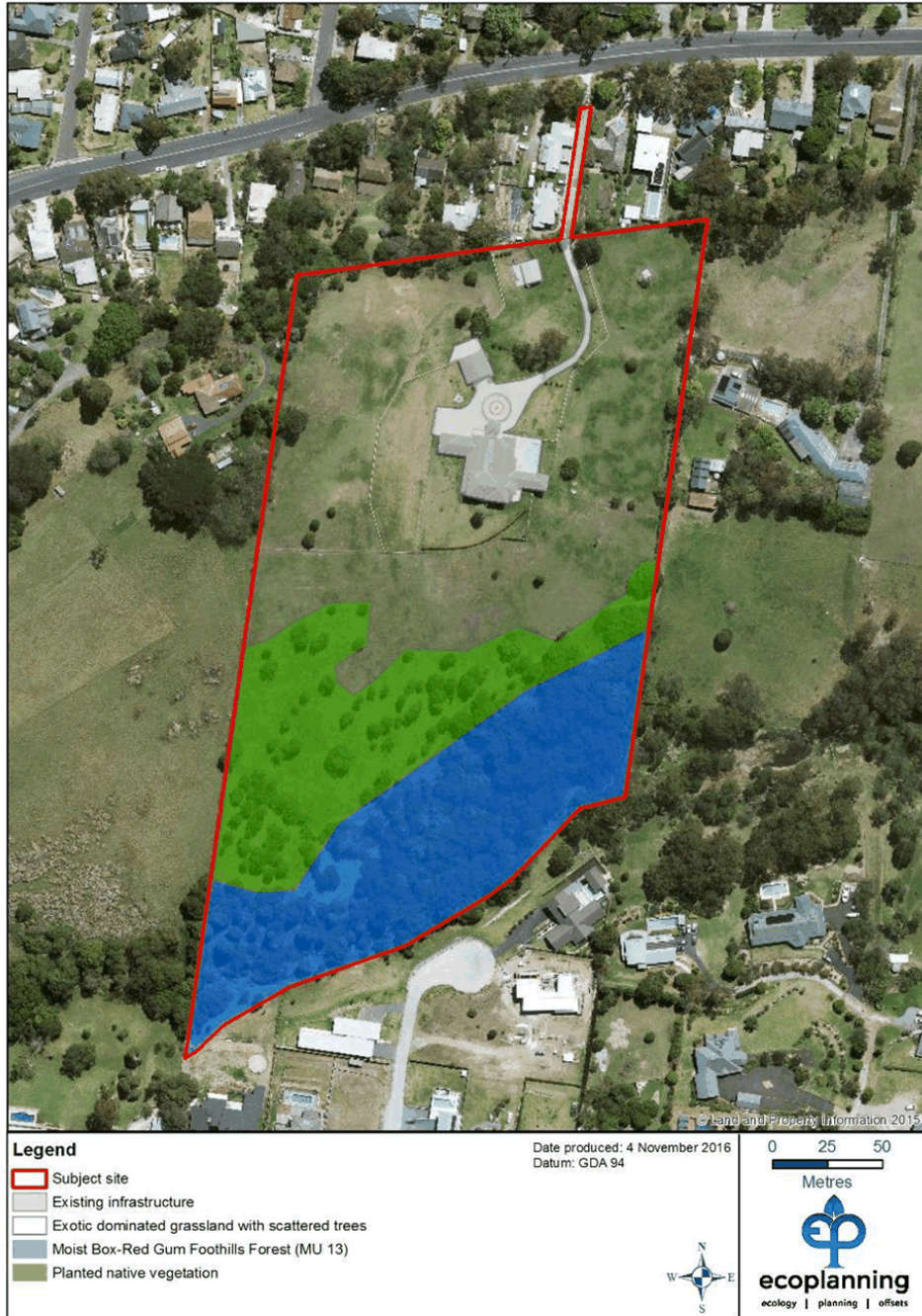


Figure 2.3: Vegetation within the VMP subject site Ecoplanning (2016).

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Figure 2.4: Dense patch of *Lantana camara** in the VMP subject site.



Figure 2.5: Patch of *Ageratina adenophora** in the west of the VMP subject site.

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Figure 2.6: Area with intact native groundcover and relatively low cover/abundance of woody and herbaceous weeds.

Flora species

A total of 79 flora species were identified within the subject site, of which 32 are exotic species (**Appendix A**). Three weeds listed under the NSW *Noxious Weeds Act 1993* in accordance with the Wollongong Local Control Authority (LCA) are known within the subject site and study area (**Table 2.2**). All three of these species are WoNS.

Table 2.2. Noxious weeds under the Wollongong LCA and Weeds of National Significance (WoNS).

Common name	Scientific name	WONS	Class	Requirement
Asparagus Fern	<i>Asparagus aethiopicus</i>	Y	4	<p><u>Locally controlled weed</u></p> <p>The growth of the plants must be managed in a manner that continuously inhibits the ability of the plant to spread and the plants must not be sold, propagated or knowingly distributed.</p>
Lantana	<i>Lantana camara</i>	Y	4	
Fireweed	<i>Senecio madagascariensis</i>	Y	4	

No threatened flora species listed under the TSC Act or EPBC Act were recorded in the study area or subject site.

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3. VMP weed management and revegetation

Vegetation management works outlined below should be implemented for the subject site. Weed management should begin upon the initiation of works proposed under the DA. A suitably qualified and experienced bush regeneration contractor as per **Section 4.3** must be engaged to carry out vegetation management works.

3.1 Preliminary works

Seed collection

Seed collection will be required to ensure indigenous species are available for revegetation works; species identified for revegetation are outlined in **Appendix B**. All plantings should be of local provenance, collected from adjacent patches of vegetation. However, nurseries that supply indigenous seedling stock, (not horticultural varieties), may also be used to supplement the plantings.

Seed collection zones can extend within a radius of 3 km for groundcover, shrubs and trees and up to 10 km for grasses. The collection site should reflect the natural conditions that exist for the area being regenerated.

Record keeping of seed collection and planting locations is to be as per the Flora Bank guidelines (Mortlock 2000), the bush regeneration contractor is responsible for recording this information. A Section 132C licence under the NSW *National Parks and Wildlife Act 1974* will be required to undertake seed collection works.

Fencing

Cyclone fencing currently surrounds a substantial portion of the VMP subject sites perimeter. All fencing should be regularly maintained and monitored for damage and entry points of introduced herbivores (e.g. rabbits and deer). Field assessment identified several gaps along the bottom of the fence where rabbits and/or deer could access the site (**Figure 3.1** and **Figure 3.2**). Grazing by introduced herbivores will prevent the establishment of native species and contribute to the further degradation of the site.

Signage

Signage in accordance with WCC standardised signs for conservation areas will be installed at each lot.

3.2 Weed management techniques

Weed management will be carried out using primary and secondary weed control followed by ongoing maintenance. Weed control will include mechanical removal techniques, herbicide application and natural shading techniques. Disturbance of the soil during the weed management process should be minimised at all times (Buchanan 2000, Bradley 2002). Weed control objectives and treatment techniques are outlined below (**Appendix C**) in accordance with weed type.

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Primary Weed Control

Primary weed control is the initial removal of weed species. Mechanical removal techniques relevant to the weed being removed (Buchanan 2000; Bradley 2002; DPI 2015) should be used for all woody weeds and herbaceous plants. Herbicide application, such as backpack spraying should be avoided where off target loss of native species is likely to occur.

Secondary Weed Control

Secondary weed control involves follow-up weed control to remove seedlings that have emerged after primary control and treatment of any existing plants that reshoot. Any new weed infestation areas identified must also be treated.

Maintenance

Maintenance is the long-term management of a site to prevent weeds from becoming re-established after primary and secondary work. Substantial effort should be focussed on reducing the weed seed bank, eradicating problematic weeds and supporting the growth of native vegetation. Areas of high resilience should be the focus of intensive maintenance works, which will include fine hand weeding. A structured maintenance regime following primary and secondary work will reduce the time taken for the site to reach a reasonable level of stability.

Weed Disposal

All seeding herbaceous/grass material and tubers should be bagged, removed from site and disposed of at an appropriate green waste facility. Woody weeds, such as *Lantana camara*, *Solanum mauritianum*, *Senna pendula* var. *glabrata* and *Olea europaea* subsp. *cuspidata* can be neatly piled in small quantities as fauna habitat. However, some woody weed material should be removed offsite, given the relatively small size of the site, its potential to flood and the large volume of *L. camara* in some areas of the site.

3.3 Vegetation Management Zones

The VMP subject site has been classified as one management zone, due to its small size and the homogeneity of weed species and management actions across the site (**Figure 3.3** and **Appendix C**).

3.3.1 Management Zone 1 – Regeneration and supplementary revegetation

This zone encompasses the full extent of the VMP subject site, which includes all vegetation 50 north of the southern boundary of Lot 100, DP 1123517 (**Figure 3.3**), and is partly defined by a length of cyclone fencing. Fencing also defines the east and west of the subject site. As previously mentioned, the dominant weed issues in the subject site are woody weeds, including *Lantana camara*, *Ligustrum lucidum*, *Olea europaea* subsp. *cuspidata* and *Senna pendula* var. *glabrata*. *Lantana camara* forms dense thickets in some sections of the site, where it has become established in the midstorey, and is currently inhibiting the germination and establishment of native species. Treatment of *Lantana camara* will be achieved by cut and painting the stems at ground level with neat Roundup Biactive®, and skirting all biomass from the midstorey. Smaller individuals should be hand removed, only if minimal soil disturbance will occur. Most of other woody weeds in the subject site, such as *Solanum mauritianum* and *Senna pendula* var. *glabrata* are present in low abundance and cover, thus little effort will be required to eradicate them from the site.

Herbaceous weeds and grasses occur through the site in moderate densities, including *Cirsium vulgare* (Spear Thistle), *Senecio madagascariensis*, *Conyza* sp., *Ehrharta erecta*, *Solanum pseudocapsicum*, *Sida rhombifolia*, *Verbena bonariensis* (Purpletop), *Ageratina adenophora*

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and *Cenchrus clandestinus* (Kikuyu Grass). In most instances, these species occur at manageable levels. However, this is not the case for *Ageratina adenophora*, which occurs extensively through the site. Substantial effort should be focussed on the removal of *Ageratina adenophora*, which will be removed using a combination of hand weeding and cut and painting with neat Roundup Biactive®. The removal of herbaceous weeds should be conducted prior to seeding where possible, with all material bagged and removed from site. Spraying of herbaceous weeds and grasses should be avoided, due to the high proportion of native grasses, groundcovers, sedges and ferns in the groundlayer across a majority of the site. However, it may be possible to carefully spray grasses, such as *Cynodon dactylon* (Couch), where few native species occur, such as along the northern perimeter of the subject site.

Exotic vines and scramblers, including *Delairea odorata* (Cape Ivy) and *Araujia sericifera* (Moth Vine) occur sporadically through the subject site. No established and seeding *Araujia sericifera* were noted during field survey and *Delairea odorata* appears to be a relatively minor issue onsite. Nevertheless, regeneration work should focus on eradicating these species prior to their further establishment.

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Figure 3.1: Rabbit diggings under the subject sites northern fence line.



Figure 3.2: Deer scats in the subject site.

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Figure 3.3: Management zone within the VMP subject site.

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3.4 Revegetation

Revegetation of native midstorey and canopy species will be necessary in the subject site once ample time has been allowed to determine site resilience. A small amount of grasses and groundcovers should also be installed, depending on the response of restoration work. The site has not been divided into revegetation zone, given its small size and the relative homogeneity of resilience across the site.

Staging and logic

Native canopy and midstorey species will be planted on the subject site following the completion of primary works, whilst allowing ample time to determine whether natural recruitment is likely. All primary work on woody weeds, including *Lantana camara* will have been completed by the end of the first year of the contract. Revegetation will be conducted approximately 6 months – one year after the completion of primary woody weed works. This will allow enough time to determine where revegetation will need to occur at lower or higher densities, given the recruitment of native midstorey and canopy species. Supplementary revegetation should be conducted if more than 10% attenuation occurs and will be conducted one year after the initial planting.

Planting densities and species

Plantings will be installed at a density resembling the vegetation community Moist Box-Red Gum Foothills Forest (MU13) in an 'unmodified' condition. Planting densities should achieve quick vegetative cover and root mass to maximise bed and bank stability along the subject watercourse. The native species used for revegetation should be consistent with the planting palette provided (**Appendix B**), with the aim of reconstructing the floristics of the site to be representative of Moist Box-Red Gum Foothills Forest (MU13) (see NSW NPWS 2002 for list of representative species). Planting densities have been determined based on site condition, and guided by the Wollongong LGA DCP (Chapter E23), as follows:

- 1 shrub species per 10 m²
- 1 canopy per 20 m²
- 1 groundcover (grass, fern, forb or sedge) at a density of 1 per 5 m²

The planting densities above are based on site resilience and are an estimate of plants required to achieve a cover representative of Moist Box-Red Gum Foothills Forest (MU13). Field assessment determined the subject site to have a moderate resilience, therefore, a reasonable capacity for native species to recruit following primary works. Should native midstorey and canopy species recruit extensively through the site the densities listed above can be altered to reflect a desirable number of plants for revegetation.

Table 3.1. Planting density table for revegetation works.

Zone	Area (ha)	No. of plants			Zone total
		G	S	C	
1	1.38	2,760	1,380	690	4,830

G = groundcover, S = shrubs and C= canopy.

Equipment, installation and timing

Plantings should be planned for late winter leading up to spring when regular rainfall is naturally occurring and growth conditions are ideal. Planting of tube-stock (tree and shrub species) and Hiko or Viro cells (grasses and other groundcover species) will be favoured over broad scale seed application, such as direct seeding or brush matting.

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A water retaining and fertilising product (e.g. Terraform™) should be applied to each hole, to assist in the establishment of the plants. Each plant should be sufficiently watered on the same day as installation and regular watering should continue *in lieu* of rainfall for a period of 6 weeks, or until plantings have taken.

3.5 Concurrent Works

Vegetation management works will be carried out concurrently with civil construction works, therefore planning between the bush regeneration contractor and civil works supervisor must be undertaken.

The civil works team will install environmental management controls across the site including exclusion zone fencing and erosion and sediment control. It is the responsibility of the bush regeneration contractor not to damage these controls and if any damage is observed or inadvertently caused it must be notified to the civil works supervisor immediately.

3.6 Maintenance

The maintenance phase must continue for 4 years, following an initial year of primary and secondary works. Regular inspections of site condition will be conducted, including general site monitoring for potential new infestation areas and subsequent weed control of any identified weed species. Inspections and site monitoring must occur every 3 months during winter and autumn and every month during summer and spring. This schedule could be revised depending on performance criteria recorded.

Weed maintenance works will include:

- Removal of all exotic species prior to establishment and seeding.

Re-vegetation maintenance works will include:

- Replacement of poorly growing or diseased individuals consistent with the prescribed planting
- Management of insect damage, if necessary
- Watering during dry periods
- Augmenting past planting areas where attenuation has occurred.

3.7 Cost of implementation

The costing for the VMP has been calculated over a five-year period and is estimated at a total of \$101,288 (**Table 3.2**), including the cost of monthly and annual reporting. This figure reflects a first year cost of \$29,000, second year costs of \$26,475, third year costs of \$15,613, fourth year costs of \$9,600 and fifth year costs of \$9,600. Monthly and annual reporting costs over the five year period add up to a total of \$11,000. The costs have been calculated based on the employment of trained bush regenerators at a rate of \$400 pp/day (\$50 pp/hr for an 8 hour working day), which covers crew and supervisor wages, equipment, herbicides, and all other associated business costs.

The costing indicates how many crew members are required to attend monthly visits over the five year contract, based on the size of the site, extent of weed infestation and expected timeframes for the completion of primary, secondary works and initiation of maintenance works. The costs are indicative of commercial bush regeneration charge out rates, and some variation

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is excepted depending on the bush regeneration company used and their associated charge out rates.

Plantings

The cost of revegetation is a reasonable onsite expense, which is incurred in the second year of the contract. Additional plantings may be required to augment previous plantings if some are lost to natural attenuation. The cost of revegetation was based on \$2.50 per plant, including purchasing and installation costs (see **Section 3.7b**). Supplementary plantings have been calculated based on a 10% attenuation rate from original installation numbers.

Table 3.2: Cost of VMP implementation over the five year contract period.

Timing	Task	Cost
Year 1	<u>Primary and secondary weed control</u> based on the cost of employing a team of 5 bush regenerators at \$400 (\$50 per hour for 8 hours) pp/day to attend site monthly.	\$24,00
Initiation of contact	Repair existing fencing and install where not present along the perimeter of the VMP subject site. Fencing should inhibit the access of deer and rabbit into the site, whilst considering the importance of the riparian corridor for dispersing native fauna, particularly mammals.	\$5,000
	Year 1 total	\$29,000
Year 2	<u>Maintenance weed control</u> throughout based on the cost of employing a team of 3 bush regenerators at \$400 (\$50 per hour for 8 hours) pp/day monthly.	\$14,400
Mid-way through year 2	Revegetation of the site with 4,830 plants (see Table 3.2) at \$2.50 per plant.	\$12,075
	Year 2 total	\$26,475
Year 3	<u>Maintenance weed control</u> based on the cost of employing a team of 3 bush regenerators at \$400 pp/day on a monthly basis.	\$14,400
Mid-way through year 2	Revegetation of the site based on a ~10% attenuation of the initial plantings (~485 plants) at \$2.50 per plant.	\$1,213
	Year 3 total	\$15,613
Year 4	<u>Maintenance weed control</u> based on the cost of employing a team of 2 bush regenerators at \$400 pp/day on a monthly basis.	\$9,600
	Year 4 total	\$9,600
Year 5	<u>Final year of maintenance weed control</u> based on the cost of employing a team of 2 bush regenerators at \$400 pp/day on a monthly basis.	\$9,600
	Year 5 total	\$9,600
Monthly	Cost of monthly reporting over the 5 year contract period. Report should consist of a one - two page report detailing the works conducting onsite (\$100 per month).	6,000
Annually	Annual report detailing all works conducted onsite, weed treatment methods, planting success and failures etc. (1,000 annually)	5,000
	Reporting costs total	\$11,000
Grand Total		\$101, 288

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4. Performance criteria and monitoring

4.1 Performance criteria

The progress and compliance with the VMP will be monitored and reviewed annually. This process will involve the bush regeneration contractor and land manager. The performance criteria listed in **Table 4.1** below are considered to be best practice and are not linked with any specific legislation. The bush regeneration contractor, in consultation with Wollongong City Council can adapt these criteria as required in response to the success of restoration works. Based on the success of the management works, further performance criteria may need to be developed for the maintenance phase.

Table 4.1. Revegetation performance monitoring criteria.

Treatment Zones	Year 1	Year 2	Year 3	Year 4	Year 5
All Zones	Commencement of all tasks outlined in the VMP or evidence of planning for their implementation.				
	A demonstrated increase in native cover and diversity and a demonstrated decrease in exotic species cover and diversity by the end of the 3 rd year.				
	A minimum of 90% survival rate of all revegetation.				
	A visible improvement of soil stability along the riparian zone.				
	A 60% reduction in exotic vine cover.	An 80-95% reduction in exotic vine cover.	Exotic vines maintained at <5% cover.	Exotic vines maintained at <5% cover.	No exotic vines >5 cm in length with low abundance and cover (<5%) throughout the site.
	A 50% reduction in herbaceous weeds and exotic grass cover.	A 50-70% reduction in herbaceous weeds and exotic grass cover.	A 70-90% reduction in herbaceous weeds and exotic grass cover.	Herbaceous weeds and exotic grasses maintained at <5% cover.	Herbaceous weeds and exotic grasses maintained at <5% cover.
A 95% reduction in woody weed cover.	Woody weeds retained at low levels (<5% cover).	Woody weeds retained at low levels (<5% cover).	Woody weeds retained at low levels (<5% cover).	No woody weeds >10 cm in height remaining, with low cover (<5%) and abundance throughout the site.	

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4.2 Monitoring reports

The bush regeneration contractor and the land manager will monitor the vegetation for changes over time. The objective of the monitoring and reporting program is to record changes to the vegetation as a result of vegetation management works. Monitoring works will require liaison with the land manager, the bush regeneration contractor and Wollongong Council.

Monthly monitoring and reporting must be documented and compiled into an annual report to determine the effectiveness of the works undertaken. Site conditions should be recorded on the work plan template at the beginning and end of on-ground works. This data should be included in the annual report. Monitoring photo points should be established at 3 permanent reference points.

An example report is detailed in **Table 4.2**, the report should include:

- Works carried out, including weed species targeted and their location
- An approximation of the time spent on each task
- Any observations, such as the occurrence of new weed species
- Rates of regeneration of native species
- A description of any problems encountered and how they were overcome
- A summary of how the site-specific objectives have been met (or not)
- Herbicide and other chemicals used, including quantity, dilution rate and other relevant information
- Weed control mechanisms used during the period
- Climatic conditions which may have influenced weed germination and growth
- Performance criteria and success; and
- If required, maps of weed distribution and density.

4.3 Bush regeneration contractors

Suitably qualified and experienced bush regeneration contractors that are members of the Australian Association of Bush Regenerators or fulfil the membership criteria must undertake all vegetation management works. In addition to this, team leaders should hold a Certificate III in Conservation & Land Management or possess equivalent field experience and certification. The contractor should carry out best practice bush regeneration techniques as described by Buchanan (2009).

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Table 4.2. Example monitoring report template.

Date			
Name of Contractor:			
Hours worked on site since last monitoring report:			
Site Condition:	Zone		
	Weed cover %		
	Seedling survival %		
	Planting numbers		
	Herbicide used (in Litres)		
	Other		
Describe relevant weed management techniques:			
Describe problems; e.g. weed invasions, damage to planted material, etc.:			
Photographic evidence:			
Planned work before next monitoring report:			

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Appendix A: Flora inventory

Family name	Scientific name	Common name	Native/Exotic
Apiaceae	<i>Centella asiatica</i>	Indian Pennywort	Native
Apocynaceae	<i>Araujia sericifera</i>	Moth Vine	Exotic
Apocynaceae	<i>Gomphocarpus fruticosus</i>	Narrow-leafed Cotton Bush	Exotic
Apocynaceae	<i>Marsdenia</i> sp.		Native
Apocynaceae	<i>Tylophora barbata</i>	Bearded Tylophora	Native
Araceae	<i>Gymnostachys anceps</i>	Settler's Twine	Native
Asparagaceae	<i>Asparagus aethiopicus</i>	Asparagus Fern	Exotic
Asparagaceae	<i>Eustrephus latifolius</i>	Wombat Berry	Native
Asteraceae	<i>Ageratina adenophora</i>	Mist Flower	Exotic
Asteraceae	<i>Cirsium vulgare</i>	Spear Thistle	Exotic
Asteraceae	<i>Conyza</i> sp.	Fleabane	Exotic
Asteraceae	<i>Delairea odorata</i>	Cape Ivy	Exotic
Asteraceae	<i>Hypochaeris radicata</i>	Catsear	Exotic
Asteraceae	<i>Senecio linearifolius</i>	Fireweed Groundsel	Native
Asteraceae	<i>Senecio madagascariensis</i>	Fireweed	Exotic
Bignoniaceae	<i>Pandorea pandorana</i>	Wonga Wonga Vine	Native
Caesalpiniaceae	<i>Senna pendula</i> var. <i>glabrata</i>	Cassia	Exotic
Cannabaceae	<i>Celtis</i> sp.		Exotic
Caryophyllaceae	<i>Cerastium glomeratum</i>	Mouse-ear Chickweed	Exotic
Caryophyllaceae	<i>Stellaria flaccida</i>	Forest Starwort	Native
Commelinaceae	<i>Commelina cyanea</i>		Native
Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed	Native
Cyperaceae	<i>Carex appressa</i>	Tall Sedge	Native
Fabaceae	<i>Acacia maidenii</i>	Maiden's Wattle	Native
Fabaceae	<i>Acacia mearmsii</i>	Black Wattle	Native
Fabaceae	<i>Acacia melanoxylon</i>	Blackwood	Native
Fabaceae	<i>Glycine clandestina</i>		Native
Fabaceae	<i>Indigofera australis</i>	Australian indigo	Native
Fabaceae	<i>Trifolium repens</i>	White Clover	Exotic
Fabaceae	<i>Vicia</i> sp.	Vetch	Exotic
Geraniaceae	<i>Geranium homeanum</i>		Native
Juncaceae	<i>Juncus</i> sp.		Native
Lamiaceae	<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum	Native
Liliaceae	<i>Lilium formosanum</i>	Formosa Lily	Exotic
Malvaceae	<i>Hibiscus heterophyllus</i>	Native Rosella	Native
Malvaceae	<i>Sida rhombifolia</i>	Paddy's Lucerne	Exotic
Menispermaceae	<i>Stephania japonica</i>	Snake Vine	Native
Myrtaceae	<i>Acmena smithii</i>	Lilly Pilly	Native
Myrtaceae	<i>Backhousia myrtifolia</i>	Grey Myrtle	Native
Myrtaceae	<i>Callistemon salignus</i>	Willow Bottlebrush	Native
Myrtaceae	<i>Eucalyptus quadrangulata</i>	White-topped Box	Native
Myrtaceae	<i>Eucalyptus saligna</i> x <i>botryoides</i>	Wollongong Woollybutt	Native
Myrtaceae	<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree	Native
Myrtaceae	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Native
Myrtaceae	<i>Syncarpia glomulifera</i>	Turpentine	Native

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Family name	Scientific name	Common name	Native/Exotic
Oleaceae	<i>Ligustrum lucidum</i>	Large-leaved Privet	Exotic
Oleaceae	<i>Ligustrum sinense</i>	Broad-leaf Privet	Exotic
Oleaceae	<i>Olea europaea</i> subsp. <i>cuspidata</i>	African Olive	Exotic
Oxalidaceae	<i>Oxalis perennans</i>	Haw	Native
Pittosporaceae	<i>Pittosporum multiflorum</i>	Orange Thorn	Native
Pittosporaceae	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native
Plantaginaceae	<i>Plantago lanceolata</i>	Plantain	Exotic
Plantaginaceae	<i>Veronica plebeia</i>	Trailing Speedwell	Native
Poaceae	<i>Axonopus fissifolius</i>	Narrow-leaved Carpet Grass	Exotic
Poaceae	<i>Cynodon dactylon</i>	Cooch Grass	Exotic
Poaceae	<i>Ehrharta erecta</i>	Panic Veldt Grass	Exotic
Poaceae	<i>Entolasia marginata</i>	Bordered Panic	Native
Poaceae	<i>Eragrostis tenuifolia</i>	Elastic Grass	Exotic
Poaceae	<i>Microlaena stipoides</i>	Weeping Grass	Native
Poaceae	<i>Oplismenus imbecillis</i>	Creeping Beard Grass	Native
Poaceae	<i>Paspalum dilatatum</i>	Paspalum	Exotic
Poaceae	<i>Pennisetum clandestinum</i>	Kikuyu	Exotic
Poaceae	<i>Poa labillardierei</i>	Tussock	Native
Polygonaceae	<i>Rumex</i> sp.	Dock	Exotic
Pteridaceae	<i>Adiantum formosum</i>	Common Maidenhair	Native
Pteridaceae	<i>Pellaea falcata</i>	Sickle Fern	Native
Ranunculaceae	<i>Clematis aristata</i>	Old Man's Beard	Native
Ranunculaceae	<i>Ranunculus repens</i>	Creeping Buttercup	Exotic
Rhamnaceae	<i>Alphitonia excelsa</i>	Red Ash	Native
Rosaceae	<i>Rubus parvifolius</i>	Native Raspberry	Native
Rosaceae	<i>Rubus rosifolius</i>	Rose-leaf Bramble	Native
Rutaceae	<i>Melicope micrococca</i>	Hairy-leaved Doughwood	Native
Santalaceae	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Native
Solanaceae	<i>Solanum mauritianum</i>	Wild Tobacco	Exotic
Solanaceae	<i>Solanum pseudocapsicum</i>	Jerusalem Cherry	Exotic
Urticaceae	<i>Urtica incisa</i>	Stinging Nettle	Native
Verbenaceae	<i>Lantana camara</i>	Lantana	Exotic
Verbenaceae	<i>Verbena bonariensis</i>	Purpletop	Exotic
Vitaceae	<i>Cayratia clematidea</i>	Native Grape	Native

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Appendix B: Planting palette

Planting palette for the vegetation community Moist Box-Red Gum Foothills Forest, as described in the Native Vegetation of the Illawarra Escarpment and Coastal Plain (NPWS 2002).

Scientific Name	Common Name
Tree	
<i>Alphitonia excelsa</i>	Red Ash
<i>Eucalyptus quadrangulata</i>	White-topped Box
<i>Eucalyptus saligna x botryoides</i>	Wollongong Woollybutt
<i>Eucalyptus tereticornis</i>	Forest Red Gum
Small Tree	
<i>Acmena smithii</i>	Lilly Pilly
<i>Elaeodendron australe</i> var. <i>australe</i>	Red Olive Plum
<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree
<i>Melicope micrococca</i>	Hairy-leaved Doughwood
<i>Pittosporum undulatum</i>	Native Daphne
<i>Rapanea variabilis</i>	Muttonwood
<i>Rhodamnia rubescens</i>	Scrub Turpentine
<i>Streblus brunonianus</i>	Whalebone Tree
<i>Wilkiea huegeliana</i>	Veiny Wilkiea
Shrub	
<i>Backhousia myrtifolia</i>	Grey Myrtle
<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum
<i>Croton verreauxii</i>	Green Native Cascarilla
<i>Notelaea venosa</i>	Veined Mock-olive
<i>Pittosporum multiflorum</i>	Orange Thorn
<i>Pittosporum revolutum</i>	Wild Yellow Jasmine
<i>Backhousia myrtifolia</i>	Grey Myrtle
Grasses	
<i>Entolasia marginata</i>	Bordered Panic
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
<i>Oplismenus imbecillis</i>	Creeping Beard Grass
<i>Panicum pygmaeum</i>	Pygmy Panic
<i>Poa labillardierei</i>	Tussock
Fern	
<i>Adiantum formosum</i>	Black Stem
<i>Asplenium flabellifolium</i>	Necklace Fern
<i>Doodia aspera</i>	Prickly Rasp Fern
<i>Doodia australis</i>	Common Rasp Fern
<i>Pellaea falcata</i>	Sickle Fern

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Scientific Name	Common Name
Climber	
<i>Eustrephus latifolius</i>	Wombat Berry
<i>Geitonoplesium cymosum</i>	Scrambling Lily
<i>Marsdenia rostrata</i>	Milk Vine
<i>Morinda jasminoides</i>	Sweet Morinda
<i>Pandorea pandorana</i> subsp. <i>pandorana</i>	Wonga Wonga Vine
<i>Parsonsia straminea</i>	Monkey Rope
<i>Smilax australis</i>	Lawyer Vine
Other	
<i>Dichondra repens</i>	Kidney Weed
<i>Gymnostachys anceps</i>	Settlers' Twine
<i>Nyssanthes diffusa</i>	Barbwire Weed
<i>Pseuderanthemum variabile</i>	Pastel Flower

Appendix C: Weed treatment methods

Zone	Objective	Main Weeds	Method	Key Performance Indicators (KPI)
All	<ul style="list-style-type: none"> Control and suppress exotic grass species and herbaceous weeds. 	<ul style="list-style-type: none"> <i>Ageratina adenophora</i>, <i>Conyza</i> sp., <i>Cynodon dactylon</i>, <i>Cirsium vulgare</i>, <i>Ehrharta erecta</i>, <i>Gomphocarpus fruticosus</i> (Narrow-leaved Cotton Bush), <i>Lilium formosanum</i> (Formosa Lily), <i>Senecio madagascariensis</i>, <i>Sida rhombifolia</i> and <i>Verbena bonariensis</i>. 	<ul style="list-style-type: none"> Primary and secondary treatment of herbaceous weeds and exotic grasses will occur in the first year of the contract. This will be achieved by hand weeding, as spraying will not be possible across most of the site without resulting in off target damage to native groundcover and grass species. Established tall herbaceous weeds with a woody habit, including <i>Ageratina adenophora</i> and <i>Sida rhombifolia</i> should be cut and painted with neat Roundup Biactive®. Herbaceous weeds will be treated prior to seeding, bagged, removed from site and disposed at a licensed green waste facility. Maintenance works will consist of detailed hand weeding amongst developing patches of native groundcovers and grasses, with the aim of consolidating these patches. Areas of high resilience should initially be the focus of detailed maintenance work, followed by more degraded areas of the site. <i>Ehrharta erecta</i> occurs in relatively low abundance and should be targeted during the maintenance phase. <i>Cynodon dactylon</i> should be sprayed where off target damage to native species is unlikely (i.e. along the northern boundary of the site). 	<ul style="list-style-type: none"> A 50% reduction in cover by the end of year one. A 50-70% reduction by end of year two. A 70-90% reduction by the end of year three. <5% cover by the end of year four.
	<ul style="list-style-type: none"> Deseeding, skirting and eventual eradication of exotic vine species. 	<ul style="list-style-type: none"> <i>Araujia sericifera</i> and <i>Delairea odorata</i>. 	<ul style="list-style-type: none"> All exotic vines species should be deseeded and skirted in the first three months of the contract. Subsequent primary and secondary work will focus on the gradual eradication of exotic vines through the VMP subject site, beginning with more manageable infestations. Exotic vines should be treated using a combination of hand removal and scrape and painting with neat Roundup Biactive®. All primary and secondary exotic vine 	<ul style="list-style-type: none"> A 60% reduction in cover by the end of year one. An 80-95% reduction in cover by the

**Vegetation Management Plan
227 Cordeaux Road, Mount Kembla**

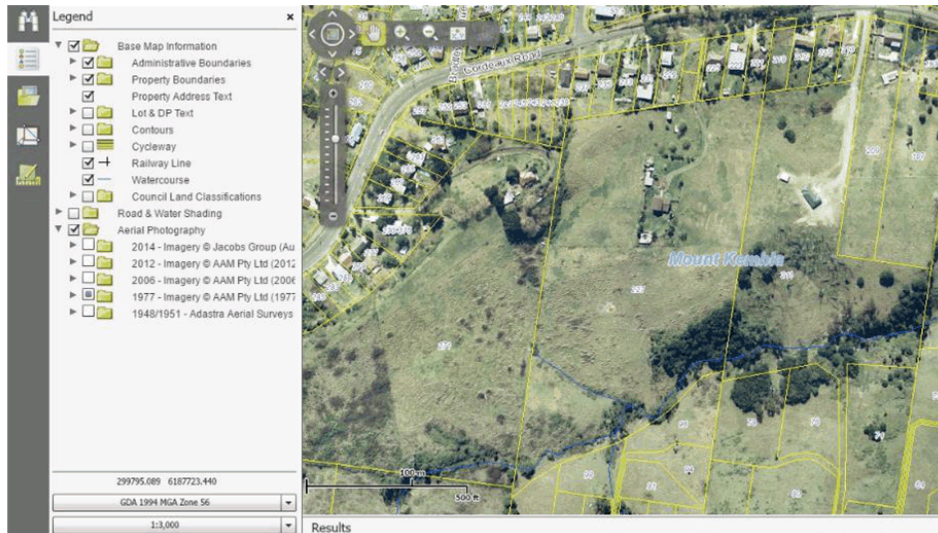
			<p>treatment will have been conducted in the first year of the contract.</p> <ul style="list-style-type: none"> Maintenance sweeps will be conducted to prevent the establishment of exotic vines species, particularly <i>Araujia sericifera</i>, which is likely to have viable seed stored in the weed seed bank. 	<p>end of year two.</p> <ul style="list-style-type: none"> Exotic vines maintained at <5% cover by the end of year 3. No vines >5cm in length and maintained at <5% cover by end of year 5.
	<ul style="list-style-type: none"> Treatment of all woody weeds. 	<ul style="list-style-type: none"> <i>Lantana camara</i>, <i>Solanum mauritianum</i>, <i>Senna pendula</i> var. <i>glabrata</i>, <i>Ligustrum lucidum</i> and <i>Ligustrum sinense</i>. 	<ul style="list-style-type: none"> Primary and secondary woody weed removal will be conducted in the first year of the contract. Scattered woody weeds with a low abundance will receive primary treatment within the first 3 months of the contract. <i>Lantana camara</i> will be targeted on a monthly basis and systematically removed from the site. Treatment methods include hand removal, or cut and painting with neat Roundup Biactive®. A majority of the woody weed piles should be removed from site and taken to a licensed green waste facility. Maintenance woody work will consist of sweeps through the VMP subject site to prevent woody weeds from becoming re-established. Maintenance work should be conducted regularly, with a focus on removing woody weeds before reaching >50 cm, or prior to seeding. 	<ul style="list-style-type: none"> A 95% reduction in woody weed cover by the end of year one. Woody weeds maintained at <5% cover by end of year 2. No individuals >10cm remaining and maintained at <5% cover by end of year five.

Appendix C – Historical aerial imagery (courtesy WCC).

1948/51

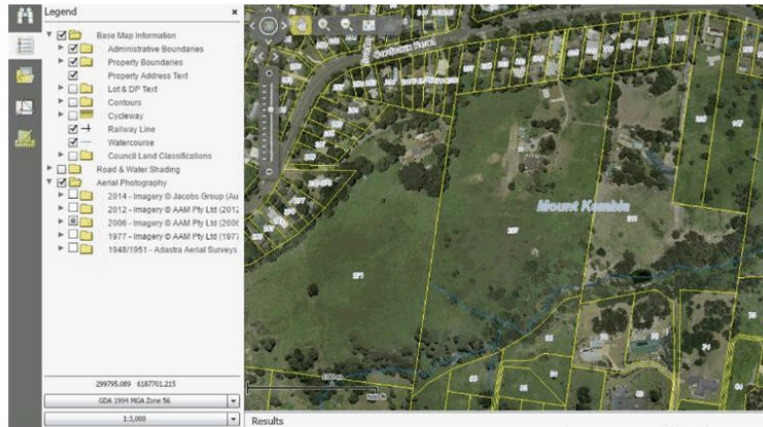


1977

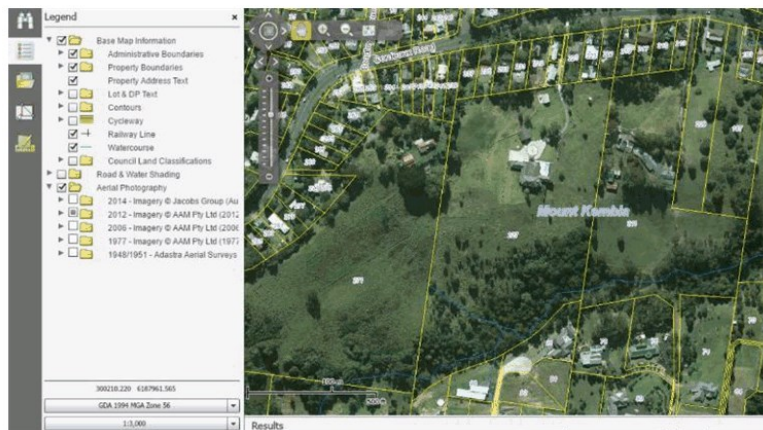


Ecological Constraints Assessment, 227 Cordeaux Road, Mount Kembla

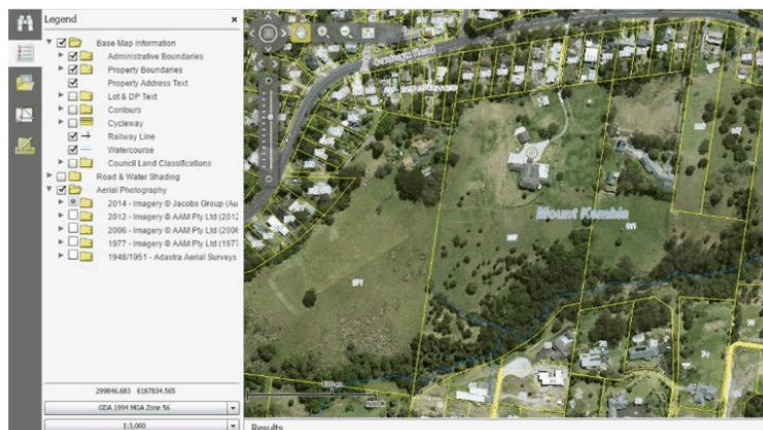
2006



2012



2014



ITEM 2

DRAFT PLANNING PROPOSAL OF LOTS 1, 2 AND 3 DP 810104 LOCATED BETWEEN BONG BONG ROAD AND CLEVELAND ROAD WITHIN STAGE 3 OF THE WEST DAPTO URBAN RELEASE AREA

In 2014 Council considered a draft Planning Proposal request for rezoning of land between Bong Bong Road and Cleveland Road, West Dapto. Council resolved to progress the draft planning proposal to the NSW Department of Planning and Environment for a Gateway Determination and require additional information to be submitted prior to public exhibition. The draft Planning Proposal sought to rezone land to permit a mix of residential development within the West Dapto Urban Release Area.

Additional information and amendments have been received by Council and are considered in this report. The draft amended Planning Proposal remains generally consistent with that submitted in 2014, with additional refinement zoning and heritage matters.

This report presents an assessment of the submitted additional information and recommends that Council support the preparation of an amended draft Planning Proposal and forward the request to the NSW Department of Planning and Environment for a revised Gateway Determination to the to enable public exhibition. The draft Neighbourhood Plan be exhibited with the draft Planning Proposal.

RECOMMENDATION

- 1 A revised draft Planning Proposal be prepared for Lot 1, 2 & 3 DP 810104 between Bong Bong Road Horsley and Cleveland Road Huntley, and submitted to the NSW Department of Planning and Environment requesting a revised Gateway Determination be issued to amend the Wollongong Local Environmental Plan in the following manner:
 - a Rezone from RU2 Rural Landscape to a mix of E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, and RE1 Public Recreation (Attachment 4).
 - b Amending the Maximum Height of Buildings Map to show 9m for the R2 Low Density Residential zone and 16m for the R3 Medium Density Residential zone (Attachment 4).
 - c Amending the Minimum Lot Size Map to show 250m² for the R2 Low Density Residential zone, 300m² for the R3 Medium Density zone, 2000m² for the E4 Environmental Living zone and 39.99ha for the E2 Environmental Conservation and E3 Environmental Management zones (Attachment 4).
 - d Amending the Floor Space Ratio map to show 0.5:1 for the R2 Low Density Residential zone, and 0.75:1 for R3 Medium Density Residential zone (Attachment 4).
 - e Amending the Natural Resource Sensitivity Map to more accurately reflect the sensitive vegetation on the site (Attachment 4).
 - f Amending the Land Reservation Acquisition Map to show the proposed acquisition of the 2 parks and the widening of Cleveland Road (Attachment 4).
 - g Amending the Heritage Map to include curtilage of 'Waples Butchery' and 'Sunnyside' (Attachment 4).
 - h Amending the Flood Map to more accurately reflect the 1:100 flood planning area (Attachment 4).
 - i Amending the Riparian Map to remove the non-excitant watercourse (Attachment 4).
 - j Amending the Urban Release Area map to include the site.
 - k Including LEP model provision Clause 4.1C Minimum Lot size (Integrated Housing) – to apply to the Wollongong LGA.

- 2 Should a Gateway Determination be issues, consultation be undertaken with the following agencies:
 - a Water NSW
 - b NSW Office of Environment and Heritage
 - c NSW Rural Fire Service
 - d Department of Education and Communities
 - e Endeavour Energy
 - f Transport for NSW – Roads and Maritime Services
 - g State Emergency Services
 - h Sydney Water
 - i Heritage Council
- 3 The Draft Planning Proposal be exhibited for a minimum period of 28 days.
- 4 The NSW Department of Planning and Environment be requested to issue authority to the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.
- 5 The draft Neighbourhood Plan for the precinct (Attachment 3) form an amendment to Chapter D16 West Dapto Release Area and be exhibited with the draft Planning Proposal.
- 6 The proposed dedication of the western E2 zoned land to Council with in perpetuity funding under a conservation covenant such as a Biodiversity Stewardship site, be supported in principle, subject to further consultation with Council Officers and the Office of Environment and Heritage.
- 7 The legal agreement for the transfer of E2 zoned land with in perpetuity funding to Council be finalised prior to development consent for subdivision.
- 8 The proponent be requested to undertake the following additional investigations and submit prior to the finalisation of the Planning Proposal:
 - a Stage 2 – Detailed Site Investigation Contamination Report
 - b Remediation Action Plan
 - c Site Audit Statement reviewing the Stage 1 and Stage 2 Investigations and the Remediation Action Plan
 - d Amended Flood Study and Stormwater assessment
 - e Biodiversity Conservation Strategy detailing the in perpetuity conservation covenant and funding for restoration and enhancement of biodiversity values within the regional biodiversity corridor.
 - f Escarpment Management Plan in accordance with Illawarra Escarpment Management Strategy 2015, addressing Clauses 5.52 Conservation Benefit, Clauses 5.53 Environmental Envelope and Clause 5.54 Assessment Criteria.
 - g Bushfire Risk Assessment
 - h Aboriginal Heritage Cultural Assessment
 - i Traffic Impact Assessment to be prepared in accordance with Table 2.1 of the RTA Guide to Traffic Generating Development.
 - j A revegetation and vegetation management plan for the rehabilitation of the riparian zone.
 - k A Conservation Management Plan for the appropriate management and retention of the Waples Butchery and archaeological site at Sunnyside. In particular it is to take into consideration the extent to which the proposal affects the heritage significance of the item/streetscape/subdivision pattern.

REPORT AUTHORISATIONS

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

ATTACHMENTS

- 1 Location Plan
- 2 Existing Zoning
- 3 Concept/Neighbourhood Plan
- 4 Proposed LEP Map Amendments

BACKGROUND

West Dapto Release Area

In 2006, Council endorsed the West Dapto Vision, Local Environmental Study, draft Local Environmental Plan and draft Development Control Plan for exhibition. The documents were exhibited from December 2007 to April 2008. After the exhibition period, Council requested that the Minister for Planning make available the (then) NSW Growth Centres Commission (GCC) to review key aspects of the release area.

On 16 December 2008, Council considered a report on submissions and the Growth Centres Commission report which highlighted concerns relating to the viability and affordability of the release area, cost and timing of infrastructure development, access, flooding, riparian corridors and staging. Council endorsed the GCC's recommendations and resolved to refer the draft Local Environmental Plan for Stages 1 and 2, Dapto Town Centre and Horsley to the NSW Department of Planning for approval. The instrument was renamed to Wollongong Local Environmental Plan (West Dapto) 2010 and was approved by the Minister for Planning on 5 May 2010. The remaining lands (including the subject site) were deferred to coincide with the recommendation of the GCC to promote effective development through the use of staging. This land is currently zoned under the Wollongong Local Environmental Plan 2009.

The West Dapto Urban Release Area covers an area of approximately 4,700 hectares and is currently proposed to provide an additional 19,500 dwellings and 183 hectares of employment land when fully developed. West Dapto is the last remaining area for large scale urban development in the Wollongong Local Government Area. The area has been identified by the NSW Department of Planning and Environment as a priority urban release area which will contribute housing supply for the expected population growth. The development of West Dapto draws upon principles of economic, social and environmental sustainability.

Subject Site

The draft Planning Proposal applies to the land known as part of Stage 3 West Dapto Urban Land Release Area, being Lots 1, 2 and 3 DP810104 located between Bong Bong Road Horsely and Cleveland Road, Huntley, within the West Dapto Urban Release Area (Attachments 1 and 2). The subject site is approximately 110 hectares in size.

Property Details	Area (ha)	Owner	Current Zone(s)
Lot 1 DP 810104	45.9	Stockland	RU2 Rural Landscape E3 Environmental Management
Lot 2 DP 810104	6.3	Stockland	RU2 Rural Landscape
Lot 3 DP 810104	58.6	Stockland	RU2 Rural Landscape E3 Environmental Management

The topography of the site varies from flat through undulating in the central parts with the western and northern parts of the site being steep and extending into the foothills of the Illawarra Escarpment. The site is bisected by Reed Creek a number of smaller watercourses flowing in easterly and southerly directions from the escarpment. There are a number of structures throughout the site together with

associated farm buildings, access roads, fences and other farm related infrastructure. There is a high voltage (330kV) overhead power lines traversing the site generally in a north south direction. In addition there is a large volume of coal washery reject situated immediately to the west of the proposed Bong Bong town centre which adjoins the subject site. The site is overlooked by the Illawarra Escarpment to the west and from the higher western parts of the site there are extensive views to the east and south east over Lake Illawarra extending to the Pacific Ocean.

Concept Plan

The draft Planning Proposal request is supported by a draft Concept Plan (Attachment 3) which forms the basis of a draft Neighbourhood Plan. The draft Concept Plan shows:

- A mix of low density and medium density housing, with the medium density adjacent to the Bong Bong Town Centre. An estimated 1,020 dwellings are proposed.
- The conservation of the western well vegetated steeper area, proposed to be zoned E2 Environmental Conservation.
- A north south collector road extending from Bong Bong Road to Cleveland Road, which will improve accessibility and form a future bus route.
- A riparian/flood plain corridor along Reed Creek.
- A 1ha park at Sunnyside which will include the Archaeologic remains of the original homestead.
- A park on the emplacement area on the western side of the dam.
- Footpaths and cycleways along the collector road and riparian corridors.

Planning Proposal Request

A draft Planning Proposal request was originally submitted by consultants on behalf of Stockland Residential Development (Stockland) for the rezoning of the northern part Stage 3 (between Brooks Reach and Cleveland Road) in December 2011. The proponent was requested to provide the following additional information:

- Preliminary Flora and Fauna assessment;
- Current flooding constraints on future residential land;
- Phase 1 Contamination Study;
- Aboriginal Archaeological and Cultural Heritage Assessment;
- Draft Zoning Plan;
- Draft Neighbourhood Plan; and
- An interim Access Strategy (noting that at that stage Council had not resolved to progress the Fowlers Road – Fairwater Drive link).

The draft Planning Proposal request was re-submitted again in January 2014. The request was almost identical to the 2012 request, but was accompanied by the following studies:

- Preliminary Flora and Fauna Assessment prepared by Hayes Environmental;
- Flood and Riparian Corridor Study prepared by Cardno; and
- Stage 1 Environmental Site Assessment prepared by JBS Environmental.

The proponent advised that the proposal should be assessed based on previous work undertaken in the Council's West Dapto Local Environmental Study (2006), and the additional information can be deferred until a Gateway determination is sought. The proponent did not provide a concept plan or a draft neighbourhood plan, advising that these will be developed later in the planning process.

On 13 October 2014, Council considered a report on the proposal and resolved to prepare a Draft Planning Proposal to rezone the Stockland Development lands being lots 1, 2 and 3 DP 810104, located to the south west of Brooks Reach between Bong Bong Road and Cleveland Road ('the subject site'), West Dapto, subject to a number of conditions and the submission of additional information.

In principal, the proposal involved rezoning the subject site from RU2 Rural Landscape to a mix of R2 Low density Residential, E4 Environmental Living, E3 Environmental Management and E2 Environmental Conservation with associated changes to the Floor Space Ratios and Minimum Lot Sizes. Subsequently, a Gateway Determination was issued 3 February 2015 in support of the Planning Proposal. The issued Determination required a number of conditions to be satisfied in order for the proposal to proceed, including:

- 1 Council is to update the planning proposal to identify that the subject site will be added to the Urban Release Area Map enabling satisfactory arrangements for State Infrastructure provision.
- 2 Council is to specify the controls it wishes to apply in relation to Clause 4.1C and is to include these details in the exhibition of the proposal.
- 3 Additional information is to be provided to support the proposal -
 - a Draft Neighbourhood Plan;
 - b Aboriginal Heritage Assessment;
 - c Non-Indigenous Heritage Assessment
 - d Flora and Fauna Assessment;
 - e Water and sewerage servicing strategy;
 - f Stormwater Assessment Management and Infrastructure Plan;
- 4 Community Consultation is required as per Departments requirements.
- 5 Consultation is required with the following agencies-
 - a Department of Education and Communities;
 - b Office of Environment and Heritage;
 - c Endeavour Energy;
 - d NSW Rural Fire Service;
 - e Transport for NSW – Roads and Maritime services;
 - f State Emergency Services;
 - g Sydney Water.

In July 2017, and December 2017, Don Fox Planning on behalf of the owner, Stocklands, submitted 'Supplementary Information', to support the progress of the draft Planning Proposal. This information resulted in amendments to the draft Planning Proposal as originally submitted.

The submitted additional information included amended zoning details and a draft Neighbourhood Plan (Attachment 3). Subsequent meetings and discussions have been held with the owner and development design team in order to progress the draft Planning Proposal and address outstanding concerns. Further information was submitted in February 2018 seeking to address Council's concerns with respect to SEPP 55 compliance, Endangered Ecological Community matters, flooding concerns, zoning and the submitted Neighbourhood Plan. Based on the extent of variations proposed, it is necessary to resubmit the draft Planning Proposal to the Department of Planning & Environment for a revised Gateway Determination prior to public exhibition.

The amended Planning Proposal (February 2018) seeks to rezone the subject site to a mix of E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, RE1 Public Open Space, R2 Low Density Residential and R3 Medium Density Residential including amendments proposed to the minimum lot size, floor space ratio and building height maps.

How the amended planning proposal relates to the proposal that obtained Gateway approval

Planning Proposal Gateway Determination (2014)	Current Proposal (2017/8)	Council's Position
1 Rezone Lot 1 DP810104 from RU2 Rural Landscape to:		
a) E2 not proposed	E2 Environmental Conservation with a 5.9 ha minimum lot size to enable subdivision and private ownership	E2 Conservation area to be restricted to a minimum lot size of 39.99ha, to reflect proposed public ownership.
b) E3 Environmental Management with a 39.99 ha minimum lot size.	Restricted to Riparian Corridor with no mapped minimum lot size, building height, FSR.	Supported
c) E4 Environmental Living with a 1499m ² minimum lot size, and a <u>FSR of 0.3:1.</u>	Proposed 2000 m ² minimum lot size	Support a minimum lot size of 2000sqm.
d) R2 Low Density Residential with a mix of 299m ² and 449m ² minimum lot size, and a FSR of 0.5:1.	249 m ² minimum lot size HOB: 9.0m FSR: 0.5:1	A mix of lot sizes and housing products is supported. Lot size should increase from the town centre towards the Escarpment. Areas of smaller lots should be identified and be located in areas of high amenity. The Neighbourhood Plan should also identify a mix of block sizes that reflect the different product.
	R3 Medium density residential with a 250m ² minimum lot size. HOB: 16m FSR: 0.75:1	Support a medium density zone around the Bong Bong Town Centre with a preferred minimum lot size of 300sqm and permit Clause 4.1C to apply, allowing smaller lots (150sqm) for attached integrated housing.
	RE1 – Public Open Space, surrounding Dam	Supported
2 Rezone Lot 2 DP810104 from RU2 Rural Landscape to:		
a) E3 Environmental Management with a minimum lot size of 39.99ha.	Restricted to riparian corridor with no minimum lot size.	Supported
b) R2 Low Density Residential with a minimum lot size of 449m² and a FSR of 0.5:1.	250 m ² minimum lot size HOB: 9.0m FSR: 0.5:1	Supported
	RE1 Public Open Space – surrounding “Sunnyside” creating park/fig trees/ heritage preservation/interpretation. Site increased to 1 ha.	Supported

Planning Proposal Gateway Determination (2014)	Current Proposal (2017/8)	Council's Position
3 Rezone Lot 3 DP810104 from RU2 Rural Landscape to:		
a) E3 Environmental Management with a 39.99 ha minimum lot size, and No mapped FSR.	Restricted to riparian corridor no minimum lot size mapped.	Supported
b) E2 Environmental Conservation with a 39.99 ha minimum lot size, and No mapped FSR.	E2 Environmental Conservation with a 5.9 ha minimum lot size to enable subdivision and private ownership.	The E2 Escarpment conservation area is preferred to be restricted to a minimum lot size of 39.99ha to reflect proposed public ownership.
c) E4 Environmental Living with a 1499m ² minimum lot size, and a FSR of 0.3:1.	Does not apply	Does not apply
d) R2 Low Density Residential with a 449m ² minimum lot size, and a FSR of 0.5:1.	250 m ² minimum lot size HOB: 9.0m FSR: 0.5:1	Supported
	R3 Medium Density Residential surrounding Bong Bong Town Centre a minimum of 250sqm	Support a medium density zone around the Bong Bong Town Centre to which a minim lot size of 300sqm is to apply and incorporating Clause 4.1C to allow smaller lots (150sqm) for attached integrated housing.
4 Update the flood map information on the Flood Planning Maps for Stage 1 to 4 in the West Dapto Urban Release Area.		Completed
5 Update the Land Reservation Acquisition Map to show Cleveland Road widening to reflect the future Type 3, two lane Collector Road of a width of 20.4m.		Supported
6 Introduce model Clause 4.1C to assist in delivery of integrated housing.	Proposed to use this clause to allow lots less than 249m. ²	Support use of Clause to enable integrated housing delivery.

CONSIDERATION OF ISSUES

Contamination

Part of Lots 1 and 3 DP 810104 was used for the emplacement of industrial waste from the Port Kembla Steelworks (development consent dated 9 May 1996) and the site adjoins the former Gun Club.

The original submitted draft Planning Proposal was supported by 'Stage 1 Environmental Assessment' prepared by JBS Environmental dated October 2012. Council's report to its Council meeting 13 October 2014 noted as follows:

Contamination

"The proponent has submitted a Stage 1 Environmental Assessment prepared by JBS Environmental which found that there is the potential for some contamination to be present in limited areas of the site."

Concluding *"However, the potential contamination is unlikely to be of such a scale or occurrence that common remediation and/or management techniques could not render the site suitable for the proposed uses. As such, the potential for contamination to occur at the site is considered not to represent a significant barrier to the future development of the site."*

On submission of the amended draft Planning Proposal request Council Officers reviewed the Stage 1 Environmental Assessment prepared by JBS Environmental which notes the following actual or potential sources contamination:

"Lead and PAH contamination from lead shot and clay target - Area within lot 1 DP 810104 adjoining the western boundary of the Illawarra Gun club;

Heavy metals, OCPs, asbestos and other COPC in Fill material – various areas of site;

Combustible material in the coal wash emplacement;

Heavy metals, OCPs, PAHs, BTEXT, TPH in storage tanks and drums across the site."

In addition it also noted that there was potential for groundwater at the site to be a potentially contaminated medium and that the potential for off-site migration was beyond the scope of the assessment (p.28).

The review found that additional information was required to address the requirements of the Contaminated Land Planning Guidelines (and therefore SEPP 55) and Guidelines for consultants reporting on contaminated sites: 2011 State of NSW and Office of Environment and Heritage.

Subsequently the applicant submitted an addendum to the Preliminary Contamination Assessment prepared by Cardno and dated 12 December 2017.

The report concluded:

"Potential contaminants of concern were detected in the residual soil at the site and were reported in excess of the adopted human health and ecological assessment criteria for heavy metals (lead) in soil at one location adjoining the gun club. Potential asbestos containing material as observed within stockpiles in the northern portion of the coal wash emplacement and are considered to potentially pose a risk to human health if dermal or respiratory exposure were to occur..."

It is Cardno's opinion that the Site can be made suitable for a low density residential land use subject to the implementation of the recommendations outlined in Section 8.2...."

Council's Environment Division reviewed the supporting information and noted;

"the Cardno Assessment builds on a 2012 Stage 1 Environmental Site Assessment prepared by JBS Environmental for a broad area of the WDURA including the subject site. The Cardno Preliminary Contamination Assessment did not include sampling in the southern portion of the site (Sunnyside Farm Complex) due to lack of access. The assessment identified lead and asbestos contamination

and recommends a Stage 2 – Detailed Site Investigation. Don Fox Planning propose to defer this work to the Subdivision DA stage.”

The additional sampling of the Sunnyside property has now been completed and the report recently submitted to Council.

It is recommended that further contamination assessment is required in this area and as such the following is to be submitted as part of the Planning Proposal process prior to the finalisation of the Planning Proposal:

- A Stage 2 – Detailed Site Investigation to determine the degree and extent of contamination [within the soil strata, fill material, surface water and groundwater] and a Remediation Action Plan. The Reports are to be prepared as per the Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011) and be prepared by a suitably qualified and experienced consultant who is certified under one of the following schemes:
 - the Site Contamination Practitioners Australia (SCPA) scheme;
 - the Environment Institute of Australia and New Zealand’s (EIANZ) Contaminated Land Assessment Specialist Certified Environmental Practitioner (CLA Specialist CEnvP) scheme;
or
 - the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.
- A Site Audit Statement from an independent NSW Environment Protection Authority accredited site auditor pursuant to the provisions of Part 4 of the Contaminated Land Management Act 1997 to determine the nature and extent of contamination and to determine the appropriateness of the Stage 1 and Stage 2 investigations and the Remediation Action Plan and to determine if the land can be made suitable for a particular use or uses by implementation of the remediation action plan.

Biodiversity

The western portion of the subject site is mapped within the ‘Environmental Values’ including supporting ‘High Environmental Values’ and the ‘Biodiversity Corridor’ of the Illawarra Shoalhaven Regional Plan (2015). Biodiversity corridor mapping of the Illawarra Biodiversity Strategy (2011), and significant native vegetation mapping in the Illawarra Regional Strategy 2006-31 (2007) are both captured in the area of the Illawarra Shoalhaven Regional Plan (2015) ‘Biodiversity Corridor’ on the subject site. The regionally and locally significant biodiversity corridor of the western portion of subject site is also acknowledged by inclusion in the Illawarra Escarpment Map and subject to the provisions of Wollongong LEP 2009 Clause 7.8 Illawarra Escarpment Area Conservation, conservation and planning outcomes of the Illawarra Escarpment Strategic Management Plan (IESMP 2015) and the Illawarra Escarpment Land Use Review Strategy (IELURS 2007). In addition to the landscape scale priority vegetation and important habitat corridors recognised in the Illawarra Shoalhaven Regional Plan (2015), Illawarra Biodiversity Strategy (2011), Illawarra Regional Strategy 2006-31 (2007) and IESMP 2015, the conservation significance of the vegetation and other habitats on the subject site have been validated by the applicants ecological consultants in further site investigations.

In summary, two endangered ecological communities listed under the *Biodiversity Conservation Act* 2016 (BC Act) with one of these also listed as a critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act* 1999 (EPBC Act), have been documented and mapped. The endangered ecological communities primarily occur in the proposed E2 and E4 zones of the western and northern portions of the subject site. In addition, five threatened bat species and one threatened plant species are known to be present on the subject site and there is potential habitat present for several other threatened fauna and flora species known from the locality.

The applicant’s ecological consultants have agreed a subdivision development application is highly likely to require offsetting under the NSW Biodiversity Offsets Scheme. The dedication to Council of the

proposed E2 zoned land (26.2 ha) with in perpetuity funding may provide a measure to avoid, minimise and mitigate the future impact of development on significant environmental assets and biodiversity values whilst concurrently:

- Providing consistency with the ISRP (2015), IESMP 2015 and Illawarra Biodiversity Strategy (2011).
- Providing an alternative to entering the NSW Biodiversity Offset Scheme for a future subdivision development application.

Should the draft revised Planning Proposal be endorsed to proceed to Gateway a Biodiversity Conservation Strategy detailing the in perpetuity conservation covenant and funding for restoration and enhancement of biodiversity values (within the ISRP biodiversity corridor and IESMP affected area) will need to be submitted prior to finalisation. The Biodiversity Conservation Strategy will need to commit to finalising the legal agreement for the transfer of E2 zoned land with in perpetuity funding to Council prior to development consent for subdivision.

It is noted that the subject site is within the proposed West Dapto Urban Release Area Biodiversity Certification Assessment Area and may need to be excised depending on the timing for approval and conferral of the proposed Biodiversity Certification.

Flooding

Reed Creek, a tributary of Mullet Creek, crosses the site. The Mullet Creek Floodplain Risk Management Study and Plan (2010), Mullet Creek West Dapto Extension of Flood Model (2011) and the draft Mullet Creek Flood Model Update (2017) show flooding along Reed Creek. The creek and floodplain are proposed to be zoned E3 Environmental Management. Some minor modification to the floodplain extent is proposed.

The Concept Plan shows edge roads adjacent to the riparian corridor which will provide a public edge and enable passive surveillance and informal recreational opportunities. The road and footpath also forms part of the bushfire Asset Protection zone.

To the north of Reed Creek, the emplacement area has diverted the natural watercourse south to Reed Creek.

In the southern part of the site, two minor watercourses flow south under Cleveland Road to Mullet Creek.

As part of the development, stormwater drainage and runoff will need to be managed to reflect existing conditions to maintain downstream flows. The Concept Plan shows a number of detention basins that will assist in stormwater management.

Heritage

The amended Planning Proposal was accompanied by 'Historical Heritage Assessment' prepared by GML Heritage and dated July 2017. The historical heritage assessment has identified several heritage elements as being of local significance within the study area;

- The original Sunnyside House on Cleveland Road;
- Remains of a homestead established between 1840 and 1890 by the Swan family;
- Waples Butchery complex on Bond Bong Road;
- History of land use and local families, rural cultural landscape
- Views across the study area

The proposed development area has the potential to impact areas of Aboriginal Heritage Significance and non-indigenous Heritage Significance. Discussions have been held with the applicant regarding

heritage matters and the intention to ensure that due respect is given during the refinement and development of the Neighbourhood Plan.

“The Waples Butchery Complex”

The remnants of Waples Abattoir has been identified by numerous studies as being an unlisted heritage item which, according to GML Heritage Pty Ltd, meets the heritage significance criteria at a local level for historic, scientific and representative values. GML Heritage, 2017 identify the ruin as having possible scientific, social and historical value and note that it is a unique aspect of the farming industries documented within the region and that the upstanding ruins are considered to be rare at the local level (p.89). In addition, the former Waples Butchery Complex has Aboriginal heritage associations, with oral history providing that a shed associated with the former Butchery complex was occupied by a group of Aboriginal people who worked on a nearby farm to assist in the harvest of peas in the 1950s (p.24; p.51).

The demolition of this item is not justified. Buildings with less structural integrity have been successfully restored. The contribution of the Waples Butchery remnants to the socially significant cultural landscape of the West Dapto Area, its association with the historically significant Bong Bong Pass, and its testimony to the historic use of the subject land all combine to warrant its retention.

It is considered appropriate that Council progress a heritage listing for the ‘Butchery Complex, ‘Sunnyside’ and the surrounding archaeological sites as part of the planning proposal. These unlisted heritage items should be retained as a component of the Neighbourhood Plan. In this regard, the revised Neighbourhood Plan is to indicate the residential lot layout within the proposed E4 zone (reflecting a minimum lot size of 5ha)affecting the ‘Butchery Complex’ including access points to these lots, and that ‘Sunnyside’ is appropriately managed and preserved within the grounds of the identified RE1 Public Open Space park.

It is recommended that a Conservation Management Plan be developed to ensure the preservation of the sites rich history in conjunction with the inclusion of ‘Waples Butchery’ and ‘Sunnyside’, Heritage Map amendment.

Electricity Easement

A high voltage electricity transmission line diagonally crosses the site. Stockland proposed that this land be transferred to Council. Council officers were not supportive of its transfer as it would be a maintenance liability and not provide active recreational opportunities. The corridor is proposed to be zoned R2 Low Density Residential which would allow it to be incorporated into residential lots (i.e. large back yards) or be used for recreational areas, if a suitable use can be determined.

CONSULTATION AND COMMUNICATION

Consultation with Council Staff

	Comment
Traffic	Generally supportive of the proposal, subject to provision of further information including the provision of a Traffic Impact Study prior to public exhibition.
Recreation	No objections raised to the proposed open space / parks.
West Dapto Master Plan Team	Comments are noted as follows: <ul style="list-style-type: none"> - The RE1 zone – both areas are constrained. (Note – the Sunnyside Park was subsequently enlarged to 1ha to provide a more usable area), - Supportive of the proposed R3 zoning adjacent to the proposed Town Centre.

	Comment
	<ul style="list-style-type: none"> - Supportive of the minimum lot sizes proposed, consider that this provides more opportunity to provide housing and diverse mix of types with lots better suited to their sizes. <p>The Neighbourhood Plan Layout</p> <ul style="list-style-type: none"> - The North South collector road – in the Section 94 Plan – is an integral component to the West Dapto Release Area Road network. - Interface with the Town Centre will be an important consideration moving from Neighbourhood Plan to DA. - Drainage basins – concern raised with regard to the number of basins indicated in the Neighbourhood Plan for Stockland’s Stage 3 Site, and will require further review.
Environment	The dedication of the western Illawarra Escapement foothills E2 land to Council with in perpetuity funding for restoration and secure conservation covenant is supported.
Developer Contributions	S94 Plan is to be reviewed prior to finalisation of Planning Proposal. The West Dapto Development Contributions Plan (2017) applies to the site.
Bushfire Advice	The proposal could satisfy the specific objectives for subdivisions as outlined in Planning for Bushfire Protection 2006 with regards to Asset Protection Zones (APZ’s), Water Supply and Gas and Electrical Supplies and Access.
Property Services	No objection to the proposed development.
Pedestrian and Bicycle riparian corridors	<ul style="list-style-type: none"> • Bicycle crossing facilities will need to be provided on the N/S collector road in the absence of underpasses. • It is understood that the current neighbourhood plan proposal includes roundabouts at the road intersections either side of the riparian corridor. If a 4 lane configuration is used for the road the resulting two lane roundabouts at these road intersections will result in a poor safety outcome. Should a 4 lane configuration be used, traffic signalised intersections would be preferable to provide safe crossings for pedestrians and cyclists. • If a two lane road configuration is adopted, refuge island crossings can be an option for pedestrians and cyclists.
Heritage	The proposal has not, at this stage, been referred to Office of Environment and Heritage or NSW Heritage Council. Council will seek advice from these agencies in relation to the archaeological considerations and Aboriginal cultural heritage impacts post Gateway.

Consultation with Public Agencies

Consultation will be undertaken with public agencies in accordance with the Gateway Determination requirements as part of the exhibition.

With respect to the additional information Sydney Water was contacted and their comments are noted below:

Agency	Comment
Sydney Water	Supportive of the proposal as it is noted to be generally in line with Sydney Water’s feasibility advice.

Community Consultation

Preliminary Consultation was carried out from 10th – 21st February 2014 and three (3) submissions were received which were considered as part of the 13 October 2014 Council report. No additional community consultation has been carried out specifically in relation to the additional information. If the revised draft Planning Proposal is supported by Council and a revised Gateway determination issued, a formal exhibition process will occur.

PLANNING AND POLICY IMPACT

Illawarra Shoalhaven Regional Plan 2036

The *Illawarra Shoalhaven Regional Plan* was released in 2015 by Department of Planning & Environment. The plan sets out to guide strategic planning within the region for the next 20 years.

The Plan has set down goals to provide “a region with a variety of housing choices, with homes that meet needs and lifestyles” and also “a region with communities that are strong, healthy and well-connected”, which are relevant to this Planning Proposal.

In particular, the draft Planning Proposal is supportive of the following directions:

DIRECTION 2.1 Provide sufficient housing supply to suit the changing demands of the region

DIRECTION 2.2 Support housing opportunities close to existing services, jobs and infrastructure in the region’s centres

Council is required to plan for a diverse mix of housing that suits the projected growth, changing demographics and market demand particular to their area. This means that in some cases, zonings and planning controls can increase capacity for housing to promote development opportunities. The proposed amendments to Wollongong LEP 2009 seek to facilitate a diverse housing choice within a low and medium density zoning providing for single dwelling, semi-detached dwellings, townhouses, attached dwellings and potential for residential flat buildings. West Dapto has been identified as a location for increasing housing opportunity.

The intent of the concept Neighbourhood Plan supports the increase in housing opportunities.

DIRECTION 2.4 Identify and conserve biodiversity values when planning new communities

This direction provides Council with impetus to integrate biodiversity conservation with proposed development outcomes at the strategic planning stage. The proposal has identified two threatened ecological communities (Illawarra Lowlands Grassy Woodland and Illawarra Subtropical Rainforest) within the study area.

The dedication with in perpetuity funding of the well vegetated western Illawarra Escarpment foothills mapped within and adjacent to the ‘Biodiversity Corridor’ of the I-SRP Biodiversity Values map, and supporting the largest areas of the two threatened ecological communities will provide a measure to conserve biodiversity values.

DIRECTION 3.2 Enhance community access to jobs, goods and services by improving connections between centres and growth areas

DIRECTION 3.3 Build socially inclusive, safe and healthy communities

The draft Planning Proposal has the potential to provide a mix of housing providing connectivity and direct linkage to public transport, public facilities, pedestrian and cycle network and open space areas.

DIRECTION 3.4 Protect the region’s cultural heritage

A statement of Heritage Impact has been submitted in support of the Planning Proposal. Stage 3 is set within a rural landscape noted for its agricultural and natural character and has been historically linked with farming practises over the past 200 years. Stockland’s land is subject to rezoning and consequently

a change of use from agricultural to residential. The change to residential use includes measures for environmental conservation, which will be formally recognised through land rezoning. As such, the environmental conservation zoning and recreational zoning represents an opportunity to retain certain historic sites within the context of the new land use namely 'Waples Butchery' and 'Sunnyside'.

DIRECTION 5.1 Protect the region's environmental values by focusing development in locations with the capacity to absorb development

The proposed zoning pattern seeks to respect most sites values and capabilities. The proposed E2 area with a minimum Lot size 39.99 hectares will provide the foundation to avoid, minimise and mitigate the impact of development on significant environmental assets and the addition ISRP Action to 'Protect the region's biodiversity corridors in local planning controls.

Further, the dedication with in perpetuity funding of the well vegetated western Illawarra Escarpment foothills mapped within and adjacent to the 'Biodiversity Corridor' of the ISRP Biodiversity Values map, will be an appropriate land use within the corridor that maintains and will enhance landscape scale ecological connectivity as envisaged by the nominated Direction.

West Dapto Masterplan

Council's Vision for West Dapto is to grow and develop a series of integrated communities within the spectacular natural landscape of riparian valleys and escarpment backdrop. It seeks to ensure that these communities are to be highly accessible, be linked with public transport as well as encouraging walking and cycling. Local places and centres will provide for shopping services and jobs and significant new areas will be developed for employment generation for new residents.

The natural and cultural heritage of the area is to be integrated with new urban development and a long term strategy to oversee the timely implementation of infrastructure will deliver sustainable and high quality suburbs.

The West Dapto release area will provide around 19,500 dwellings over a predicted 40 year time frame, along with local employment opportunities, community and recreational facilities and the conservation of sensitive areas.

The subject site is included in the West Dapto Urban Release Area being a vital release area to meet the housing needs of the Illawarra Region. The area has been identified by the NSW Department of Planning and Environment as a priority urban release area which will contribute housing supply for the expected population growth. The proposal generally supports The Department's and Council's vision for West Dapto.

Developer Contributions Plan

Section 94 of the Environmental Planning and Assessment (EP& A) Act is the principal method which enables Council to levy contributions for those public amenities and services required directly as a consequence of development. The main types of infrastructure generally associated with a major land release area include water, sewer, electricity and telecommunications infrastructure, roads, public transport, water cycle management facilities, community facilities, recreational facilities, open space and environmental protection.

Council on 11 December 2017 approved the adoption and finalisation of the updated [West Dapto Section 94 Plan 2017](#). The updated Plan incorporates changes following advice from the NSW Department of Planning and Environment (DPE) regarding their review of the draft Plan and Independent Pricing and Regulatory Tribunal's (IPART) Assessment of the Plan, along with some minor document improvements.

DPE has advised that Council, with this Contributions Plan, will be able to claim Local Infrastructure Growth Scheme (LIGS) funding for Development Approvals granted from 17 September 2017 onwards.

This approval in relation to LIGS funding also gives Council permission to apply the contributions rates as outlined in the Department's Circular PS 17-002 for 27 July 2017.

The Development Contributions Plan includes a number of items which Stockland will be able to deliver during the development and be able to claim as an offset to their development contribution, including:

- The north-south collector road, and Reed Creek bridge, linking Bong Bong Road and Cleveland Road;
- The proposed two Neighbourhood Parks (shown on the Land Acquisition Reservation Map)
- The widening of Cleveland Road (shown on the Land Acquisition Reservation Map)
- Footpaths along the Reed Creek Riparian Corridor.

The current Development Contributions Plan does not allow for the acquisition of the Reed Creek drainage channel. It is anticipated that the channel and adjacent riparian corridor/floodplain will be transferred to Council.

The western steeper vegetated lands are also proposed to be transferred to Council, with a Biodiversity Conservation Agreement providing ongoing funding.

The proposed stormwater detention basins appear to be providing detention for the development, rather than a subcatchment and will not be offset.

Illawarra Escarpment Strategic Management Plan 2015

The management plan is founded on the following vision for the Escarpment:

“The Illawarra Escarpment is an outstanding feature of the Illawarra region providing a natural backdrop to the city as well as encompassing areas of high conservation value and rich cultural heritage. The long term vision for this area is for these values to be preserved and enhanced through public reserve or private stewardship.”

The nominated objectives of the IESMP 2015 are noted as follows:

1. *identify the environmental, cultural and economic values of the escarpment and foothills requiring conservation;*
2. *define the principles and strategic direction for protecting and enhancing escarpment values.*
3. *outline an action plan for Council to improve escarpment management.”*

Comment

The Plan recognises that ongoing management of areas of high ecological value will be required in order to maintain or improve biodiversity values of the Illawarra Escarpment, and stipulates that any development is linked to the protection and enhancement of key identified environmental attributes.

The land holdings includes land both in the West Dapto Release Area and the Illawarra Escarpment. The proposed western steep vegetated part (some 26.2ha) is proposed to be zoned E2 Environmental Conservation and transferred to Council, with in perpetuity funding (through a Bioconservation agreement).

Illawarra Biodiversity Strategy

The Illawarra Councils of Kiama Municipal Council, Shellharbour City Council and Wollongong City Council have partnered together with support from the NSW Environmental Trust Urban Sustainability Program to develop a regional Illawarra Biodiversity Strategy. This Strategy consolidates the Illawarra Councils' commitments to a range of higher order biodiversity targets set at the national, state and regional level.

The Strategy aims to address the following objectives:

- 1 *A co-ordinated and regional approach to biodiversity conservation so as to maximise knowledge sharing and efficient use of resources between the Illawarra Councils;*
- 2 *Identify biodiversity priorities to guide the Illawarra Council's and other land managers in future decisions and planning;*
- 3 *Encourage and promote the conservation of biodiversity across the Illawarra;*
- 4 *Identify and manage threats to biodiversity across the Illawarra;*
- 5 *Improve understanding of biodiversity values of the Illawarra;*
- 6 *Identify anticipated threats to biodiversity from climate change;*
- 7 *Improve community awareness, and encourage and support community participation in biodiversity conservation; and*
- 8 *Contribute to the achievement of targets defined by the Australian Biodiversity Conservation Strategy 2010-2020, NSW State Plan, SRCMA Catchment Action Plan, Illawarra Regional Strategy, and the NSW Threatened Species Priorities Action Statements.*

It is proposed that the well vegetated western Illawarra Escarpment foothills mapped within and adjacent to the 'Escarpment Moist Forest Corridor' of the Illawarra Regional Biodiversity Corridors map be dedicated to Council with in perpetuity funding. The proposed dedication with in perpetuity funding will be consistent with the actions and strategies for land use planning in the Strategy and provide increased certainty that landscape scale ecological connectivity is preserved and enhanced.

Urban Greening Strategy 2017 - 2037

The *Urban Greening Strategy 2017-2037* was adopted on 11 December 2017 and aims to strategically increase the quality and quantity of all vegetation in an urban setting. The Strategy identifies opportunities for our City to harness the benefits of trees and vegetation, contributing towards creating a world class urban landscape.

The Vision is that:

Wollongong will grow and nurture a healthy, diverse and well-managed urban forest to deliver a renewed and resilient place for people, enterprise and the ecosystems that support us.

The following Principles will inspire and inform Council's approach to urban greening in Wollongong:

- more strategic and targeted urban greening;
- evidence-based decision making and programming;
- enhanced amenity of public spaces;
- maximisation of ecosystem services and biodiversity connections;
- stronger leadership and partnerships with the community; and
- greater diversity of urban greening.

The draft Planning Proposal was lodged before the adoption of the Strategy, but is generally consistent with the Strategy. It not only seeks to enhance and maintain connectivity and site linkage to an existing riparian corridor 'green link' comprising a waterway, pedestrian and bicycle path. It also seeks the enhancement of open space areas, riparian corridor and green link paths throughout the site. The proposal has the potential to foster a 'green' environment in accordance with Council's Vision, providing 2.5 hectares of Public open space, a riparian corridor of approximately 6.91 hectares and the dedication of 26.2 hectares of bushland.

Community Strategic Plan – Wollongong 2022

The Wollongong 2022 Community Strategic Plan outlines the communities priorities and aspirations, providing directions for the provision of key projects and services. This report contributes to the delivery of Wollongong 2022, specifically delivering on core business activities as detailed in the Service Plan 2017-18.

1. We value and protect our environment

- 1.1 The natural environment is protected and enhanced.*
- 1.2 Our coastal areas and waterways are protected and enhanced.*
- 1.3 Wollongong's ecological footprint is reduced.*
- 1.4 Community awareness and appreciation of heritage is increased.*
- 1.5 Local food production and community food initiatives are supported.*
- 1.6 The sustainability of our urban environment is improved.*

This proposal contributes to the delivery of Wollongong 2022 objective “*The natural environment is protected and enhanced*” under the Community Goal “*We value and protect our environment*”, as it seeks to protect the existing riparian corridor and Escarpment vegetation correlating to the E3 Environmental zone. It also seeks to provide a transitional buffer by denoting a proposed road layout which will act as an asset protection zone to the residential development.

The proposal seeks to promote the nominated objectives and goals of Council's Community Strategic Plan.

5. We are a healthy community in a liveable space

- 5.1 There is an increase in the physical fitness, mental health and emotional wellbeing of all our residents.*
- 5.2 Residents have improved access to a range of affordable housing options.*
- 5.3 The public domain is maintained to a high standard.*
- 5.4 Community safety is improved.*
- 5.5 Participation in recreational and lifestyle activities is increased.*
- 5.6 Residents have a high level of life satisfaction and personal happiness.*

The Planning Proposal seeks to provide a diverse housing choice including low scale residential flat buildings, a mix of townhouses, semi-detached and semi attached dwellings on smaller lot holdings. The proponent is seeking to deliver housing that is affordable highlighting the push for the proposed R3 medium density zone.

The proposal seeks to promote the nominated objectives and goals of Council's Community Strategic Plan.

6 We have sustainable affordable and accessible transport.

- 6.1 Walking, cycling and public transport is an accessible and well-resourced means of transport, and the use of private cars is reduced.*
- 6.2 Wollongong is supported by an integrated transport system.*
- 6.3 Transport disadvantaged communities have increased access to services.*

The proposal seeks to develop a pedestrian and cycle network throughout the site seeking to harness the opportunity to extend the existing green corridors providing connectivity to Bong Bong Town Centre and open space network throughout the site.

The proposal intends to promote the nominated objectives and goals of Council's Community Strategic Plan.

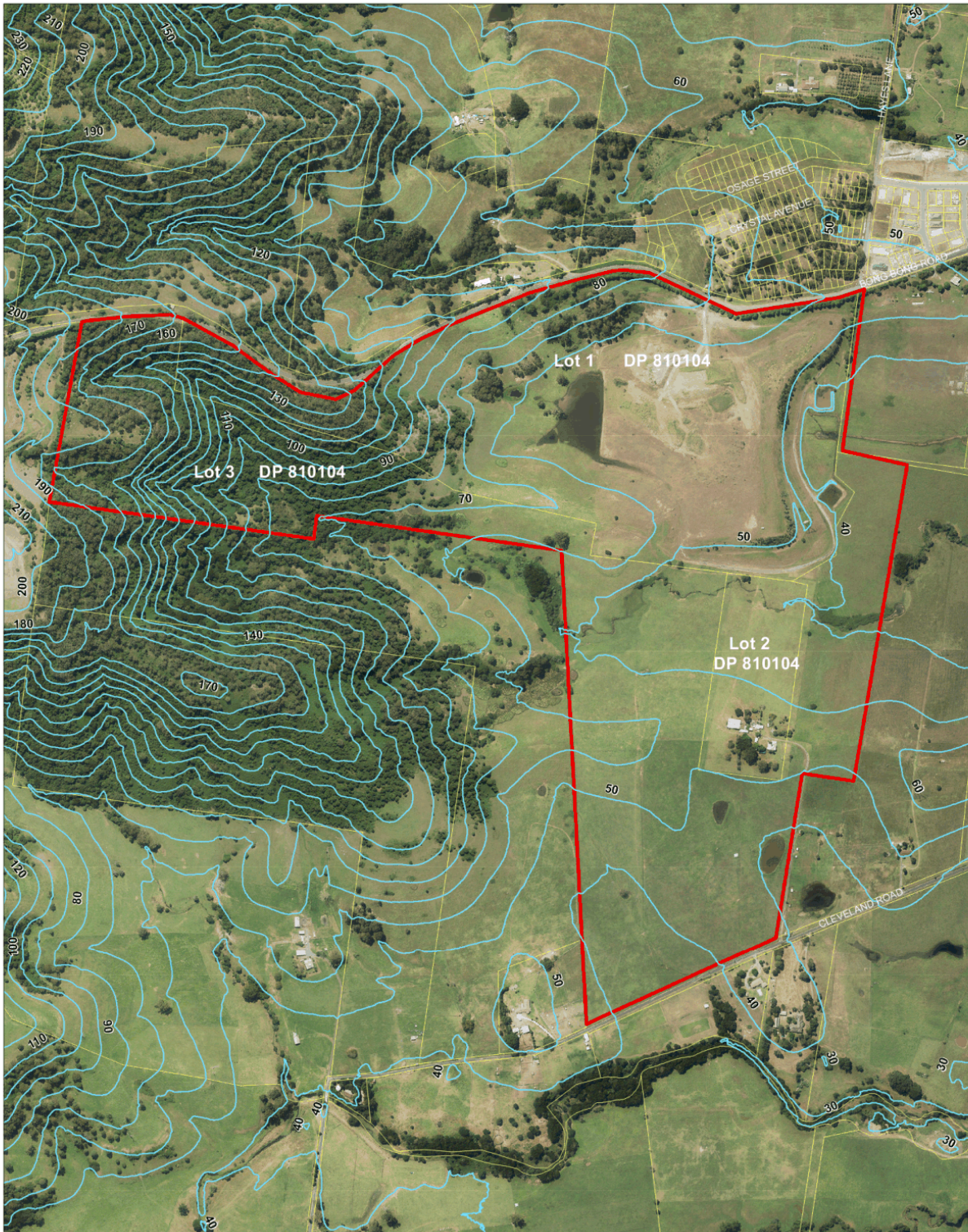
OPTIONS

- 1 Not proceed with amended planning proposal for part of Stage 3 West Dapto Urban Release Area.
- 2 Proceed with the amended Planning Proposal as amended and described within this report seek a revised Gateway Determination and then exhibit. RECOMMENDED.

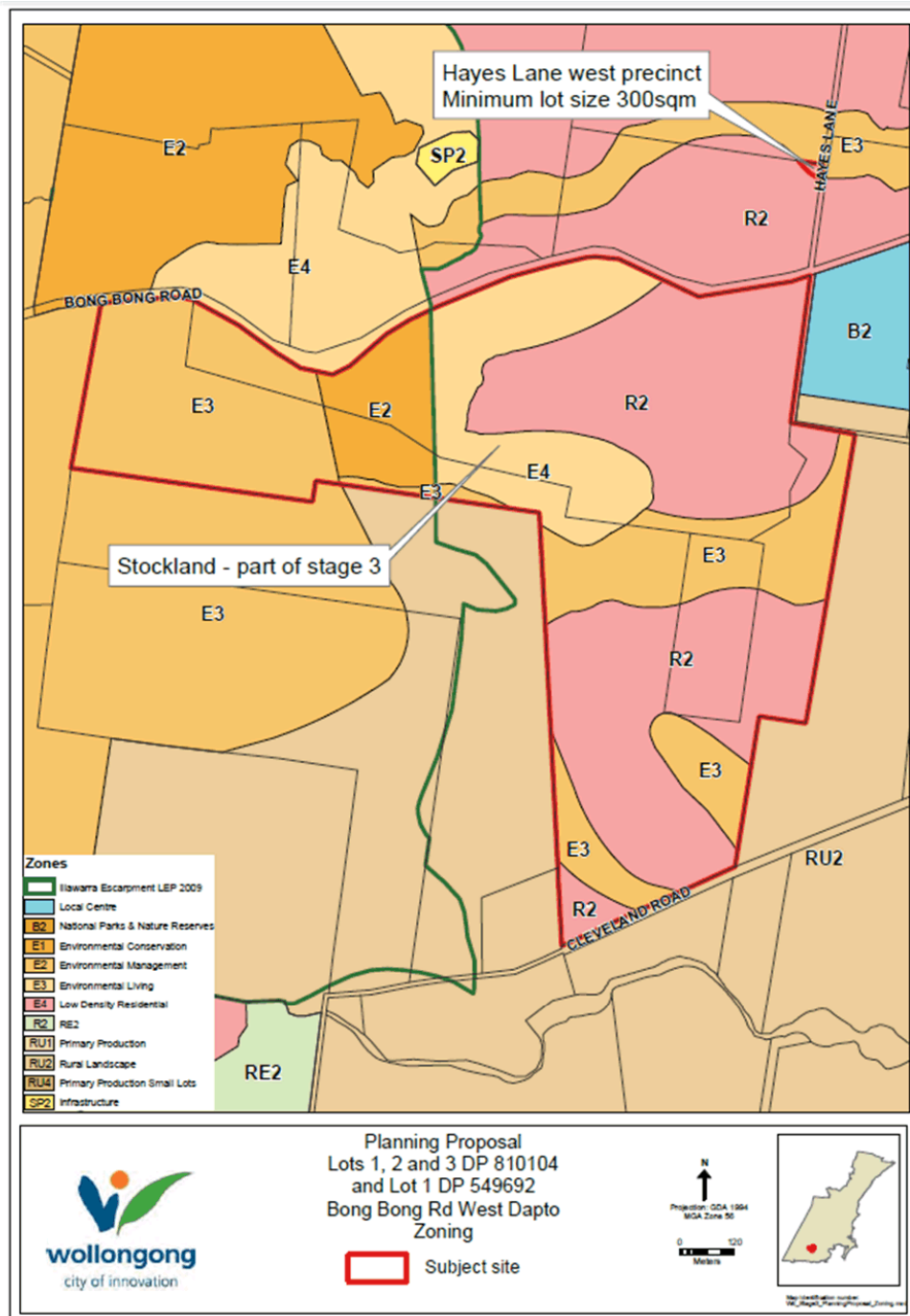
CONCLUSION

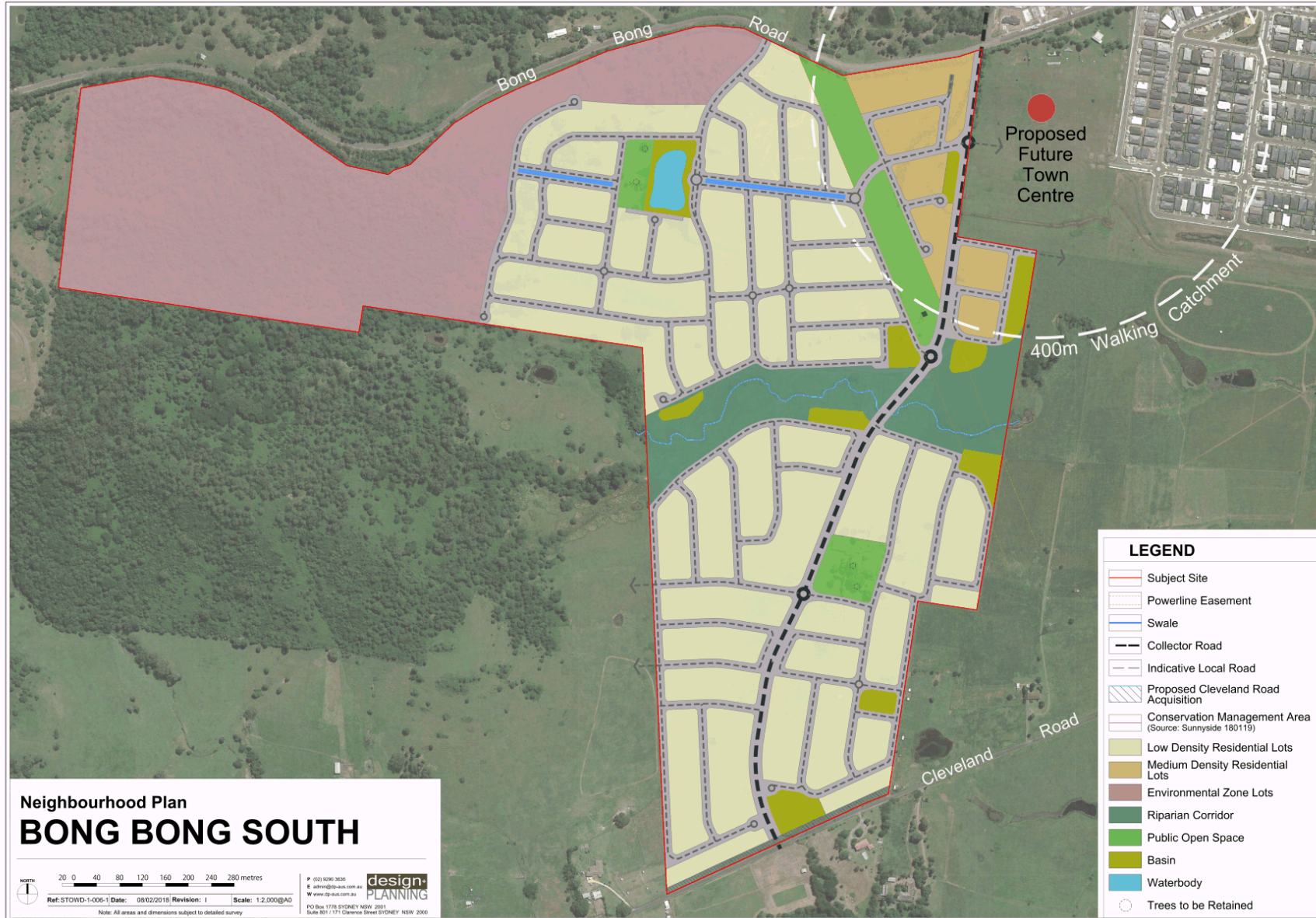
In 2014 Council considered and supported the preparation of a draft Planning Proposal request for Stockland land holdings in Stage 3 of the West Dapto Release Area. In 2017, Stockland submitted the requested additional information to enable the draft Planning Proposal to be progressed. The additional information has resulted in changes to the draft Planning Proposal which will require a revised Gateway Determination prior to exhibition.

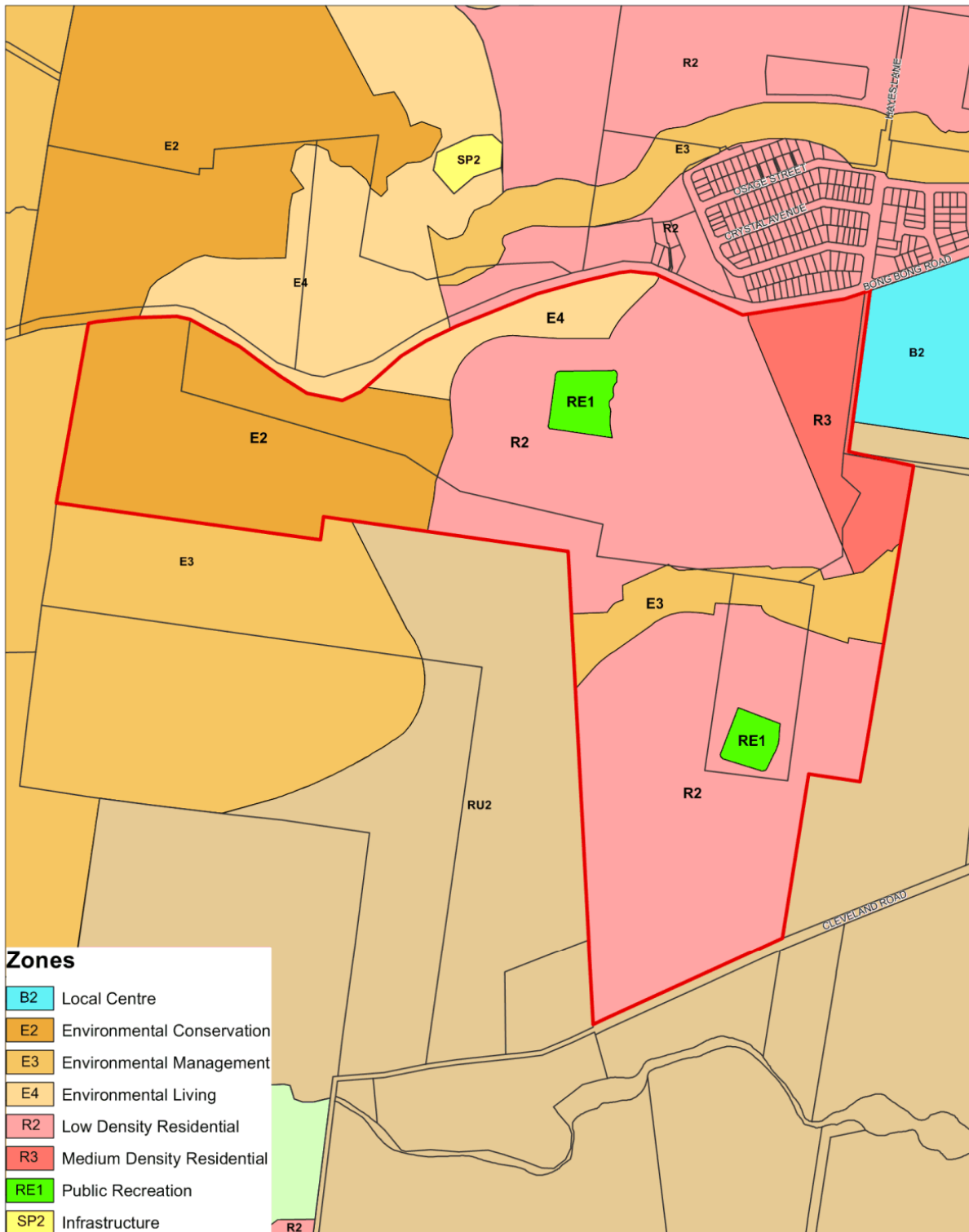
It is recommended that Council support the progression of the draft Planning Proposal and draft Neighbourhood Plan.



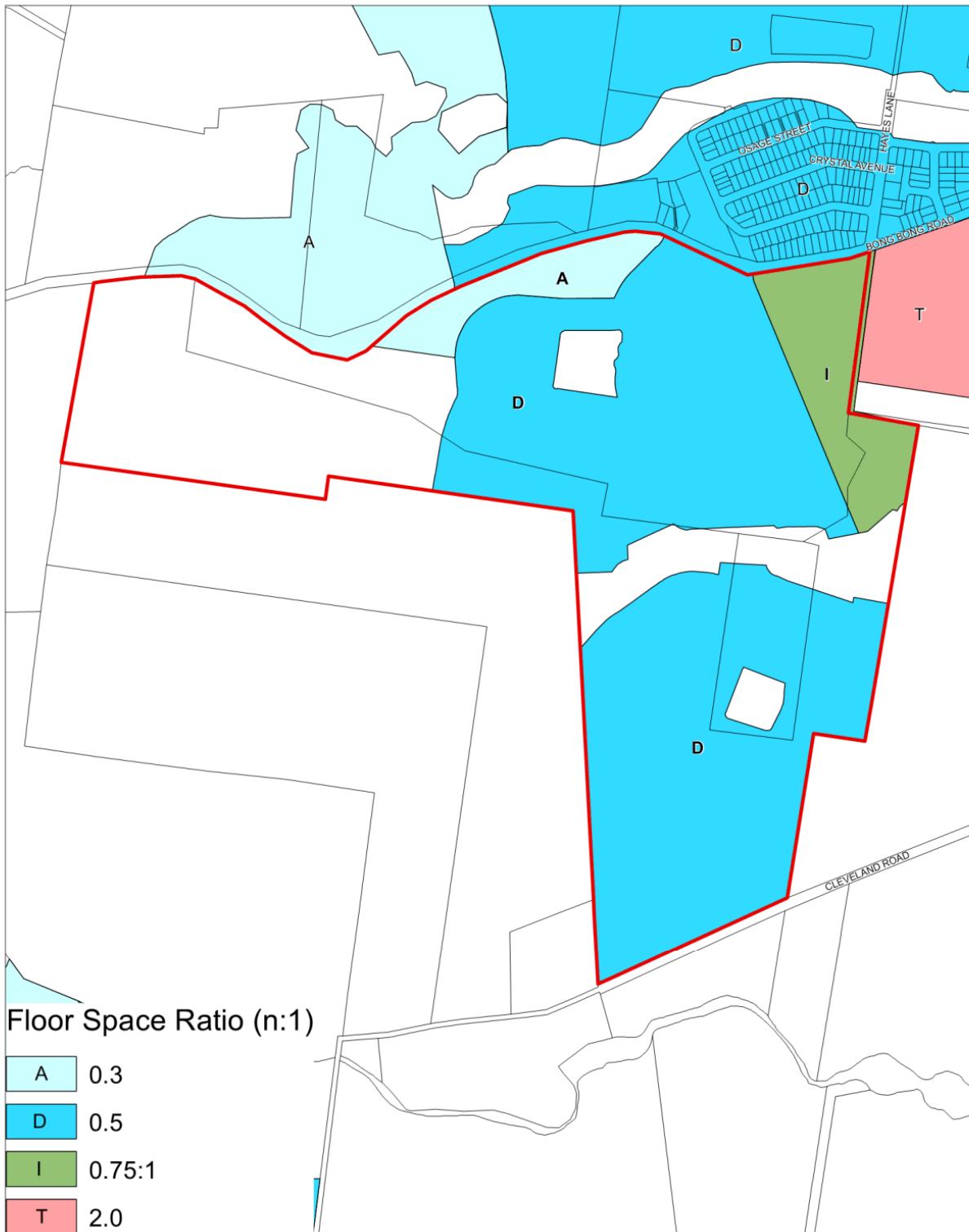
	Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 54962 Bong Bong Rd West Dapto Location Map				
	<div style="display: flex; align-items: center; gap: 10px;"> <div style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></div> Subject Site — 10m Contours </div>			<table border="1" style="width: 100%;"> <tr> <td>Drawn By: J Lewis</td> </tr> <tr> <td>Date: 06.02.18</td> </tr> <tr> <td>WD BongBongRd_Location_041017.mxd</td> </tr> </table>	Drawn By: J Lewis
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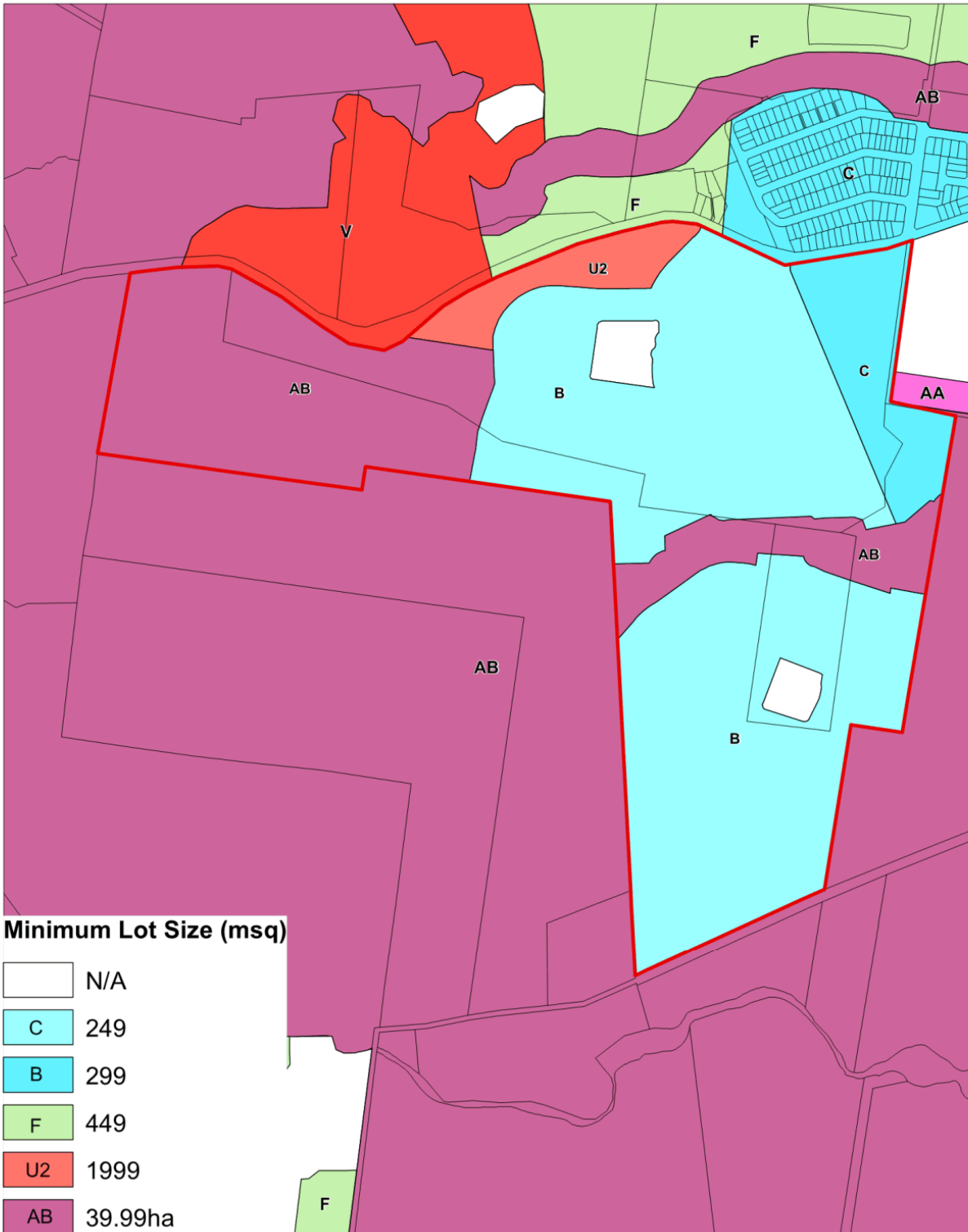




	Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Proposed Zoning Map	Drawn By: J Lewis Date: 06.02.18	
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	Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Proposed Floor Space Ratio Map	Drawn By: J Lewis Date: 06-02-2018	
	Subject Site	WD BongBongRd_FSR_070218.mxd 	



Minimum Lot Size (msq)

	N/A
	249
	299
	449
	1999
	39.99ha



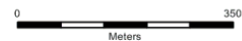
Planning Proposal
Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692
Bong Bong Rd West Dapto
Proposed Minimum Lot Size Map

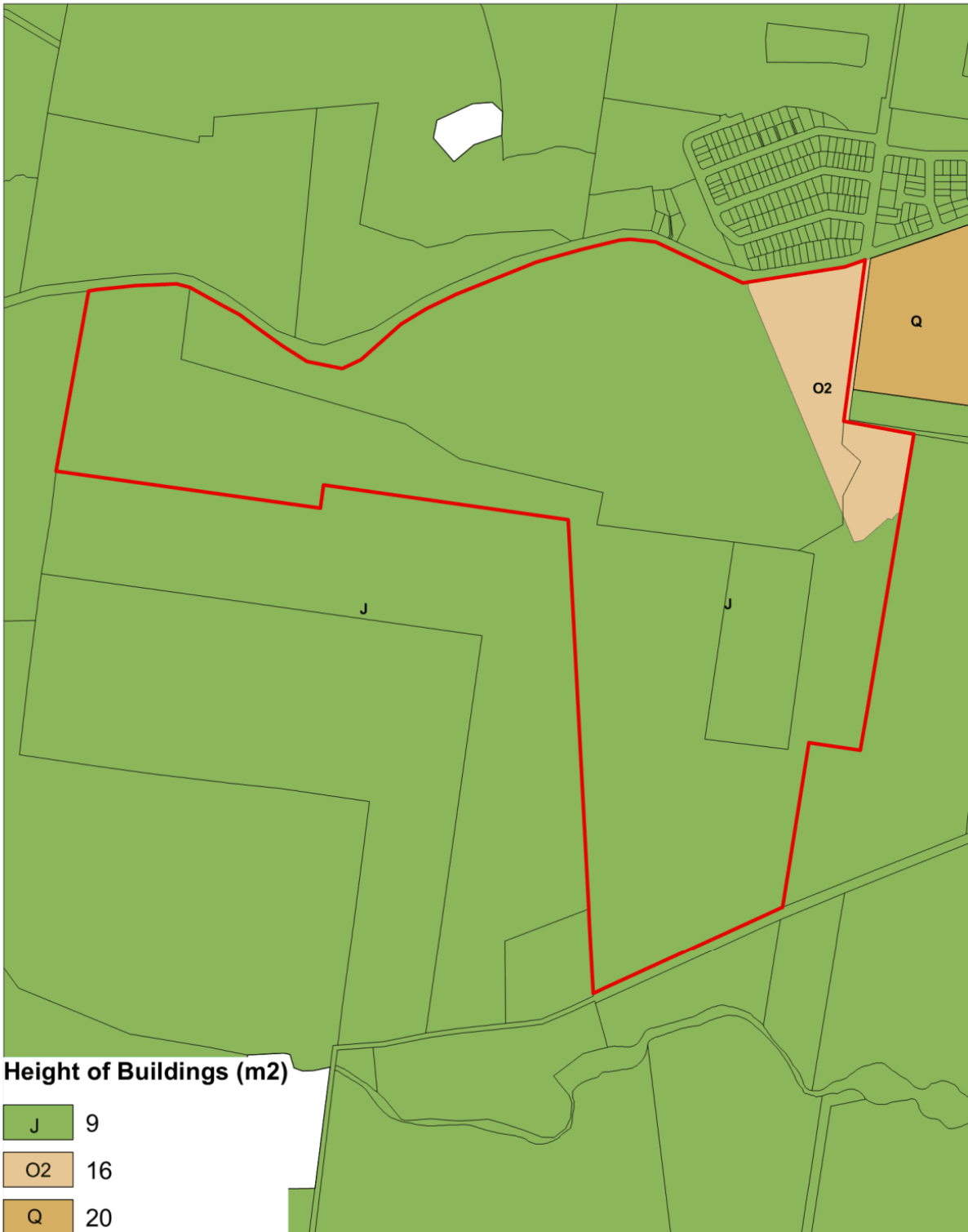
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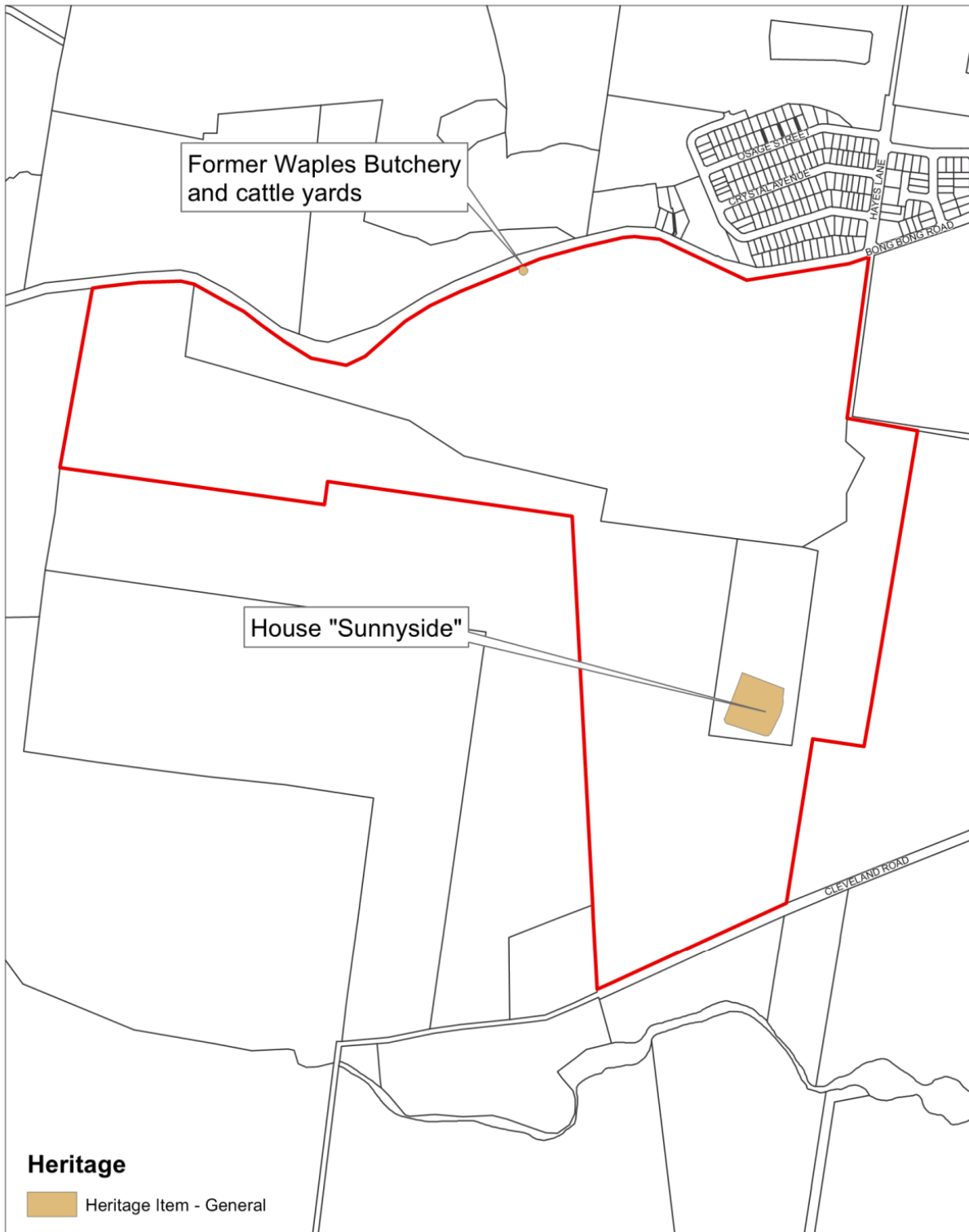






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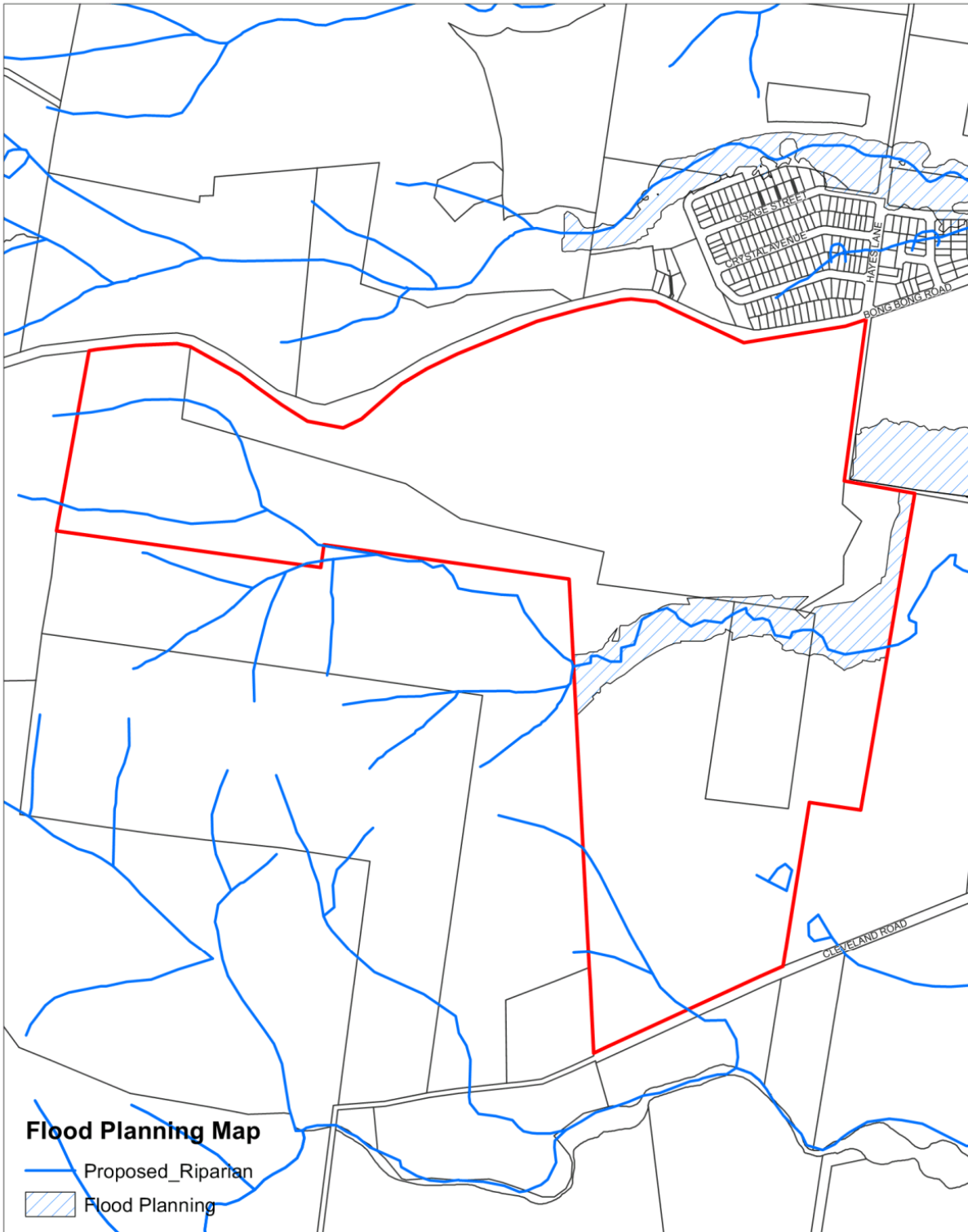




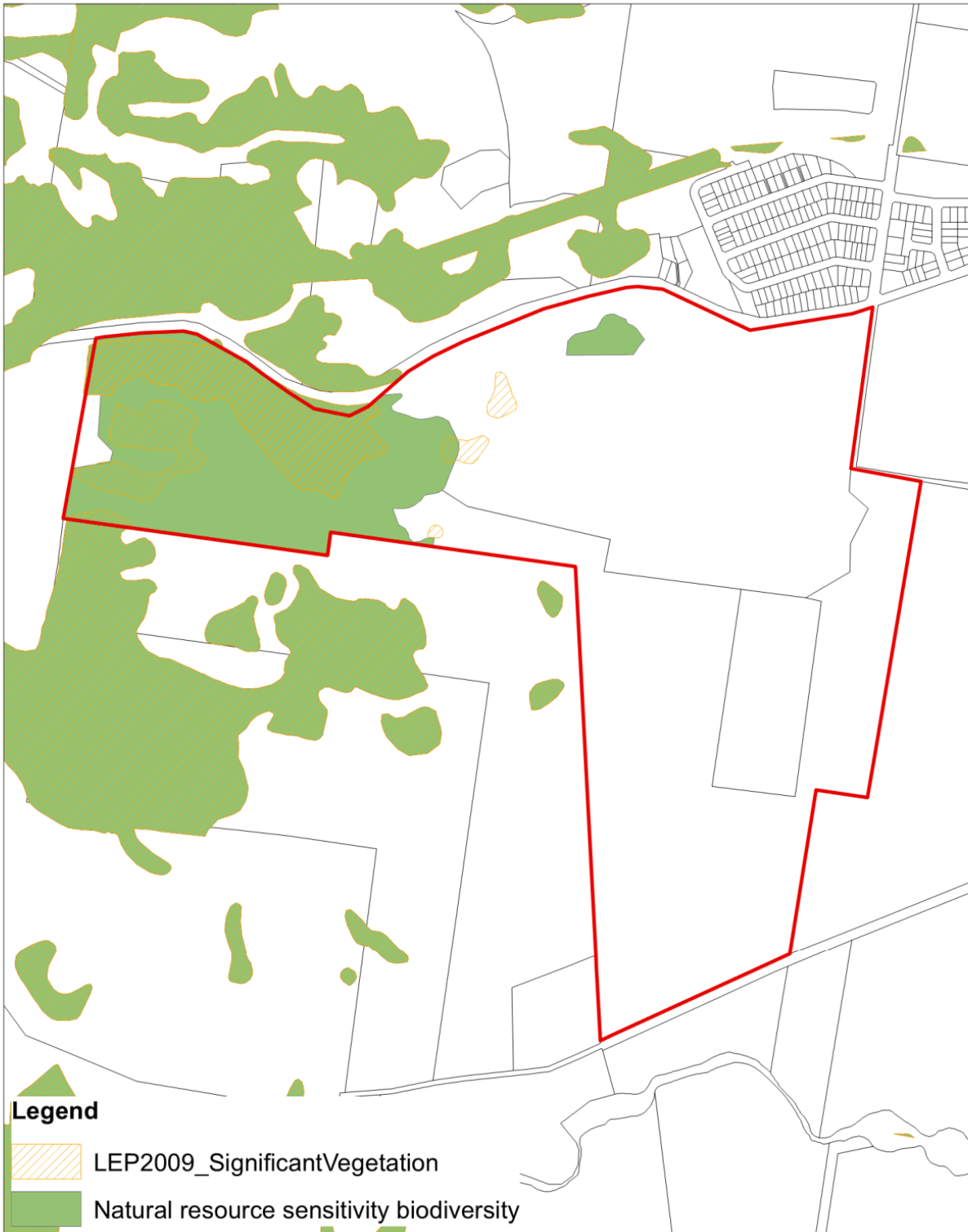
	Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Proposed Height of Buildings Map	Drawn By: J Lewis Date: 06-02-18	
	 Subject Site	WD BongBong Rd_HOB_041017.mxd	
			



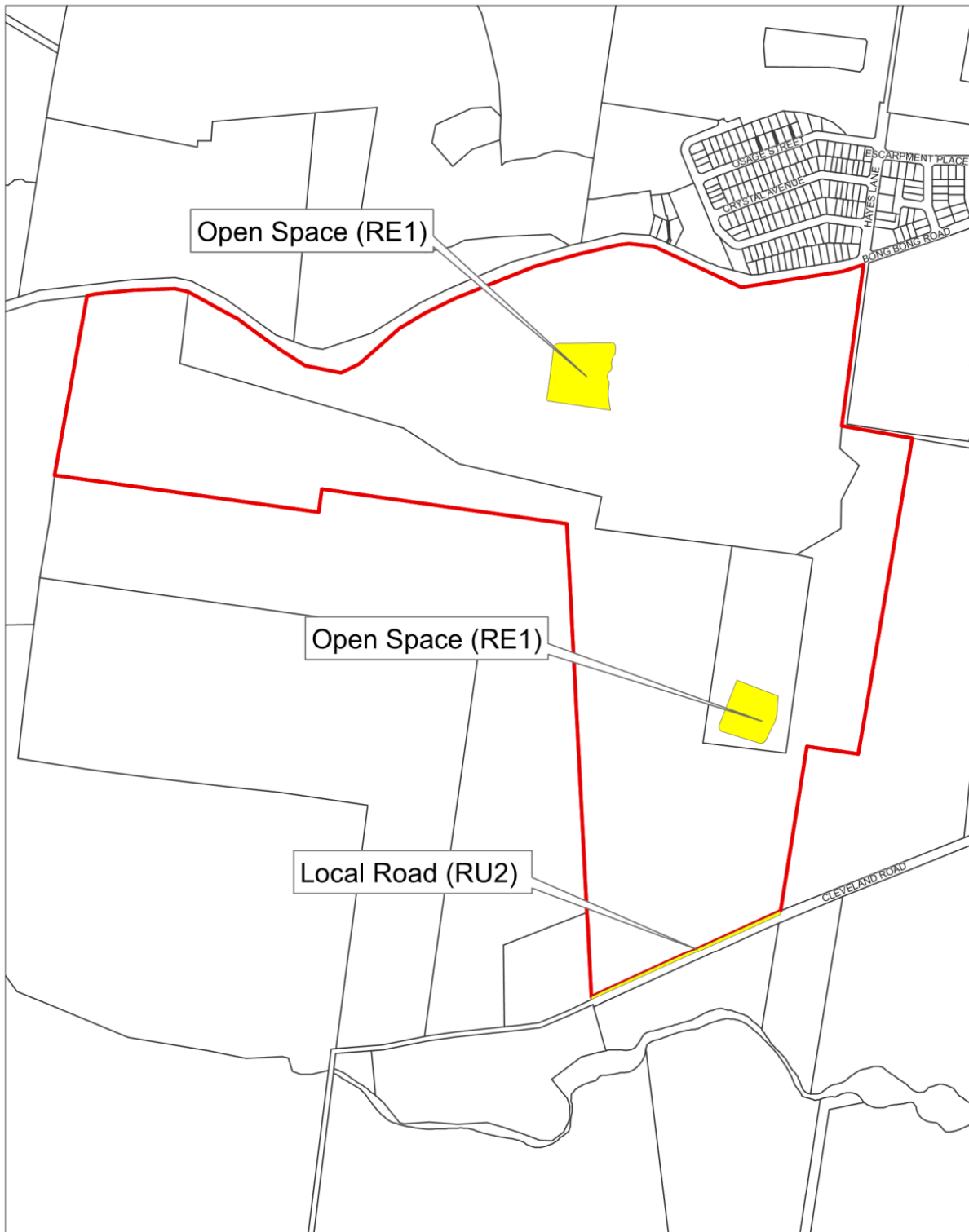
	<p>Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Proposed Heritage Map</p>	<p>Drawn By: J Lewis Date: 06.02.18</p>	
	 Subject Site	<p>WD BongBongRd_HER_041017.mxd</p>	
			


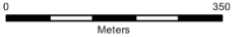


	<p>Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Proposed Flood Planning & Proposed Riparian Map</p>	<p>Drawn By: J Lewis Date: 06.02.18</p>	
	<p> Subject_Site</p>	<p>WD BongBongRd_CL1_070218.mxd</p>	



	Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Natural Resource Sensitivity Biodiversity Map	Drawn By: J Lewis Date: 06-02-18	
	Subject Site	WD BongBong Rd_NRB_041017.mxd	



	Planning Proposal Lots 1, 2, 3 DP 810104 and Lot 1 DP 549692 Bong Bong Rd West Dapto Proposed Land Reservation Aquisition Map	Drawn By: J Lewis Date: 06.02.18	
	 Subject Site	WD BongBongRd_LRA_041017.mxd 	



ITEM 3 DRAFT NEIGHBOURHOOD PLAN FOR HUNTLEY SOUTH (STAGES 2 AND 3)

Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area contains specific development controls to guide development applications within the West Dapto Urban Release Area. Clause 6.2 of the Wollongong Local Environmental Plan 2009 and Clause 5.1 of Wollongong Development Control Plan, (Chapter D16) require a Neighbourhood Plan be prepared and adopted by Council prior to consideration of development applications. Having a Neighbourhood Plan allows design issues to be considered on a neighbourhood/precinct catchment scale.

This report considers a draft Neighbourhood Plan for part of the Huntley Avondale Road South precinct, which is being developed in conjunction with a golf course. The report recommends that the Neighbourhood Plan be exhibited for a minimum period of 28 days.

RECOMMENDATION

- 1 The draft Neighbourhood Plan for Huntley Avondale Road South – Stages 2 and 3 Precinct be progressed to public exhibition for a minimum period of 28 days (Attachment 3).
- 2 Consultation with relevant State government agencies occur as part of the exhibition period.

REPORT AUTHORISATIONS

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

ATTACHMENTS

- 1 Location Plan
- 2 Current Zoning
- 3 Draft Neighbourhood Plan

BACKGROUND

The West Dapto Urban Release Area covers approximately 4,700 hectares and is estimated to be able to provide approximately 19,500 dwellings, plus employment lands, commercial centres and open space.

Chapter D16 of the Wollongong Development Control Plan 2009 controls area-specific development controls which guide development within the neighbourhood precincts. The adoption of a Neighbourhood Plan is essential to ensure development occurs in a cohesive manner that integrates development sites and sequencing of infrastructure. Neighbourhood Plans can ensure appropriate connectivity between developments in terms of road and cycleway layouts, public transport routes, open space, drainage and pedestrian linkages. They can also help resolve potential conflict between development sites undertaken with different timeframes.

The Neighbourhood Plan process requires that the draft Neighbourhood Plan be reported to Council as an amendment to Chapter D16 – West Dapto Release Area of the Wollongong Development Control Plan 2009. If the draft is endorsed by Council, it will then be publicly exhibited. Following exhibition, the draft Neighbourhood Plan and outcomes of the exhibition would be reported to Council for consideration and adoption as part of the Development Control Plan. To date, Council has approved 10 Neighbourhood Plans for 8 residential precincts (3,400 lots), a town centre, village centre and an industrial precinct.

In December 2011, Council resolved to finalise a rezoning proposal for the former Huntley and Avondale Colliery site. The rezoning was notified in June 2012. The Location Plan with zoning is at Attachment 1.

In December 2011 the Southern Joint Regional Planning Panel approved DA-2009/1037, for an 18 hole golf course and associated facilities (including a clubhouse, lodge, sports education and biomechanics centre). The proposed golf course (currently under construction) and associated facilities are located within the RE2 Private Recreation zoned lands on both the north and south sides of Avondale Road.

On 12 August 2015 the Neighbourhood Plan for Avondale Road North came into force as part of Chapter D16 of Wollongong Development Control Plan 2009.

DA-2015/1033 was lodged in August 2015 for a 156 lot residential subdivision in the Avondale Road North Precinct, and was withdrawn in October 2015 with unresolved issues.

DA-2016/1019 was lodged in July 2016 for a 105 lot residential subdivision in the Avondale Road North precinct. This DA was refused in June 2017 and is currently the subject of an appeal to the NSW Land and Environment Court.

In August 2016, a draft Neighbourhood Plan for portions of the site to the south of Avondale Road was lodged by JBA Planning on behalf of the Visionary Investment Group. Following initial assessment, a revised Neighbourhood Plan was submitted in July 2017. The revised draft Neighbourhood Plan is at Attachment 3.

The area to which the draft Neighbourhood Plan applies is part of Lots 1 and 2 DP 229358 and part of Lot 14 DP 3083 (Attachment 1). The site area of the property is approximately 132 hectares, and is covered by the following zones under Wollongong Local Environmental Plan 2009;

- R2 Low Density Residential
- E1 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living and
- RE2 Private Recreation (Attachment 2)

The draft Neighbourhood Plan does not apply to all the property. A further draft Neighbourhood Plan will be submitted, assessed and reported to Council for the deferred area.

The site is located to the southwest of Dapto town centre, at the foot of the Illawarra Escarpment. The site was formerly used as a colliery and has areas subject to earthworks and filling over the years. The Visionary Investment Group is progressing modifications to realise a larger vision for the Huntley Avondale precinct, of which the draft Neighbourhood Plan is one component. The revised vision will be subject to a separate future report.

A Councillor Briefing on the draft Neighbourhood Plan occurred on 12 February 2018.

PROPOSAL

Visionary Investment Group have submitted a draft Neighbourhood Plan for the Huntley Avondale Road, South Precinct (Stages 2 and 3). The draft Neighbourhood Plan provides for approximately 215 residential lots within a proposed community title estate surrounding the golf course. There will also be open space E2 and E4 zoned land. The proposal seeks to amend Chapter D16 of Wollongong Development Control Plan 2009 to include all the Huntley Avondale sites within the West Dapto Urban Release Area, in keeping with the Urban Release Area Map under Wollongong Local Environmental Plan 2009.

Road Layout and Access

The draft Neighbourhood Plan follows a meandering road pattern, due to the topography of the site. The main access roads for the two development sites each have a single access point onto Avondale Road. The western-most proposed access road will also provide access to the golf course and associated facilities. The two areas will be limited by a secondary access/fire trail that is located in the deferred southern portion of the sites.

Council's traffic engineers note that Avondale Road will be upgraded as part of the West Dapto Section 94 Development Contributions Plan, and that amendments to the type and turning facilities will be necessary on some of the internal proposed roads. Two public bus stops are proposed for Avondale Road near the eastern most entry road, with the majority of the proposed residential lots within walking distance.

Pedestrian, cycle and golf buggy paths are also proposed.

Open space and Community Facilities

The proposed residential areas are on land surrounding the golf course. The golf course development will provide private recreation facilities. A number of small local parks/ open space areas are also proposed. The site is intended to be a community title development and these areas are not proposed to be dedicated to Council.

Flooding and Drainage

Drainage will be managed as part of the golf course, which will contain detention basins and existing riparian corridors. Additional landscaping and revegetation work on the riparian areas will be undertaken as part of the golf course works.

Geotechnical and Contamination Issues

The site was formerly used as a colliery and has also seen some significant fill in areas. A phase 1 contamination report was considered with the rezoning of the site in 2011. Further specific geotechnical studies would be undertaken at development application stage. The residential development surrounds the filled area.

Biodiversity

The site has been subject to previous reports in relation to the 2011 rezoning, which have noted endangered ecological communities on the site.

No biobank agreement is in place for the site and the NSW Office of Environment and Heritage recommends that a biobanking agreement is preferable. Biodiversity Certification is required to satisfy the requirements of the Illawarra Escarpment Strategic Management Plan 2015. The draft Biodiversity Certification Assessment Report submitted by Ecoplanning in 2016 is under consideration by Council but would need to be broadened to include the wider area.

Further site specific investigations would be necessary at development application stage and the cumulative biodiversity impacts on the site from the various developments assessed.

Bushfire

Parts of the site are bushfire prone land. The site can satisfy the objectives of Planning for Bushfire Protection 2006, provided that landscaping on the golf course is managed so as to avoid providing a continuous tree canopy between the bushfire hazard areas and the residential dwellings.

Heritage

Previous Aboriginal heritage assessments have been carried out on the site, which identified areas of potential archaeological sensitivity. There are also three recorded sites within the area. The residential areas are not impacting on the sensitive areas.

Visual Character

The Neighbourhood Plan area is located in the foothills of the Illawarra Escarpment. The development of the site will introduce significant built form into an existing area with low development. The proposed future development of the site was considered during the rezoning of the site in 2011, when Council considered the site suitable for residential development. The Wollongong Local Environmental Plan 2009 sets a minimum height limit of 9m within the area, keeping development to a low scale. Larger lot sizes, landscaping and selected building materials and colours will assist in minimising the visual impact of development.

Some areas may result in rear fences facing the primary road. These lots will require controls to ensure that dwellings face the street and avoid rear fences facing the road.

CONSULTATION AND COMMUNICATION

The draft Neighbourhood Plan forms an amendment to Chapter D16 West Dapto Urban Release Area of Wollongong Development Control Plan 2009. Should Council resolve to progress with a Neighbourhood Plan, this would require public exhibition for a minimum of 28 days to enable community and government agencies to provide input. Should Council progress the Neighbourhood Plan, it would be exhibited on Council’s website, in the local newspaper and copies provided at Council’s Customer Service Centre and Libraries. Following exhibition, results would be reported to Council.

PLANNING AND POLICY IMPACT

The site is within the West Dapto Urban Release Area and the proposed Neighbourhood Plan is in keeping with the Illawarra Shoalhaven Regional Plan.

Wollongong Community Strategic Plan 2022

This report contributes to the delivery of Wollongong 2022 goal “the sustainability of our urban environment is improved” under the Community Goal “We value and protect our natural environment”. It specifically delivers on the following:

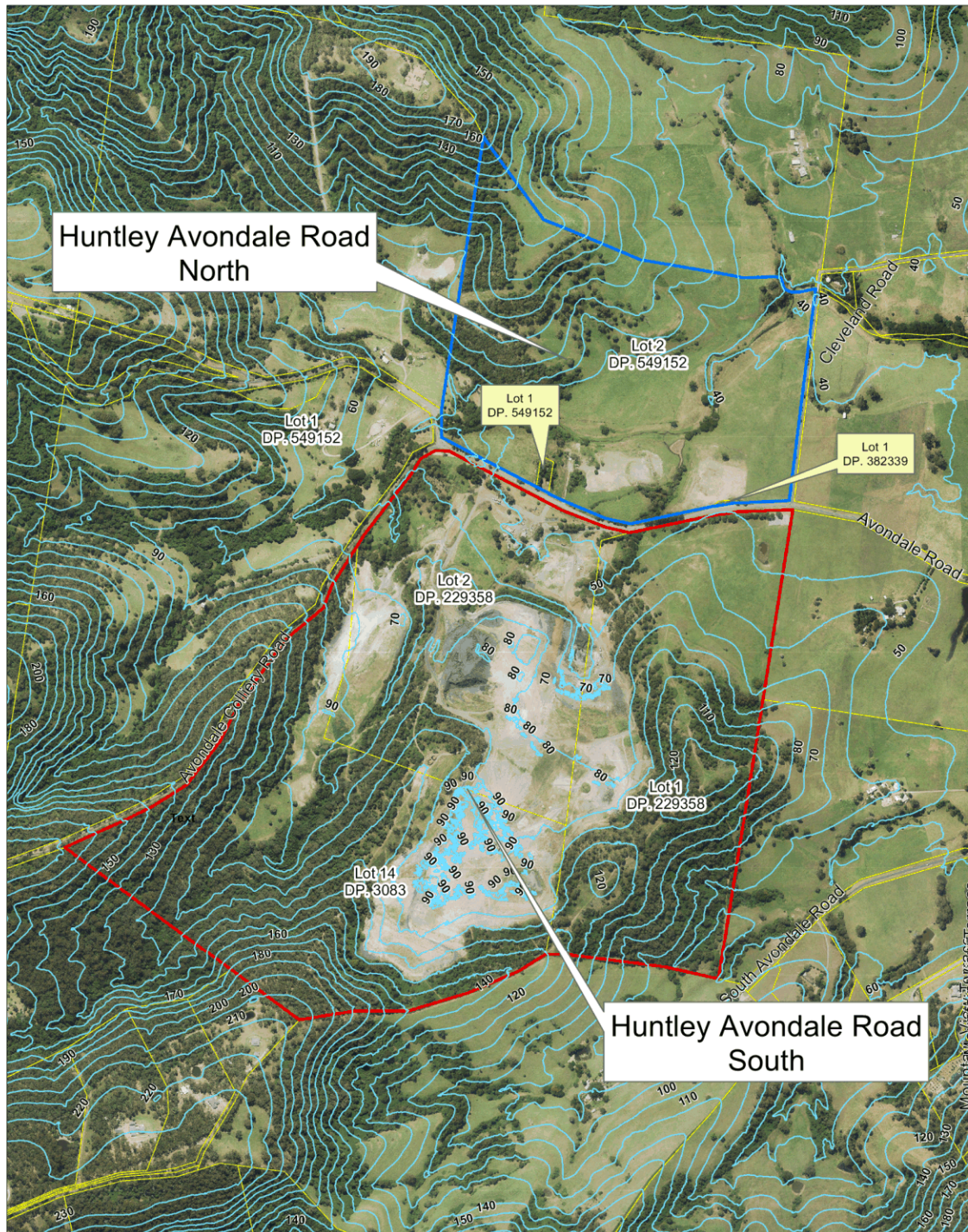
Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
1.6.2 Urban density and expansion, such as West Dapto are carefully planned to reflect the principles of ecological sustainable development and balance economic, social and environmental considerations	1.6.2.1 Implement the West Dapto Release Area Masterplan	Continue to review and assess Neighbourhood Plans


FINANCIAL IMPLICATIONS

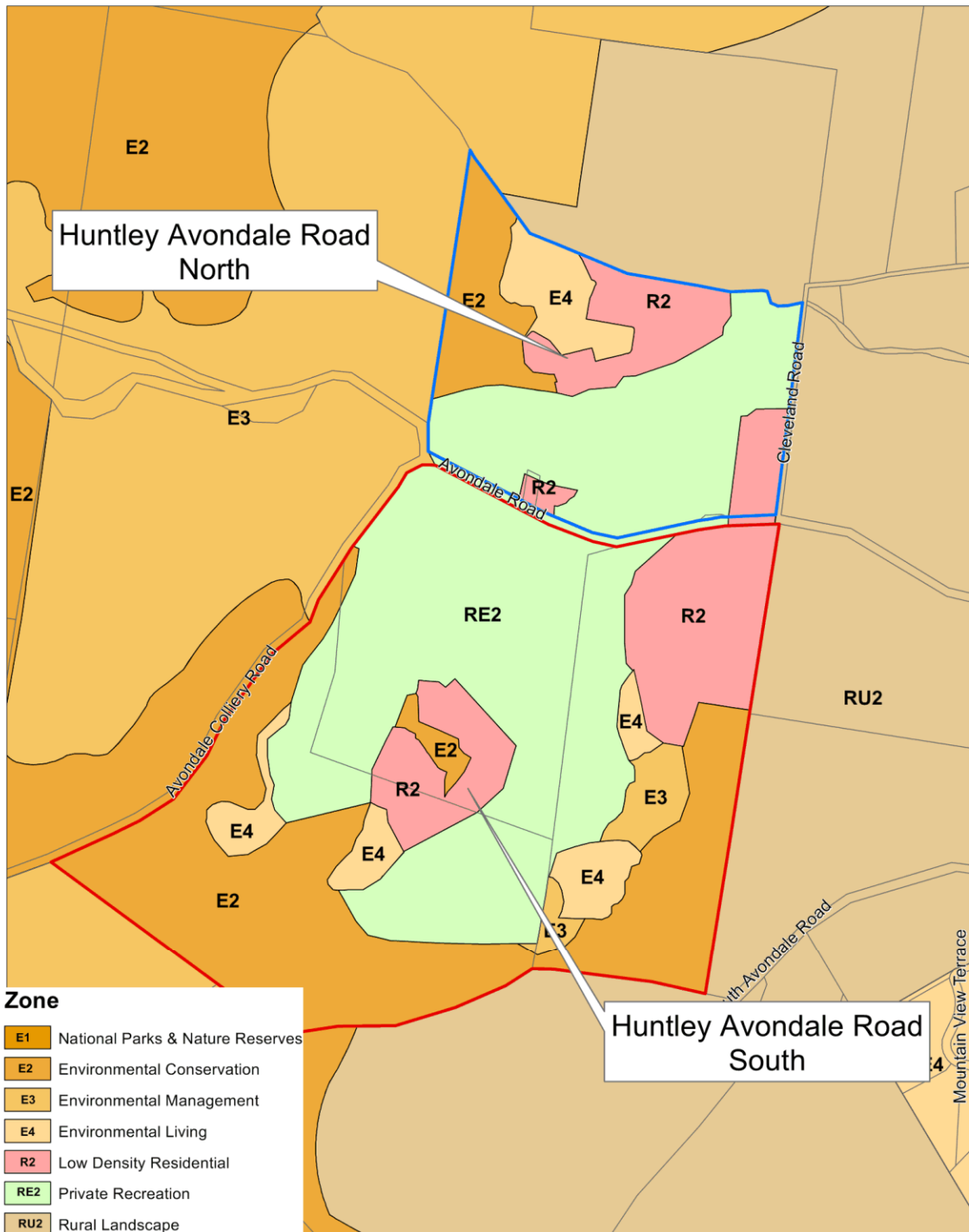
This report does not contain any immediate Financial Impact to Council. In the long term, the West Dapto Urban Release Area is a significant project for Council with long term infrastructure and maintenance implications.

CONCLUSION

Part of the site is within the West Dapto Urban Release Area and is zoned for urban development. In accordance with Clause 6.2 of Wollongong Local Environmental Plan 2009, a Neighbourhood Plan is required in order for the site to be developed. The draft Neighbourhood Plan submitted by Visionary Investment Group gives a vision for the site for the community to consider and provide comments. It is recommended that Council progress the draft Neighbourhood Plan for exhibition.



	<h3>Huntley Avondale Rd Location Map</h3> <p>— 10m Contours</p>	Drawn By: H. Jones Date: 05 Mar 2018	
		LUP ref:- Huntley Location 05-03-18	
		 <p>0 400 Meters</p>	



Huntley Avondale Rd Current Zoning

Drawn By: J Lewis	
Date: 05 Feb 2018	
LUP ref:- Huntley Zoning 05-03-18	
<p>0 400 Meters</p>	

ITEM 4

DRAFT SUBMISSION ON OFFICE OF LOCAL GOVERNMENT CONSULTATION DRAFT CODE OF MEETING PRACTICE

This report presents a draft submission to the Office of Local Government on their proposed Model Code of Meeting Practice, for endorsement of Council.

RECOMMENDATION

Council authorise the General Manager to finalise the submission on the draft Model Code of Meeting Practice and forward it to the Office of Local Government.

REPORT AUTHORISATIONS

Report of: Clare Phelan, Manager Governance and Information (Acting)
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 Draft Submission - Consultation Draft - Model Code of Meeting Practice for Local Councils in NSW - December 2017

BACKGROUND

Amendments made to the *Local Government Act 1993* in August 2016 by the *Local Government Amendment (Governance and Planning) Act 2016* provide for a model code of meeting practice to be prescribed by regulation. On 6 December 2017 the Office of Local Government (OLG) released a consultation draft Model Code of Meeting Practice, inviting submissions from Councils on the draft Model. Submissions to the consultation draft are due 16 March 2018.

Council has a Code of Meeting Practice, last adopted in August 2015. An internal review of the current Code was commenced late last year following the local government elections, however the release of the draft Model shortly thereafter prompted a deferral of any substantial revisions until such time as the Model Code is finalised and released by the OLG. Council's current Code of Meeting Practice meets all legislative requirements and is generally reflective of the draft Model Code as released.

A briefing was provided to Councillors on 12 February 2018 to consider the draft Model Code of Meeting Practice released by the OLG. This covered significant changes proposed under the draft Model Code and sought Councillor feedback to inform development of a draft submission.

PROPOSAL

Initial feedback received from Councillors recognised that the Model Code of Meeting Practice is, in most parts, consistent with the Wollongong City Council Code of Meeting Practice.

There was a general view that a number of the non-mandatory provisions included in the draft Model would not necessarily meet the individual needs of councils and communities. For example, limitations on number of notices of motion; general manager input to notices of motion; pre-meeting briefing sessions; and public access forums. These draft provisions should remain non-mandatory with councils at liberty to determine whether those provisions are applicable to them and subsequently included in their own Codes, or not. In the event there is any move to make the draft non-mandatory provisions mandatory, councils must be afforded the opportunity to make further submissions.

A draft submission is attached based on councillor feedback. It is recommended the General Manager be authorised to finalise Council's response, and submit to the OLG by 16 March 2018. The response will be circulated to Councillors.

CONSULTATION AND COMMUNICATION

Lord Mayor and Councillors

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal 4 “we are a connected and engaged community”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
4.4.1 Positive leadership and governance values and culture are built upon	4.4.1.2 Ensure appropriate strategies and systems are in place, monitored and reviewed	Respond to Local Government Reform agenda including Fit for the Future and Local Government Act review.

CONCLUSION

A draft submission to the OLG consultation draft Model Code of Meeting Practice has been prepared for Council’s consideration, developed upon councillor feedback. It is recommended the General Manager be delegated to finalise and make the submission to the OLG prior to 16 March 2018.



WOLLONGONG CITY COUNCIL

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Web www.wollongong.nsw.gov.au • ABN 43 139 525 939 - GST Registered

Mr Tim Hurst
Acting Chief Executive
Office of Local Government
Email: olg@olg.nsw.gov.au

Our Ref: Z18/48562
File: GI-50.01.02.007
Date:

Dear Mr Hurst

DRAFT SUBMISSION – CONSULTATION DRAFT – MODEL CODE OF MEETING PRACTICE FOR LOCAL COUNCILS IN NSW – DECEMBER 2017

I refer to the consultation draft of the Model Code of Meeting Practice for Local Councils in NSW dated December 2017, and offer the following comments on behalf of Wollongong City Council (Council), which considered the matter at its Ordinary Meeting of 12 March 2018.

On the whole, the changes proposed under the new Model Code of Meeting Practice are generally consistent with those embedded in Council's existing Code. Council has operated for many years with a comprehensive Code of Meeting Practice drawing on the Local Government Act and Regulation, Office of Local Government (OLG) Guidelines and Practice Notes, and best practice meeting procedure publications. Whilst Council supports and indeed already incorporates best practice into its meeting procedures, it also recognises that each Council and community is unique, and a one-size fits all approach across New South Wales is not necessarily appropriate.

In conjunction with requirements of the Act and Regulation, the principles outlined at section 2.1 of the Consultation Draft, supplemented with an additional principle articulating the need for Codes of Meeting Practice to facilitate equal participation by all councillors, should be sufficient to allow individual local government authorities to construct an adequate Code. An arms-length review mechanism could be established to deal with complaints regarding the fairness or otherwise of a specific council's Code.

Consistent with earlier submissions to the OLG by Council on the Code of Meeting Practice, the premise of any meeting being conducted in an orderly and proper manner relies heavily on the skillset and conduct of the chairperson and all councillors.

However, in the event a Model Code does proceed, it is strongly recommended that those non-mandatory provisions shown in red text in the Consultation Draft remain non-mandatory provisions only, with each Council afforded the discretion to adopt, or otherwise, those elements applicable to them. Specific examples where variations would be expected from one authority to the next include:

- 3.13 limitations on the number of notices of motion;
- 3.14 general manager reporting or commenting on notices of motion;
- 3.34-3.39 pre-meeting briefing sessions; and
- Section 4 relating to public access forums.

In the event there is any move to make the draft non-mandatory provisions mandatory, councils must be afforded the opportunity to make further submissions.

With respect to the mandatory provisions, which if incorporated in the Model Code will need to be complied with by all council, the following commentary is offered:

10.6 – Chairperson’s duties with respect to motions

This clause should be expanded to encompass not just unlawful motions or amendments to motions, but also those that would be in contravention of the code, or a similar ultra vires clause.

15.21 – 15.22 – Use of mobile phones and the unauthorised recording of meetings

This clause should be expanded to specifically address broadcasting live to social media during meetings.

Thank you for the opportunity to contribute to the development of a Model Code of Meeting Practice.

Please contact me should you require further information.

Yours faithfully

David Farmer
General Manager
Wollongong City Council
Telephone (02) 4227 7111

DRAFT

ITEM 5

DRAFT SUBMISSION ON OFFICE OF LOCAL GOVERNMENT CONSULTATION DRAFT COUNCILLOR INDUCTION AND PROFESSIONAL DEVELOPMENT PROGRAM

This report presents a draft submission to the Office of Local Government on their draft Councillor Induction and Professional Development Program, for endorsement of Council.

RECOMMENDATION

Council authorise the General Manager to finalise the submission on the draft Councillor Induction and Professional Development Program and forward it to the Office of Local Government.

REPORT AUTHORISATIONS

Report of: Clare Phelan, Manager Governance and Information (Acting)
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 Draft response to Induction and Professional Development Guidelines

BACKGROUND

Amendments made to the Local Government Act 1993 (the Act) in August 2016 by the Local Government Amendment (Governance and Planning) Act 2016 saw the inclusion in the prescribed role of councillors, under section 232, a responsibility to: "make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor".

The amendments allow regulations to be made for induction and other professional development for mayors and councillors.

On 6 December 2017 the Office of Local Government released a consultation draft of the *Councillor Induction and Professional Development Program Guidelines (the Guidelines)*, inviting submissions from Councils on the draft. The purpose of the guidelines is to assist councils to develop and deliver induction and ongoing professional development activities for their mayor and councillors in compliance with the proposed regulations.

Councillors participated in a workshop to review the proposed Guidelines on 12 February 2018.

PROPOSAL

Councillors provided feedback on the draft Guidelines at a workshop on 12 February 2018 and via email to the Lord Mayor's Office. Councillors and staff have raised a number of issues regarding the introduction of mandatory professional development programs and the proposed requirement to report on professional development activities. The response to the Office of Local Government will highlight the following issues:

- Council does not support a regulated approach to professional development for its Councillors.
- Wollongong City Council's current approach to pre-election candidate sessions and Councillor induction is generally consistent with the draft Guidelines.
- Council supports opportunities for professional development being made available to Councillors and believes that induction training should always be offered by Councils.
- Council will continue to offer a range of professional development options to meet support needs that are self-identified by Councillors.
- Budget allocation and resources will continue to be provided to support the professional development of Councillors.

- It is impractical to force Councillors to meet competency standards. However, if Councillors can demonstrate they do meet the competency standards and undergo professional development then they should be paid a professional wage. Those who do not meet the competency standards could opt to remain on the current stipend.
- Reporting on the professional development activities of individual Councillors is strongly opposed. It appears that the aim of the proposed reporting requirement is to 'name and shame' councillors which is unacceptable.

CONSULTATION AND COMMUNICATION

Lord Mayor, Councillors, Governance and Information, and Executive.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal 4 “we are a connected and engaged community”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
4.4.1 Positive leadership and governance values and culture are built upon	4.4.1.2 Ensure appropriate strategies and systems are in place, monitored and reviewed	Respond to Local Government Reform agenda including Fit for the Future and Local Government Act review.

FINANCIAL IMPLICATIONS

Budget is allocated to support training and professional development activities for Councillors.

CONCLUSION

Wollongong City Council recognises that professional development activities can assist Councillors in performing their role. However, mandating the introduction of a professional development program and associated reporting is not supported. Council’s pre-election candidate sessions and Councillor induction program are generally consistent with the draft Guidelines. Council will continue to allocate budget and resources to meet the professional development needs of Councillors.

Mr Tim Hurst
Acting Chief Executive
Office of Local Government
Email: olg@olg.nsw.gov.au

Your Ref: [Click [HERE](#) and type their reference]
Our Ref: Z18/48642
File: GI-50.01.02.007
Date:

Dear Mr Hurst

COMMENT ON THE DRAFT COUNCILLOR INDUCTION AND PROFESSIONAL DEVELOPMENT PROGRAM GUIDELINES

I have been asked to provide feedback from Wollongong City Council on the consultation draft of the Councillor Induction and Professional Development Program Guidelines (the Guidelines).

I note that the purpose of the Guidelines is to assist councils to develop and deliver induction and ongoing professional development activities for their Mayor and Councillors in compliance with the proposed regulations.

The draft Guidelines and the proposed requirement for Councils to develop and report on a mandatory induction and professional development program were considered at a Councillor Workshop on 12 February 2018. Councillors noted that Wollongong City Council's current approach to pre-election candidate sessions and Councillor induction is generally consistent with the draft Guidelines.

Wollongong City Council supports opportunities for professional development being made available to Councillors and believes that induction training should always be offered by Councils. We will continue to offer a range of professional development options to meet support needs that are self-identified by Councillors

However a regulated approach to professional development is not supported by Wollongong City Council. Councillors were particularly concerned by proposed requirements to report the professional development activities of individual Councillors. The apparent attempt to 'name and shame' Councillors in relation to their participation in professional development activities is simplistic and strongly opposed.

Councillors noted that if they demonstrated certain competency standards and were required to undertake professional development then they should be paid a professional wage. Those who do not meet the competency standards could opt to remain on the current remuneration.

Thank you for the opportunity to comment on this matter.

Yours faithfully

David Farmer
General Manager
Wollongong City Council
Telephone: (02) 4227 7111

ITEM 6 SUBMISSION ON NSW DRAFT FREIGHT AND PORTS PLAN

This report seeks Council's endorsement of a submission to Transport for NSW (TfNSW), in response to the NSW Draft Freight and Ports Plan. Submissions are due by 25 March 2018. This draft plan is one of a number of issue specific plans that support the State Government's Future Transport 2056 Strategy, subject of a separate submission endorsed by Council at its meeting on 11 December 2017.

RECOMMENDATION

The General Manager be delegated to finalise the attached submission on the NSW Draft Freight and Ports Plan to forward to Transport for NSW by 25 March 2018.

REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy and Planning
Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Submission on the NSW Draft Freight and Ports Plan

BACKGROUND

The NSW Draft Freight and Ports Plan has been developed in line with the commitment in the 2013 NSW Freight and Ports Strategy to reissue that strategy within five years.

The intervening five years has seen significant changes in government planning and delivery of transport infrastructure such as recent commitments to build the "Inland Rail" project and Western Sydney Airport. Shifting technological, economic, demographic and social trends also necessitates a review of strategy.

In March 2013, Council made a detailed submission on that previous draft strategy with six recommendations and outcomes to date summarised as follows:

- 1 Social and environmental issues (in relation to freight transport) as identified be addressed by a package of measures set out in the strategy supplemented by:
 - Additional "point to point" speed enforcement
 - Additional heavy vehicle noise monitoring and enforcement
 - Mandatory "Code of Conduct Contracts" for all road freight operators

OUTCOME: Not implemented (some noise monitoring and enforcement implemented)

- 2 Integrate freight modelling with existing TfNSW multi-modal transportation models for "whole transport system" scenario evaluation.

OUTCOME: Not Implemented

- 3 Prepare regional Freight and Port Plans.

OUTCOME: Partially implemented (Port Kembla Growth Plan has been prepared)

- 4 Confirm a timetable for implementation of freight / passenger separation projects (including Maldon to Dombarton).

OUTCOME: Confirmed in draft Future Transport 2056 Strategy with 10 to 20 year investigation timeframe

- 5 Confirm project details and timetable to upgrade the South Coast Rail Line to improve train reliability and operations.

OUTCOME: Not implemented

- 6 Confirm individual road network upgrade project scopes and feasibility to develop an implementation timetable.

OUTCOME: Partially implemented. Investigation of escarpment crossing for freight in 10 to 20 year timeframe.

In December 2017, Council endorsed a submission to TfNSW on the NSW Government's Draft Future Transport 2056 Strategy. That strategy, being a high level overarching strategic document nevertheless includes some references to freight and ports. Council's submission emphasised the importance of good transport infrastructure and access, particularly between the Illawarra and the imminent growth in South Western Sydney around the Badgerys Creek "Aerotropolis". Also within Council's December 2017 submission, of the six key issues identified, three relate directly to local freight and port matters. Those key freight and port issues were:

- 1 Maldon – Dombarton: A dual function freight and passenger rail link between Wollongong and South West Sydney – "South Western Illawarra Rail Link" (SWIRL). Acceleration of this project design and implementation recommended.
- 2 Port Kembla – Cruise Ship facilities: Significant government budgets are committed to both Newcastle and Eden whilst the Strategy is silent on the provision of needed facilities for an already established cruise ship visitation to Port Kembla.
- 3 Princes Highway: Recognition as being of regional, state and national significance. Mount Ousley Road is approaching capacity with over 50,000 vehicles per day and some 15% heavy vehicles require urgent planning of capacity improvements.

The NSW Draft Freight and Ports Plan is one of a number of issue specific and placed based "Supporting Plans" that underpins the NSW Government's Future Transport 2056 Strategy. The Plan acknowledges that an efficient transport system is fundamental to the economic prosperity of the State and Regions.

The Illawarra economy is valued at over \$20 billion per annum (2016-17) and is the third largest economy in NSW. Its proximity to Sydney, diverse economy and "Global Gateway" port are all very dependent on the safe, efficient and reliable movement of a wide range of freight and goods. With a doubling of freight movement forecast in the next 20 years and a population increase of 20% by 2036, Wollongong and the Illawarra's future residential and business communities demand a transport system that addresses its needs at the right point in time.

PROPOSAL

Council's submission sets out additional issues and details to those raised in its 2013 submission and reflects current and future regional issues.

Whilst the NSW Draft Freight and Ports Plan addresses relevant issues across NSW, Council's submission is focused on local Illawarra issues. Three key issues are not specifically mentioned at all in the NSW Draft Freight and Ports Plan. These critical issues are:

- i Rail freight access to and from Port Kembla.
- ii Road freight access to and from the Illawarra.
- iii Port Kembla cruise ship facilities.

Numerous other freight and general transport issues have been previously identified, however it is contended that the above first two issues are of utmost importance to the Illawarra and NSW State economy, particularly given growth in South West Sydney which has again been highlighted in the "360

Illawarra Shoalhaven Economic Outlook” report (released 1 March 2018). These two projects must be addressed through detailed project planning and development in the short term with implementation in the medium term (10 to 15 year timeframe). The third issue should be addressed in the short term as cruise ship visitation is already creating demand for appropriate passenger facilities.

1 Rail Freight Access

The absence of any reference to the proposed Maldon-Dombarton rail line within the government’s current freight plan (other than in a minor notation in Figure 37 on page 76) is considered to be a significant omission and should be rectified by inclusion in the final document.

The early completion of the South Western Illawarra Rail Link (SWIRL) is considered by many expert authorities to unlock the Illawarra, not just for freight access but potential as a dual function freight/passenger line to connect the Illawarra to South West Sydney and the proposed Badgery’s Creek “Aerotropolis”. The greater economic benefits achieved by the dual function SWIRL have been found to justify its implementation in the short to medium term.

The completion of SWIRL would also enable the earlier development of a container terminal at Port Kembla thus providing an alternative to Port Botany. A major benefit of this strategy is a significant reduction in road and rail congestion impacts in the Sydney suburbs adjacent to and approaching Port Botany.

In addition, significant upgrades to the South Coast Rail Line between Waterfall and Thirroul, whilst previously acknowledged by the Australian Government as a “Key Strategic Corridor” does not feature in the current Freight and Ports Plan other than a notation to investigate additional capacity within a 10 year timeframe. An upgrade of the South Coast Line would also provide additional capacity for both freight and commuter demands between the Illawarra and Sydney.

2 Road Freight Access

Vehicular movements to and from the Illawarra are predominantly between Sydney to the north (commuters) and the Hume motorway to the northwest (freight). Both these vehicle movement corridors are currently severely constrained by available road capacity across the Illawarra Escarpment. The primary access route is Mount Ousley Road which, on its steepest part carries in excess of 50,000 vehicles per day with some 15% heavy vehicles. This route is supplemented to some small extent by Bulli Pass and Macquarie Pass both of which are subject to geometric constraints plus a history of unscheduled road closures due to the occurrence of severe natural events causing land slips, flooding and slope stability issues.

Notwithstanding some recent project planning work by the NSW Government for significant upgrades to Mount Ousley Road, the issue of approaching road capacity limits on the steep ascent and descent of Mount Ousley is addressed only in a very strategic manner under the heading “20 Year Vision Initiatives”. The Plan identifies a project; “Outer Sydney Orbital – Illawarra connection” between the Hume Motorway and the Illawarra to improve freight capacity and reliability. It is imperative that this additional capacity be provided on Mount Ousley within 10 years and funding for its planning and design provided as a high priority.

3 Port Kembla Cruise Ship Facilities

In December 2017, Council made a submission on the Future Transport 2056 Strategy that noted Government support for cruise ship facilities in Newcastle and Eden but no reference to the provision of any such facilities at Port Kembla. Port Kembla is perfectly placed as an overflow port, given the intense pressures on berthing availability in Sydney. Council eagerly awaits the findings of the “Collins Report” into Greater Sydney cruise ships facilities with expectation of Port Kembla’s inclusion in the NSW Government’s priority provision of cruise ship facilities.

CONSULTATION AND COMMUNICATION

Regional forums were held late in 2017 by TfNSW with key stakeholder groups (including Council) for input to the Future Transport 2056 Strategy. That engagement included some freight transport issues. A “Wollongong: NSW Draft Freight and Ports roundtable” is scheduled by TfNSW for Tuesday 13 March 2018.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 objectives *Walking, cycling and public transport is an accessible and well-resourced means of transport, and the use of private cars is reduced and Wollongong is supported by an integrated transport system and Transport disadvantaged communities have increased access to services* under the Community Goal *We Have Sustainable Affordable and Accessible Transport*.

TfNSW has stated that “the final NSW Freight and Ports Plan is to be released in 2018 to align with the overarching Future Transport 2056 Strategy”. It is envisaged that the release of these documents will necessitate a revision of the NSW Government’s Illawarra Regional planning and transport strategies to reflect both the recommended transport initiatives as well as the resultant accelerated land use and economic growth within the Illawarra Region.

CONCLUSION

With TfNSW predicting a doubling of freight volumes within the Greater Sydney area (including the Illawarra) over the next 40 years, the social, environmental and economic impacts of freight movement require whole of government, industry and community collaboration.

Council’s submission addresses some key regional freight and port issues and recommends TfNSW consider these for inclusion in the final Freight and Ports Plan. In particular, Council strongly advocates for TfNSW to give high priority to the Maldon-Dombarton (SWIRL) rail link plus the provision of additional capacity on Mount Ousley. In addition, the provision of cruise ship passenger facilities within Port Kembla Harbour is recommended to accommodate and already establish visitation schedule.

These projects are considered to be the keys to, not only unlocking the full economic potential of the Illawarra Region, but also contributing to South Western Sydney’s economic and social prosperity.

As shown in the NSW Draft Freight and Ports Plan, (Figure 10 Page 17:- Working together with industry and key stakeholders) Local Government has an ongoing role in working with the NSW Government. The Plan states the NSW Government’s aim is to work together with industry and all levels of government for “Moving goods in an efficient, safe and environmentally sustainable manner, providing successful outcomes for communities and industry”.

Wollongong City Council looks forward to working closely with TfNSW in the planning and implementation of the priority projects identified in this report and the attached submission.

WOLLONGONG CITY COUNCIL



SUBMISSION ON NSW DRAFT FREIGHT AND PORTS PLAN DRAFT FOR COUNCIL MEETING 12 MARCH 2018

Thank you for the opportunity to provide input to the preparation of the NSW Government's NSW Freight and Ports Plan.

This submission provides Council's feedback and comments on the draft plan. In addition to this submission, I request a meeting between Council's elected representatives and Executive and Transport for NSW to further discuss and clarify our issues raised in this submission.

This submission was endorsed by Council resolution (Ordinary Meeting of Council) on 12 March 2018; Minute No...

Overall, Council commends the State Government and Transport for NSW (TfNSW) for the structure, direction and framework established by this Plan. There are a number of existing and emerging freight and port related issues within the Illawarra, but with three key issues that are elaborated on below.

These critical issues are:

- i Rail freight access to and from Port Kembla
- ii Road freight access to and from the Illawarra
- iii Port Kembla cruise ship facilities

Council considers the above first two issues are of utmost importance to the Illawarra and NSW State economy. These should be addressed through detailed project planning and development in the short term with implementation in the medium term say, 10 to 15 year timeframe. The third issue should be addressed in the short term as cruise ship visitation is already creating demand for appropriate passenger facilities.

1 Rail Freight Access

The absence of any direct reference to the proposed Maldon-Dombarton rail line (other than a tag on the map shown as Figure 37 on Page 76) within the NSW Draft Freight and Ports Plan is considered to be a serious omission. Council requests this key project be included in the final document with appropriate supporting explanation.

Significant recent research has been undertaken by a number of organisations including Illawarra First in association with the SMART Infrastructure Facility of the University of Wollongong that demonstrates a positive economic case for a dual function freight/passenger rail link for the Maldon-Dombarton rail link. This rail project would significantly improve both freight and commuter access between the South Western Sydney growth area (including the

Badgery's Creek "Aerotropolis") and the Illawarra. This Rail link is now referred to as the "South Western Illawarra Rail Link" (SWIRL). Council's previous submission on the Draft Future Transport 2056 Strategy provided TfNSW with additional details of the benefits of this project as being well beyond just a freight route which is now seen as the key to unlocking numerous land use and transport opportunities in the south and south west of the Greater Sydney Metropolitan area.

The completion of SWIRL would also enable the earlier development of a container terminal at Port Kembla thus providing an alternative to Port Botany. A major benefit of this strategy is a significant reduction in road and rail congestion impacts in the Sydney suburbs adjacent to and approaching Port Botany.

In addition, significant upgrades to the South Coast Rail Line between Waterfall and Thirroul, whilst previously acknowledged by the Australian Government as a "Key Strategic Corridor" does not feature in the current Freight and Ports Plan other than a notation to investigate additional capacity within a 10 year timeframe. An upgrade of the South Coast Line would provide additional capacity for both freight and commuter demands between the Illawarra and Sydney.

2 Road Freight Access

Vehicular movements to and from the Illawarra are predominantly between Sydney to the north (commuters) and the Hume motorway to the northwest (freight). Both these vehicle movement corridors are currently severely constrained by available road capacity across the Illawarra Escarpment. The primary access route is Mount Ousley Road which, on its steepest part carries in excess of 50,000 vehicles per day with some 15% heavy vehicles. This route is supplemented to some small extent by Bulli Pass and Macquarie Pass both of which are subject to geometric constraints plus a history of unscheduled road closures due to the occurrence of flooding, landslip and slope stability issues.

Notwithstanding some recent project planning work by the NSW Government for significant upgrades to Mount Ousley Road, the issue of approaching road capacity limits on the steep ascent and descent of Mount Ousley is addressed only in a very strategic manner under the heading "20 Year Vision Initiatives". The Plan identifies a project; "Outer Sydney Orbital – Illawarra connection" between the Hume Motorway and the Illawarra to improve freight capacity and reliability. It is imperative that this additional capacity be provided on Mount Ousley within 10 years and funding for its planning and design provided as a high priority.

3 Port Kembla Cruise Ship Facilities

In December 2017, Council made a submission on the Future Transport 2056 Strategy that noted Government support for cruise ship facilities in Newcastle and Eden but no reference to the provision of any such facilities at Port Kembla. Port Kembla is perfectly placed as an overflow port, given the intense pressures on berthing availability in Sydney and the proximity of Wollongong to Sydney. Council eagerly awaits the findings of the “Collins Report” into Greater Sydney cruise ships facilities with expectation of Port Kembla’s inclusion in the NSW Governments priority provisions of cruise ship facilities.

Thank you for this opportunity to provide feedback on the NSW Draft Freight and Ports Plan. Council also will be seeking a meeting with TfNSW to discuss the contents of our submission in support of recommended amendments to the draft plan.

Please contact Council’s Manager Infrastructure Strategy & Planning Mike Dowd on telephone 4227 7111 for further enquiries regarding this submission.

Yours faithfully

David Farmer

General Manager

Wollongong City Council

ITEM 7 COUNCILLOR REPRESENTATION ON HEALTHY CITIES ILLAWARRA BOARD

On 9 October 2017, Council considered a report relating to Councillor representation on various external organisations and Section 355 Committees. At the time, no nomination was received for appointment to the Healthy Cities Illawarra Board.

Following an approach by Healthy Cities Illawarra, Councillors were asked for their interest in being appointed to the Board. This report seeks to appoint Councillor Blakey as Council's representative on the Healthy Cities Illawarra Board.

RECOMMENDATION

- 1 As the sole nominee, Councillor Cath Blakey be appointed as Council's representative on the Healthy Cities Illawarra Board.
- 2 The appointment be for a period which aligns with the yearly determination of Councillor representation on various Committees and external organisations, which generally takes place in September.

REPORT AUTHORISATIONS

Report of: Clare Phelan, Manager Governance and Information (Acting)
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Generally, in September of each year, Councillor representation on various Committees and external organisations is determined. Following the Wollongong Local Government Election on 9 September 2017, the first meeting of the new Council was held on 9 October. At that meeting, Councillors were elected to various external organisations and Section 355 Committees and advice was provided to the relevant organisations and Committees on those appointments. As part of this advice, Healthy Cities Illawarra (HCI) was informed that a Councillor had not been appointed to the Board.

The HCI General Manager recently wrote to the Lord Mayor seeking that Councillors be asked if there was now interest in being appointed to the HCI Board. The letter advised that in order to maintain HCI's regional status as a member of the global healthy cities movement, HCI is required to have a representative from each of the four local government areas (Wollongong, Shellharbour, Kiama and Shoalhaven Councils).

The Lord Mayor subsequently advised Councillors, and whilst Councillor Mithra Cox initially expressed an interest in being Council's representative, she was unable to commit due to HCI Board meetings being held bi-monthly on a Tuesday morning. Subsequent discussions have resulted in Councillor Cath Blakey agreeing to be Council's representative on the HCI Board.

PLANNING AND POLICY IMPACT

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

It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2017-18.

CONCLUSION

Following Councillor Blakey's advice that she would be interested in being Council's representative on the Healthy Cities Illawarra Board, this report recommends her appointment.

ITEM 8

2018 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT - COUNCILLOR ATTENDANCE AND DEVELOPMENT OF MOTIONS

Lord Mayor Gordon Bradbery and Councillors Kershaw and Walters request Council's approval to attend the 2018 National General Assembly of Local Government in Canberra from 17 to 20 June 2017.

RECOMMENDATION

Council endorse:

- 1 The attendance of Councillors Bradbery, Kershaw and Walters at the 2018 National General Assembly of Local Government in Canberra.
- 2 Councillors to liaise with Lord Mayor's Office on submitting Motions for consideration at the Conference.
- 3 The Lord Mayor as the voting delegate.

REPORT AUTHORISATIONS

Report of: Alison Bradford, Executive Strategy Manager (Acting)
Authorised by: David Farmer, General Manager

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Convened annually by the Australian Local Government Association (ALGA), the National General Assembly of Local Government (NGA) attracts in excess of 800 Councillors and Mayors each year.

The 2018 NGA is an opportunity for attending Councillors to deliver the views and concerns of Council as well as contribute their own experiences and knowledge to debate on a broad set of national issues. The theme of the 2018 NGA is *Australia's future: make it local* which focuses on the scope and importance of Local Government and its ability to influence and affect change and improvement at the community level. The Hon Malcolm Turnbull MP, Prime Minister has been invited to speak at the NGA and the Hon Bill Shorten MP, Leader of the Opposition, is confirmed to speak.

ALGA has released a Discussion Paper to provide guidance to councils for the development of Motions for debate at the NGA. The paper provides an overview of policy areas in which the NGA has well-established positions and identifies potential new and emerging policy areas which are being developed by ALGA and require detailed consideration. Councils are particularly encouraged to submit Motions on the following policy areas:

- Housing Affordability
- Financial Sustainability – Oppose Cost Shifting
- Innovation and Digital Transformation – Smart Communities
- Harmonising Local Government Data
- Cyber Security
- Environment
- Regional Development

Motions are to be lodged online with ALGA by Friday 30 March 2018.

The Lord Mayor and two Councillors are requesting approval to attend, although other Councillors who wish to attend may also nominate.

CONSULTATION AND COMMUNICATION

Consultation was undertaken with the Lord Mayor and Councillors, asking Councillors to indicate interest in attending the conference for inclusion in the report. Cr Kershaw has requested approval to also attend the Regional Development Forum on 17 June 2018.

If approved, the Lord Mayor's Office will liaise with Councillors to develop and submit any motions for the conference.

PLANNING AND POLICY IMPACT

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

FINANCIAL IMPLICATIONS

Funds are available to enable Councillors to attend conferences and meet costs associated with attendance.

The estimated total cost of attendance at the 2018 NGA of Local Government in Canberra for three delegates including registration and accommodation is \$6302. Travel is to be undertaken in accordance with the Payment of Expenses and Provision of Facilities to Lord Mayor and Councillors policy.

The estimated individual costs of attendance at the 2018 NGA in Canberra are as follows:

Delegate	Registration	Accommodation	Additional forum	Total (inc GST)
Cr Bradbery	\$969	\$945 (3 nights)		\$1,914
Cr Walters	\$969	\$945 (3 nights)		\$1,914
Cr Kershaw	\$969	\$1260 (4 nights)	\$245	\$2,474
TOTAL	\$2,907	\$3,150	\$245	\$6,302

CONCLUSION

This report provides an overview of the NGA conference and details the benefits of Council representation at the conference. The report details the costs associated with sending delegates and presents the request for the Lord Mayor and two councillors to attend.

ITEM 9

CHANGE OF COUNCILLOR BRIEFING AND COUNCIL MEETING DAYS FOLLOWING SCHOOL HOLIDAYS

A three-weekly meeting cycle was adopted by Council on 9 October 2017, with the exception of public school holiday periods, where no Ordinary Council Meetings or Councillor Briefing Sessions were to be held. In accordance with information available at that time, a schedule attached to the report listed Tuesday 1 May and Tuesday 24 July 2018 as the dates for the recommencement of Terms 2 and 3.

This report seeks to bring forward the first meeting days at the commencement of School Terms 2 and 3, to Monday, 30 April and 23 July 2018, respectively.

RECOMMENDATION

The Councillor Briefing Session scheduled for Tuesday, 1 May, and the Council Meeting scheduled for Tuesday, 24 July, be rescheduled to Monday, 30 April and 23 July 2018, respectively.

REPORT AUTHORISATIONS

Report of: Clare Phelan, Manager Governance and Information (Acting)
Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 2018 Meeting Schedule adopted on 9 October 2017
- 2 Proposed Changes to Meeting Schedule

BACKGROUND

Council on 9 October 2017 determined its meeting schedule for 2018, which included the continuation of the practice of the previous Council to not hold meetings during school holiday periods. A proposed schedule of meetings attached to the report listed Tuesday 1 May and Tuesday 24 July 2018 as the start of School Terms 2 and 3, in line with information available at that time. However, whilst the first day for children returning to school is on a Tuesday for Terms 2 and 3, teachers return on the Monday.

The proposal to bring forward the meeting dates for both Terms 2 and 3 was discussed at the Councillor Briefing Session on 5 February 2018. This report includes a recommendation to bring forward the first briefing and meeting day following the commencement of Terms 2 and 3, to Monday, 30 April and Monday 23 July respectively.

CONSULTATION AND COMMUNICATION

Councillors were consulted at the Briefing Session held on 5 February 2018. Should the recommendation be adopted, Council's website and corporate calendar will be updated to reflect the revised meeting dates.

PLANNING AND POLICY IMPACT

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

It specifically delivers on core business activities as detailed in the Governance and Administration Service Plan 2017-18.

CONCLUSION

A proposed change to the current adopted schedule for Councillor Briefing Sessions and Ordinary Meetings of Council for 2018 is presented for Council's consideration.

CURRENT ADOPTED MEETING SCHEDULE

MEETING	TIME AND DATE OF MEETING	CLOSE OFF
Councillor Briefing	5.00 pm Monday 26 February	
Councillor Briefing	5.00 pm Monday 5 March	
AUDIT COMMITTEE	3.00 pm Tuesday 6 March	12 noon Thursday 22 February
COUNCIL	6.00 pm Monday 12 March	12 noon Friday 23 February
	<i>Public Access Forum Applications</i>	12 noon Friday 9 March
Councillor Briefing	5.00 pm Monday 19 March	
Councillor Briefing	5.00 pm Monday 26 March	
COUNCIL	6.00 pm Tuesday 3 April	12 noon Friday 16 March
	<i>Public Access Forum Applications</i>	12 noon Thursday 29 March
Councillor Briefing	5.00 pm Monday 9 April	
SCHOOL HOLIDAYS 14-30 APRIL		
Councillor Briefing	5.00 pm Tuesday 1 May	
COUNCIL	6.00 pm Monday 7 May	12 noon Friday 20 April
	<i>Public Access Forum Applications</i>	12 noon Friday 4 May
CORPORATE GOVERNANCE COMMITTEE	3.15 pm Tuesday 8 May	12 noon Friday 27 April
Councillor Briefing	5.00 pm Monday 14 May	
Councillor Briefing	5.00 pm Monday 21 May	
COUNCIL	6.00 pm Monday 28 May	12 noon Friday 11 May
	<i>Public Access Forum Applications</i>	12 noon Friday 25 May
Councillor Briefing	5.00 pm Monday 4 June	
AUDIT COMMITTEE	3.00 pm Tuesday 5 June	12 noon Thursday 24 May
Councillor Briefing	5.00 pm Tuesday 12 June	
NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT 17-20 JUNE		
COUNCIL	6.00 pm Monday 25 June	12 noon Friday 8 June
	<i>Public Access Forum Applications</i>	12 noon Friday 22 June
Councillor Briefing	5.00 pm Monday 2 July	
SCHOOL HOLIDAYS 7-23 JULY		

CURRENT ADOPTED MEETING SCHEDULE		
MEETING	TIME AND DATE OF MEETING	CLOSE OFF
COUNCIL	6.00 pm Tuesday 24 July	12 noon Friday 6 July
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 20 July</i>
Councillor Briefing	5.00 pm Monday 30 July	
Councillor Briefing	5.00 pm Monday 6 August	
COUNCIL	6.00 pm Monday 13 August	12 noon Friday 27 July
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 10 August</i>
CORPORATE GOVERNANCE COMMITTEE	3.15 pm Tuesday 14 August	12 noon Thursday 2 August
Councillor Briefing	5.00 pm Monday 20 August	
Councillor Briefing	5.00 pm Monday 27 August	
COUNCIL	6.00 pm Monday 3 September	12 noon Friday 17 August
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 31 August</i>
AUDIT COMMITTEE	3.00 pm Tuesday 4 September	12 noon Thursday 23 August
Councillor Briefing	5.00 pm Monday 10 September	
Councillor Briefing	5.00 pm Monday 17 September	
COUNCIL	6.00 pm Monday 24 September	12 noon Friday 7 September
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 21 September</i>
SCHOOL HOLIDAYS 29 SEPTEMBER-14 OCTOBER		
Councillor Briefing	5.00 pm Monday 15 October	
LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 22-24 OCTOBER IN ALBURY		
COUNCIL	6.00 pm Monday 29 October	12 noon Friday 12 October
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 26 October</i>
Councillor Briefing	5.00 pm Monday 5 November	
Councillor Briefing	5.00 pm Monday 12 November	
CORPORATE GOVERNANCE COMMITTEE	3.15 pm Tuesday 13 November	12 noon Thursday 1 November
COUNCIL	6.00 pm Monday 19 November	12 noon Friday 2 November
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 16 November</i>
Councillor Briefing	5.00 pm Monday 26 November	
Councillor Briefing	5.00 pm Monday 3 December	

CURRENT ADOPTED MEETING SCHEDULE

MEETING	TIME AND DATE OF MEETING	CLOSE OFF
AUDIT COMMITTEE	3.00 pm Tuesday 4 December	12 noon Thursday 22 November
COUNCIL	6.00 pm Monday 10 December	12 noon Friday 23 November
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 7 December</i>

PROPOSED CHANGES TO MEETING SCHEDULE

MEETING	TIME AND DATE OF MEETING	CLOSE OFF
Councillor Briefing	5.00 pm Monday 26 February	
Councillor Briefing	5.00 pm Monday 5 March	
AUDIT COMMITTEE	3.00 pm Tuesday 6 March	12 noon Thursday 22 February
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	<i>Public Access Forum Applications</i>	<i>12 noon Thursday 29 March</i>
Councillor Briefing	5.00 pm Monday 9 April	
Councillor Briefing	5.00 pm Monday, 30 April	
COUNCIL	6.00 pm Monday 7 May	12 noon Friday 20 April
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 4 May</i>
CORPORATE GOVERNANCE COMMITTEE	3.15 pm Tuesday 8 May	12 noon Friday 27 April
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AUDIT COMMITTEE	3.00 pm Tuesday 5 June	12 noon Thursday 24 May
Councillor Briefing	5.00 pm Tuesday 12 June	
COUNCIL	6.00 pm Monday 25 June	12 noon Friday 8 June
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 22 June</i>
Councillor Briefing	5.00 pm Monday 2 July	
COUNCIL	6.00 pm Monday 23 July	12 noon Friday 6 July
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 20 July</i>
Councillor Briefing	5.00 pm Monday 30 July	
Councillor Briefing	5.00 pm Monday 6 August	
COUNCIL	6.00 pm Monday 13 August	12 noon Friday 27 July
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 10 August</i>

MEETING	TIME AND DATE OF MEETING	CLOSE OFF
CORPORATE GOVERNANCE COMMITTEE	3.15 pm Tuesday 14 August	12 noon Thursday 2 August
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AUDIT COMMITTEE	3.00 pm Tuesday 4 December	12 noon Thursday 22 November
COUNCIL	6.00 pm Monday 10 December	12 noon Friday 23 November
	<i>Public Access Forum Applications</i>	<i>12 noon Friday 7 December</i>

ITEM 10

PROPOSED ACQUISITION OF PART OF LOTS 1 AND 2 DP 1213645 NOS 29 AND 29A FARRELL ROAD, BULLI FOR ROAD WIDENING

In 1967, DP 232477 was prepared and registered at NSW Land Registry Services defining all land which is proposed to be acquired for the widening of Farrell Road at Bulli. Two of those properties affected by the road widening are Lots 1 and 2 DP 1213645 Nos 29 and 29A Farrell Road, Bulli.

Agreement has been reached with the owners of 29 and 29A Farrell Road to acquire the strip of road widening affecting their properties. This report seeks approval to the acquisition.

RECOMMENDATION

- 1 Council acquire Lot 123 DP 232477 for road widening, being the portion of Lots 1 and 2 DP 1213645 Nos 29 and 29A Farrell Road, Bulli, as shown shaded dark grey on the attachment to this report, on the following conditions:
 - a Compensation be paid in the amount of \$52,000 (GST exc).
 - b Council be responsible for all costs including valuation, transfer, legal and fencing, letterbox and water meter relocation costs, if required.
- 2 The 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.

REPORT AUTHORISATIONS

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

ATTACHMENTS

- 1 Plan of portion of road widening adjoining Nos 29 and 29A Farrell Road, Bulli
- 2 Plan of land in Farrell Road, Bulli still to be acquired for road widening

BACKGROUND

In 1967, DP 232477 was prepared and registered at NSW Land Registry Services defining all land which is proposed to be acquired for the widening of Farrell Road at Bulli.

Two of those properties affected by the road widening are Lots 1 and 2 DP 1213645 Nos 29 and 29A Farrell Road, Bulli.

The portion of land to be acquired from these properties is Lot 123 DP 232477 which has an area of 63.2m², as shown on the first attachment to this report. The second attachment shows the remaining land that is still to be acquired for road widening.

A valuation was undertaken by Walsh and Monaghan Valuers and based on this report, agreement has been reached with the landowner for compensation to be paid for the land in the amount of \$52,000 (GST exc).

Under the Land Acquisition (Just Terms Compensation) Act 1991, Council will be responsible for all costs in the matter including valuation, transfer, legal and fencing, letterbox and water meter relocation costs, if required.

Funds are available for this matter from the current operational budget.

PROPOSAL

Council acquire for road widening Lot 123 DP 232477, being part of Lots 1 and 2 DP 1213645 Nos 29 and 29A Farrell Road, Bulli, as shown on the attachment to this report.

CONSULTATION AND COMMUNICATION

Access Lawyers acting on behalf of the owners of Lots 1 and 2 DP 1213645 Nos 29 and 29A Farrell Road, Bulli.

Walsh and Monaghan Valuers.

Infrastructure Strategy and Planning – agree with acquisition.

PLANNING AND POLICY IMPACT

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

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

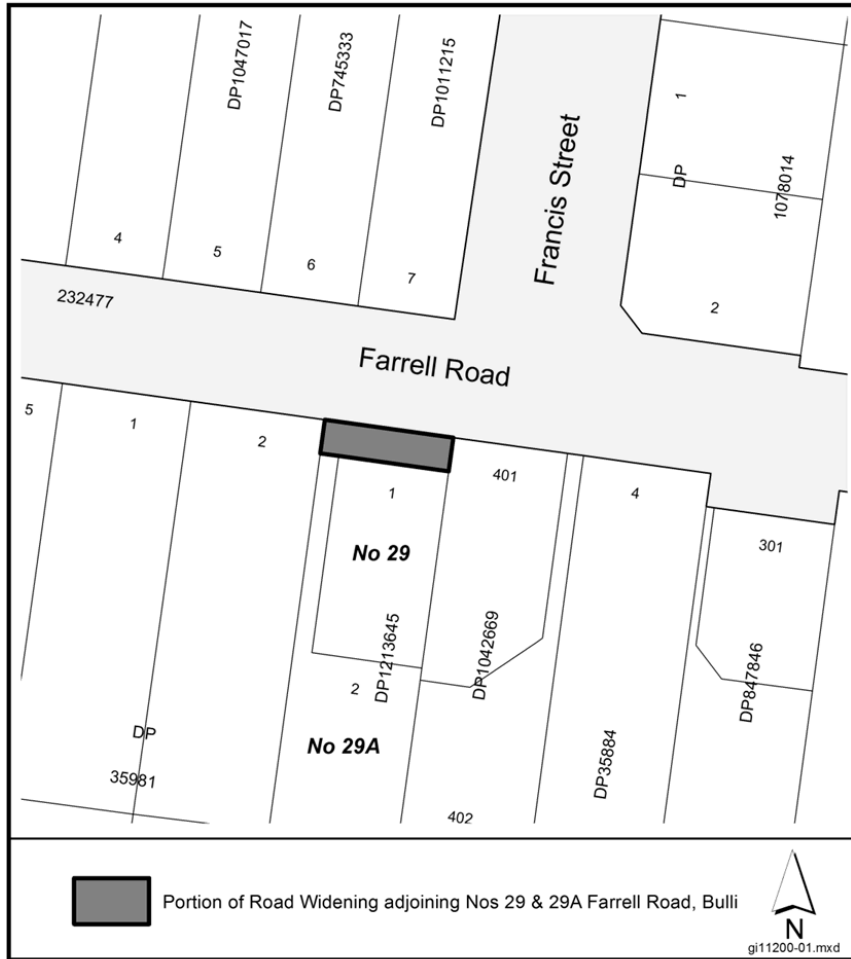
It specifically delivers on core business activities as detailed in the Property Services Service Plan 2017-18.

FINANCIAL IMPLICATIONS

The amount of \$52,000 (GST exc) for the subject land is considered to be fair and reasonable and Council’s Infrastructure Strategy and Planning Division has advised that funds for the acquisition are available from the current year budget allocations.

CONCLUSION

As the subject land is part of an adopted road widening scheme, it is recommended Council approve the acquisition as outlined in this report.





While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.
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ITEM 11

TENDER T17/07 - DESIGN, CONSTRUCTION AND MAINTENANCE OF IAN MCLENNAN PARK SPORTSFIELD AND SERVICES

This report recommends acceptance of a tender for the Design, Construction and Maintenance of Ian McLennan Park Sportsfield in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005.

The construction of a synthetic sportsfield, including sportsfield lighting and associated works at Ian McLennan Park was put to tender in order to achieve the delivery of several key Community Goals in Wollongong 2022 (as outlined in this report), and as a continuation of the original proposal put forward by Football South Coast (FSC).

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Polytan Asia Pacific Pty Ltd for the design, construction and maintenance of Ian McLennan Park Sportsfield, in the sum of \$2,071,116.26, 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.
- 4 Council agree for Football South Coast to reallocate the \$200,000 from construction contingency, to fund "project enhancements" above the agreed baseline scope (half provided immediately on project start, with remainder in the second half of the 2018/19 financial year), with Council to accept the risk relating to contingency.

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Location Plan

BACKGROUND

Council's Sportsground and Sporting Facilities Strategy (2017-2021) includes a strategy for Council to support partnering initiatives that provide for synthetic sports surfaces at key locations. Football South Coast (FSC) first approached Council in 2010 identifying the need for their sport to have a regional home to cater for local junior development while providing a potential training and competition base for their current and future national teams. The site at Ian McLennan Park was identified as the ideal location for the city's first synthetic pitch as it already features a grandstand, car parking, three fields and no immediate adjoining residents whilst being located on a future key road link into the West Dapto release area.

Tenders were required to be invited for the design, construction and maintenance of a new synthetic sportsfield at Ian McLennan Park, Kembla Grange, to Fédération Internationale de Football Association (FIFA) performance standards. Council at the meeting dated 31 July 2017 endorsed the following items as a minimum agreed scope of works between Council and FSC:

- Synthetic pitch to main field at 68m by 100m to comply with all Football NSW requirements;
- Lighting the main field to 200 lux and including the connections to light the second grass field;
- Sportsfield fencing around the main pitch;

- Installation of player dugouts to the synthetic pitch;
- Installation of Steel Palisade style perimeter fencing around the entire site boundary.

At the Council meeting dated 31 July 2017, Council also committed a maximum additional \$700,000 from the Strategic Projects Reserve in 2018/19 to allow the project to progress to tender while also directing Council to work with FSC to explore all other options on the project proceeding and to collaborate with the NSW Government to secure additional funding for the project. To date, FSC has been unable to secure additional funding for this project.

Drainage works and minor natural turf remediation works were also requested as part of the tender and are included in the tendered sum given above. Additionally, the tendered sum includes the costs of specialised equipment required to maintain the synthetic pitch and a partnered maintenance approach (i.e. FSC and the Contractor will jointly undertake maintenance to the nominated standard).

Due to uncertainties in the expected tendered cost, FSC requested Council to include a number of optional provisional items in the tender over and above the agreed minimum scope. The options for project enhancements include:

Option 1	Improved turf infill and LED lighting to all fields
Option 2	LED lighting to ALL fields
Option 3	Metal halide lighting to fields 2 and 3 and improved turf infill
Option 4	Improved turf infill only
Option 5	Metal halide lighting to fields 2 and 3

FSC has put forward Option 1 as its preference for project enhancements as it results in a higher quality playing surface, with potentially lower ongoing field maintenance and lower power costs. To achieve this, FSC has committed the \$200,000, which was originally offered to cover possible contingencies if they were realized, as a direct contribution to the project subject to some timing limitations to suit its ongoing financial commitments. This financial commitment to provide a better quality facility is based on Council taking on responsibility for all contingencies as they arise.

As part of Council’s preliminary project planning in early 2017, Council officers undertook a site assessment and engaged a specialist consultant, Smart Connection Consultancy, to provide a scope of works, specification and preliminary concept drawings for the design and construction tender documentation. This preliminary due diligence work has included provision of a schedule of costs to confirm the estimated project, including further site inspections and discussions with owners of recently constructed sites.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on Wednesday, 1 November 2017.

Two (2) tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council’s Procurement Policies and Procedures and comprising representatives of the Project Delivery, Finance, Governance and Information, Human Resources and Property and Recreation Divisions.

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

Mandatory Criteria

M1 – The tenderer must be able to demonstrate that they have the product offering and experience to tender for this Tender. The tender must be able to demonstrate:

- They are a FIFA Licensee or FIFA Preferred Producer or with written approval from licensee or FPP as an Agent.

- They have a system/product that has been passed by the International Federation through their Laboratory report that is the same as the System being offered in this Tender.
- The Tenderer’s Team has installed a minimum of one (1) synthetic turf field to the FIFA quality mark or FIFA 1 star standards, which has been certified in Australia in the last three years.

M2 – Satisfactory references from referees for previous projects of similar size and scope.

M3 - Obtain a financial assessment acceptable to Council, which demonstrates the Contractor’s financial capability to undertake the works.

Assessable Criteria

- 1 Cost to Council - 35%
- 2 Appreciation of scope of works and construction methodology - 10%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile - 20%
- 4 Staff Qualifications and Experience - 5%
- 5 Proposed sub-contractors - 5%
- 6 Demonstrated strengthening of local economic capacity - 5%
- 7 Project schedule - 10%
- 8 Workplace health and safety documentation - 5%
- 9 Environmental policies and procedures - 5%

Mandatory criteria for this tender were:

- Technical Requirements;
- Referees;
- Financial Capacity.

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Polytan Asia Pacific Pty Ltd	1
Turfone Pty Ltd	2

PROPOSAL

Council should authorise the engagement of Polytan Asia Pacific Pty Ltd to carry out the design, construction and maintenance of a new synthetic sportsfield at Ian McLennan Park, Kembla Grange in accordance with the scope of works and technical specifications developed for the project.

Additionally, Council should endorse FSC’s written proposal outlining its commitment to reallocate the provision of \$200,000 from construction contingency, to fund project enhancements above the agreed baseline scope as nominated above.

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

The mandatory assessment criteria M1 have been met by the recommended tenderer.

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

An acceptable financial assessment has been received in relation to the recommended tenderer.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Representatives of Football South Coast
- 3 Nominated Referees
- 4 External Consultants – Smart Connection Consultancy, SportENG, Paul Anthony Electrical

Council officers have been in contact with FSC board members and its project team throughout the preliminary stages of the project. These discussions have led to the scope of the project being refined and estimates associated with the project further scrutinised. A site inspection was also organised with members of Council’s Project Delivery team and stakeholders from FSC at a recently completed synthetic football field of similar standard.

Council’s Sports and Facilities Reference Group has also been informed of the challenges and constraints this key project has encompassed to date in design investigations.

PLANNING AND POLICY IMPACT

The provision of a community focused synthetic football pitch in our city is a key contributor toward delivering and supporting a number of our Community Goals in Wollongong 2022, which include:

- Community Goal 2 – We have an innovative and sustainable economy
- Community Goal 3 – Wollongong is a creative and vibrant city
- Community Goal 4 – We are a connected and engaged community
- Community Goal 5 – We are a healthy community in a liveable city.

This report contributes to the delivery of Wollongong 2022 goal 5 “We are a Healthy Community in a Liveable City”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
5.1.6 Urban areas are created to provide a healthy living environment for our community.	5.1.6.2 Provide an appropriate and sustainable range of quality passive and active open spaces and facilities.	Construct a synthetic football pitch at Ian McLennan Park, Kembla Grange.
5.3.3 Well maintained assets that meet the needs of the current and future communities are provided.	5.3.3.1 Manage and maintain community infrastructure portfolio with a focus on asset renewal.	Coordinate the Sports facilities planning priorities program with the Sports and Facilities Reference Group.

RISK ASSESSMENT

Sufficient funding is available to fund the works relating to the baseline scope.

FSC has provided written confirmation outlining its commitment to reallocate the provision of \$200,000 from construction contingency if realised, to fund the project enhancements above the agreed baseline scope as nominated above, with Council to assume the risk relating to overall project contingency costs. FSC has demonstrated to Council the capacity to meet its financial commitments and has agreed to meet milestone payments to suit the future payment schedule for this project.

As indicated in this report, Council undertook a comprehensive site assessment and obtained a more detailed design and scope of works for the design and construct tender documentation. This preliminary due diligence work has also included a schedule of costs to confirm the estimated project budget. These

investigations demonstrate some complexities on the site. Each of these has been identified and considered in the revised scope and phasing of this project with appropriate contingencies embedded.

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

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

FINANCIAL IMPLICATIONS

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

Capital Budget 2017/18 and 2018/19

The project is supported by the funding schedule listed below:

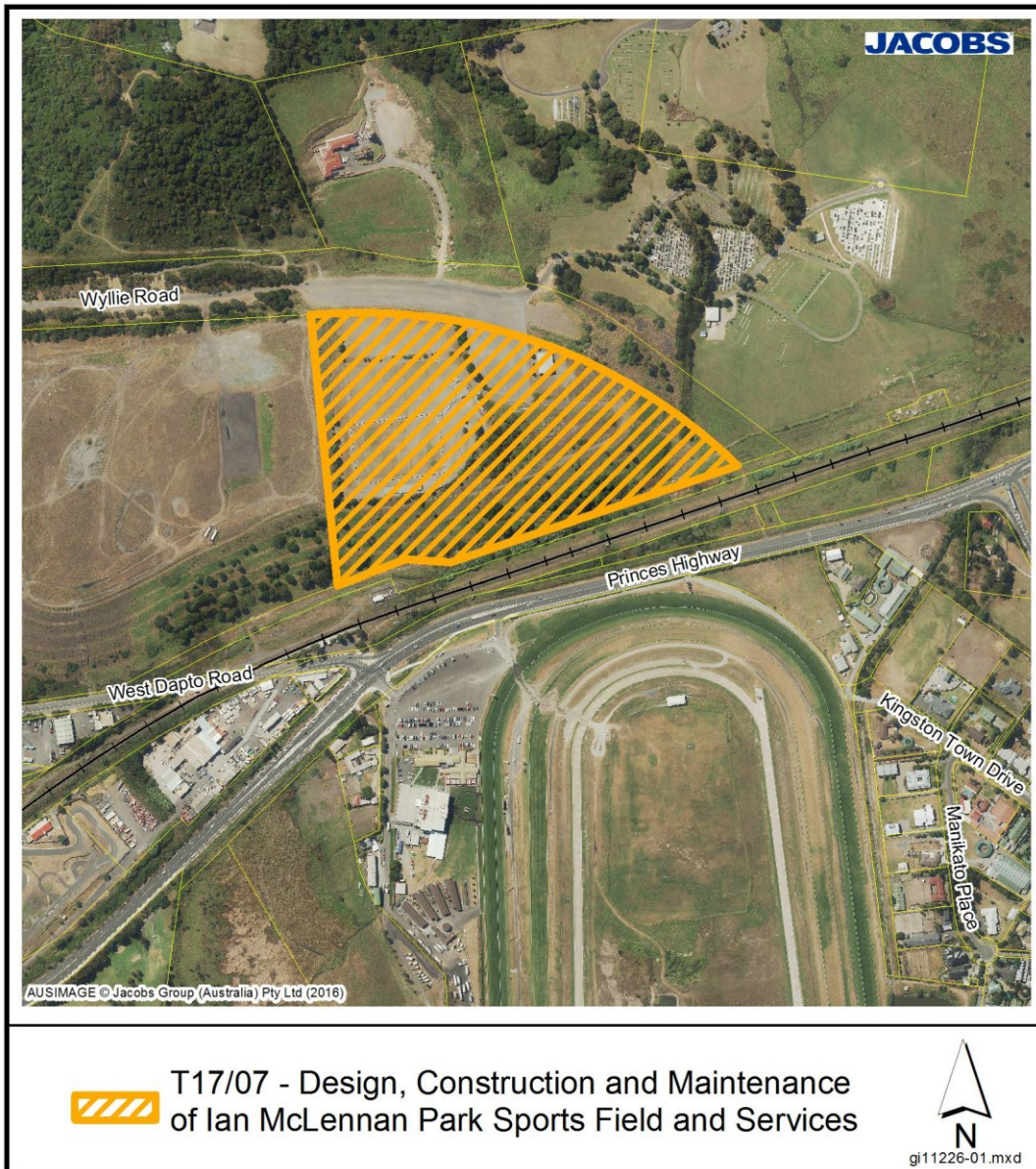
- \$500,000 from NSW Government's Club Grants;
- \$600,000 from FSC's Football Community Funds;
- \$60,000 from NSW Government's Community Building Partnerships Grant;
- \$700,000 from Council with a further \$700,000 committed by Council at the meeting dated 31 July 2017 from the Strategic Projects Reserve in 2018/19.

Further to its current financial commitment, FSC commits an additional \$200,000, to fund project enhancements above the agreed baseline scope (Option 1) with 50% of funds to be allocated at the start of the project with the remaining 50% to be provided at the end of the 2018/19 financial year.

CONCLUSION

Council should endorse the recommendations of this report, on the basis that:

- Construction of a synthetic football pitch proposed at Ian McLennan Park, Kembla Grange, is a key Annual Deliverable identified in Council's Annual Plan. The project is also consistent with Council's adopted Sportsground and Sports Facilities Strategy 2017-2021.
- FSC has provided written confirmation regarding its commitment to fund project enhancements above the agreed baseline scope.
- The recommended tenderer has submitted an acceptable tender for this project.



While every effort has been made to ensure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.
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ITEM 12 TENDER T17/58 - AUSTINMER BOATSHED EXTENSION PROJECT

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

The extension to Austinmer Boatshed has a dual purpose, firstly to provide the members of Austinmer Surf Life Saving Club with an area to use as a gym facility. In addition, the extension provides Wollongong City Council lifeguards with amenities to meet current regulatory requirements and a viewing area to patrol the beach during inclement weather.

RECOMMENDATION

- 1 In accordance with clause 178(1)(a) of the Local Government (General) Regulation 2005, Council accept the tender of Peloton Constructions Pty Ltd for the extension to Austinmer Boatshed, in the sum of \$513,904.00, excluding GST.
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery

Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Location Plan

BACKGROUND

The Austinmer boatshed extension was initiated as a 50/50 joint venture between Austinmer Surf Life Saving Club (ASLSC) and Council in 2010. The scope provides the members of the surf club with additional area to use as a gym facility whilst providing Council's lifeguards with an area to be used as an observation area adjacent to the existing Boatshed. Additionally, the Council lifeguard area also includes change room and food preparation facilities. These deliverables were identified due to the change in regulations for lifeguard facilities and lack of space within the existing surf club building.

The design intent of the extension is to blend with the existing Boatshed by using similar materials and colours that are typical for the structures at Austinmer Beach. The site is also constrained by a heritage listed Norfolk Pine and an existing 750mm diameter sewer main which passes through the site. These elements have been addressed through the design phase and have influenced the footprint of the building. As part of the construction works, the existing Boatshed will have its roof sheeting replaced and minor repair works undertaken to prolong the life of the structure.

The development application and construction certificates were prepared by Council and were approved in March 2012 and June 2015 respectively. ASLSC was successful in obtaining grant funding for the project in April 2017 enabling the project to proceed through to tender and construction.

Tenders were required to be invited for the extension to the Austinmer Boatshed. Tenders were invited by the open tender method with a close of tenders of 10.00 am on Tuesday, 23 January 2018.

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

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

Mandatory Criteria

M1 – Satisfactory references from referees for previous projects of similar size and scope.

M2 – Obtain a financial assessment acceptable to Council, which demonstrates the Contractor’s financial capability to undertake the works.

Assessable Criteria

- 1 Cost to Council – 50%
- 2 Appreciation of scope of works and construction methodology - 10%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile - 10%
- 4 Staff Qualifications and Experience – 5%
- 5 Proposed sub-contractors - 5%
- 6 Project Schedule - 5%
- 7 Demonstrated strengthening of local economic capacity - 5%
- 8 Workplace health and safety management system - 5%
- 9 Environmental management policies and procedures - 5%

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

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Peloton Constructions Pty Ltd	1
Davone Constructions Pty Ltd	2
Project Coordination (Australia) Pty Ltd	3
Patterson Building Group Pty Ltd	4
Batmac Constructions Pty Ltd	5
T&C Services trading as Programmed Industrial Maintenance	6

PROPOSAL

Council should authorise the engagement of Peloton Constructions Pty Ltd to carry out the extension of the Austinmer Boatshed in accordance with the scope of works and technical specifications developed for the project.

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

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

An acceptable financial capability assessment has been received in relation to the recommended tenderer.

CONSULTATION AND COMMUNICATION

Throughout the Development Application process, the community was informed of the proposal using Council’s standard development notification process.

Throughout the design process, extensive consultation was undertaken with the ASLSC Committee. Prior to tender, the surf club requested minor amendments to the colour scheme of the proposed extension to better match the existing surf club building and these colour changes were accommodated by Council.

On 10 February 2018, an information session was held at Austinmer Beach to inform the community of the refurbishment works proposed for the existing amenities building. In conjunction with this information session, an update was provided to the community on the ongoing works at Austinmer rock pools and the Boatshed extension project.

Throughout the tender process, consultation occurred with the following:

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal 5 “We are a Healthy Community in a Liveable City”. It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2012-2017	Annual Plan 2016-17
Strategy	5 Year Action	Annual Deliverables
5.3.3 Well maintained assets that meet the needs of current and future communities are provided	5.3.3.1 Manage and maintain community infrastructure portfolio with a focus on asset renewal	Deliver 85% of Council's capital investment into our asset renewal program

RISK ASSESSMENT

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

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

FINANCIAL IMPLICATIONS

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

2017/18 and 2018/19 Capital Budgets

An agreement was made between Council and ASLSC to provide a 50/50 split of the total project costs. ASLSC was awarded \$350,000 through the NSW Government 2016/17 Surf Club grant funding. ASLSC was also advised that their maximum commitment would be \$50,000 in addition to the \$350,000 grant funding based on the agreed 50/50 split of final project costs.

CONCLUSION

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



ITEM 13 JANUARY 2018 FINANCIALS

Overall, the result for the month of January is favourable compared to phased budget for the key indicators. The Operating Result [pre capital] is favourable by \$7.7M and the Funds Result shows a favourable variance compared to the phased budget of \$8.0M.

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

Council has expended \$48.3M on its capital works program representing 51% of the annual budget. The year to date budget for the same period was \$48.4M.

The results, commentary and tables presented include the adjustments proposed at the December Quarterly Review.

RECOMMENDATIONS

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

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Manager Finance

Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

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

BACKGROUND

This report presents the Income and Expense Statement, Balance Sheet and Cash Flow Statement for January 2018. Council's current budget has a Net Funding (cash) deficit of \$12.3M, an Operating Deficit [pre capital] of \$2.4M and a capital expenditure of \$94.9M. At the end of January, Council remains on target to achieve these results.

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
		1-Jul	26-Jan	26-Jan	26-Jan	
KEY MOVEMENTS						
Operating Revenue	\$M	261.5	265.8	155.0	156.0	1.0
Operating Costs	\$M	(269.9)	(268.2)	(153.3)	(146.6)	6.7
Operating Result [Pre Capital]	\$M	(8.4)	(2.4)	1.7	9.4	7.7
Capital Grants & Contributions	\$M	44.9	26.9	11.9	12.7	0.8
Operating Result	\$M	36.4	24.6	13.6	22.1	8.5
Funds Available from Operations	\$M	54.4	56.0	32.8	36.9	4.1
Capital Works		91.4	94.9	48.4	48.3	0.1
Contributed Assets		3.6	3.6	-	-	-
Transfer to Restricted Cash		-	13.6	13.6	13.6	-
Borrowings Repaid	\$M	7.5	7.5	5.2	5.2	-
Funded from:						
- Operational Funds	\$M	54.4	56.0	27.6	31.7	4.1
- Other Funding	\$M	38.4	51.3	30.0	33.8	3.8
Total Funds Surplus/(Deficit)	\$M	(9.7)	(12.3)	(4.4)	3.6	8.0

Financial Performance

The January 2018 Operating Result [pre capital] shows a positive variance compared to budget of \$7.7M.

The Funds Available from Operations shows a positive variance of \$4.1M. This includes the Operating Result variance of \$7.7M but excludes non-cash and transfer to and from restricted cash movements. These include non-cash variations in depreciation (\$1.7M), profit on disposal of assets (\$0.3M), employee on-costs (\$0.6M) and a lower level of application of restricted cash for funded projects (\$1.4M). These have been partially offset by a lower level of employee leave payments (\$0.4M).

Funds Result

The Total Funds result as at 26 January 2018 shows a positive variance of \$8.0M compared to phased budget. This includes the positive variation in the funds component of the Operating Result (\$4.1M), better progress in funded capital works (\$3.8M) and lower expenditure than the phased budget in the overall capital works program (\$0.1M).

Capital Budget

As at 26 January 2018, Council had expended \$48.3M or 51% of the approved annual capital budget of \$94.9M. The January revision of the capital program proposes an overall increase in the capital budget for 2017-18 of \$6.1M that includes the introduction of land purchase at Warrawong for a new library and community centre \$1.1M, additional expenditure on the West Dapto Infrastructure Expansion Program \$3.8M and Lower Tramway project \$1.2M that are both progressing ahead of schedule. The land purchase and West Dapto Infrastructure projects are funded from Strategic Projects internally restricted cash and externally restricted cash respectively and as such do not impact on the Funds Result. The increase for the Lower Tramway project is not funded from restricted cash and will deteriorate the 2017-18 Funds Result but is offset by a corresponding improvement in 2018-19.

Liquidity

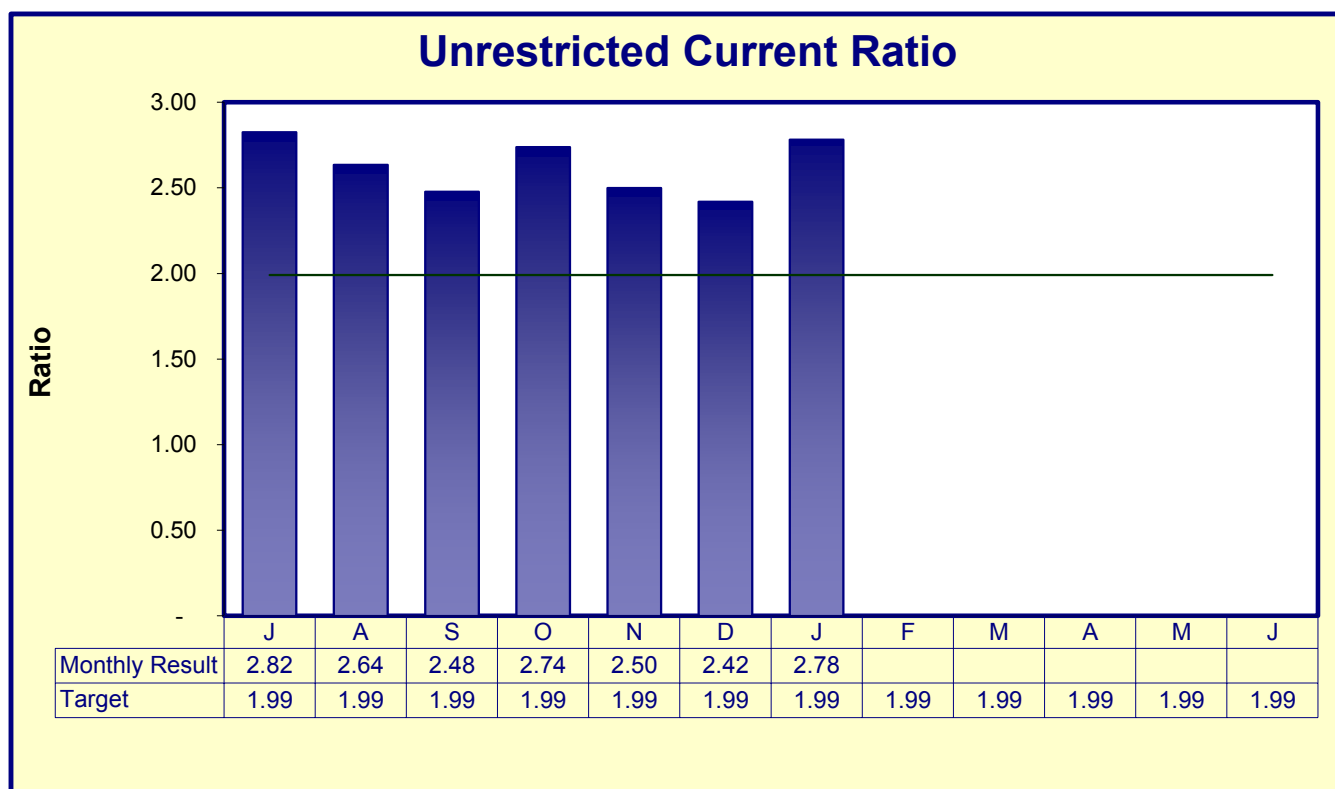
Council's cash and investments decreased during January 2018 to holdings of \$159.3M compared to \$170.7M at the end of December 2017. This reflects normal trends for this time of the year.

CASH, INVESTMENTS & AVAILABLE FUNDS				
	Actual 2016/17 \$M	Original Budget 2017/18 \$M	December QR 2017/18 \$M	Actual Ytd Jan 2018 \$M
Total Cash and Investments	167.6	153.5	143.5	159.3
Less Restrictions:				
External	75.8	96.9	77.0	75.9
Internal	57.4	49.8	61.5	65.8
Total Restrictions	133.2	146.8	138.4	141.7
Available Cash	34.4	6.8	5.0	17.6
Adjusted for :				
Current payables	(41.6)	(24.3)	(24.1)	(29.3)
Receivables	23.5	23.9	22.8	30.9
Other	10.7	11.0	11.0	11.4
Net Payables & Receivables	(7.4)	10.6	9.7	13.0
Available Funds	27.0	17.3	14.7	30.6

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

The Available Funds forecast that formed part of the 2017-18 Annual Plan is within Council’s Financial Strategy target of 3.5% to 5.5% of Operational Revenue [pre capital] and is between \$9.2M and \$14.4M for the year ending 30 June 2018. The actual Available Funds at 26 January 2018 has been impacted by the progress of planned expenditure to date and a transfer made to the Strategic Projects reserve of \$4.4M related to last year’s surplus funds result.

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



Receivables

Receivables are the amount of money owed to Council or funds that Council has paid in advance. At January 2018, receivables totalled \$30.9M, compared to receivables of \$19.4M at January 2017. Fluctuations relate to the timing of revenue and rates payments which are accrued before the actual payments are due.

Payables

Payables (the amount of money owed to suppliers) of \$29.3M were owed at January 2018 compared to payables of \$21.8M in January 2017. The difference in payables relate to goods and services and capital projects delivered but not yet paid for, timing of the receipt of rating income and timing of the Financial Assistance Grant payments.

Debt

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

Council’s Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available. Council currently has borrowings through an interest free loan and the subsidised Local Government Infrastructure Renewal Scheme (LIRS). In 2009-10, Council borrowed \$26M interest free to assist in the delivery of the West Dapto Access Plan. Council has also been successful in securing subsidies for loans under the three rounds of the LIRS program and has entered into loans of \$20M in 2012-13 for Round 1, \$4.3M in 2013-14 for Round 2 and \$20.5M for Round 3. The LIRS program provides a loan subsidy of 4% for Round 1 and 3% for the subsequent rounds. Loan funds have been used to accelerate the Citywide Footpaths, Shared Path Renewal, Missing Links Construction Program, building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre, Thirroul Pavilion and Kiosk and to support the West Dapto Access – Fowlers Road project respectively.

Council’s Debt Service Ratio forecast for 2017-18 is approximately 3.5%, which is still below Council’s target of 4% and remains low in comparison to the Local Government’s benchmark ratio of <10%. It is noted that the non-cash interest expense 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 \$2.5B of assets are controlled and managed by Council for the community as at 26 January 2018. The 2017-18 capital works program includes projects such as the West Dapto Access Strategy, Grand Pacific Walk, tramway sea wall and path upgrade, civil asset renewals including roads, car parks and buildings and purchase of library books. As at 26 January 2018, Council had expended \$48.3M or 51% of the approved annual capital budget of \$94.9M

PLANNING AND POLICY IMPACT

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

Community Strategic Plan	Delivery Program 2012-17	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
4.4.5 Finances are managed effectively to ensure long term financial sustainability	4.4.5.1 Effective and transparent financial management systems are in place	Provide accurate and timely financial reports monthly, quarterly and via the annual financial statement
		Continuous Budget Management is in place, controlled and reported
		Manage and further develop compliance program
		Monitor and review achievement of Financial Strategy

CONCLUSION

The results for January 2018 are within projections over a range of financial indicators and it is expected that Council will achieve the forecast annual results.

WOLLONGONG CITY COUNCIL				
1 July 2017 to 26 January 2018				
	2017/18 Original Budget \$'000	2017/18 Current Budget \$'000	2017/18 YTD Budget \$'000	2017/18 Actual YTD \$'000
Income Statement				
Income From Continuing Operations				
Revenue:				
Rates and Annual Charges	190,941	191,276	110,052	110,140
User Charges and Fees	35,691	34,831	20,341	20,458
Interest and Investment Revenues	4,321	5,387	3,134	3,119
Other Revenues	9,705	10,401	5,893	5,938
Grants & Contributions provided for Operating Purposes	20,838	20,996	12,759	13,130
Grants & Contributions provided for Capital Purposes	44,858	26,949	11,898	12,732
Profit/Loss on Disposal of Assets	0	2,869	2,870	3,189
Total Income from Continuing Operations	306,353	292,709	166,946	168,705
Expenses From Continuing Operations				
Employee Costs	125,906	125,946	71,951	68,878
Borrowing Costs	3,849	3,859	2,236	2,269
Materials, Contracts & Other Expenses	93,150	92,844	51,914	48,456
Depreciation, Amortisation + Impairment	64,340	62,362	36,734	35,045
Internal Charges (labour)	(15,702)	(15,259)	(8,571)	(7,461)
Internal Charges (not labour)	(1,618)	(1,600)	(920)	(597)
Total Expenses From Continuing Operations	269,926	268,152	153,344	146,590
Operating Results From Continuing Operations	36,427	24,557	13,601	22,115
Net Operating Result for the Year	36,427	24,557	13,601	22,115
Net Operating Result for the Year before Grants & Contributions provided for Capital Purposes	(8,431)	(2,392)	1,704	9,383
NET SURPLUS (DEFICIT) [Pre capital] %	11.9%	8.4%	8.1%	13.1%
Funding Statement				
Net Operating Result for the Year	36,427	24,557	13,601	22,115
Add back :				
- Non-cash Operating Transactions	80,942	76,793	43,983	41,348
- Restricted cash used for operations	13,286	15,450	7,930	6,504
- Income transferred to Restricted Cash	(63,548)	(47,382)	(24,024)	(24,817)
- Payment of Accrued Leave Entitlements	(12,718)	(13,418)	(8,734)	(8,244)
- Payment of Carbon Contributions	0	0	0	0
Funds Available from Operations	54,389	56,000	32,756	36,906
Advances (made by) / repaid to Council	0	0	0	0
Borrowings repaid	(7,486)	(7,486)	(5,176)	(5,176)
Operational Funds Available for Capital Budget	46,903	48,514	27,580	31,730
CAPITAL BUDGET				
Assets Acquired	(91,373)	(94,885)	(48,377)	(48,336)
Contributed Assets	(3,600)	(3,600)	0	0
Transfers to Restricted Cash	0	(13,625)	(13,625)	(13,625)
Funded From :-				
- Operational Funds	46,903	48,514	27,580	31,730
- Sale of Assets	1,750	11,010	9,799	10,402
- Internally Restricted Cash	9,241	12,701	7,516	7,759
- Borrowings	0	0	0	0
- Capital Grants	9,641	11,579	5,503	7,165
- Developer Contributions (Section 94)	6,665	6,603	2,723	3,603
- Other Externally Restricted Cash	5,630	5,068	4,203	4,340
- Other Capital Contributions	5,428	4,337	275	532
TOTAL FUNDS SURPLUS / (DEFICIT)	(9,715)	(12,299)	(4,404)	3,570

CAPITAL PROJECT REPORT

as at the period ended 26 January 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	3,185	(2,688)	3,335	(2,688)	1,184	150	0
Public Transport Facilities	340	(170)	371	(170)	203	31	(0)
Roadworks	13,000	(2,989)	13,000	(2,989)	5,893	0	0
Bridges, Boardwalks and Jetties	2,405	(5)	2,405	(5)	791	(0)	0
TOTAL Roads And Related Assets	18,930	(5,852)	19,112	(5,852)	8,070	181	0
West Dapto							
West Dapto Infrastructure Expansion	8,128	(8,128)	11,929	(11,929)	5,913	3,801	(3,801)
TOTAL West Dapto	8,128	(8,128)	11,929	(11,929)	5,913	3,801	(3,801)
Footpaths And Cycleways							
Footpaths	4,012	(1,027)	3,862	(1,027)	1,999	(150)	(0)
Cycle/Shared Paths	12,307	(3,639)	13,516	(3,639)	8,699	1,209	0
Commercial Centre Upgrades - Footpaths and Cycleways	3,715	(645)	3,684	(645)	1,429	(31)	0
TOTAL Footpaths And Cycleways	20,034	(5,311)	21,062	(5,311)	12,127	1,028	0
Carparks							
Carpark Construction/Formalising	510	(265)	510	(265)	73	0	0
Carpark Reconstruction or Upgrading	1,933	(73)	1,933	(73)	1,251	(0)	0
TOTAL Carparks	2,443	(338)	2,443	(338)	1,325	0	0
Stormwater And Floodplain Management							
Floodplain Management	2,477	(717)	2,503	(848)	850	26	(131)
Stormwater Management	3,930	(935)	3,850	(750)	1,634	(80)	185
Stormwater Treatment Devices	361	(56)	351	(46)	80	(10)	10
TOTAL Stormwater And Floodplain Management	6,768	(1,708)	6,704	(1,644)	2,564	(64)	64
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	1,360	0	1,360	0	181	0	0
Administration Buildings	2,024	(20)	2,024	(20)	673	(0)	0
Community Buildings	9,772	(704)	9,172	(704)	4,994	(600)	0
Public Facilities (Shelters, Toilets etc.)	686	0	686	0	502	0	0
Carbon Abatement	1,198	(825)	1,198	(825)	958	0	0
TOTAL Buildings	15,039	(1,549)	14,439	(1,549)	7,307	(600)	0
Commercial Operations							
Tourist Park - Upgrades and Renewal	750	0	750	0	561	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	320	0	320	0	28	0	0
Leisure Centres & RVGC	150	0	150	0	5	0	0
TOTAL Commercial Operations	1,220	0	1,220	0	594	(0)	0
Parks Gardens And Sportfields							
Play Facilities	1,448	(146)	1,448	(146)	528	(0)	0
Recreation Facilities	665	(582)	665	(582)	319	(0)	0
Sporting Facilities	1,510	(683)	1,510	(683)	156	0	(0)
TOTAL Parks Gardens And Sportfields	3,623	(1,411)	3,623	(1,411)	1,003	0	(0)

CAPITAL PROJECT REPORT

as at the period ended 26 January 2018

ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Beaches And Pools							
Beach Facilities	211	0	211	0	57	0	0
Rock/Tidal Pools	1,160	(165)	1,160	(165)	836	(0)	0
Treated Water Pools	944	(20)	944	(20)	604	0	0
TOTAL Beaches And Pools	2,315	(185)	2,315	(185)	1,497	0	0
Natural Areas							
Environmental Management Program	0	0	(0)	0	0	(0)	0
Natural Area Management and Rehabilitation	210	(10)	310	(10)	258	100	0
TOTAL Natural Areas	210	(10)	310	(10)	258	100	0
Waste Facilities							
Whytes Gully New Cells	8,082	(8,082)	8,132	(8,132)	5,310	50	(50)
Whytes Gully Renewal Works	300	(300)	300	(300)	129	(0)	(0)
Helensburgh Rehabilitation	100	(100)	50	(50)	16	(50)	50
TOTAL Waste Facilities	8,482	(8,482)	8,482	(8,482)	5,456	0	(0)
Fleet							
Motor Vehicles	1,822	(960)	1,822	(960)	626	(0)	0
TOTAL Fleet	1,822	(960)	1,822	(960)	626	(0)	0
Plant And Equipment							
Portable Equipment (Mowers etc.)	220	(67)	220	(67)	29	(0)	(0)
Mobile Plant (trucks, backhoes etc.)	3,102	(808)	3,127	(833)	27	25	(25)
Fixed Equipment	350	(10)	350	(10)	(0)	0	0
TOTAL Plant And Equipment	3,672	(884)	3,697	(910)	56	25	(25)
Information Technology							
Information Technology	1,216	(10)	1,216	(10)	369	(0)	0
TOTAL Information Technology	1,216	(10)	1,216	(10)	369	(0)	0
Library Books							
Library Books	1,162	(6)	1,162	(6)	744	(0)	(0)
TOTAL Library Books	1,162	(6)	1,162	(6)	744	(0)	(0)
Public Art							
Public Art Works	20	0	20	0	47	(0)	0
Art Gallery Acquisitions	164	(49)	164	(49)	77	(0)	(0)
TOTAL Public Art	184	(49)	184	(49)	124	(0)	(0)
Emergency Services							
Emergency Services Plant and Equipment	250	0	250	0	238	(0)	0
TOTAL Emergency Services	250	0	250	0	238	(0)	0
Land Acquisitions							
Land Acquisitions	149	(49)	1,249	(1,149)	62	1,100	(1,100)
TOTAL Land Acquisitions	149	(49)	1,249	(1,149)	62	1,100	(1,100)
Non-Project Allocations							
Capital Project Contingency	(773)	0	(273)	0	0	500	0
Capital Project Plan	10	0	10	0	4	(0)	0
TOTAL Non-Project Allocations	(763)	0	(263)	0	4	500	0
GRAND TOTAL	94,885	(34,934)	100,956	(39,796)	48,336	6,071	(4,862)

Manager Project Delivery Division

Commentary on January 2017 Capital Budget Report

On 26 June 2017 Council approved a capital budget for 2017-18 of \$91.8M. During each of the first 6 months of 2017-18 a number of adjustments have been resolved by Council. As a result, at 26 January 2018 the approved capital budget had increased to \$94.9M and year to date expenditure of the capital budget was \$48.3M.

The following table summarises the proposed changes to the total capital budget for 2017-18 detailed in the January Capital Budget report. The changes arise from either of the following:

- Transfer of budget between programs.
- Reduction or introduction of various types of external or loan funding – including additional funding for West Dapto Infrastructure Expansion Program which is progressing ahead of schedule.
- Introduction of additional Council revenue from the 2018-19 capital budget for projects which are progressing ahead of schedule.

These changes result in an increase of \$6.1M in the overall capital budget from \$94.9M to \$101.0M.

Program	Major Points of change to Capital Budget
Traffic Facilities	Reallocate budget from Footpaths to Traffic Facilities Program.
Public Transport Facilities	Reallocate budget from Commercial Centre Upgrades – Footpaths and Cycleways Program to Public Transport Facilities.
West Dapto Infrastructure Expansion	Introduce additional Sect 94 West Dapto, LIRS 3, NSR Fund and Restart NSW funds for Extension of Fowlers Rd to Fairwater Drive project. Rephase Sect 94 West Dapto funds for several other projects.
Footpaths Program	Reallocate budget from Footpaths Program to Traffic Facilities Program.
Cycle/Share Paths	Introduce additional Budget from 2018-19 for Lower Tramway Walk Project which is progressing ahead of schedule.
Commercial Centre Upgrades – Footpaths and Cycleways	Reallocate budget from Commercial Centre Upgrades – Footpaths and Cycleways Program to Public Transport Facilities
Floodplain Management	Introduce additional OEH funding for existing projects. Rephase Stormwater Services Management Levy funding for existing projects. Reallocate budget from Floodplain Management to Stormwater Management Program.
Stormwater Management	Rephase Stormwater Services Management Levy for existing projects. Introduce RMS Natural disaster funds for existing project. Reallocate budget from Floodplain Management to Stormwater Management Program.
Stormwater Treatment Devices	Rephase Stormwater Services Management Levy for existing projects.

Program	Major Points of change to Capital Budget
Community Buildings	Reallocate Budget to both Natural Area Management and Rehabilitation Program and Capital Budget contingency.
Natural Area Management and Rehabilitation	Reallocate Budget from Community Buildings to Natural Area Management and Rehabilitation Program.
Whytes Gully New Cells	Reallocate Waste Services levy funding from Helensburgh Rehabilitation Program to Whytes Gully New Cells Program.
Helensburgh Rehabilitation	Reallocate Waste Services levy funding from Helensburgh Rehabilitation Program to Whytes Gully New Cells Program.
Mobile Plant (trucks, backhoes etc)	Introduce external funding for purchase of Community Transport Bus.
Land Acquisitions	Introduce Strategic Projects reserve funding for purchase of 2 properties – King St Warrawong.
Capital Project Contingency	Reallocate budget to and from Capital Project Contingency to and from various Capital Programs detailed above.

WOLLONGONG CITY COUNCIL		
	Actual 2017/18 \$'000	Actual 2016/17 \$'000
Balance Sheet		
Current Assets		
Cash Assets	27,546	23,534
Investment Securities	106,715	119,458
Receivables	30,882	23,532
Inventories	6,081	6,089
Other	11,411	10,680
Assets classified as held for sale	0	6,381
Total Current Assets	182,636	189,672
Non-Current Assets		
Non Current Cash Assets	25,085	24,585
Property, Plant and Equipment	2,333,397	2,314,277
Investment Properties	4,775	4,775
Westpool Equity Contribution	1,835	1,835
Intangible Assets	421	653
Total Non-Current Assets	2,365,513	2,346,125
TOTAL ASSETS	2,548,150	2,535,797
Current Liabilities		
Current Payables	29,345	41,617
Current Provisions payable < 12 months	10,943	11,185
Current Provisions payable > 12 months	37,669	37,669
Current Interest Bearing Liabilities	7,513	7,513
Total Current Liabilities	85,470	97,984
Non-Current Liabilities		
Non Current Interest Bearing Liabilities	27,302	32,188
Non Current Provisions	49,281	48,121
Total Non-Current Liabilities	76,583	80,309
TOTAL LIABILITIES	162,053	178,292
NET ASSETS	2,386,097	2,357,505
Equity		
Accumulated Surplus	1,264,366	1,249,603
Asset Revaluation Reserve	980,026	974,736
Restricted Assets	141,706	133,166
TOTAL EQUITY	2,386,097	2,357,505

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 26 January 2018		
	YTD Actual 2017/18 \$ '000	Actual 2016/17 \$ '000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rates & Annual Charges	105,578	182,005
User Charges & Fees	26,265	39,819
Interest & Interest Received	3,602	5,464
Grants & Contributions	21,484	57,871
Other	7,194	25,559
Payments:		
Employee Benefits & On-costs	(63,091)	(102,860)
Materials & Contracts	(29,056)	(60,479)
Borrowing Costs	(778)	(1,447)
Other	(27,611)	(44,300)
Net Cash provided (or used in) Operating Activities	43,587	101,632
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts:		
Sale of Infrastructure, Property, Plant & Equipment	10,402	3,239
Deferred Debtors Receipts	-	-
Payments:		
Purchase of Investments	-	-
Purchase of Investment Property	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(57,005)	(90,313)
Purchase of Interests in Joint Ventures & Associates	-	-
Net Cash provided (or used in) Investing Activities	(46,603)	(87,074)
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipts:		
Proceeds from Borrowings & Advances	-	5,500
Payments:		
Repayment of Borrowings & Advances	(5,215)	(7,159)
Repayment of Finance Lease Liabilities	-	-
Net Cash Flow provided (used in) Financing Activities	(5,215)	(1,659)
Net Increase/(Decrease) in Cash & Cash Equivalents	(8,231)	5,787
plus: Cash & Cash Equivalents and Investments - beginning of year	167,577	161,790
Cash & Cash Equivalents and Investments - year to date	159,346	167,577

WOLLONGONG CITY COUNCIL		
CASH FLOW STATEMENT		
as at 26 January 2018		
	YTD Actual 2017/18 \$ '000	Actual 2016/17 \$ '000
Total Cash & Cash Equivalents and Investments - year to date	159,346	167,577
Attributable to:		
External Restrictions (refer below)	75,913	75,788
Internal Restrictions (refer below)	65,793	57,379
Unrestricted	17,640	34,410
	159,346	167,577
External Restrictions		
Developer Contributions	18,641	16,367
RMS Contributions	98	216
Specific Purpose Unexpended Grants	2,867	3,049
Special Rates Levy Wollongong Mall	292	228
Special Rates Levy Wollongong City Centre	20	28
Local Infrastructure Renewal Scheme	16,565	19,973
Unexpended Loans	7,565	7,424
Domestic Waste Management	12,097	11,114
Private Subsidies	5,957	4,905
West Dapto Home Deposit Assistance Program	10,277	10,085
Stormwater Management Service Charge	1,449	1,423
West Dapto Home Deposits Issued	85	85
Carbon Price	-	891
Total External Restrictions	75,913	75,788
Internal Restrictions		
Property Development	3,913	3,912
Property Investment Fund	8,382	8,266
Strategic Projects	42,826	30,175
Future Projects	4,914	5,239
Sports Priority Program	458	362
Car Parking Strategy	1,250	1,124
MacCabe Park Development	1,078	991
Darcy Wentworth Park	171	170
Garbage Disposal Facility	2,264	5,915
Telecommunications Revenue	253	193
West Dapto Development Additional Rates	(264)	501
Southern Phone Natural Areas	260	366
Lake Illawarra Estuary Management Fund	288	165
Total Internal Restrictions	65,793	57,379

ITEM 14 STATEMENTS OF INVESTMENTS - JANUARY 2018

This report provides an overview of Council's investment portfolio performance for the month of January 2018.

Council's average weighted return for January 2018 was 3.70% which was above the benchmark return of 1.63%. The result was primarily due to the positive marked to market valuation of the NSW TCorp Hour Glass facilities and the aggregated Floating Rate Notes in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree credit quality and liquidity.

RECOMMENDATION

Council receive the Statements of Investments for January 2018.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Manager Finance

Authorised by: Renee Campbell, Director Corporate Services - Connected and Engaged City

ATTACHMENTS

- 1 Statements of Investments - January 2018
- 2 Investment Income Compared to Budget 2017-2018

BACKGROUND

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

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

Council's investment holdings as at 26 January 2018 were \$159,199,166 (Statement of Investments attached) [27 January 2017 \$154,264,768].

Council's average weighted return for January 2018 was 3.70% which was above the benchmark return of 1.63%. The result was primarily due to the positive marked to market valuation of the NSW TCorp Hour Glass facilities and the aggregated Floating Rate Notes in Council's portfolio. The remainder of Council's portfolio continues to provide a high level of consistency in income and a high degree credit quality and liquidity.

At 26 January 2018, year to date interest and investment revenue of \$2,786,585 was recognised compared to the year to date budget of \$2,775,059.

Council's 10 year CBA Zero Coupon Bond matured during the month and returned a \$4M maturity value after our initial purchase price of \$2M. During the month Council purchased a one year \$1M Bendigo Bank floating rate note. Council's nineteen floating rate notes had a net increase in value of \$27,765 for January 2018.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net increase in value of \$4,658 for January 2018. These investments continue to pay higher than normal variable rates. While the

maturity dates are outside Council’s control, the investment advisors had previously indicated that capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council has two investments holdings under the NSW TCorp Hour Glass Facility: the Long-Term Growth Facility and the NSW TCorpIM Cash Fund. The Long-Term Growth recorded an increase in value of \$18,126, and the Cash Fund recorded an increase in value of \$40,426 in January. 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 11am, at call account. The fund only invests in Australian cash and fixed interests.

At the February 2018 RBA meeting, the official cash rate remained unchanged at 1.50%. The RBA has advised that it would continue to assess the outlook and adjust policy as needed to foster sustainable growth in demand and inflation outcomes consistent with the inflation target over time. The current inflation rate is quite low and below target.

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

PLANNING AND POLICY IMPACT

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

Community Strategic Plan	Delivery Program 2012-17	Annual Plan 2017-18
Strategy	5 Year Action	Annual Deliverables
4.4.5 Finances are managed effectively to ensure long term financial sustainability	4.4.5.1 Effective and transparent financial management systems are in place	Provide accurate and timely financial reports monthly, quarterly and via the annual financial statement
		Continuous Budget Management is in place, controlled and reported
		Manage and further develop compliance program
		Monitor and review achievement of Financial Strategy

CONCLUSION

The investments for January 2018 have performed favourably compared to the year to date budget and the portfolio recorded an average weighted return above the annualised Bloomberg Bank Bill Index Benchmark.

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENTS
26 January 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+	-	968,126	Prof Fund A/c	26/01/2018	26/01/2018	1.90%
NAB General Fund	A1+	-	2,213,553	General A/c	26/01/2018	26/01/2018	
CBA	A1+	2,000,000	2,000,000	T/Deposit	10/03/2017	05/02/2018	2.72%
Bwest	A1+	3,000,000	3,000,000	T/Deposit	06/09/2017	05/02/2018	2.45%
BOQ	A2	2,000,000	2,000,000	T/Deposit	22/06/2017	19/02/2018	2.65%
SUN	A1	2,000,000	2,000,000	T/Deposit	06/10/2017	05/03/2018	2.50%
IMB	A+	3,000,000	3,000,000	T/Deposit	08/12/2016	08/03/2018	2.63%
ME	BBB	1,000,000	1,000,000	T/Deposit	14/09/2016	14/03/2018	2.65%
STG	AA-	1,000,000	1,000,000	T/Deposit	16/02/2017	16/03/2018	2.62%
NAB	AA-	1,500,000	1,500,000	T/Deposit	28/02/2017	28/03/2018	2.63%
IMB	BBB	2,000,000	2,000,000	T/Deposit	28/02/2017	29/03/2018	2.61%
CBA	AA-	2,000,000	2,000,000	T/Deposit	10/03/2017	10/04/2018	2.74%
IMB	A2	3,000,000	3,000,000	T/Deposit	22/06/2017	20/04/2018	2.60%
NAB	AA-	2,000,000	2,000,000	T/Deposit	18/11/2016	18/05/2018	2.85%
BOQ	Fitch A-	3,000,000	3,000,000	T/Deposit	23/02/2017	23/05/2018	2.80%
CBA	A1+	3,000,000	3,000,000	T/Deposit	06/09/2017	18/06/2018	2.56%
NAB	Fitch A-	1,030,000	1,030,000	T/Deposit	19/12/2016	19/06/2018	2.79%
WBC	A1+	2,000,000	2,000,000	T/Deposit	26/06/2017	26/06/2018	2.52%
ME	A2	1,500,000	1,500,000	T/Deposit	08/01/2018	09/07/2018	2.60%
BEN	Fitch A-	5,000,000	5,000,000	T/Deposit	22/06/2017	23/07/2018	2.75%
BOQ	Fitch A-	2,000,000	2,000,000	T/Deposit	09/09/2016	10/09/2018	2.65%
IMB	BBB	2,000,000	2,000,000	T/Deposit	12/09/2016	12/09/2018	2.60%
ME	BBB	2,000,000	2,000,000	T/Deposit	14/09/2016	14/09/2018	2.65%
BEN	Fitch A-	2,000,000	2,000,000	T/Deposit	29/09/2016	28/09/2018	2.90%
ME	A2	3,000,000	3,000,000	T/Deposit	16/10/2017	16/10/2018	2.62%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	06/11/2018	2.60%
WBC	AA-	3,000,000	3,000,000	T/Deposit	23/02/2017	23/11/2018	2.80%
IMB	A2	2,000,000	2,000,000	T/Deposit	01/12/2017	03/12/2018	2.55%
BOQ	Fitch A-	1,500,000	1,500,000	T/Deposit	08/12/2016	07/12/2018	2.95%
SUN	A+	3,000,000	3,000,000	T/Deposit	08/12/2016	07/12/2018	2.76%
WBC	A1+	2,000,000	2,000,000	T/Deposit	06/09/2017	07/01/2019	2.62%
WBC	AA-	3,000,000	3,000,000	T/Deposit	31/01/2017	31/01/2019	2.90%
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	Moody's ST P-2	2,000,000	2,000,000	T/Deposit	22/12/2017	24/06/2019	2.65%
BEN	Moody's ST P-2	3,000,000	3,000,000	T/Deposit	08/01/2018	08/07/2019	2.65%
BOQ	A2	1,000,000	1,000,000	T/Deposit	06/09/2017	06/09/2019	2.80%
WBC	A1+	2,000,000	2,000,000	T/Deposit	01/12/2017	02/12/2019	2.68%
IMB	A2	3,000,000	3,000,000	T/Deposit	22/12/2017	20/12/2019	2.65%
WBC	A1+	5,000,000	5,000,000	T/Deposit	22/12/2017	23/12/2019	2.77%
ME	A2	3,000,000	3,000,000	T/Deposit	04/01/2018	06/01/2020	2.75%
Total			92,711,680				

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENTS
26 January 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
CBA	AA-	1,000,000	1,004,370	FRN	19/10/2015	19/10/2018	2.58%
Bendigo Bank	Fitch A-	1,012,500	1,012,500	FRN	18/01/2018	14/11/2018	2.98%
CUA	BBB	3,000,000	3,030,360	FRN	01/04/2016	01/04/2019	3.39%
Westpac	AA-	3,000,000	3,042,270	FRN	11/03/2016	10/05/2019	2.71%
Greater Bank Ltd	BBB	2,000,000	2,025,060	FRN	07/06/2016	07/06/2019	3.36%
Bendigo Bank	Fitch A-	1,000,000	1,006,910	FRN	16/09/2015	17/09/2019	2.71%
Bendigo Bank	Fitch A-	2,000,000	2,023,720	FRN	21/11/2016	21/02/2020	2.82%
CUA	BBB	2,000,000	2,018,300	FRN	20/03/2017	20/03/2020	3.10%
ME Bank	BBB	2,000,000	2,009,800	FRN	06/04/2017	06/04/2020	3.06%
NAB	AA-	3,000,000	3,031,530	FRN	24/06/2015	03/06/2020	2.55%
Bendigo Bank	Fitch A-	2,000,000	2,026,020	FRN	18/08/2015	18/08/2020	2.82%
SUN Corp	A+	1,500,000	1,524,435	FRN	20/10/2015	20/10/2020	3.04%
NAB	AA-	1,000,000	1,020,250	FRN	05/11/2015	05/11/2020	2.78%
SUN	A+	2,000,000	2,043,940	FRN	12/04/2016	12/04/2021	3.18%
AMP	A	2,000,000	2,049,080	FRN	24/05/2016	24/05/2021	3.08%
Westpac	AA-	3,000,000	3,063,240	FRN	03/06/2016	03/06/2021	2.92%
ANZ	AA-	2,000,000	2,043,940	FRN	16/08/2016	16/08/2021	2.85%
AMP	A	3,000,000	3,034,560	FRN	30/03/2017	30/03/2022	2.84%
SUN	A+	1,501,530	1,517,250	FRN	30/08/2017	16/08/2022	2.69%
EMERALD A Mortgage Backed Security*	AAA	623,769	457,759	M/Bac	17/07/2006	21/08/2022	2.17%
EMERALD B Mortgage Backed Security*	Fitch AA	2,000,000	1,238,800	M/Bac	17/07/2006	21/08/2056	2.47%
Total			40,224,094				

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	24,000,000	24,199,366	1/06/2017	0.18%	1.22%
Tcorp Long Term Growth Facility Trust	N/A	1,630,253	2,064,024	13/06/2007	0.89%	7.05%
Total			26,263,390			

Investment Body	Face Value	Security
Southern Phone Company	2	shares

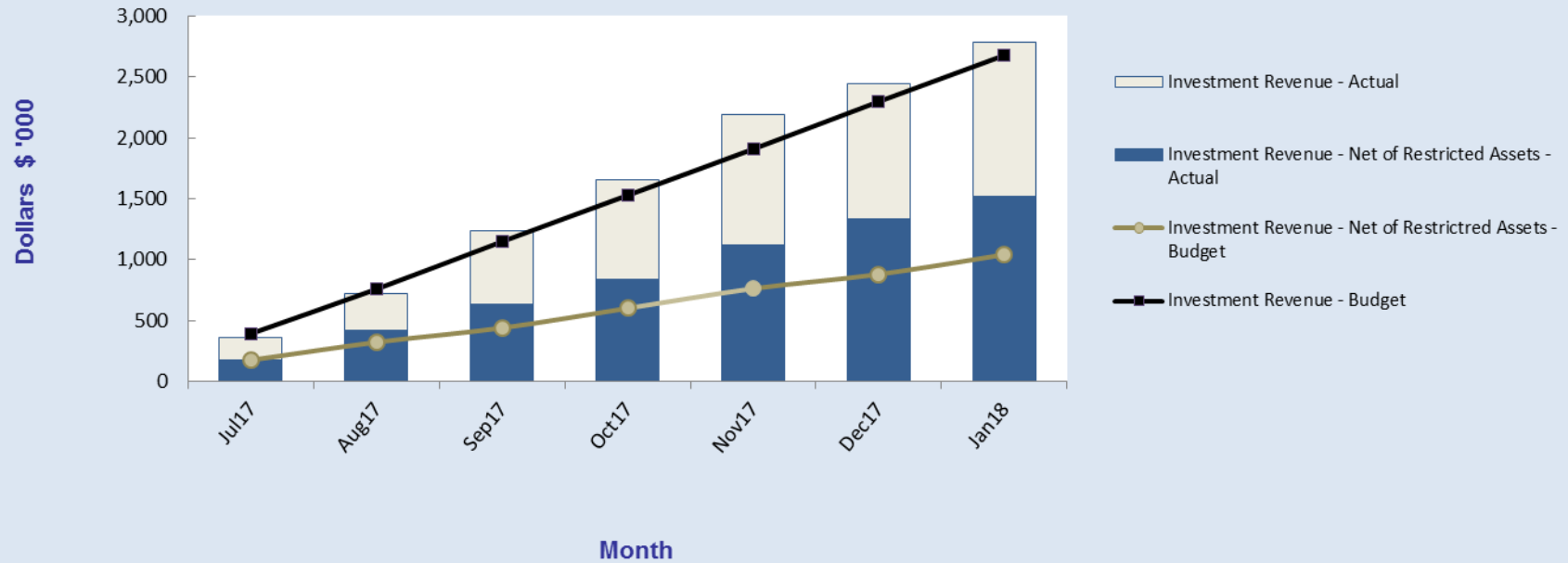
TOTAL INVESTMENTS \$ 159,199,166

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

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

Brian Jenkins
RESPONSIBLE ACCOUNTING OFFICER

Investment Income Compared to Budget 2017-2018



ITEM 15

CITY OF WOLLONGONG TRAFFIC COMMITTEE - MINUTES OF MEETING HELD ON 14 FEBRUARY AND ELECTRONIC MEETING HELD ON 16 FEBRUARY 2018

The City of Wollongong Traffic Committee Meeting was held on 14 February 2018. Items 1-2 and items 7-14 be adopted by Council through delegated authority. Subsequent to this meeting an additional Item was circulated on 16 February becoming item 6, a Regulation of Traffic item.

Items 3-6 must be determined by Council and are recommended to Council for approval for the temporary Regulation of Traffic on public roads for works or events by independent parties.

RECOMMENDATION

In accordance with the powers delegated to Council the Minutes and recommendations of the City of Wollongong Traffic Committee Meeting held on 14 February 2018 and Electronic meeting held on 16 February 2018 in relation to the Regulation of Traffic be adopted.

REPORT AUTHORISATIONS

Report of: Mike Dowd, Manager Infrastructure Strategy and Planning
Authorised by: Greg Doyle, Director Infrastructure and Works - Connectivity Assets and Liveable City

ATTACHMENTS

- 1 Standard Conditions for Road Closures
- 2 Anzac Dawn Service Parade
- 3 Kembla Joggers Fitness Five and Kerryn McCann 10 Fun Run
- 4 Kembla Joggers Winter Race Series
- 5 Kembla Street Tower Crane Disassembly Plan

BACKGROUND

3 CORRIMAL WARD 2

Anzac Dawn Service Parade – 25 April 2018

Background

The Corrimal RSL Sub branch have submitted Traffic Management Plans for the ANZAC Day dawn Service on 25 April 2018 which involves the closures of the Princes Highway between Collins and Railway Streets, and Railway Street between the Princes Highway and Gilbert Street.

Consultation

Consultation is a condition of approval for this Agenda item.

Proposal

Road closures of Princes Highway between Collins & Railway Streets and Railway Street between Princes Highway and Gilbert Street be approved subject to the submitted Traffic Management Plans (Attachment 2) from 5am to 8am on the day and Councils Standard Conditions of Approval for Road Closures (Attachment 1)

4 WOLLONGONG WARD 2

Kembla Joggers – Temporary Road Closures for Fitness Five Run & Kerryn McCann 10 Fun Run
25 March 2018

Background

Kembla Joggers seeks permission for temporary road closures on 25 March 2018 for Crown Street, Marine Drive, Endeavour Drive and Cliff Road to hold the concurrent events on Sunday 25 March 2018. The road closures will take effect from 6.00am to 12 Noon on the day. The extent of the event requires the closure of the bus terminus. The organisers will need to provide a temporary bus zone on Burelli Street in the vicinity of the Steeler's Club, including portable toilet facilities. It is also a condition to have Traffic Controllers on site at Burelli Steet during the event and equally important to barricade off the bus zone the night before so they can prepare for the event without vehicles being parked overnight. The event involves the re-routing of the Gong Shuttle via Corrimal Street from 6.00am to 12 noon and then back onto Bourke Street.

Consultation

Consultation is a condition of approval for this Agenda item.

Proposal

Road closures for the Kerryn McCann Fun Run and the Fitness Five Run be approved subject to the submitted Traffic Management Plans (Attachment 3) and Council's Standard Conditions of Approval for Road Closures (Attachment 1).

5 DAPTO/ KEMBLA GRANGE/KEMBLA HEIGHTS WARD 3

Kembla Joggers Winter Series – Harry Graham Drive, Sheaffes Road, Paynes Road, West Dapto Road and Darkes Road

Background

Kembla Joggers seeks permission for temporary road closures on the dates listed below:

17 March – 8km – West Dapto

12 May – 5km – West Dapto

2 June – 16km – West Dapto

14 July – 9 miles – Kembla Heights

The Winter series involve 3 events from Darkes Road to Paynes Road and one event at Kembla Heights. The road closures apply to Harry Graham Drive, Darkes, Sheaffes and Paynes Road for the respective events but traffic on West Dapto Road is to be held and released as the races proceed across West Dapto Road. The closures and regulation of traffic will take place between 12 Noon until 4pm on each of the days.

The meeting noted that the traffic controls proposed have been used in previous years and that these have been managed satisfactorily.

Consultation

Community consultation is a condition of approval for this Agenda item.

Proposal

The road closures and regulation of traffic for the Kembla Joggers Winter race series 2018 be approved subject to the submitted Transport Management Plans (Attachment 4) and Council's Standard Conditions for Road Closures (Attachment 1).

6 WOLLONGONG – WARD 2

Kembla Street – Road closure to dismantle Tower Crane (Kembla Street Frontage to 27A Stewart Street)

Background:

Subsequent to the Traffic Committee meeting on 14 February 2018 the builder of the Illawarra Retirement Trust complex on the south east corner of Kembla and Stewart Street, Wollongong has requested a one day closure of Kembla Street to permit the dismantling of the tower crane. The closure is proposed from 5am to 5pm on one day in the period of Tuesday 13 March 2018 to Monday 19 March 2018, a number of days being nominated to allow for unsuitable weather. The section of Kembla Street affected is the short block of approximately 70m between Stewart and George Streets.

There are two properties with driveways affected by the closure and it's understood that during a previous road closure for the assembly of the tower crown the builder managed the access needs of these properties satisfactorily.

Consultation:

Community consultation is a condition of approval for this Agenda item

PROPOSAL SUPPORTED UNANIMOUSLY

The proposed road closure of Kembla Street between George and Stewart Streets Wollongong be approved subject to the submitted Traffic Management Plans (Attachment 5) and Council's Standard Conditions for Road Closures (Attachment 1) on one day in the period of Tuesday 13 March 2018 to Monday 19 March 2018.

Attachment 1 – WCC Standard Conditions

Standard Conditions for Road Closures

For Special Events and Work Related activities Within Council Road Reserves.

Following approval by Wollongong City Council, road closures are subject to the additional Council conditions:

1. **The Applicant must complete the Council form** 'Application to Open and Occupy or Underbore a Roadway or Footpath' (Refer to Checklist below – relates to Section 138 of the Roads Act.)
2. **NSW Police Approval:** The Applicant must obtain written approval from NSW Police, where required under the Roads Act.
3. **If the Road Closure is within 100m of any traffic control signals or on a 'State Classified Road'** the Applicant must obtain a Road Occupancy Licence (ROL) from NSW Roads & Maritime Services (RMS).
4. **The Applicant must advise all affected residents and business owners** within the closure area of the date/s and times for the closure, at least 7 days prior to the intended date of works.
5. **The Applicant must advise Emergency Services:** Ambulance, Fire Brigade and Police, Taxi and Bus Companies of the closure dates and times in writing, 7 days prior to the intended date of works. The Applicant must endeavour to minimise the impact on bus services during the closure.
6. **Traffic Management Plan:** The closure must be set up in accordance with the approved **Traffic Management Plan (TMP)** prepared by an appropriately qualified traffic controller; a copy of whose qualifications must be included with the submitted TMP.
7. **Traffic Management Plan Setup:** The Traffic Management Plan must be set up by appropriately qualified traffic control persons or the NSW Police.
8. **Access to properties affected by the road closure must be maintained where possible.** Where direct access cannot be achieved, an alternative arrangement must be agreed to by both the applicant and the affected person/s.
9. **Public Notice Advertisement:** The Applicant must advertise the road closure in the Public Notices section of the local paper, detailing closure date/s and times at least 7 days prior to the closure.
10. **Public Liability Policy:** The Applicant must provide Council with a copy of their current insurance policy to a value of no less than \$20 million dollars to cover Wollongong City Council from any claims arising from the closure.

Checklist:

- Completed Council Form:**
'Application to Open and Occupy or Underbore a Roadway or Footpath'.

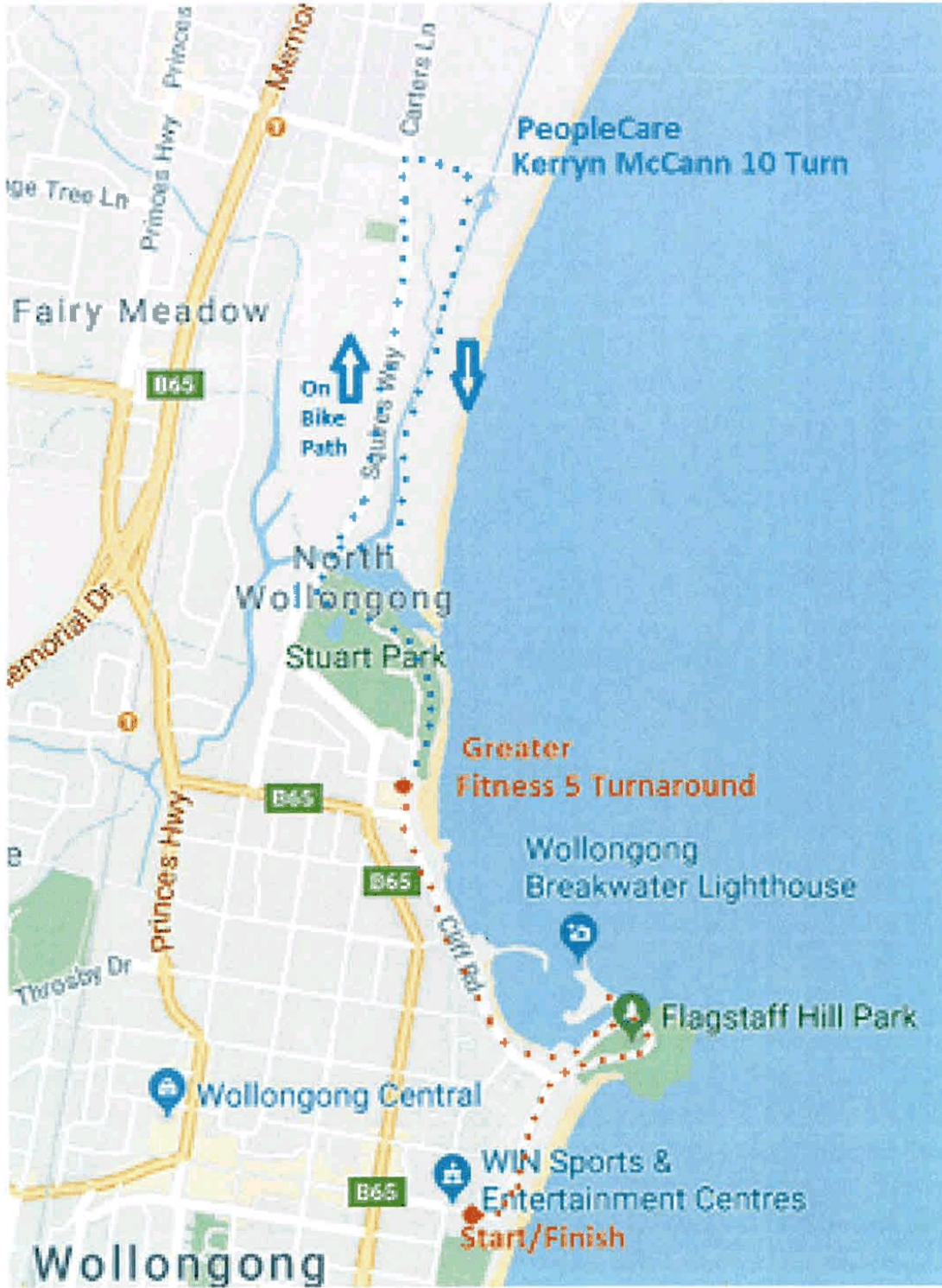
Required information as shown below MUST be attached:

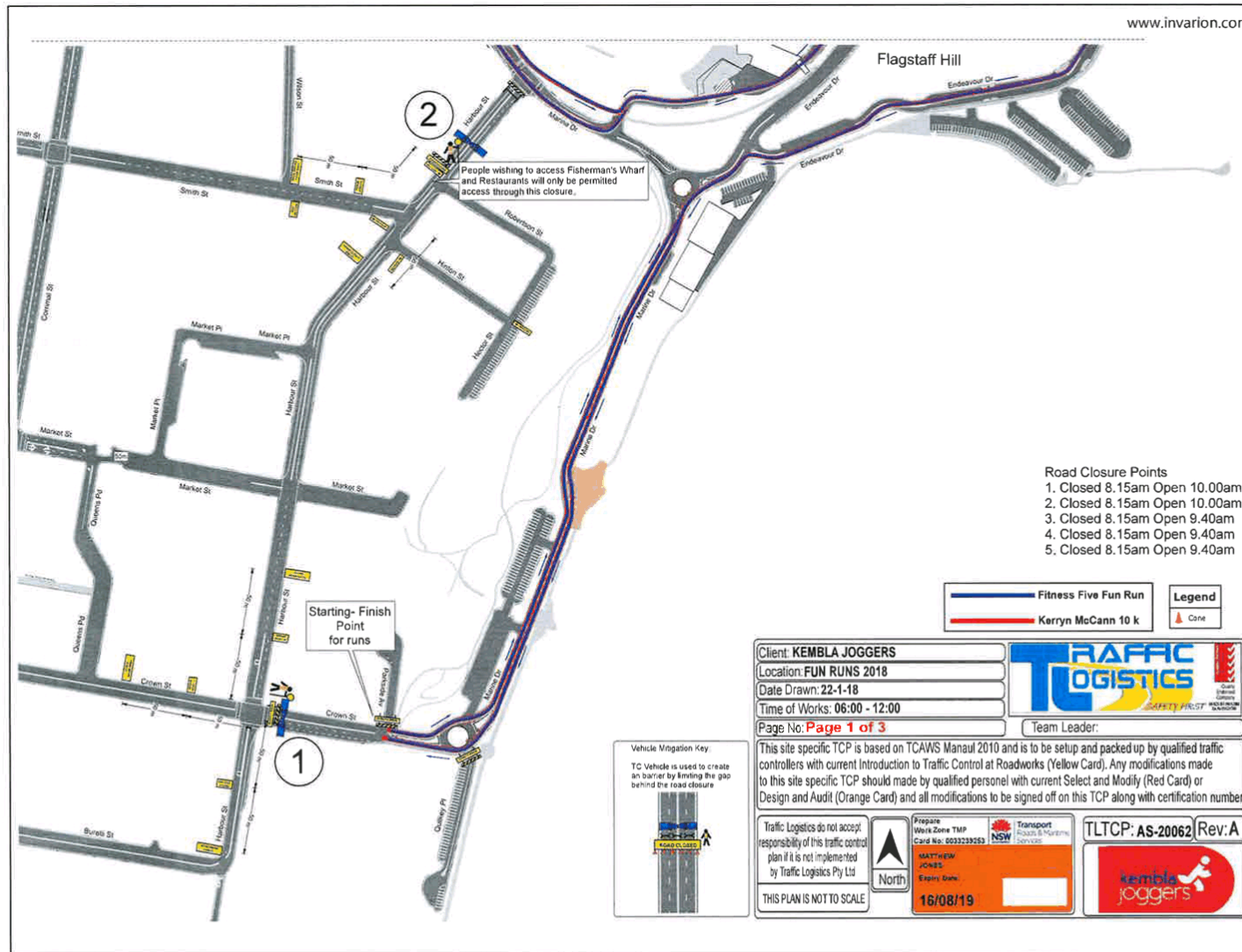
- A copy of the letter from the Traffic Committee authorising the closure
- The Traffic Management Plan (TMP)
- The Road Occupancy Licence (ROL) *if required*
- Written approval from NSW Police
- Public Liability Insurance

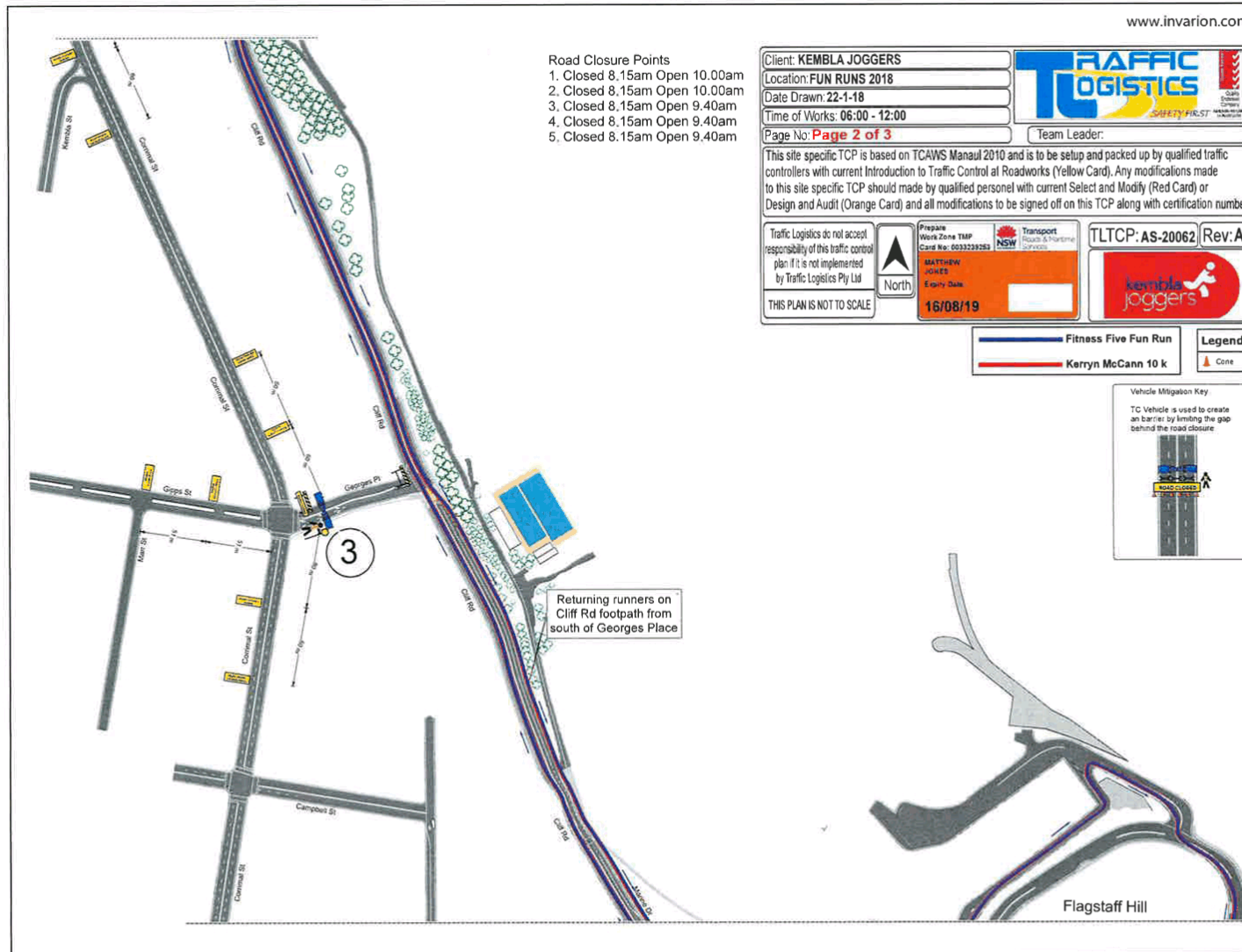
Applications may be lodged in the Customer Service Centre located on the Ground Floor of Council's Administration Building, 41 Burelli Street Wollongong between 8.30am and 5pm Monday to Friday.

Z16/135267

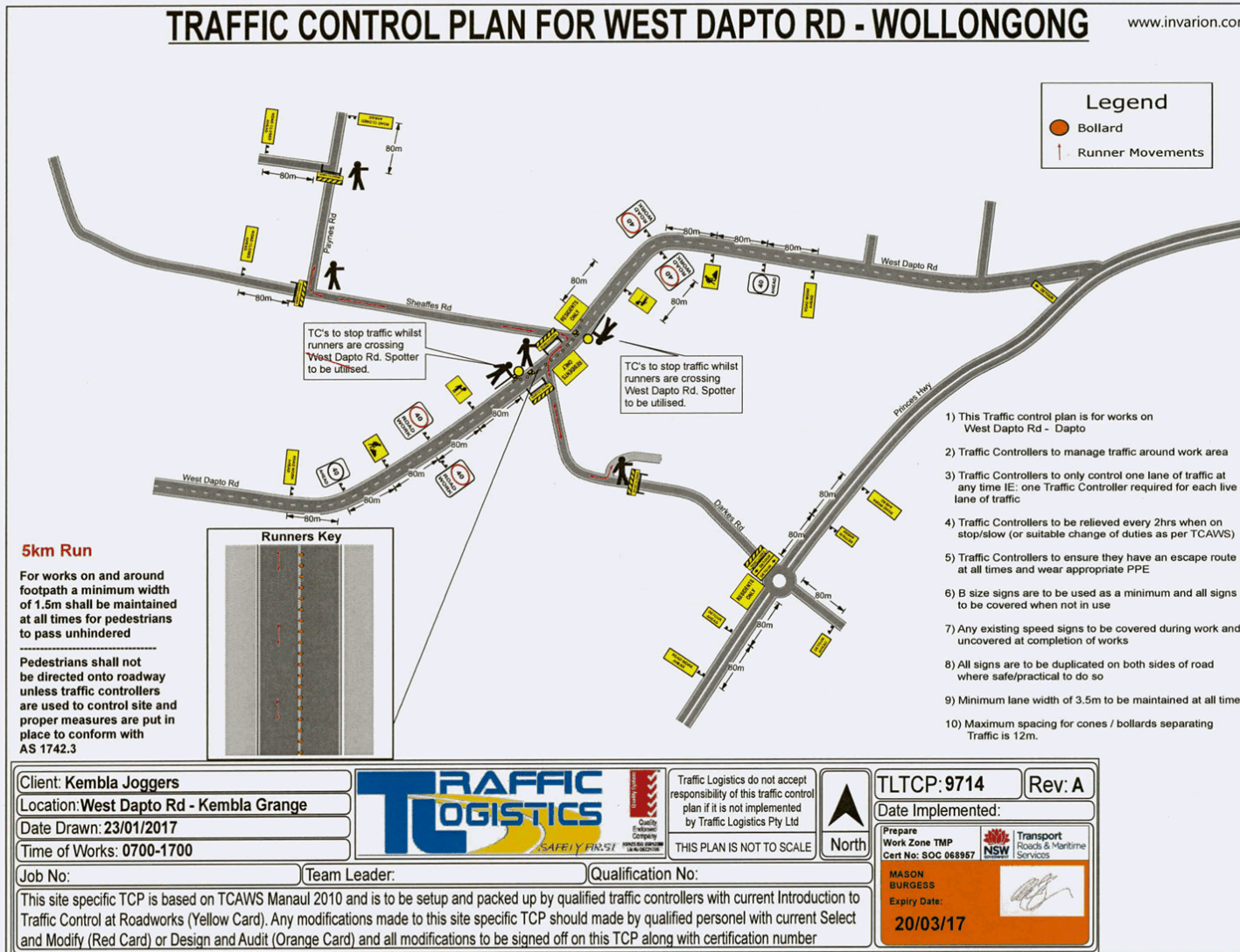
Greater Fitness 5 and PeopleCare Kerryn McCann 10 Map Sunday 25th March 2018

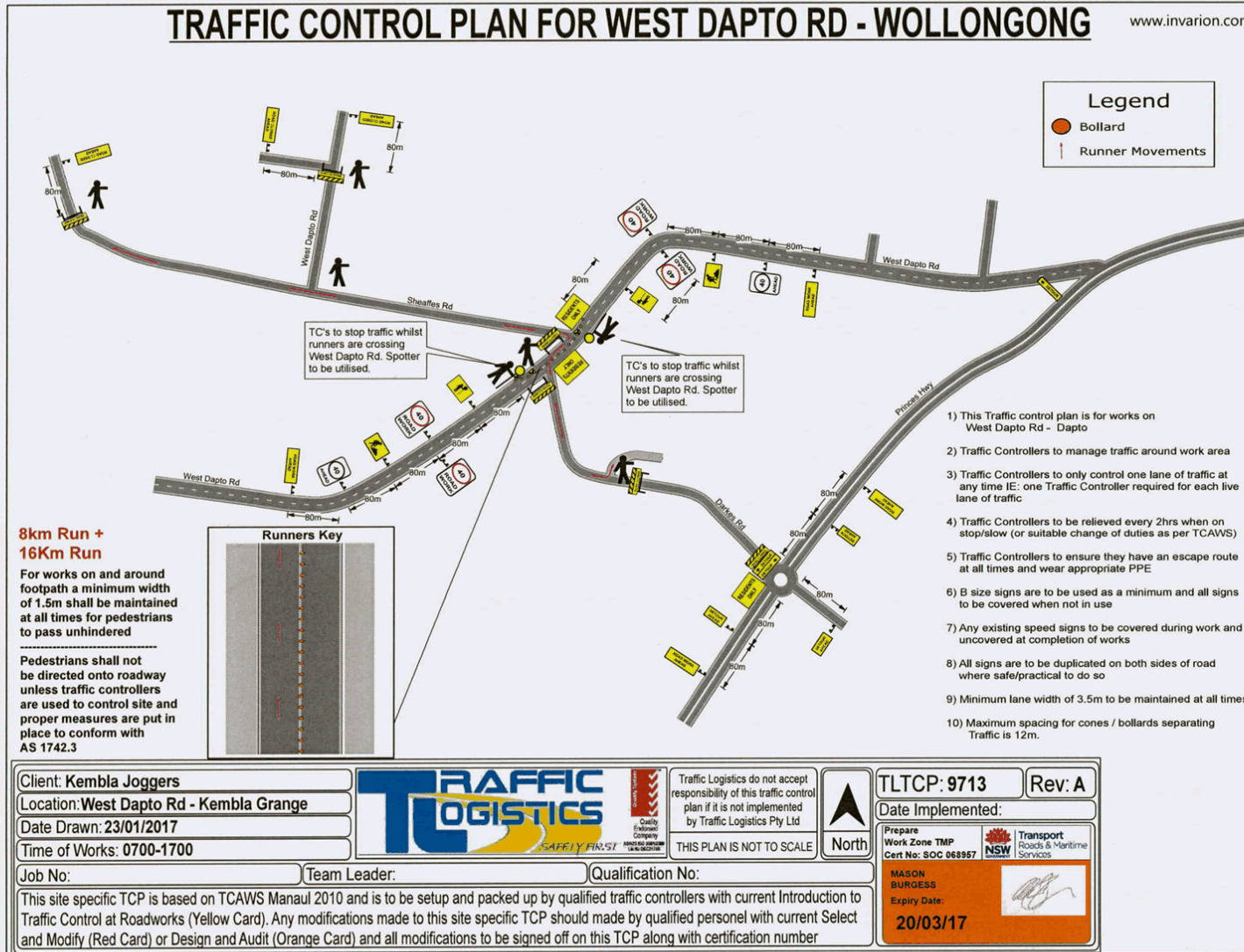


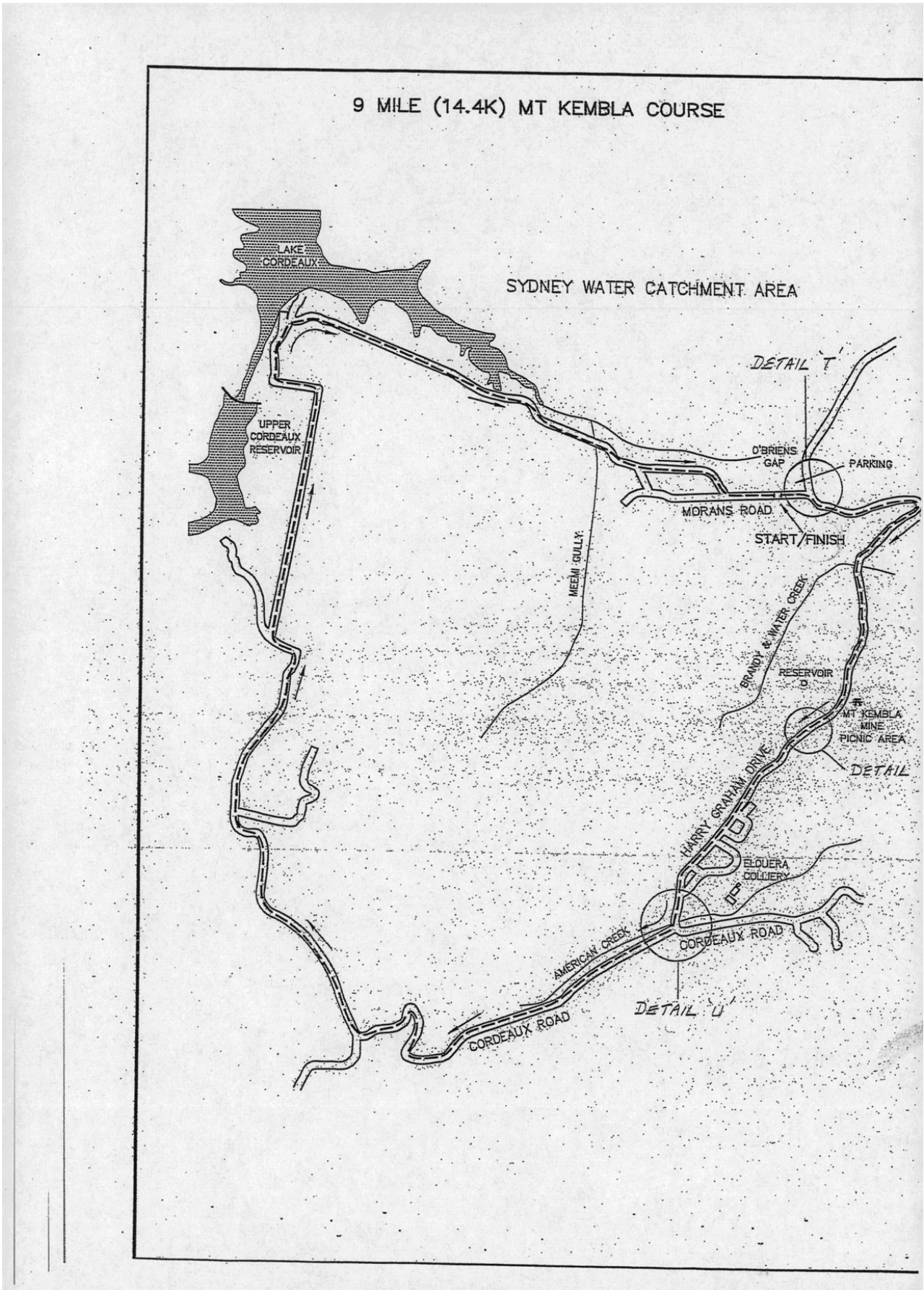




- Road Closure Points
1. Closed 8.15am Open 10.00am
 2. Closed 8.15am Open 10.00am
 3. Closed 8.15am Open 9.40am
 4. Closed 8.15am Open 9.40am
 5. Closed 8.15am Open 9.40am





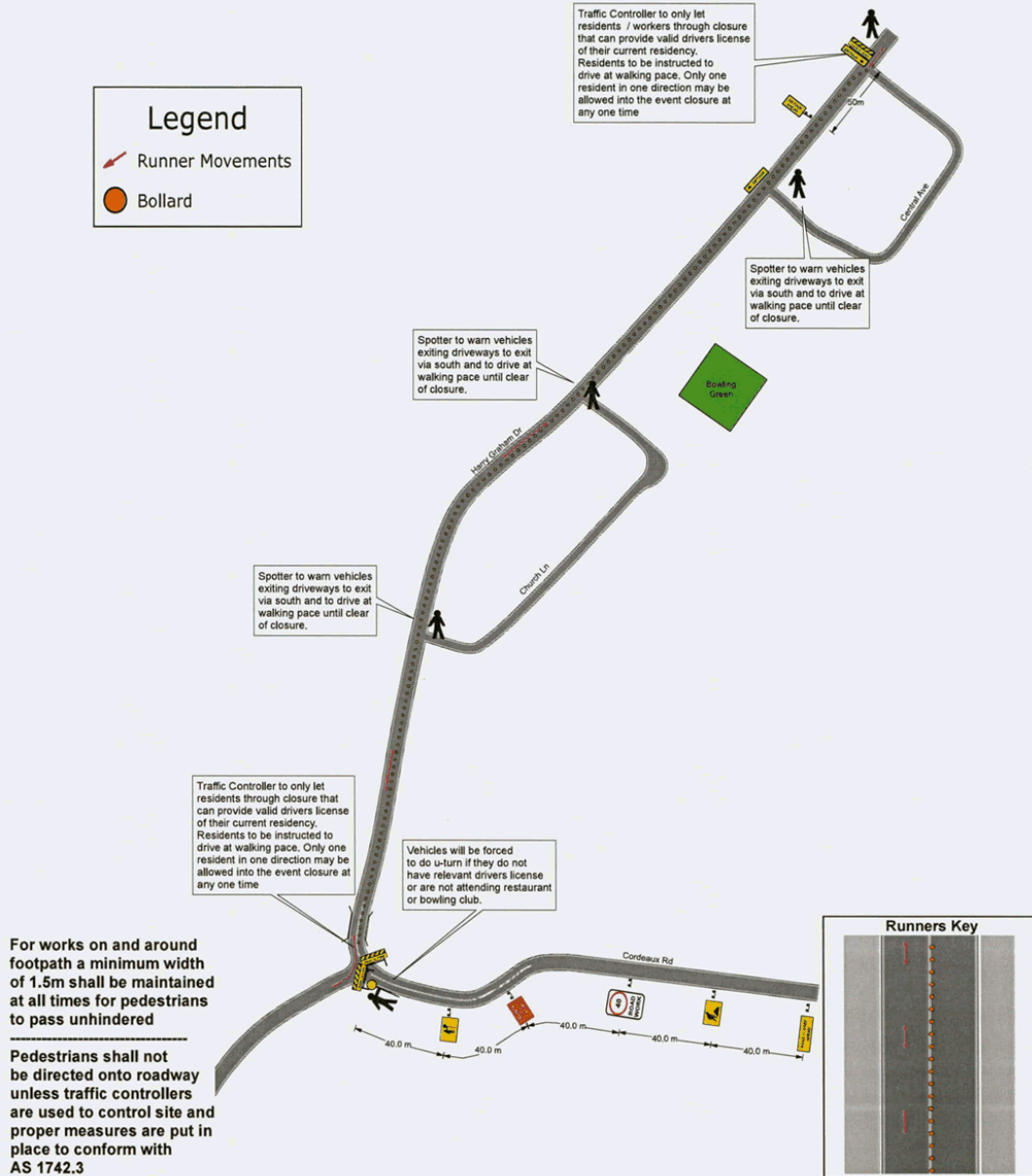


TRAFFIC CONTROL PLAN FOR HARRY GRAHAM DR - MT KEMBLA

www.invarion.com

Legend

- Runner Movements
- Bollard



For works on and around footpath a minimum width of 1.5m shall be maintained at all times for pedestrians to pass unhindered

Pedestrians shall not be directed onto roadway unless traffic controllers are used to control site and proper measures are put in place to conform with AS 1742.3

Client: Kembla Joggers
Location: Harry Graham Dr - Kembla Heights
Date Drawn: 23/01/2017
Time of Works: 0700-1700
Job No: _____



Traffic Logistics do not accept responsibility of this traffic control plan if it is not implemented by Traffic Logistics Pty Ltd

THIS PLAN IS NOT TO SCALE

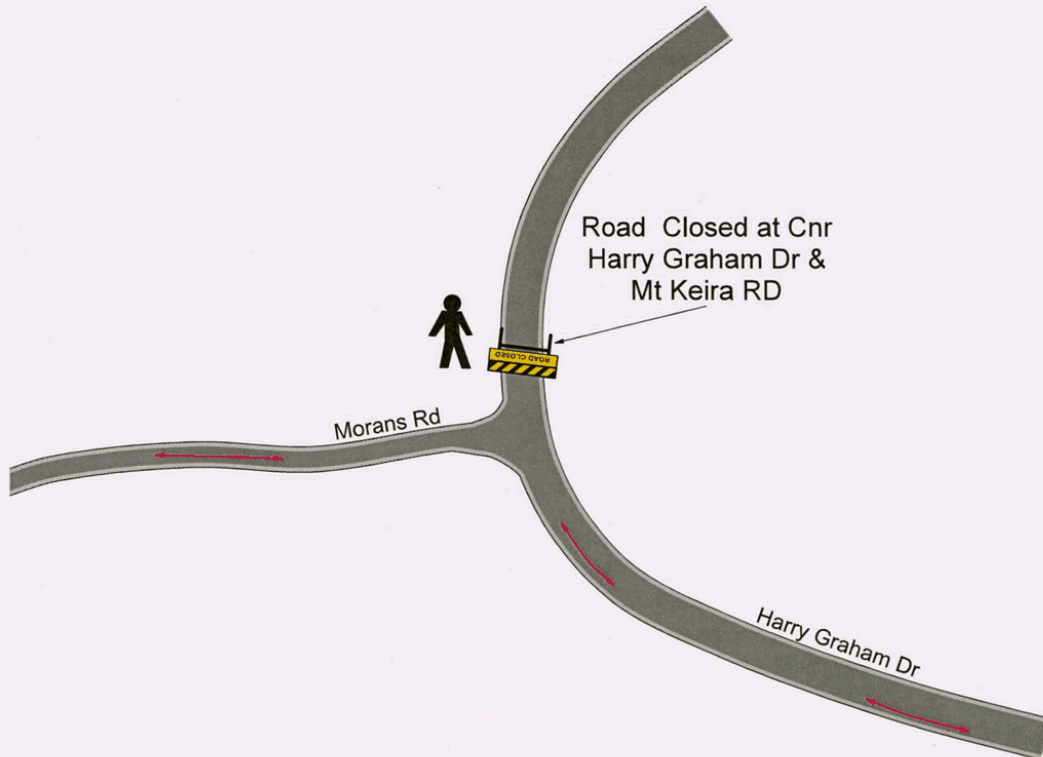
TLTCP: 9717	Rev: A
Date Implemented:	
Prepare Work Zone TMP Cert No: SOC 068957	Transport Roads & Mnt me Services

This site specific TCP is based on TCAWS Manual 2010 and is to be setup and packed up by qualified traffic controllers with current Introduction to Traffic Control at Roadworks (Yellow Card). Any modifications made to this site specific TCP should be made by qualified personnel with current Select and Modify (Red Card) or Design and Audit (Orange Card) and all modifications to be signed off on this TCP along with certification number

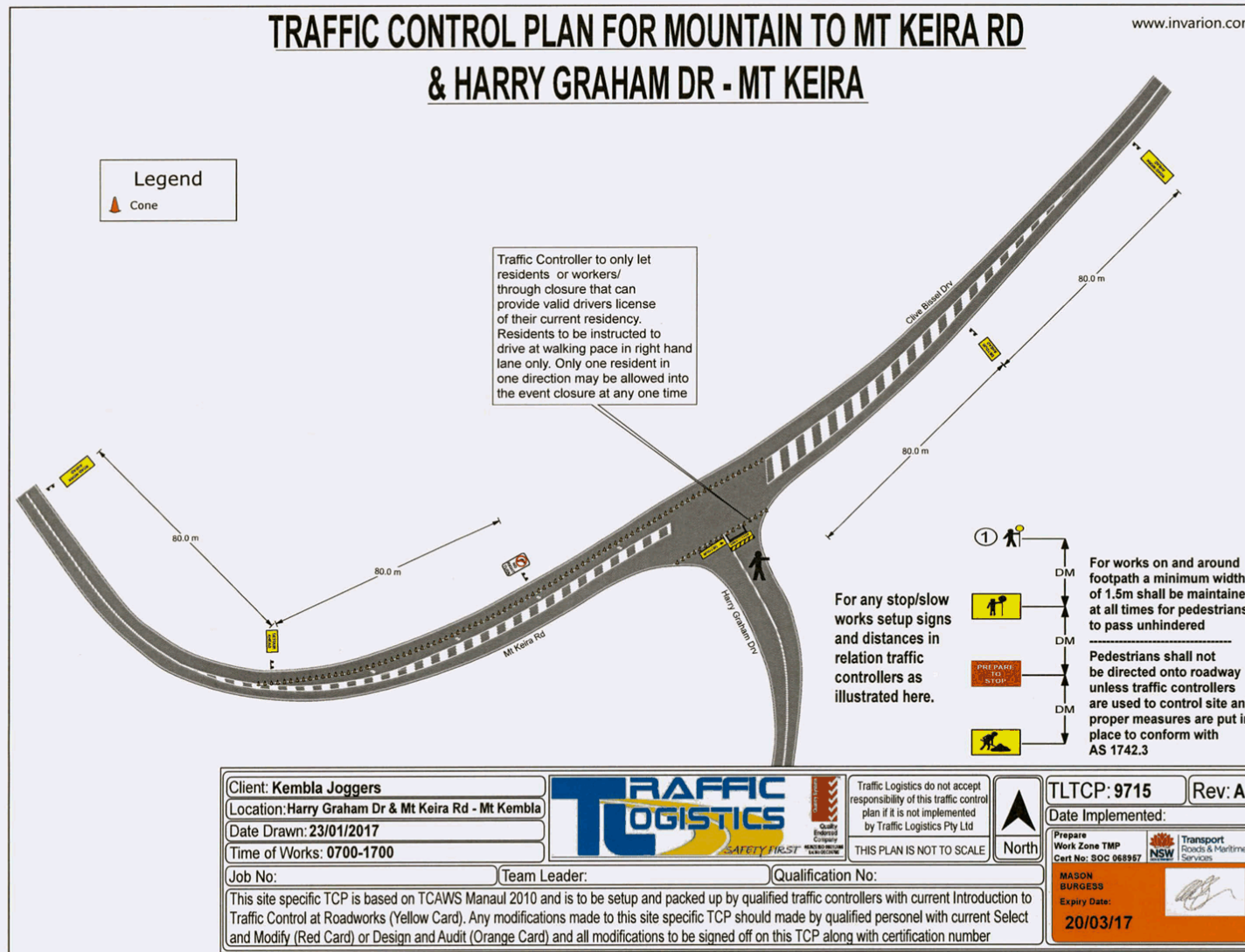
MASON BURGESS
Expiry Date: 20/03/17

TRAFFIC CONTROL PLAN FOR HARRY GRAHAM DR & MORANS RD - MT KEMBLA

Legend
 Runner Movements

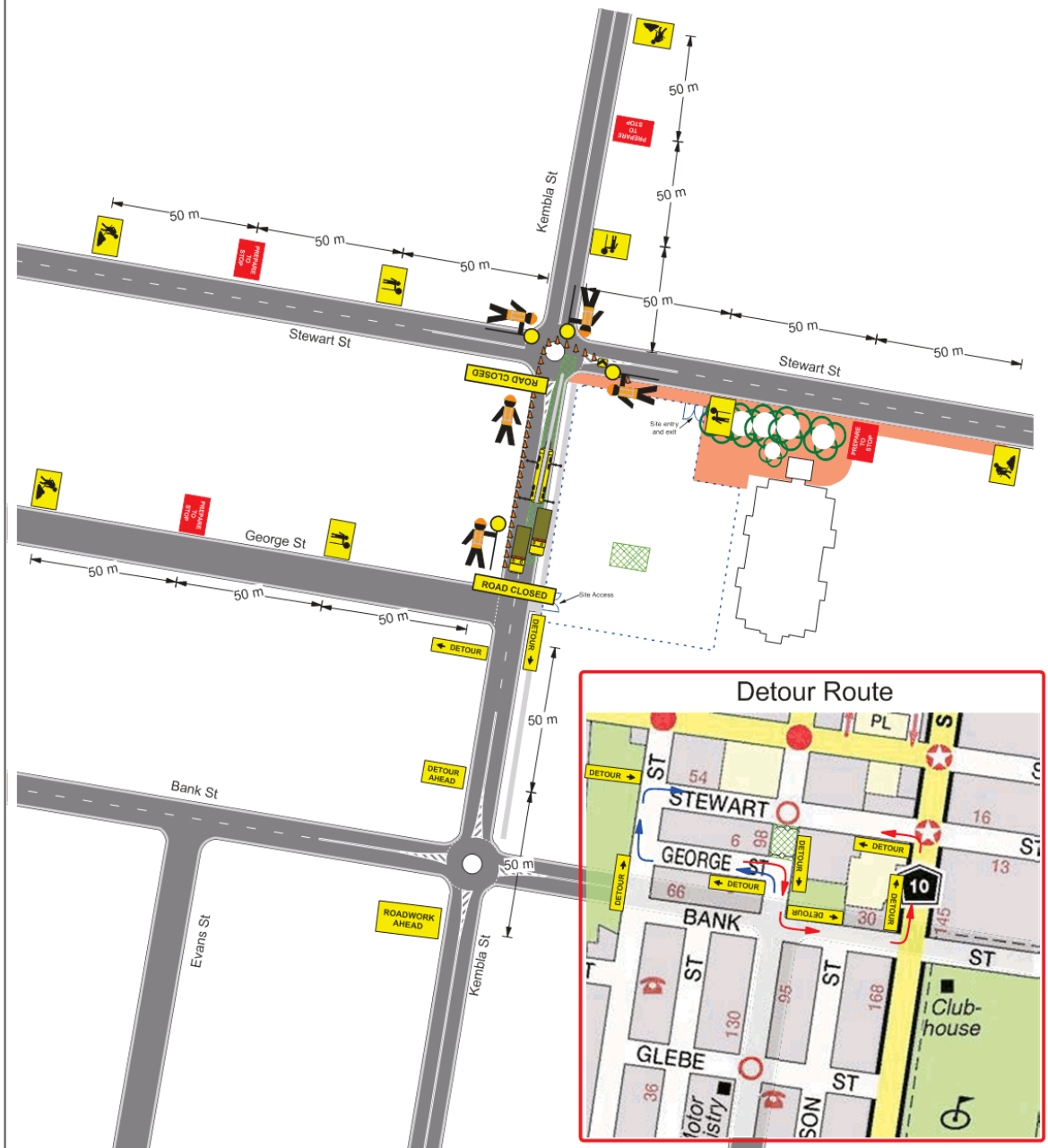


Client: Kembla Joggers	 <p>TRAFFIC LOGISTICS SAFETY FIRST</p> <p><small>Quality Excellence Integrity</small></p>	<p>Traffic Logistics do not accept responsibility of this traffic control plan if it is not implemented by Traffic Logistics Pty Ltd</p> <p>THIS PLAN IS NOT TO SCALE</p>	TLTCP: 9716	Rev: A		
Location: Harry Graham Dr - Mt Kembla			 <p>North</p>	Date Implemented:		
Date Drawn: 23/01/2017				<p>Prepare Work Zone TMP Cert No: SOC 068957</p> 	<p>MASON BURGESS</p> <p>Expiry Date: 20/03/17</p>	
Time of Works: 0700-1700					Job No:	Team Leader:
<p>This site specific TCP is based on TCAWS Manual 2010 and is to be setup and packed up by qualified traffic controllers with current Introduction to Traffic Control at Roadworks (Yellow Card). Any modifications made to this site specific TCP should be made by qualified personnel with current Select and Modify (Red Card) or Design and Audit (Orange Card) and all modifications to be signed off on this TCP along with certification number</p>						



TRAFFIC CONTROL PLAN FOR - IRT PARKSIDE PROJECT

www.invarion.com



Client: INFINITY CONSTRUCTION GROUP		<p>Traffic Logistics do not accept responsibility of this traffic control plan if it is not implemented by Traffic Logistics Pty Ltd</p> <p>THIS PLAN IS NOT TO SCALE</p>		TLTCP-AS-21719 Rev: A
Location: Kembla St, Wgong				Date Implemented:
Date Drawn: 15.2.18				<p>Prepare Work Zone TMP Card No: 803239253</p> <p>NSW Transport Roads & Maritime Services</p>
Time of Works: 06:00 - 18:00				<p>Matthew Jones Expiry Date: 16/08/19</p>
Job No:	Team Leader:	Qualification No:		

This site specific TCP is based on TCAWS Manual 2010 and is to be setup and packed up by qualified traffic controllers with current Introduction to Traffic Control at Roadworks (Yellow Card). Any modifications made to this site specific TCP should be made by qualified personnel with current Select and Modify (Red Card) or Design and Audit (Orange Card) and all modifications to be signed off on this TCP along with certification number