



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 PM on

Monday 3 February 2025

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

(Note: In accordance with the Code of Meeting Practice, Councillors will be able to attend and participate in this meeting via audio-visual link)

Order of Business

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

Members

Lord Mayor –
Councillor Tania Brown (Chair)
Deputy Lord Mayor –
Councillor Linda Campbell
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
Councillor Tiana Myers
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

In accordance with clause 3.23 of the Model Code of Meeting Practice, released by the NSW Office of Local Government, Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest

OATH OR AFFIRMATION OF OFFICE

The Oath or Affirmation is taken by each Councillor whereby they swear or declare to undertake the duties of the office of councillor in the best interests of the people of Wollongong and Wollongong City Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgment.

CONFLICTS OF INTEREST

All Councillors must declare and manage any conflicts of interest they may have in matters being considered at Council meetings in accordance with the Council's Code of Conduct. All declarations of conflicts of interest and how the conflict of interest was managed will be recorded in the minutes of the meeting at which the declaration was made.

Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with Council's Code of Conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting will be suspended or terminated for the time during which the matter is being considered or discussed by Council, or at any time during which Council is voting on the matter.

Councillors should ensure that they are familiar with Parts 4 and 5 of the Wollongong City Council **Code of Conduct for Councillors** in relation to their obligations to declare and manage conflicts of interests.

Staff should also be mindful of their obligations under the Wollongong City Council **Code of Conduct for Staff** when preparing reports and answering questions during meetings of Council.

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 PM

Monday 16 December 2024

Present

Lord Mayor – Councillor Tania Brown (Attended via audio-visual link)
Deputy Lord Mayor – Councillor Linda Campbell (in the Chair)
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
Councillor Tiana Myers
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

In Attendance

General Manager	Greg Doyle
Director Infrastructure + Works, Connectivity Assets + Liveable City	Joanne Page
Director Planning + Environment, Future City + Neighbourhoods	Linda Davis
Director Corporate Services, Connected + Engaged City	Renee Campbell
Director Community Services, Creative + Innovative City	Kerry Hunt
Chief Financial Officer (Acting)	Elise Woods
Chief Digital + Information Officer	Ingrid McAlpin
Manager City Strategy	Chris Stewart
Manager City Works (Attended via audio-visual link)	Roger Stewardson
Manager Commercial Operations + Property	Lani Richardson
Manager Community Culture + Engagement	Sue Savage
Manager Customer + Business Integrity	Todd Hopwood
Manager Infrastructure Strategy + Planning	Nathan McBriarty
Manager Libraries + Community Services	Sarah Taylor
Manager Project Delivery (Acting)	Jeremy Morgan
Manager Regulation + Enforcement	Corey Stoneham
Manager Sport + Recreation (Acting)	Simon Mullard
Senior Manager People + Culture	Renee Whiteside

Note: In accordance with the Code of Meeting Practice, participants in the meeting can participate via audio-visual link. Those who participated via audio-visual link are indicated in the attendance section of the Minutes.

Note: In accordance with the Code of Meeting Practice a request by the Lord Mayor, Councillor Tania Brown, to attend the 16 December Council Meeting by audio-visual link was approved by the General Manger. The Deputy Lord Mayor, Councillor Linda Campbell, chaired the Meeting.

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CONFLICTS OF INTERESTS

Councillor Dan Hayes declared a non-significant, non-pecuniary conflict of interest in Item A – Lord Mayoral Minute – Residential Aged Care, as he is employed by UOW which is involved at some level with plans for aged care. As he is not involved in this project in any way Councillor Hayes advised that he would remain in the meeting during debate and voting on the item.

Councillor Thomas Quinn declared a non-significant, non-pecuniary conflict of interest in Item A – Lord Mayoral Minute – Residential Aged Care, as he is employed by UOW which is involved at some level with plans for aged care. As he is not involved in this project in any way Councillor Quinn advised that he would remain in the meeting during debate and voting on the item.

PETITIONS

Councillor Whittaker tabled a petition from 457 residents regarding – “Create Shade for Illawarra Playgrounds” relating particularly to Bulli and Woonona playgrounds.

Councillor Whittaker tabled a petition from 153 residents regarding – “Let’s get the kids of Otford a playground”.

Councillor Ann Martin tabled a request from Werner and Robyn Pardy regarding – A request for a memorial or similar at Berkeley Swimming Pool in recognition of Mrs Brunhilde Renate Ingeburg Pardy’s long contribution to the people of Berkeley and to the running of the pool.

PRESENTATIONS

The Lord Mayor, Councillor Tania Brown, presented a trophy awarded to Wollongong City Council and Destination Wollongong for hosting the 2024 Australian Junior Surfing Titles competition in Woonona.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 25 NOVEMBER 2024

1029 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the Minutes of the Ordinary Meeting of Council held on Monday, 25 November 2024 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM

ITEM NO	TITLE	NAME OF SPEAKER
1	PUBLIC EXHIBITION – DRAFT WOLLONGONG DCP CHAPTER A2 ECOLOGICALLY SUSTAINABLE DEVELOPMENT	PROFESSOR ROWENA IVERS FOR RECOMMENDATION
1	PUBLIC EXHIBITION – DRAFT WOLLONGONG DCP CHAPTER A2 ECOLOGICALLY SUSTAINABLE DEVELOPMENT	JOSHUA SCHARFEGGER FOR RECOMMENDATION
2	TRIAL OF SCHOOL HOLIDAY VOUCHER PROGRAM – DAPTO AND CORRIMAL SWIMMING POOLS	PETER RAFFERTY FOR RECOMMENDATION
NON-AGENDA ITEM	ISSUES REGARDING THE PEOPLE OF WOLLONGONG INCLUDING CITY DEVELOPMENT AND THE FUTURE OF GREEN ENERGY	DAVID GRAHAM

- 1030 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that all speakers be thanked for their presentation and invited to table their notes.

CALL OF THE AGENDA

- 1031 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the staff recommendations for Items 3 to 10 inclusive be adopted as a block.

ITEM A - LORD MAYORAL MINUTE - RESIDENTIAL AGED CARE

- 1032 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor Campbell that Wollongong City Council request the assistance of the Illawarra Shoalhaven Joint Organisation in advocating for the NSW Government to consider introducing a bonus scheme to incentivise investment in residential aged care.

ITEM 1 - PUBLIC EXHIBITION - DRAFT WOLLONGONG DCP CHAPTER A2 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- 1033 COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Hayes that-

- 1 The formal legal definition of, and the principles and programs of, ecologically sustainable development (ESD) that exists in the current Wollongong Development Control Plan Chapter A2 Ecologically Sustainable Development Introduction, be incorporated again in the Introduction in the Draft Wollongong Development Control Plan 2009 – Chapter A2: Ecologically Sustainable Development (prior to exhibition).
- 2 The Draft Wollongong Development Control Plan 2009 – Chapter A2: Ecologically Sustainable Development be exhibited for a minimum of 28 days commencing in early 2025.
- 3 Following the exhibition period, a report outlining the submissions received from the public exhibition process be prepared for Council's consideration.
- 4 The General Manager write to relevant State Government Ministers seeking -
 - a an expansion of its consideration of ESD to include indoor and outdoor air quality, urban heat, health and social equity objectives and specific provisions in relevant State planning instruments, and
 - b to clarify its position in relation to banning the use of gas where other alternatives such as electricity are available

Variation The variation moved by Councillor Stuart (the addition of a new Point 1 and the addition of wording "indoor & outdoor air quality" at Point 3a) was accepted by the mover and seconder.

An AMENDMENT was MOVED by Councillor Stuart seconded Councillor Docker that –

- 1 The formal legal definition of, and the principles and programs of, ecologically sustainable development (ESD) that exists in the current Wollongong Development Control Plan Chapter A2 Ecologically Sustainable Development Introduction, be incorporated again in the Introduction in the Draft Wollongong Development Control Plan 2009 – Chapter A2: Ecologically Sustainable Development (prior to exhibition).
- 2 The Draft Wollongong Development Control Plan 2009 – Chapter A2: Ecologically Sustainable Development be exhibited for a minimum of 28 days commencing in early 2025.
- 3 Council include a question in the public consultation documentation asking the community whether it supports or opposes gas connections in new residential/commercial developments, given the mounting evidence of health impacts associated with gas use, and costs associated with connecting and using gas (and with

disconnecting from gas).

- 4 Council include a question in the public consultation documentation asking the community whether it supports or opposes a ban on wood-fire heaters in new residential developments, in non-rural zoned properties, given the health and amenity impacts from reduced air quality caused by wood smoke pollution on households and neighbours.
- 5 Following the exhibition period, a report outlining the submissions received from the public exhibition process be prepared for Council's consideration.
- 6 The General Manager writes to relevant State Government Ministers seeking:
 - An expansion of its consideration of ESD to include indoor & outdoor air quality, urban heat, health and social equity objectives and specific provisions in relevant State planning instruments, and
 - Support for a ban on the connection to reticulated gas and the use of gas in new residential/commercial buildings, where other alternatives such as electricity are available.
 - Support for a ban on wood fire heater systems in new residential buildings, in non-rural zoned properties.
- 7 Council notes that legal advice provided by the Environmental Defenders Office says that council-led gas bans, to protect occupants/workers' health and to reduce costs, via Development Control Plans are compliant with relevant state planning policies including the Sustainable Buildings State Environment Planning Policy (SEPP) and the BASIX rating tool.
- 8 Council seeks its own legal advice clarifying the legality of a gas ban provision (as suggested at point 3 above) within Development Control Plans.
- 9 Council seeks its own legal advice clarifying the legality of a wood fire heater ban provision (as suggested at point 4 above) within Development Control Plans.
- 10 The General Manager writes to the President and Board of Local Government NSW proposing a motion that LG NSW advocates to the NSW Government for:
 - An expansion of its consideration of ESD to include indoor & outdoor air quality, urban heat, health and social equity objectives and specific provisions in relevant State planning instruments, and
 - Support for a ban on the connection to reticulated gas and the use of gas in new residential/commercial buildings, where other alternatives such as electricity are available.
 - Support for a ban on wood fire heater systems in new residential buildings, in non-rural zoned properties.

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

In favour Councillors Anthony, Whittaker, Stuart and Docker

Against Councillors Hayes, R Martin, D Brown, Quinn, Myers, A Martin, Morris, Campbell and T Brown

ITEM 2 - TRIAL OF SCHOOL HOLIDAY VOUCHER PROGRAM - DAPTO & CORRIMAL SWIMMING POOLS

1034 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor A Martin seconded Councillor Hayes that Council -

- 1 Adopt Option D – implementing a digital voucher system at Dapto and Corrimal swimming pools at the beginning of the NSW School Holidays for Corrimal pool (commencing from Monday, 23 December 2024) and upon the reinstatement of entry fees at Dapto Memorial Swimming Pool from Monday, 6 January 2025).
- 2 Consider in the review of the trial an expansion of the trial to include people of all ages from a refugee background for future schemes

Variation The variation moved by Councillor Hayes (the addition of Point 2) was accepted by the mover and seconder.

ITEM 3 - POST EXHIBITION: COUNCILLOR EXPENSES, SUPPORT AND FACILITIES POLICY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the updated Councillor Expenses, Support and Facilities Policy be adopted.

ITEM 4 - POLICY REVIEW - DRAFT COMMUNITY ENGAGEMENT STRATEGY COUNCIL POLICY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that Council endorse the Draft Community Engagement Strategy Council Policy for adoption

ITEM 5 - ACQUISITION OF LOT 1 DP 667974 BEING PART STANWELL TOPS WAR MEMORIAL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

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

- 1 Council acquire Lot 1 DP 667974, Stanwell Tops, to enable the land to be used as passive open space and as an extension to the existing Stanwell Tops War Memorial.
- 2 Council Officers be authorised to submit an Application to Transfer for Nil Consideration to the Australian Securities and Investment Commission (ASIC).
- 3 Upon acquisition, the land be dedicated as Community Land for the purposes of extending the existing Stanwell Tops War Memorial.
- 4 The General Manager be granted authority to sign any and all documents required, and affix the common seal of council, where necessary, to the transfer documents and any other documentation required to give effect to the resolution.

ITEM 6 - ACQUISITION OF LOT 6 DP 242135 BEING LOT 6 OTFORD ROAD, OTFORD

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

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

- 1 Council acquire Lot 6 DP 242135 at Otford Road, Otford as the land is required for passive open space land as per the land reservation acquisition map in the Wollongong Local Environment Plan 2009.
- 2 Council be responsible for the landowners' reasonable legal costs associated with the sale at an agreed capped amount.
- 3 Authority be granted to the General Manager to execute any documentation necessary to finalise the acquisition and to affix the Common Seal of Council where necessary.
- 4 Upon acquisition the land becomes classified as Community Land.

ITEM 7 - ACQUISITION OF LOT 8 DP 242135 BEING LOT 8 OTFORD ROAD, OTFORD

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

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

- 1 Council acquire Lot 8 DP 242135 at Otford Road, Otford as the land is required for passive open space land as per the land reservation acquisition map in the Wollongong Local Environment Plan 2009.
- 2 Council be responsible for the landowners' reasonable legal costs associated with the sale at an agreed capped amount.
- 3 Authority be granted to the General Manager to execute any documentation necessary to finalise the acquisition and to affix the Common Seal of Council where necessary.
- 4 Upon acquisition the becomes classified as Community Land.

ITEM 8 - GRANT OF EASEMENT OVER COUNCIL COMMUNITY LAND AT LOT 7 DP 227650 KNOWN AS GORRELL PARK, MANGERTON

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

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

- 1 Pursuant to section 46 (1) (a1) of the Local Government Act 1993, Council resolves to grant an easement to drain water 1.0m wide over Council land known as Lot 7 in DP 227950, Gorrell Park, in favour of Lots 18 and 19 in DP 227950, 11-13 St Johns Avenue, Mangerton, as shown crosshatched on the attachment to this report.
- 2 The applicant will be responsible for compensation to Council for the grant of the easement in accordance with the amount assessed by an independent certified valuer.
- 3 The applicant be responsible for all costs relating to the easement including valuation, survey, plan registration and legal costs, and any other costs incurred in this matter.
- 4 Approval be granted to affix the Common Seal of Council and/or delegation pursuant to section 377 of the Local Government Act 1993 to the survey plan, Section 88B Instrument and any other documentation required to give effect to this resolution.
- 5 The General Manager be authorised to execute any documents to give effect to this resolution.

ITEM 9 - EXTINGUISHMENT OF EXISTING EASEMENT FOR TRANSMISSION LINE AND GRANT OF EASEMENT FOR UNDERGROUND CABLES OVER COUNCIL COMMUNITY LAND AT LAKESIDE DRIVE RESERVE, KOONAWARRA BEING LOT 143 DP 573617

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

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

- 1 Council authorises the extinguishment of an easement for transmission lines over Council land known as Lot 143 DP 573617, Lakeside Drive Reserve, Koonawarra, as shown crosshatched on the attachment to this report.
- 2 Pursuant to Section 46 (1) (a) of the *Local Government Act 1993*, Council authorises the grant of an easement for underground cables over Lot 143 DP 573617, Lakeside Drive Reserve, Koonawarra, as shown crosshatched on the attachment to this report, subject to statutory notification requirements being met in accordance with Section 47 of the *Local Government Act 1993*.
- 3 The applicant be responsible for all costs related to the easement extinguishment and the easement grant including but not limited to valuation, survey, plan registration and legal costs.
- 4 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the survey plan, Section 88B Instrument and any other documentation required to give effect to this resolution.
- 5 The General Manager be authorised to sign any documentation necessary to complete the above matters.

ITEM 10 - TENDER T1000160 - LEASE OF BULLI BEACH CAFE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 1031)

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

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tender of The Trustee for Birloom Unit Trust T/as Bulli Beach Café, ABN (26 199 680 073) for the new lease agreement as per tender T1000160 for Bulli Beach Café.
- 2 The lease be awarded for an initial term of Five (5) years, with two options to extend of five years each.
- 3 Council delegate to the General Manager the authority to finalise and execute the lease agreement and any other documentation required to give effect to this resolution.
- 4 Council grant authority for the use of the Common Seal of Council on the lease and any other documentation, should it be required, to give effect to this resolution.

ITEM 11 - QUESTION WITH NOTICE - SPECIAL ENTERTAINMENT GRANTS

- 1035** **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Quinn that Council note the staff answer to the Question with Notice.

THE MEETING CONCLUDED AT 7:34 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 3 February 2025.

Chairperson

ITEM 1 PUBLIC EXHIBITION - PLANNING PROPOSAL - 21 BARHAM PLACE, HORSLEY

A Planning Proposal request has been received for 21 Barham Place, Horsley (Lot 203 in DP 1290802) which has a total area of approximately 32.94 hectares and is zoned part R2 Low Density Residential, part RE2 Private Recreation and part C3 Environmental Management. The Planning Proposal request seeks to rezone part of the property from RE2 Private Recreation to R2 Low Density Residential Development, with associated changes to the Floor Space Ratio and Minimum Lot Size Maps, to enable 3-4 additional lots and residential housing.

Council officers recommend that the remaining RE2 Private Recreation zoned portion of the land be rezoned to C3 Environmental Management to better reflect the flood constraints associated with the Mullet Creek Floodplain. A proposed minimum lot size of 9.99 hectares is proposed to apply over the entire property which would enable the creation of 3 lots, each with a portion of R2 Low Density Residential and C3 Environmental Management, to ensure the C3 zoned land is attached to a parcel of land zoned for residential purposes.

It is recommended that a Planning Proposal be prepared to amend the planning controls for 21 Barham Place, Horsley to enable additional residential development.

RECOMMENDATION

- 1 A Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 for 21 Barham Place, Horsley by -
 - a Amending the controls for the upper part of the site, by rezoning the land from part R2 Low Density Residential and RE2 Private Recreation to the R2 Low Density Residential zone with a Floor Space Ratio of 0.5:1, Minimum Lot Size of 9.99 hectares.
 - b Amending the controls for the lower (floodplain) part of the site, by rezoning the land from part RE2 Private Recreation and C3 Environmental Management to the C3 Environmental Management zone with a Minimum Lot Size of 9.99 hectares.
- 2 The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for Gateway determination and the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.
- 3 The NSW Department of Planning, Housing and Infrastructure be requested to authorise a minimum exhibition period of 28 days, as part of Gateway determination.
- 4 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Location Plan
- 2 Existing Zoning
- 3 Submitted Planning Proposal Requested Zoning Map
- 4 Recommended Planning Proposal Maps

BACKGROUND

The site at 21 Barham Place, Horsley (Lot 203 in DP 1290802) has a total area of approximately 32.94 hectares (Attachment 1). The property is located at the northern end of Barham Place and is accessible at the turning head.

The property is currently vacant and is zoned part R2 Low Density Residential (approximately 573m²), part RE2 Private Recreation (28.4 ha) and part C3 Environmental Management (4.5ha) adjacent to Mullet Creek (Attachment 2). The property consists of -

- The upper part of the property has been filled and forms part of the Horsley Park estate. The land is at the same elevation as the adjoining properties. This filled part of the property is zoned R2 Low Density Residential (approximately 573m²) and RE2 Private Recreation (approximately 1,670m²). The Planning Proposal request submitted by the landowner seeks to rezone the filled portion of RE2 Private Recreation zoned land to R2 Low Density Residential with corresponding changes to floor space ratio, minimum lot size and height of buildings maps. This would result in approximately 2,243m² of R2 Low Density Residential zoned land upon the site.
- The lower part of property, the Mullet Creek floodplain, is zoned mainly RE2 Private Recreation and C3 Environmental Management (30m wide strip adjacent to Mullet Creek) and has been used for grazing. The vegetation is mainly grassland, with more dense vegetation and weeds along Mullet Creek. The land has encumbrances in the form of electricity transmission lines, the Eastern Gas Pipeline and stormwater drainage. The submitted Planning Proposal request proposes no change to the planning controls for this part of the property.

The site has a slight slope from west to east with Barham Place at the 10m contour and Mullet Creek at the 6m contour. Barham Place is part of the Horsley Park Estate that was developed in the 1990's and was filled to be above the Mullet Creek floodplain.

In the 1990s, the property was part of Lot 1 DP 230057 which was rezoned, on 11 December 1992 by Wollongong LEP 1990 (Amendment No. 37), from 1 Non-Urban to part 2(a) Low Density Residential, 6(a) Public Recreation and 6(b) Private Recreation. The rezoning was part of the Horsley Urban Release Area.

On 26 July 1996, Wollongong LEP 1990 (Amendment No. 129) slightly amended the 2(a) / 6(b) zone boundary along the boundary of the estate.

On 28 February 1996, Development Application No. 1995/714 was approved which created 22 lots in Barham Place and a residual lot (Lot 412 DP873616) zoned part 6(b) Private Recreation and part 6(a) Public Recreation. Lot 412 was subsequently merged with the adjoining Lot 413 which was zoned 2(a) Low Density Residential. The merged lot was subsequently subdivided into two lots, then three lots, then in 2022 the boundaries were amended to create the current Lot 203 DP 1290802.

In 1996, Wollongong LEP 1990 permitted a dwelling house on land zoned 6(b) Private Recreation in conjunction with another permissible uses. In 2006 the land use table was amended to no longer permit dwelling houses in the 6(b) zone.

In 2010, the planning controls were translated into the Wollongong (West Dapto) LEP 2010, with slightly different zone names in accordance with the Standard LEP instrument. In addition, the 6(a) Public Recreation zone was changed to C3 Environmental Management to reflect the private ownership. Consistent with the previous 6(b) zone, dwelling houses remain a prohibited land use in the RE2 Private Recreation zone.

In 2014 the West Dapto LEP was merged into the Wollongong LEP 2009. Attachment 2 shows the current zoning.

In February 2024, a Scoping Proposal was submitted seeking advice on a possible Planning Proposal request. The following feedback was provided by Council officers -

- Identify how stewardship of flood prone land would be achieved. Please clarify the minimum lot size of one created lot that will be responsible for the stewardship of the flood prone area.
- The proposed concept layout in Figure 9 of the scoping report does not show all lots with public road frontage and would result in a layout which will require more than two lots to share a battleaxe corridor, contrary to Clause 6.4 (4) of Chapter B2 of the Wollongong DCP 2009.
- The location of where the possible additional 12 waste bins required for the new lots will be placed to allow collection by Council's side-loading waste truck. The location of the bins must be practical, safe and not impact on adjacent neighbours' amenity etc.

PROPOSAL

In July 2024 a Planning Proposal request was submitted seeking to amend the Wollongong LEP 2009 to rezone a portion of the upper part of the property to the R2 Low Density Residential zone, consistent with the adjoining residential properties. The proposal also seeks an amended floor space ratio of 0.5:1, minimum lot size of 449m² and maximum height of buildings of 9m, consistent with adjoining properties. No change was proposed for the lower part of the site which forms part of the Mullet Creek floodplain.

If progressed to finalisation the land zoned R2 Low Density Residential would increase from 573m² to approximately 2,243m² upon the site. The appropriate minimum lot size to effectively manage all residual land on the site is discussed below.

Assessment

The key issues for consideration are -

Flooding

The Mullet Creek Floodplain Risk Management Study and Plan (2023) indicates that the upper part of the site proposed to be rezoned R2 Low Density Residential, is above the Probable Maximum Flood (PMF) level. While the lower part of the site, zoned RE2 Private Recreation and C3 Environmental Management is part of the Mullet Creek Floodplain and is subject to flooding. The land proposed to be zoned R2 Low Density Residential could be developed for housing, consistent with the requirements of Ministerial Direction 4.1 Flooding.

Contamination

The site is mapped as Fill Affected due to the 1990's filling of the land to create the housing estate, and accordingly, a Preliminary Site Investigation (PSI) is required to facilitate the assessment.

On 7 January 2025, a PSI was submitted which confirmed the filling and found no contamination.

The PSI satisfies the requirements of the Ministerial Directions, *Contaminated Land Management Act* 1997, State Environmental Planning Policy (Resilience & Hazards) 2021, Wollongong Development Control Plan (DCP) 2009 Chapter E20 – Contaminated Land Management and the Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 2011).

Bushfire

At the time of lodgement, based on Council's Bushfire Prone Lands Mapping (2016), the lower part of the site (floodplain) was mapped as Vegetation Category 2 (grasslands and pasture) and the batter and eastern section of the upper part of the site is mapped as bushfire Buffer area. The remainder of the upper part of the site and adjoining lots were not mapped as bush fire prone lands.

On 17 July 2024, new Bush Fire Prone Land (BFPL) Mapping was certified by the Commissioner of the NSW Rural Fire Service (RFS) and Council's DCP mapping updated. The mapping was updated to include Vegetation Category 3 (Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands). Apart from the change in categories, the mapped boundaries have not changed. The lower part of the site (floodplain) is now mapped as Category 3 and the batter and eastern section of the upper part of the site is mapped as Buffer. The remainder of the upper part of the site and adjoining lots are not mapped as bush fire prone lands.

A Bushfire Impact Assessment has not been submitted with the proposal. The NSW RFS raised no objection to the Planning Proposal request provided the future development complied with Planning for Bushfire Protection (2019).

Acid Sulfate Soils

The lower part of the site is mapped as containing class 2 Acid Sulfate Soils and the upper part of the property is mapped as class 5 buffer (within 500m of class 1,2,3 or 4). As the proposed residential zoning is on the upper part of the site, acid sulfate soils are not a constraint to future development.

Zoning

The property is currently vacant and is zoned part R2 Low Density Residential (approximately 573m²), part RE2 Private Recreation (28.4 ha) and part C3 Environmental Management (4.5ha) adjacent to Mullet Creek (Attachment 2 and Table 1).

The submitted Planning Proposal proposed to rezone the filled portion of RE2 Private Recreation zoned land to R2 Low Density Residential. This would result in approximately 2,243m² of R2 Low Density Residential zoned land on the site (Table 1). The submitted Planning Proposal request did not propose a change to the RE2 Private Recreation zoned land on the floodplain.

The rezoning of the non-flood prone land to R2 Low Density Residential is supported and is consistent with the adjoining residential properties. The rezoning would enable future development applications for subdivision and dwellings.

The RE2 Private Recreation zone for this site and the two lots to the south, is a remnant from the 1990s, when a golf course or similar use was considered for the flood plain. Despite the previous considerations, the land has remained grazing land. Land adjacent to the site, Lot 2 DP 1280810 (34 Bong Bong Road) is owned by Greyhound Racing NSW.

As part of the rezoning of the West Dapto Urban Release Area, the floodplain was generally zoned C3 Environmental Management. To be consistent with the West Dapto Urban Release Area, and recent flood guidance from State Government Agencies, it would be appropriate for the remaining RE2 Private Recreation land to be zoned C3 Environmental Management in recognition of the flood constraint.

Council officers proposed that the RE2 portion of the land be rezoned C3 Environmental Management to reflect the floodplain and to enable Clause 4.1A of the Wollongong LEP 2009 to apply to any further subdivision of the site. The recommended amendment to the proposal would prevent the C3 zoned land from being separated from the R2 zoned land. Extensive agriculture (grazing) would remain a permissible land use. The Wollongong Local Planning Panel supported this approach.

Table 1 provides a comparison of the existing, requested and recommended zone areas.

Table 1: Existing and Proposed Zone Areas

Zone	Existing Area (ha)	Submitted Request Area (ha)	Council Officers Proposal Area (ha)
R2	0.0573	0.2251	0.2251
RE2	28.4	28.23	0
C3	4.5	4.5	32.73
Total	32.95	32.95	32.95

Minimum Lot Size

The submitted Planning Proposal request proposes that the R2 Low Density Residential portion of the site have a Minimum Lot Size of 449m². The adjacent residential lots in Barham Place were subdivided in the 1990s at a larger minimum lot size of 500m² and range in size from 540m² to 818m².

The submitted Planning Proposal request did not propose a change to the RE2 Private Recreation zoned land and sought to separate the R2 Low Density Residential land from the RE2 Private Recreation zoned land, by having three residential lots and one private recreation lot. This would leave the RE2 land without a suitable location for a dwelling house. This could result in the need for an additional Planning Proposal, to be submitted at a later date, seeking to enable a dwelling house and filling of the floodplain.

If the Planning Proposal progresses as submitted, smaller lots based on the current minimum lot size standard will create housing with a higher density compared to the rest of the street. To maintain the existing street character, Council could consider a larger minimum lot size for the proposed R2 zoned land.

It is important that the land currently zoned RE2 forms part of at least one lot that is zoned R2 to enable a dwelling house site and ongoing maintenance and management of the residual land. All lots need to have access to a public road. Council officers proposed that the RE2 portion of the land be rezoned C3 Environmental Management.

Following the meeting of the Wollongong Local Planning Panel the applicant initially objected to the proposed C3 Environmental Management zoning. The applicant proposed that the R2 Low Density

Residential and the RE2 Private Recreation zoned land be subdivided into three portions. This would require a minimum lot size of 9.99 hectares to apply over both the R2 and C3 zoned land.

As a result of further discussions, the applicant has agreed to the proposed C3 Environmental Management zoning to most of the property (32.7ha), and 9.99 hectare minimum lot size applying to the whole property. This change would limit the number of future lots across both the R2 and C3 lands to three.

Rights of Access

The applicant has indicated that the site has only one access point from Barham Place, but “the site can be accessed by way of Easements V and S by public authorities”. It is noted that the discussed Easements for access are shown on the registered Deposited Plan. Any future development consent for subdivision of the land will ensure the lots are not land locked.

Waste Collection

In response to the request to identify the possible location of bin collection, the Planning Proposal request indicates that bins could be collected from the opposite side of Barham Place or within the turning head. This second location would require a three-point turn from the trucks to reverse into the narrow turning head. The turning head may require widening. This is a matter for consideration at Development Application stage.

Affordable Housing Policy

On 12 August 2024, Council adopted the Affordable Housing Policy, following on from the adoption of the Wollongong Housing Strategy (2023). The Policy does not apply to the first rezoning of land to the R2 Low Density Residential zone within the West Dapto Urban Release Area. Hence no affordable housing contribution is sought. Under Council's Policy, any further rezoning uplift sought by the landowner will attract an affordable housing outcome.

Strategic Context

The Planning Proposal request is generally consistent with the intent of -

- The Ministerial Directions under 9.1 of the *Environmental Planning and Assessment Act (1979)*.
- Illawarra Shoalhaven Regional Plan 2041 (2021) -
 - Objective 18: by providing housing supply in the right locations.
- Our Wollongong Our Future 2032 - Wollongong Community Strategic Plan (2022) – The proposal aligns with Goal 1 - We value and protect our environment, specifically through Objective 1.5 - Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.
- Wollongong Local Strategic Planning Statement (LSPS) 2020 – the proposal aligns with the LSPS Vision and key actions by ensuring planning provisions for new housing results in appropriate residential densities within locations that are guided by the housing outcomes within the Housing Strategy. The proposal will make a minor contribution to additional housing supply.
- Wollongong Housing Strategy (2023) – the proposal aligns with the strategy, aiming to facilitate additional housing that is well-located and therefore the proposal is considered consistent with the desired outcomes of the Housing Strategy. The proposal will make a minor contribution to additional housing supply.
- Council's West Dapto Vision 2018 – the site is located in Horsley which was the first stage of the West Dapto Release Area development in the 1980s and 1990s. The site is located adjacent to existing residential development.

The Planning Proposal request is inconsistent with Council's Planning Proposal Policy (2022). Council's preference is to review the planning controls for precincts, rather than site-by-site requests. However, as the adjoining sites are zoned for residential purposes, there is no opportunity for a broader precinct approach.

Site-Specific Merit

The western part of the site is subject to fill emplacement which occurred in the 1990s as part of the development of Barham Place. The Mullet Creek Flood Plain Risk Management Study and Plan confirms that the filled area is above the flood planning level.

The proposed residential development would make use of serviced land to increase housing supply. The rezoning of the site could enable 3-4 residential lots, and possibly 3-4 dwelling houses or 6-8 dual occupancy dwellings.

Consideration by Wollongong Local Planning Panel

The Planning Proposal request was considered by the Wollongong Local Planning Panel on 28 October 2024. The Panel advised -

- 1 *The Panel agrees with Council's assessment report and supports the preparation of a Planning Proposal to rezone 21 Barham Place, Horsley to part R2 Low Density Residential and part C3 Environmental Management, and amend the other controls, as outlined in the report.*
- 2 *The spot rezoning is consistent with Council's future rezoning and management of floodplain land. The Panel agrees that floodplain land should not be separated from a residential area.*
- 3 *The rezoning has site specific merit and facilitates efficient use of the land and allows for additional residential development, albeit a small number.*

Options

There are two options for Council to consider -

- 1 Resolve not to prepare a Planning Proposal and the existing planning controls will remain. The applicant could request a rezoning review from the NSW Department of Planning, Housing and infrastructure.
- 2 Resolve to prepare a Planning Proposal based on the officers' recommendation and discussions with the landowner -
 - rezoning the upper part of the property to R2 Low Density Residential with a floor space ratio of 0.5:1 and building height of 9 metres, and
 - rezoning the lower part of the property to entirely C3 Environmental Management, and
 - apply a minimum lot size of 9.99 hectares over the whole property.

Option 2 would allow the creation of 3 large lots zoned partially R2 and C3. RECOMMENDED

CONSULTATION AND COMMUNICATION

The Planning Proposal was preliminary notified from 22 July 2024 to 19 August 2024 which involved adjoining landowners to the site, applicable State Agencies, and Neighbourhood Forum 8. The draft Planning Proposal request was also notified on Council's engagement website.

The exhibition page on Council's website received 100 views and 42 documents downloaded. One comment was made on the engagement webpage from an adjoining landowner objecting to the proposal and raised the concerns detailed in Table 3.

Submissions were also received from the NSW RFS and NSW Environment Protection Authority (EPA) raising no objection to the proposal. The NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity, Conservation and Science Group (DCCEEW - BCS) suggested that a Flood Impact Assessment report be prepared. As the land proposed to be rezoned is above the Probable Maximum Flood level, a Flood Impact Assessment is not required.

Table 3: Summary of Submissions

Submitter	Submission summary	Comment
Adjoining landowner	1 The building of residential homes will seriously impact on our home and reduce our property value. Who will compensate us for the loss in value of our property? Will Council reimburse us the difference or will the landowners?	There is no compensation associated with rezoning
	2 The proposed low-density zoning will allow buildings to completely block our nature view, remove our privacy and reduce our backyard to a darkened abyss where we will receive no sun for our garden. It will create a need for higher fencing along our back boundary and this in turn causes further issues for us.	Any future dwellings will be subject to the same height limit. The revised proposed Minimum Lot Size would enable 3 dwelling houses
	3 It will have a significant impact on the mental health of myself and my wife with losing the most valued thing we own (privacy and peace and quiet). We will be hemmed in by buildings all around us.	Noted
	4 We were informed when we purchased our home 20 years ago that the vacant lots surrounding us would not be sold as they needed the access from Barham Place to the grazing land out back. How will they access the floodplain in the proposal should this rezoning proceed?	Noted. The 'grazing land' will form part of the newly created lots which include R2 zoned land. Access will be provided via Barham Place.
	5 It's been stated that the floodplain will not be rezoned, and it should not be. This area constantly floods in heavy rain. Mullet Creek overflows, the causeways around the area get blocked with garbage and due to a lack of maintenance, this exacerbates the problem.	One or more of the proposed lots will need to access the floodplain The floodplain is not proposed to be rezoned to enable development
	6 At present when it rains heavily, the runoff from behind us flows into our backyard and the water has been as high as our back patio. Thankfully at this stage the water has not entered our home. What will happen with the runoff when there are buildings behind us? Will we suffer flooding of our property because the land will be raised higher? This is not acceptable!	The land to be rezoned to R2 Low Density Residential is located above the flood planning area.
	7 The homes in Barham place have at least two cars, many have three or more vehicles which require parking spaces. With more homes being proposed in our small cul-de-sac, where will their vehicles be parked if they cannot be garaged? It is already heavily congested with vehicles, and this is why the neighbours use the vacant block as car parking.	Any future development of the land will need to provide the minimum provision for on-site car parking.

Submitter	Submission summary	Comment
	8 What other infrastructure will be put in place to accommodate the extra buildings? Where will their garbage bins be placed so they do not impact on us, how will the water runoff be dealt with so that we do not get flooded?	Garbage would be collected from the kerb
NSW Rural Fire Service (RFS)	No objection subject to a requirement that the future subdivision complies with Planning for Bushfire Protection 2019.	Noted
NSW Department of Climate Change, Energy, the Environment and Water - Biodiversity, Conservation and Science Group (BCS)	As the Planning Proposal involves the rezoning of flood prone land, it should be considered in accordance with Section 9.1 (2) Local Planning Direction - Focus Area 4: Resilience and Hazards 4.1 Flooding and the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual, 2023. A Planning Proposal should be supported by a fit for purpose Flood Impact and Risk Assessment (FIRA) to address the requirements of the flood related local planning direction over the range of floods up to the Probable Maximum Flood (PMF) including issues relating to flood risk, impacts and public safety.	The Mullet Creek Floodplain Risk Management Study and Plan (2023) indicates that the upper part of the site (Barham Place) is above the Probable Maximum Flood (PMF) level As the land proposed to be rezoned to residential is above the PMF and is not mapped flood prone, the Ministerial Direction does not apply
Environment Protection Authority	No comment	Noted

If Council resolves to progress the Planning Proposal, and Gateway determination issued by the Department of Planning, Housing and Infrastructure, the Planning Proposal will undergo formal exhibition period. Consistent with the NSW LEP Making Guideline, the proposal will be reported to Council detailing the outcomes of the exhibition process with recommendations regarding finalisation of the Planning Proposal.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following –

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Land Use Planning

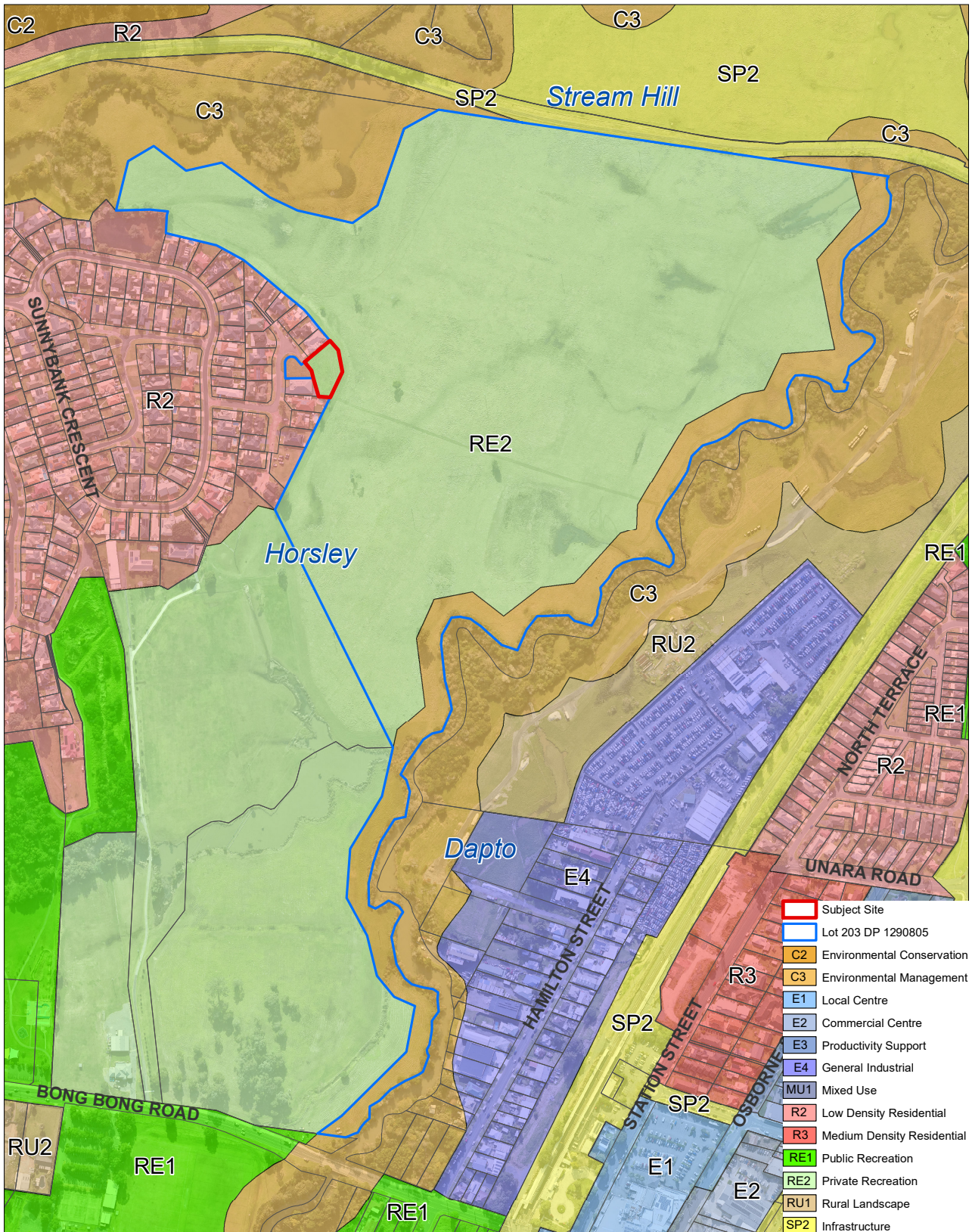
FINANCIAL IMPLICATIONS

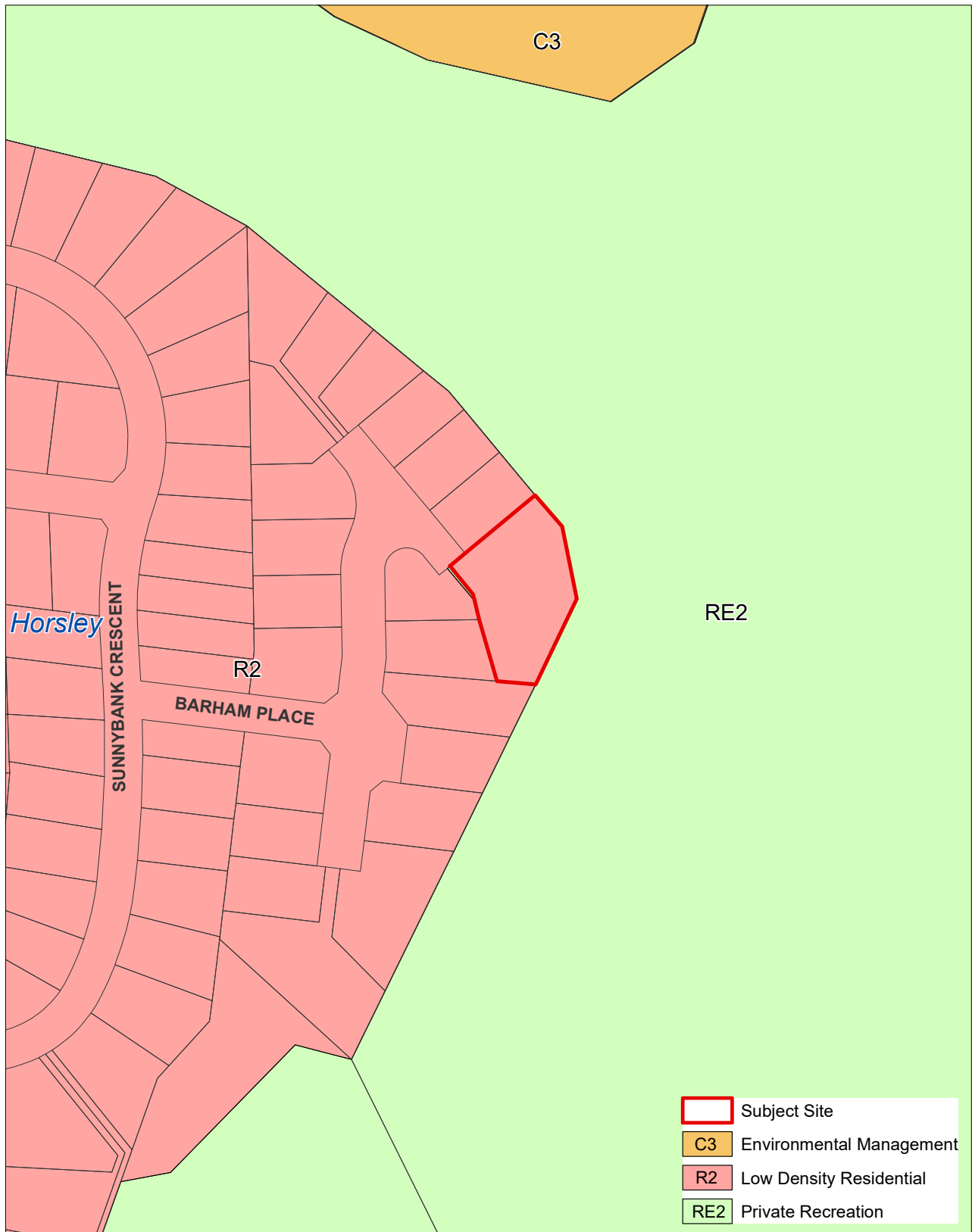
The Planning Proposal request was lodged with the applicable assessment fee in accordance with Council's adopted Fees and Charges. The impact upon resourcing has been managed through the Land Use Planning operational budget.

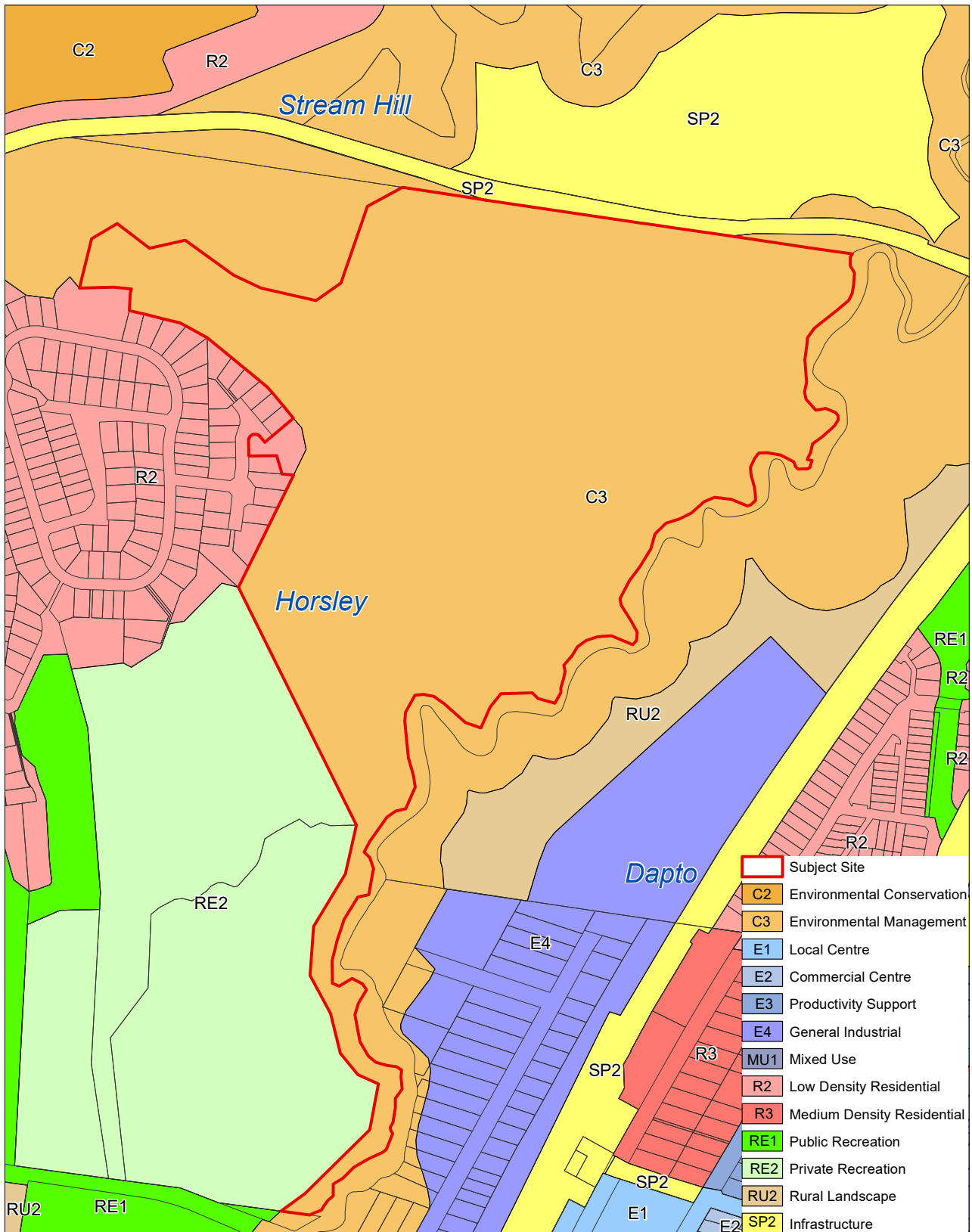
CONCLUSION

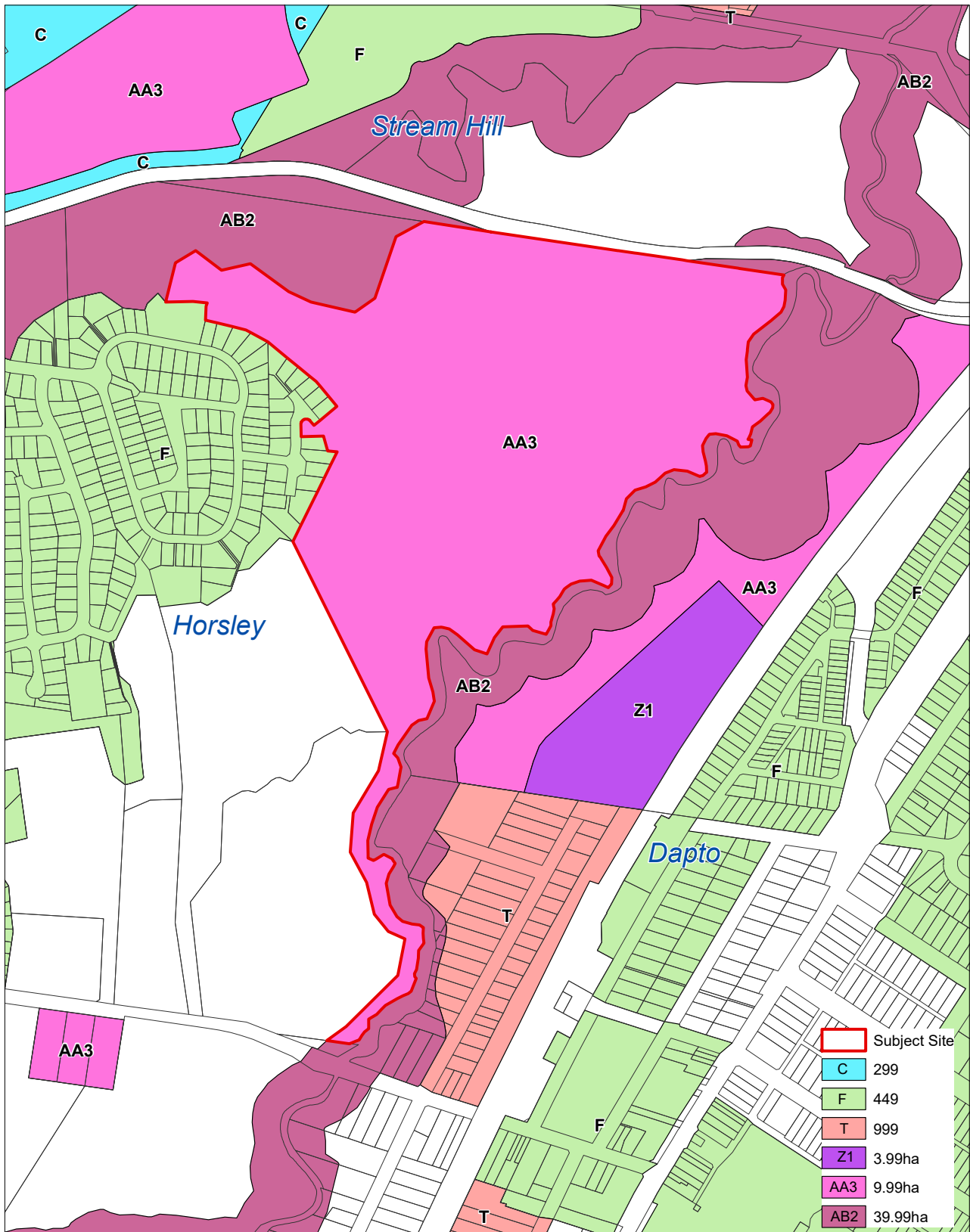
It is recommended that Council resolve to prepare a Planning Proposal for land at 21 Barham Place, Horsley and it be forwarded to the NSW Department of Planning, Housing and Infrastructure seeking Gateway determination to allow public exhibition.

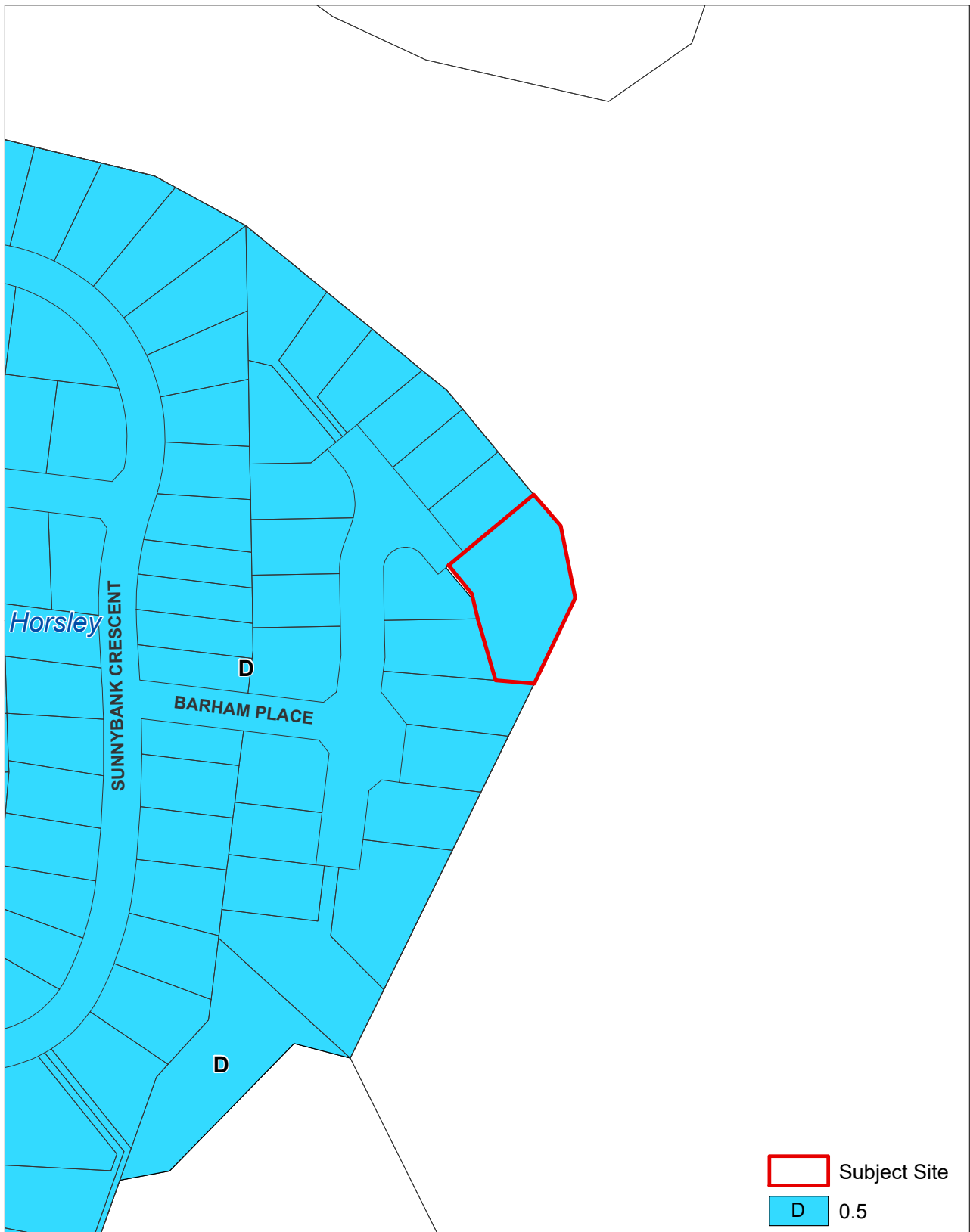












ITEM 2

PUBLIC EXHIBITION - PLANNING PROPOSAL - TEMPORARY EVENTS TO BE INCLUDED AS EXEMPT DEVELOPMENT ON COUNCIL MANAGED LAND

This report proposes the preparation of a Planning Proposal to amend Schedule 2 Exempt Development of the Wollongong Local Environmental Plan 2009 (Wollongong LEP 2009) to include Temporary Events (Commercial and Community) as Exempt Development on Council managed land. The proposal will apply on Council owned and/or managed land, including Crown land and within the road reserves for which Council is the road authority.

The Planning Proposal will reduce the approval steps under the *Environmental Planning & Assessment Act 1979* for hosting an event, making it easier for event organisers. Event organisers will still need to obtain an Event Approval from Council and possibly other licences or permits required under other relevant legislation.

Wollongong Development Control Plan 2009 – Chapter C6 Event Management has also been reviewed and updated to reflect the proposed change and an updated draft chapter is proposed to be exhibited. Chapter C6 will continue to apply to events that fall outside the proposed exempt development provisions and require lodgement of a development application.

RECOMMENDATION

- 1 A Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 by including in Schedule 2 Exempt Development: Temporary events (commercial and community) on Council owned and/or managed land, including Crown Land and within the road reserve for which Council is the road authority, subject to being consistent with an adopted Plan of Management over the land where applicable.
- 2 The Planning Proposal be forwarded to the NSW Department of Planning, Housing and Infrastructure for Gateway determination and requesting authorisation for the General Manager to exercise plan making delegations in accordance with Council's resolution of 26 November 2012.
- 3 If approved, the Planning Proposal be exhibited for a minimum period of twenty-eight (28) days.
- 4 The draft Wollongong Development Control Plan 2009 – Chapter C6 Event Management (Attachment 2) be exhibited with the Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Major Event Sites
- 2 Draft Wollongong DCP 2009 - Chapter C6 Event Management

BACKGROUND

Council owned and managed land is used to host a range of sporting, cultural and community events, which provide social benefits and contribute to the local economy. However, they can be complex to organise as different approvals can be required, including -

Type of Event	Approvals that may be required
Sporting events on purpose approved and built sportsgrounds (eg cricket, football, baseball, netball etc) and facilities (eg swimming, basketball)	Development consent for the initial development of facility and use. No on-going approval requirements for use. Council may lease or licence facility to a sporting group or user.

Type of Event	Approvals that may be required
Occasional sporting events on roads and parks (eg triathlons, UCI World Road Cycling Championship, Sydney to Gong Bike Ride)	Development consent for temporary use of land. Event approval on Development Application (DA) approved sites. Road closure or use.
Community festivals (eg cultural, film, music) in parks and the Wollongong Botanic Gardens	Development consent for temporary use of land. Event approval on DA approved sites. Licencing if alcohol is sold. Crown Lands approval if on Crown Reserves
Commercial events (eg Music concerts) in parks	Development consent for temporary use of land. Event approval on DA approved sites. Licencing if alcohol is sold. Crown Lands approval if on Crown Reserves
Community fetes and events in parks and possibly road reserves (eg Corrimal and Dapto)	Development consent for temporary use of land. Event approval on DA approved sites. Road closure or use. Crown Lands approval if on Crown Reserves
Markets in parks, road reserves	Development consent for Markets or temporary use of land. Road closure or use.
Neighbourhood Street parties	Road closure or use

The rules and approvals required can also vary depending on the tenure or the land -

- Council land -
 - community land, and its category and consistency with any adopted Plan of Management
 - operational land
- Crown reserves -
 - Council managed -
 - community land, and its category and consistency with any adopted Plan of Management
 - operational land
 - Devolved reserves that are Council managed – Crown Lands approval may be required.
- Road reserves – local or State managed (Section 138 of the *Roads Act 1993*)

Some parks and reserves can have multiple tenures which results in different requirements, which adds to the complexity for community events organisations. It can also be time consuming and requires early planning by event organisers.

State Environmental Planning Policy (Exempt and Complying Codes) 2008 (the Codes SEPP), defines community event as: *a function or event open to the public or a section of the public that is a ceremony, cultural celebration, exhibition, fete, fair, gathering, market or sporting event.*

The Codes SEPP includes provisions for tents, marques, stages to be exempt development for community events if they satisfy the specified criteria (clauses 2.119, 2.120, 2.123, 2.124), and as complying development if they satisfy the specified criteria (clauses 4A.5 - 4A.8). The Codes SEPP definition and provisions do not cover commercial events such as music festivals.

Council has undertaken several actions to reduce the complexity of event applications -

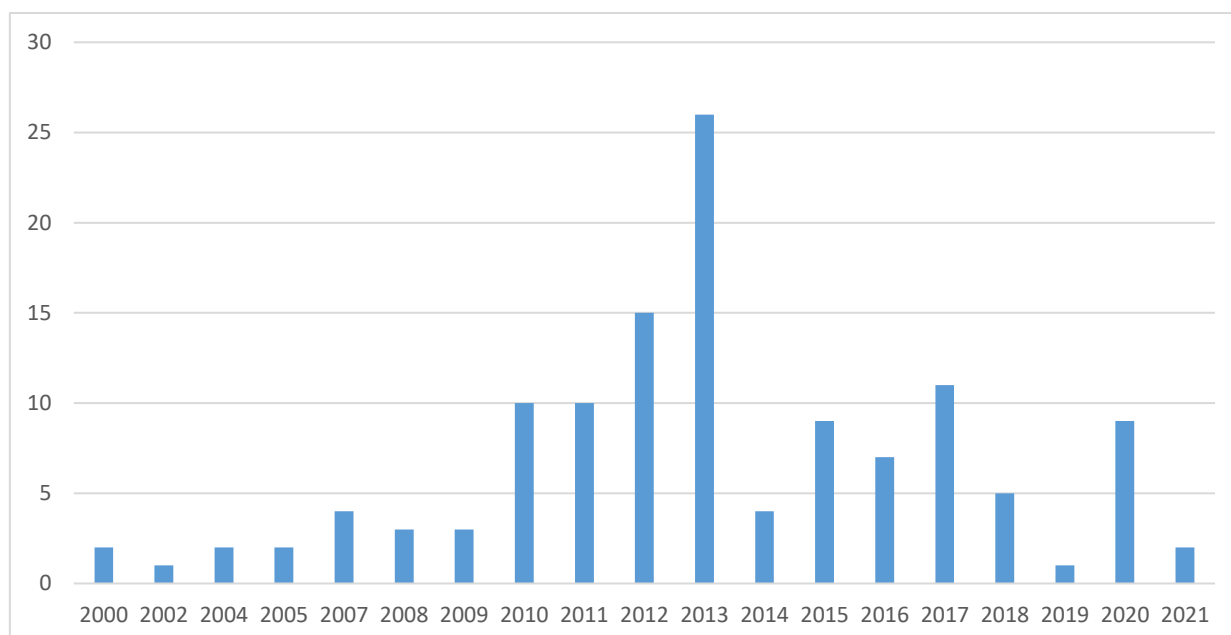
- In 2006, Council amended the Wollongong LEP 1990 to include Clause 10B Development without consent, which permitted events to occur on Council land without development consent where they were consistent with a Plan of Management.

On 26 February 2010, the Wollongong LEP 2009 came into force. It was one of the first Standard Template LEPs to come into operation in NSW and at the time of its preparation, there was very limited flexibility to modify the Exempt Development provisions under the Standard Template LEP process. As a result of the Standard LEP instrument, the Wollongong LEP 1990 provision was not able to be carried over into Wollongong LEP 2009.

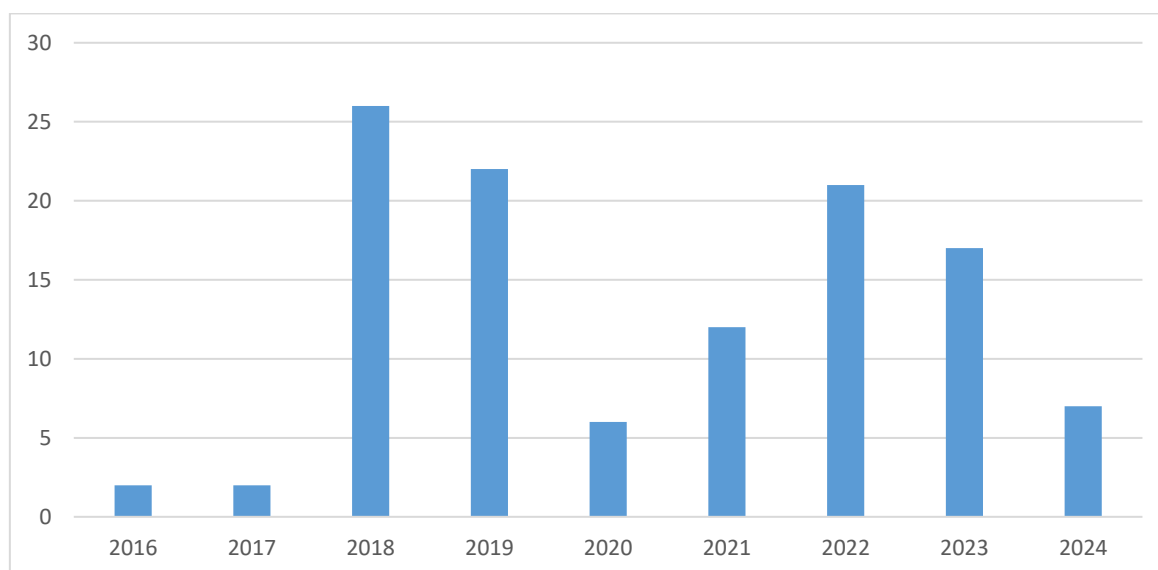
- In 2010, the Wollongong Development Control Plan (DCP) 2009 Chapter C6 Events Management commenced, which provides guidance for development applications.
- In 2013, eight Development Consents were obtained to enable community events on key parks and reserves. In 2020 a further seven sites were approved. The list of major event sites is shown in Attachment 1. To hold an event in these locations requires an Event Application (license), which is managed by Council's Events Team. The Events Team provides a concierge service to assist event organisers. The Event Application process still requires the submission of documentation to address risk management, traffic management, waste management and noise management. The level of documentation required varies with the scale of the event.
- In 2012, 2016, 2021 Council adopted the Major Events Strategy which includes event classifications of global, signature, major, regional and community. Council categorises events into the following tiers -
 - Tier 1 is 10,000+ total participants/attendees.
 - Tier 2 is 5,000+ total participants/attendees.
 - Tier 3 is 1,000+ total participants/attendees.
 - Tier 4 is less than 1,000 total participants/attendees.

The Major Event sites development consents specify the number of events in each tier that are permitted to occur each year. For example, within Lang Park is permitted a maximum of three (3) Tier 2 events, six (6) Tier 3 events and all Tier 4 events.

Since 2000, 126 Development Consents have been granted for events, on various locations around the LGA. The peak in 2013 was due to the eight major events sites development applications.



Since 2016, Council has approved 115 event applications (licence) for the use of Council owned and managed land.



Council's Events Team have raised concerns with the current development approval pathway. The team have requested changes to Wollongong LEP 2009 to enable the approval pathway to be simplified.

In 2024, Council applied for grant funding under the \$8 million, Permit/Plug/Play Program, as part of the NSW Government's Vibrancy Reforms. The program offered successful Councils funding up to \$500,000 to host a street-based event. Councils were tasked with identifying complexities in planning and hosting street-based events, then streamline the process by implementing localised solutions. Councils are then required to host an event and evaluate their newly streamlined processes and provide feedback to the State Government. Council was successful with its grant application and was approved to receive \$500,000 in funding.

The grant application identified the Development Application (DA) process as adding complexity to the organisation of park and street-based events. The DA process adds an additional layer of complexity and requires greater lead in times for event organisation. The application proposed a review of the requirement for a development application.

A review of other NSW Councils LEPs identified that -

- Some LEPs include Events as Exempt Development (e.g. Ballina, Bega Valley, Hawkesbury, Kiama, Ku-ring-gai, Lismore, North Sydney, Richmond Valley, Ryde, Shoalhaven, Sutherland, Sydney, Tweed, Wagga Wagga, Waverly, Willoughby, Wollondilly and Woollahra).
- Some LEPs include Events as an Additional Local Provision, (e.g. Great Lakes - Mid Coast, Muswellbrook, Nambucca, Newcastle, Singleton, Tamworth and Upper Hunter).

It is understood that two other Councils are reviewing their LEP provisions, as a consequence of successful grant applications.

Exempt Development does not require any development assessment by Council, provided the use complies with the specified requirements, however, would still require a licence agreement (Event Application) to be entered into with Council for the use of Council managed land.

PROPOSAL

Consistent with the grant application, it is proposed to amend Wollongong LEP 2009 Schedule 2 Exempt Development to allow Temporary Events (Commercial and Community) on public land owned by Council or for which Council has care, control and management (including Crown Land) or a public road for which the Council is the roads authority under the *Roads Act 1993* (NSW).

The proposed LEP amendment will include the following draft provision. The NSW Department of Planning, Housing and Infrastructure or Parliamentary Counsel Office may propose different wording if they seek to standardise the clause across the State as part of the Standard LEP template.

Temporary Events (Commercial and Community)

Temporary event means the temporary use of land for the purpose of a function or event open to the public or a section of the public that is a ceremony, concert, cultural celebration, exhibition, fete, fair, festival, gathering, one off market, sporting event or the like.

- 1 *Must take place on land owned by the Council or for which the Council has care, control and management (including Crown land), or a public road for which the Council is the roads authority under the Roads Act 1993.*
- 2 *Must be carried out in accordance with a Leasing and Licensing agreement granted by the Council.*
- 3 *Must be consistent with any applicable plan of management under the Local Government Act 1993 or Crown Land Management Act 2016 for the land*
- 4 *Must be accompanied by a risk assessment and emergency management plan if located on bush fire prone and / or flood prone land.*
- 5 *Must not include site excavations and / or permanent physical change to the fabric of the location and / or structures where the use occurs.*
- 6 *Must not involve overnight camping or accommodation.*

Notes: *Other approvals, authorities, licences or permits may be required under other legislation, including the Crown Land Management Act 2016, the Local Government Act 1993 and the Roads Act 1993.*

Festival includes Music Festival, which has the same meaning as in the Music Festivals Act (2019) NSW.

A Development Application will be required for all ongoing Markets which require a commercial agreement with Council. A single (one off) market event will be exempt development under the amended LEP provision.

The management of Temporary Events, on public land owned by Council or for which Council has care, control and management (including Crown Land) or a public road for which the Council is the roads authority under the *Roads Act 1993* (NSW), will continue to be subject to licensing requirement. Other approval, authorities, licenses or permits may be required under legislation including but not limited to, the *Crown Land Management Act 2016*, *Local Government Act 1993*, and *Roads Act 1993*. The use of Council or Crown land would need to be consistent with the reserve purpose and Plan of Management.

The proposal will reduce the number of development applications being assessed (typically up to 5 per year). It is not anticipated that the number of Event Applications would increase, but the process will be streamlined. It is noted that the removal of the DA process will also remove the requirement for community consultation, however this proposal and applicable Plans of Management will set out if such uses are appropriate.

Council's current Event Application requirements include the following -

- Event Management Plan.
- Risk Management Plan.
- Site Plan.
- Waste Management Plan.
- Event Notification.

Where applicable -

- Traffic plans which include Vehicle and Pedestrian Management.
- Security and Alcohol Management Plan.
- Emergency Management.
- Noise Management.

To complement the proposed amendment, a Council Events Policy is proposed to be prepared to assist event organisers and Council plan and manage future exempt development events on Council owned and/or managed land and roads. The policy will include the event tiers, the requirements, and the circumstances where a development application may still be required.

The proposal is not proposed to be extended to private land, as Council has alternative processes to assess and manage events on public land which are not in place for private property.

Assessment

The key issues for consideration are -

Flooding

Flooding and severe weather events have the potential to impact on events. Council's Licence and Hire Agreement contains actions associated with severe weather conditions including floods. Applicants are also encouraged to apply for alternate all weather sites to allow for unforeseen changes in weather conditions.

Bushfire

The review has highlighted the need to manage events, event accommodation and camping on Bush Fire Prone Land. It is noted that many of the sites and roads owned and managed by Wollongong City Council, including Crown lands, are mapped as Bush Fire Prone Land.

Events should not be held on land mapped as Bush Fire Prone when the Bush Fire Risk is rated as extreme or catastrophic.

Consistent with other LEPs and to reduce the risk associated with bushfire, the proposed clause proposes to exclude overnight accommodation / camping associated with an event as exempt development. Development consent would continue to be required for events involving overnight accommodation.

Acid Sulfate Soils

The proposal is to allow for the temporary use of land for events and as such, a provision has been included to restrict the excavation of land.

Waste Management

Of the LEPs reviewed, 5 contained provisions for waste collection and disposal. Council's information for event organisers webpage details a Waste Management Plan must be provided as part of any event application. Additional waste management and recommended servicing is located on Council's Event Planning webpage. The webpage also includes a guide and check list on how to host sustainable events and Council's Single Use Plastic Policy.

Proper waste management is also a requirement when leasing a site for an event under Council's Leasing and Licencing Agreement.

Consideration by Wollongong Local Planning Panel

The Planning Proposal request was considered by the Wollongong Local Planning Panel on 17 December 2024. The Panel advised -

- 1 *The Panel agrees with Council's assessment report and supports the preparation of a Planning Proposal to include Temporary Events (Community and Commercial) as Exempt Development in Schedule 2 of the Wollongong LEP 2009. It has both strategic and local merit.*
- 2 *The Panel advises that Council considers any amendments which may be required to the event application process such as waste management to reduce waste generated and incorporate circular economy principles and access management to ensure pedestrian access is maximised.*

The Event Application process include the suggested requirements.

Wollongong DCP 2009 – Chapter C6 Event Management

Concurrent with the review of the development application process, Wollongong DCP 2009 Chapter C6 Event Management has also been reviewed to ensure consistency with the proposed changes to event permissibility and to ensure currency with Federal and NSW Legislation. A revised draft chapter has

been prepared and is proposed to be exhibited with the Planning Proposal. The format of the draft DCP chapter has been updated to reflect the new DCP chapter format. The key changes to the chapter are highlighted (Attachment 2). The DCP chapter applies where development consent is required and will not apply to “exempt” events approved through event applications. The draft chapter also provides education guidance on the range of issues that should be considered by event organisers.

CONSULTATION AND COMMUNICATION

Consultation has occurred with Council’s Development Assessment and Certification, Events, Property, and Sport and Recreation teams.

Should Council resolve to prepare and progress a Planning Proposal, it will be sent to the NSW Department of Planning, Housing and Infrastructure seeking Gateway determination and the proposal be placed on exhibition for a minimum period of 28 days.

The exhibition will be advertised in local newspapers and on Council’s engagement website. Hard copies of the exhibition material will be available at Council’s Administration Building and libraries, and an electronic copy will be placed on Council’s website.

Consistent with the NSW LEP Making Guideline, the proposal will be reported to Council detailing the outcomes of the exhibition process with recommendations regarding finalisation of the Planning Proposal.

PLANNING AND POLICY IMPACT

NSW Government’s Visitor Economy Strategy 2030 (2021).

The Planning Proposal is consistent with the Strategic Pillar – Showcase our Strengths. Key result areas include –

- Growth in visitation and expenditure for regional destinations.
- Higher levels of repeat visitation.

Illawarra Shoalhaven Regional Plan 2041 (2021)

In June 2021, the Illawarra Shoalhaven Regional Plan 2041 was released by the State Government. The updated Regional Plan guides strategic planning and land use decisions in the region for the next 20 years. The Plan contains 30 objectives, supported by a mix of actions. Strategies and collaboration activities.

The proposal is consistent with Objective 5: Create a diverse visitor economy and Objective 24: Support major events, public art and cultural activities.

Ministerial Directions under 9.1 of the *Environmental Planning and Assessment Act (1979)*.

The proposal is not inconsistent with the directions.

Our Wollongong Our Future 2032, Community Strategic Plan (2022)

This report contributes to the delivery of Our Wollongong 2032 Community Strategic Plan (2022) and the following goals and objectives -

- Goal 2. We have an innovative and sustainable economy.
- Goal 3. Wollongong is a creative, vibrant city.

Community Strategic Plan 2032		Delivery Program 2022-2026	
Strategy		Service	
2.7	Promote the Wollongong Local Government Area as an event, conference and visitor destination.	Engagement, Communication & Events	
3.6	Enable signature events and festivals where communities and visitors can gather and celebrate.	Cultural Services, Engagement Communications & Events	

Wollongong Local Strategic Planning Statement 2020

The proposal generally aligns with the Local Strategic Planning Statement Vision and key actions – Council will continue to invest in community and recreational facilities, social infrastructure, the arts, and the public domain. This will create vibrant places and communities where residents and visitors want to gather for work, shopping or recreation, both during the day and the evening.

Council's Major Event Strategy 2021-2026

The Planning Proposal is consistent with the following actions -

- Enable efficient processes, response times and flexibility of policy.
- Council enact and further refine the events approval processes, including increasing the number of pre-approved major event Development Application sites offered.

Council's Planning Proposal Policy (2024)

The Planning Proposal is generally consistent with the Policy and will contribute to -

- Economic growth and promotes sustainable practices.
- Improving tourism opportunities.

Council's Leasing and Licencing Policy (2023)

The Planning Proposal is generally consistent with the objectives of the Leasing and Licencing Policy for Council owned land, Council managed road reserve and Crown Land and will contribute to -

- Granting of leases or licences of Council owned or managed land whether these for strategic, commercial or community purposes.
- Management of Council's property portfolio to ensure compliance with any relevant legislation and the requirements of Council's Relevant Policies as amended by Council from time to time.

Plans of Management

Events will still need to be consistent with the activities approved on the land through a Council or Crown Land Plan of Management.

CONCLUSION

The Council lead Planning Proposal is consistent with the NSW Government's Vibrancy Reforms which seek to promote temporary events while reducing associated planning complexities. The proposal is to amend Schedule 2 of the Wollongong Local Environmental Plan 2009 to include Temporary Events (Community and Commercial) as exempt development.

The proposal is consistent and aligns with the Illawarra Shoalhaven Regional Plan 2041 and Council's strategic planning documents.

It is recommended that Council resolve to prepare a Planning Proposal to amend Schedule 2 of Wollongong Local Environmental Plan 2009 to include Temporary Events (Community and Commercial) on Council owned or managed land, including Crown Lands and with road reserves (Local and State) and that the proposal be submitted to the NSW Department of Planning Housing and Infrastructure seeking Gateway determination and subsequent exhibition. The revised draft Wollongong DCP 2009 – Chapter C6 Event Management will be concurrently exhibited.

Attachment 1 Major Events Development Applications

DA No.	Location	Event criteria
DA-2013/1156/B	Wollongong Botanic Garden	Maximum of five (5) tier three events per year and 52 tier 4 events per year
DA-2013/1158/A	MacCabe Park	Maximum of two (2) x Tier 2 events and eight (8) x Tier 3 events and all Tier 4 events
DA-2013/1159/A	Arts precinct	All Tier 4 events and a maximum of four (4) x Tier 3 events
DA-2013/1169/B	Thomas Dalton Park	All Tier 4 events, a maximum of six (6) x Tier 3 events and a maximum of six (6) x Tier 2 events
DA-2013/1171/A	Stuart Park	All Tier 4 events, a maximum of eight (8) x Tier 3 events, a maximum of six (6) x Tier 2 events and a maximum of three (3) x Tier 1 events
DA-2013/1174/A	Osborne Park	All Tier 4 events
DA-2013/1175/A	Belmore Basi, Foreshore sites (coastal strip between Wollongong No 2 Showground and Elliotts Road)	All Tier 4 events, a maximum of eight (8) x Tier 3 events, a maximum of six (6) x Tier 2 events and a maximum of three (3) x Tier 1 events
DA-2013/1176/A	WA Lang Park	Maximum of six (6) x Tier 3 events and all Tier 4 events
DA-2020/615	Thirroul Beach, North Thirroul Beach, Thirroul Pool, Kiosk & SLSC	Maximum of 52 days in any 12 month period
DA-2020/616	Rex Jackson Park, Helensburgh	Maximum of 52 days in any 12 month period
DA-2020/617	Port Kembla Community Centre	Maximum of 52 days in any 12 month period
DA-2020/618	King George V Park, Port Kembla	Maximum of 52 days in any 12 month period
DA-2020/619	Integral Energy Recreation Park, Kembla Grange	Maximum of 52 days in any 12 month period
DA-2020/620	JJ Kelly Park	Maximum of 52 days in any 12 month period
DA-2020/621	Greenhouse Park - Springhill Rd, Wollongong	Maximum of 52 days in any 12 month period

Note: the Development Consents will still apply to these sites. The proposed exempt provisions may apply where an event is outside of the relevant development consent.



Part C – Specific Landuse Controls

Chapter C6: Events Management

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Nil

DOCUMENT CONTROL

Rev No.	Adoption Date	In Force Date	Revision Details
0	15/12/2009	1/3/2010	Original chapter
1	TBA	TBA	Reviewed and reformatted

Chapter C6: Events Management

1. INTRODUCTION

1.1 This DCP Chapter

1.1.1 Purpose of this Chapter

The Wollongong Development Control Plan 2009 (Wollongong DCP) Chapter C6 Events Management outlines the objectives and controls for events. This chapter supports the objectives contained in the Wollongong Local Environmental Plan 2009 (Wollongong LEP).

1.1.2 Where this DCP Chapter Applies

This DCP chapter applies to all lands contained within the Wollongong Local Government Area (LGA) where events are permissible. The definition of temporary event is located within the DCP Dictionary.

Temporary Event: An event can either be private or community based and may be commercial or non-commercial in nature. They may be organised by any entity and can be ticketed or not ticketed.

Note: This chapter is not applicable to Development Applications seeking a regular use of an approved entertainment venue or space.

The controls in this chapter do not apply to any events that are exempt development under Schedule 2 of the Wollongong LEP.

1.1.3 Application of this Chapter

The determining authority will take the provisions of this chapter into consideration in determining all applications for temporary events within the Wollongong LGA. Development Applications must demonstrate conformity with the aims, objectives and controls of this and other relevant chapters of the Wollongong DCP 2009.

The aims of this chapter are to:

- 1) Communicate the expectation and requirements of development within the Wollongong LGA and build upon the Wollongong LEP 2009 by providing detailed objectives and controls for development.
- 2) Ensure development aligns with the direction and recommendations of the Wollongong Major Events Strategy 2021 -2026.
- 3) Promote events that are sustainable, accessible and safe within the Wollongong LGA.

1.2 Other Relevant Legislation

Depending on the event being undertaken other Commonwealth and State legislation may apply. It is the responsibility of the event organiser to comply with applicable legislation and to obtain any relevant permits, licences and approvals.

Legislation relevant to temporary events may include but not be limited to:

- *Work Health and Safety Act 2011* (NSW).
- *Protection of the Environment Operations Act 1997* (NSW).
- *Crown Lands Management Act 2016* (NSW) – Temporary Licence Application.
- *Local Government Act 1993* (NSW) – Activity Application.
- *Roads Act 1993* (NSW).

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- *Food Act 2003* (NSW).
- *Liquor Act 2007* (NSW)
- *Music Festivals Act 2019* (NSW)
- *State Environmental Planning Policy (SEPP) Exempt and Complying Development Codes 2008*
- *Draft State Environmental Planning Policy (SEPP) Cultural*

Note: Development consent for a temporary event does not negate the need to obtain all other necessary licences, permits and approvals required under other applicable state and federal legislation.

1.3 Event Categorisations

Council's adopted Major Events Strategy classifies events as being global, signature, major, regional and community. To provide greater clarity Council has further refined the event categories into the following tiers:

- Tier 1 – more than 10,000 total participants/attendees.
- Tier 2 – more than 5,000 less than 10,000 total participants/attendees.
- Tier 3 – more than 1,000 less than 5,000 total participants/attendees.
- Tier 4 – less than 1,000 total participants/attendees.

Note: Transport for NSW event classifications are referenced in this document and are based upon traffic impacts. Please refer to TfNSW event classifications where identified.

2. DEVELOPMENT CONTROLS

2.1 Event application and supporting documentation

2.1.1 Objectives

- a) Ensure landowners consent is obtained prior to the submission of any Development Application for a temporary event.
- b) Ensure temporary events are generally consistent with the social values of the community and Wollongong City Council.
- c) To minimise temporary adverse impacts upon adjoining land and/or the amenity of the neighbourhood.
- d) To ensure temporary events and any supporting structures to the use will not adversely impact on the environmental attributes or features of the land or increase the risk of natural hazards that may affect the land.
- e) To ensure temporary event sites are restored to the condition in which it was prior to the commencement of the use.
- f) Have adequate plans/strategies in place that satisfactorily address:
 - i) Public safety, health, risk and security.
 - ii) Access, traffic and parking.
 - iii) Bushfire and/or natural hazard strategies.

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2.1.2 Controls

- 1) The Development Application must include written consent by each registered property owner if the subject site is privately owned land.
- 2) If Council is the owner/manager of the parcel of land and/or road on which a temporary event is proposed, then the consent of Council is required to be lodged with the application.

Note: Council's consent to lodge a Development Application for a temporary event does not constitute Development Consent.

- 3) The Development Application and supporting documentation is to detail:
 - i) A description of event to be held (i.e. festival, concert, fete).
 - ii) Dates and times of the event, including opening and closing and daily schedules.
 - iii) The expected number of audience/participants.
 - iv) Ticketing and promotions.
 - v) Any temporary structures.
 - vi) Dates and times of set up/removal and hours of operations.
 - vii) Details of music, amplifications or other potential noise emissions.
 - viii) Alcohol licensing requirements.
 - ix) Details of any fundraising licences that been approved.
 - x) Details of any live or prerecorded music licences that have been approved.
 - xi) Lighting and signage.
 - xii) Details of food sold/served/provided including premises setup.
 - xiii) Details of any ancillary market stalls (Note: Markets are a separately defined land use and require development consent, they cannot be a standalone event).
 - xiv) Details of parking, including owner's consent if provided on adjoining land.
 - xv) Details of amenities, i.e. water station(s), toilet and sewerage management.
 - xvi) Details of waste management including general garbage and recycling disposal.
 - xvii) Details of any matting used for accessible paths of travel to, from and within events.
 - xviii) Power and water supply.
 - xix) Details of any firework or pyrotechnic displays and associated licences.
 - xx) Compliance with any Plan of Management if the event is to be held on Council owned or managed land.

4) Events are to be consistent with the *Disability Discrimination Act 1992 (Cth)*.

5) Events shall not to be inconsistent with the *Anti-Discrimination Act 1977 (NSW)*.

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2.2 Site Plan

2.2.1 Objectives

- a) Ensure events of all sizes are appropriately planned for and key components and their locations are identifiable.

2.2.2 Controls

- 1) The Development Application should be accompanied by a Site Plan at a 1:200 or 1:500 scale, depending upon the size of the subject site on which the event will take place. The Site Plan should include a range of matters associated with the event including (but not limited to) the following:
 - i) Proposed entertainment stage layout and location.
 - ii) Proposed location and direction of sound amplification equipment.
 - iii) Proposed seating arrangement (e.g. whether within an indoor facility, large tent or outdoors).
 - iv) Proposed lighting arrangement, lighting location and direction.
 - v) Proposed electrical supplies and location of electricity cables.
 - vi) Proposed location of backup generators.
 - vii) Proposed location of any marquee or tent.
 - viii) Proposed location of support and storage infrastructure and vehicles.
 - ix) Proposed location and number of toilets and associated amenities.
 - x) Proposed location of fire fighting equipment.
 - xi) Proposed location of security, parking/traffic and other attendants associated with the event.
 - xii) Proposed location of first aid and other emergency service areas for the event.
 - xiii) Proposed emergency access arrangements within the site and through the local road network.
 - xiv) Proposed vehicle and pedestrian access arrangement to/from the site, including proposed vehicle access arrangements to / from parking areas associated with the event.
 - xv) Proposed routes through and around the event including **continuous accessible paths of travel**.
 - xvi) Proposed location of food and drink stalls and other ancillary vendor stalls.
 - xvii) Approved liquor sales and consumptions areas, including the location of any barriers used for separation.
 - xviii) Proposed directional signage for both vehicles and pedestrians access throughout the site.

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2.3 Transport

2.3.1 Objectives

- a) Ensure traffic management is appropriately planned for prior to holding an event.
- b) Ensure the safe movement of people and vehicles involved with the temporary event.
- c) Ensure adequate and safe parking and transport options for patrons of events.
- d) Ensure the Wollongong Traffic Committee and relevant State Agencies are provided with sufficient information and time to consider the impacts of a proposed event and provide a determination.
- e) Ensure major events are serviced by mass transport options.

2.3.2 Controls

- 1) Events classified by TfNSW, as either Class 1 or Class 2 events where the formal approval of the NSW Police Service, Council and/or Transport for NSW require a formal Transport Management Plan and any associated Traffic Control Plan to be lodged with the Development Application.
- 2) Any Transport Management Plan and Traffic Control Plan should be prepared by a suitably qualified and experienced Traffic Engineer who can certify that the proposal complies with the requirements of Australian Standard AS 1742.3.
- 3) The Transport Management Plan and associated Traffic Control Plan are to address the requirements of each agency. Applicants should refer to the most recent publication of "Guide to Traffic and Transport Management for Special Events" for guidance on how to prepare a Transport Management Plan and the various agency requirements to be addressed.
- 4) Transport Management Plans are to detail traffic management and parking arrangements associated with an event. The Transport Management Plan should also include proposed public transport initiatives to be provided for the specific event.
- 5) The Transport Management Plan should include information on emergency access and escape route provisions, dust suppression measures, and disabled access provisions.
- 6) Where a Traffic Control Plan is to be submitted in support of an application the following items are to be addressed:
 - i) Details of traffic control devices.
 - ii) Details of any traffic marshals.
 - iii) Directional signage to be used.
 - iv) Details of temporary barriers – including any vehicle barriers.
 - v) Details of any proposed road closures.
 - vi) The location of the above-mentioned supporting traffic infrastructure/road closures and details of how vehicles will be separated from pedestrians.
- 7) For major events, a shuttle bus service should be provided. The shuttle bus service should be run between the nearest railway station and public car park areas in proximity to the event site.
- 8) Suitable accessible parking should be provided for events at a rate of 1% on site parking and two designated accessible car spaces within 200 m of the event. Accessible parking should be connected to accessible paths of travel that are free of obstructions and stepped thresholds.

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- 9) Where it is not possible to provide accessible parking onsite, applicants are to provide information about the closest accessible parking options available.
- 10) Where an event is proposed to take place within the road reserve, the location and type of hostile vehicle barriers are to be shown on the site plan. Events that are not within the road reserve should also include hostile vehicle barriers where necessary.

Note: Where a temporary event requires the closure of a road or temporary car parking, the submission of a Transport Management Plan and Traffic Control Plan will be required. All applications that require a road closure or temporary car parking will be referred to Council's Local Advisory Traffic Committee and any relevant State Agencies.

2.4 Noise and noise monitoring

Noise is often a common concern of residents living in the vicinity of venues used for events. Excessive noise, especially at low frequencies, can have a significant impact upon the local amenity.

2.4.1 Objectives

- a) Ensure noise is managed appropriately to limit adverse impacts upon local residents, neighbourhoods and surrounding natural environments.

2.4.2 Controls

- 1) A Noise Management Plan, which includes a Noise Impact Assessment Report is required to be submitted with any application where sound and/or vibrations are likely to impact upon the amenity of neighbouring residents and the environment. The noise impact assessment report is to be prepared by a practicing sound engineer/noise consultant who is a member of either the Australian Acoustical Society (AAS) or the Association of Australasian Acoustical Consultants (AAAC).
- 2) Events are not to produce "offensive noise". Offensive noise is defined by the NSW Environment Protection Authority and the *Protection of the Environment Operations Act* (NSW) 1997.
- 3) Event activities should not commence before 7 am. Amplified noise should not start before 8 am.
- 4) Amplified noise is to cease by 10 pm and all event activities to end, and all people to vacate the site by 11pm, between Sunday to Thursday.
- 5) Amplified noise is to cease by 11 pm and all event activities to end, and all people to vacate the site by midnight, on Friday and Saturday.
- 6) Where an event is in proximity to a residential neighborhood, reduced hours of noise amplification and event times should be proposed to those above.
- 7) Exceptions to amplified noise times may be considered for New Years Eve and Australia Day. Any proposed exemption requires the submission of a variation statement justifying any amended times.
- 8) Sound amplification equipment used during the event shall be installed and maintained to minimise the noise impact on any residential premises or businesses.
- 9) For events that do not include amplified music but may include background music and the use of a microphone for the duration of the event, a public address system may be used providing the volume does not exceed background noise levels when measured at the site boundary. Such events do not require a noise impact assessment report.

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- 10) Noise from an event must not create a nuisance to other park/public space users of adjoining and nearby residents. This use of public address systems, megaphones or other sound producing devices must be restricted to so as not to cause offensive noise as defined by the Protection of the Environment Operations Act 1997 (NSW).

11) All sound systems and sound amplifiers must comply with the following:

- i) L_{Aeq} (5 minutes) of 96 dB(A) at the Front of House (FOH) at 25 metres from the stage/speakers;
- ii) L_{Aeq} (5 minutes) of 65 dB(A) at nearest affected residential property boundary.

These noise limits apply to the performance of the special event and any sound testing prior to the event. If the FOH distance changes, the following correction factors is listed in Table 1 apply:

Table 1: Noise Limits Front of House

Front of House Distance	Allowable L_{Aeq} (5 minutes) Sound Level
20 metres	98 dB(A)
25 metres	96 dB(A)
30 metres	95 dB(A)
35 metres	93 dB(A)

- 12) Where a Noise Management Plan has been submitted with the application for the event licence, independent sound monitoring must be carried out at the event and a post event noise monitoring report must be submitted to Council within 21 days after the event.

13) The noise monitoring report should include:

- i) Monitoring locations;
- ii) L_{Aeq} (5 minutes) noise loggers' data at (i) FOH and (ii) the nearest affected residential boundary for duration of the event. Note: The noise loggers used for monitoring should have a NATA calibration certificate; and
- iii) How any non-compliances were managed.

2.5 Waste Management

Waste generated from an event has the potential to impact upon the surrounding neighbourhoods and natural environments if not managed correctly. Waste management it therefore required for all events.

2.5.1 Objective

- a) Ensure event waste is properly managed, and waste disposed of in a sustainable manner, while protecting the environment.

2.5.2 Controls

- 1) A Waste Management Plan is to be submitted with all event Development Applications and is to include details of:
 - i) Waste service provider/contractor.
 - ii) The location of waste stations and bins throughout an event. Note: Bins should be located

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near food and drink stalls, near toilets, in designated drinking and eating areas and public entrances and exits.

2) The schedule for emptying bins during and at the completion of an event.

Note: Bins should be collected during hours that will reduce noise impacts on neighbouring residents.

3) 240 litre bins are to be provided as per Table 2 and Table 3. The number of bins should be multiplied by the number of meal times.

Table 2: Number of bins required for events where alcohol is not licenced (per meal)

Event size	General waste bins	Recycling bins	Total bins
0 – 500	2	2	4
501 – 2,000	4	5	9
2,001 – 5,000	10	11	21
5,001 – 10,000	15	15	30
For every 5,000 people over 10,000	+10	+11	+21

Table 3: Number of bins required for events where alcohol is licenced (per meal)

Event size	General waste bins	Recycling bins	Total bins
0 – 500	2	3	5
501 – 2,000	4	7	11
2,001 – 5,000	10	13	23
5,001 – 10,000	15	18	33
For every 5,000 people over 10,000	+10	+13	+23

Currently the provisions of green bins for compostable waste are not a requirement for events. However, Council supports waste reduction and sustainability and will consider applications where green bins are proposed.

4) Events are to be consistent with the *Plastic Reduction and Circular Economy Act 2021* (NSW), which bans certain single use plastics.

2.6 Toilet Facilities

Toilet facilities are important for the comfort of attendees. Additionally, providing sufficient volumes of toilet facilities will reduce the likelihood of adverse environmental impacts.

2.6.1 Objective

- Ensure sufficient, clean toilet facilities, including accessible toilet facilities, are provided for the duration of an event for attendees and staff.

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2.6.2 Controls

- 1) Table 4 and Table 5 below set out the minimum number of toilet facilities to be provided in support of an event.

Table 4: Non-liquor licenced event

Event size	Female WC	Male WC	Male Urinals	Accessible Toilet
0 – 500	2 (or one per 250)	1	2	1
501 – 1,000	5 (or one per 250)	2	3	1
1,001 – 2,000	10	3	5	1
2,001 – 3,000	12	4	8	2
3,001 – 5,000	20	7	14	3
For every 2000 people over 5,000	2	1	2	1

Table 5: Liquor licenced events

Event size	Female WC	Male WC	Male Urinals	Accessible Toilet
0 – 500	5 (or one per 100)	2	5	1
501 – 1,000	10 (or one per 100)	4	10	1
1,001 – 2,000	20	7	15	1
2,001 – 3,000	25	9	20	2
3,001 – 5,000	30	12	24	3
For every 2000 people over 5,000	5	3	4	1

- 2) Toilets must be provided with handbasins, soap, running water and paper towels.

- 3) Council may consider a variation to the minimum number of male and female toilet facilities where the duration of the event is less than 2 hours. A variation request to the provision of toilet facilities must be supported by appropriate documentary evidence outlining the justification.
- 4) Any toilet facilities already existing on the site, that are to be included for use at an event, are to be detailed and shown on the submitted site plan.
- 5) Toilets are to be accessible to participants/attendees for the duration of the event.
- 6) Accessible paths of travel are to be provided to accessible toilets.

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- 7) The installation and removal of any temporary toilets is to occur within the hours of bump in and out.

2.7 Event Signage

A range of signage is typically employed to inform attendees and the public of events. While informative, signage can be a safety hazard or cause confusion if incorrectly located or managed. Therefore, it is important event related signage be located appropriately with clear messaging related to the timings on an event.

2.7.1 Objectives

- a) To ensure event signage is appropriately located so as not to hinder vehicles and pedestrians.

2.7.2 Controls

- 1) Signage is erected and removed in a timely manner to avoid causing confusion.
- 2) An example of the signage to be used in support of an event is to be provided to Council.
- 3) Advertising signage associated with the event may be displayed at the site provided that it complies with the following requirements.
 - i) All signage to meet the criteria for exempt development specified in the Environmental Planning Instrument; or,
 - ii) All signage is to:
 - a. Display only the names of the event and sponsors and does not include advertising of a commercial nature.
 - b. The location of event parking areas.
 - c. Information relating to public transport options.
 - d. Is to be safely secured and does not obstruct a public road, footpath or cycleway.
 - e. Is to be displayed for a period of not more than 28 days before an event and 7 days after an event.

3. XXX ADDITIONAL SUPPORTING DOCUMENT CONTROLS

3.1 Risk Management

3.1.1 Objective

- a) To ensure that potential risks relating to events are identified and adequately mitigated.

3.1.2 Control

- 1) A risk assessment is to be submitted in support of the Development Application. The risk assessment is to include the following details:
 - i) Event summary – name, type, date(s), event contact, anticipated event attendees, event crowd profile and demographics, licencing details, door/gate open and close times, security communications and identification.

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- ii) Organising and staffing – event organisational structure, event contact details, event roles, responsibilities, authority and accountability, contractors used on event site, qualifications and competencies of staff and contractors and event specific training.
- iii) Event specific structure, plant/machinery/equipment.
- iv) Details of construction and notifications to be undertaken.
- v) Risk management provisions – risk assessment and mitigation, event inspections and/or audits, recording and reporting.
- vi) Risk control plan.

3.2 Emergency procedures and site evacuation plan

3.2.1 Objective

- a) To ensure reasonable provisions are made to cater for emergency situations that may affect and event.

3.2.2 Controls

- 1) An Emergency Management Plan is to be submitted in support of the Development Application. The Emergency Management Plan should include the following details:
 - i) The procedures that need to be implemented in the case of an emergency at the event.
 - ii) The processes for reporting of injuries and/or incidents that may occur on the site, during the event.
 - iii) Contact details of both the event organiser and the onsite organiser responsible for decision making.
 - iv) The chain of command identifying which staff member is responsible for various components of the event.
 - v) Location of the main emergency response area.
 - vi) Proposed means of access for all emergency vehicles, which includes a permanent access location/point.
 - vii) Proposed evacuation procedures.
 - viii) Proposed security management and procedures plan, which includes the evacuation of people with disability.
 - ix) Proposed crowd management procedures.

3.3 Security and crowd management

3.3.1 Objective

- a) Ensure the safety of event staff and attendees through effective security and crowd management provisions.

3.3.2 Control

- 1) A Security Management Plan is to be developed with the main security provider in order to clarify the roles and responsibilities of security staff and other staff in attendance at the event.

Chapter C6: Events Management

- 2) The type of event and capacity of the venue should determine the number of security staff required to undertake security and crowd management functions.
- 3) All security personnel must hold the appropriate level of qualification.
- 4) Security personnel are to be employed for the duration of the event and until all patrons have left the event.

3.4 Public Liability Insurance

3.4.1 Objective

- a) Ensure adequate public liability insurance coverage is held by the applicant for the staging of an event.

3.4.2 Controls

- 1) It is the responsibility of the event organiser to seek their own legal advice as to what insurance is required for their event.
- 2) Public Liability Insurance with a minimum value of **\$20 million** is required for all events.
- 3) If the event is held on Council owned or managed land and roads, the applicant's insurance policy must include a provision indemnifying Council.
- 4) A Certificate of Currency is required to be submitted to Council 14 days in advance of the date of commencement of the event. A receipt for payment of an insurance premium is not accepted.
- 5) Note: The event will not be permitted to commence on any Council property without the public liability insurance policy (Certificate of Currency) being in place.
- 6) Other insurance coverage may be necessary for an event, and may include, but not be limited to:
 - i) Public Liability Insurance of any sub-contractor.
 - ii) Volunteer's insurance.
 - iii) Workers' compensation.
 - iv) Professional indemnity insurance.

3.5 Amusement Devices and Temporary Structures

3.5.1 Objective

- a) Ensure amusement devices and temporary structure are safely located within an event.
- b) Ensure additional approvals and licencing requirements associated with amusement devices are identified.

3.5.2 Controls

- 1) If the event includes amusement devices, a separate approval under the Local Government Act 1993 is required.
- 2) The submitted site plan should locate where amusement devices and temporary structures will be located.

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- 3) Details of any access control devices (i.e. gates, fencing, barriers) and their location are to be included, and their location shown on the submitted site plan.

3.6 Food Stalls and Market Stalls

3.6.1 Objective

- a) Ensure food outlets that are ancillary to events are licenced and comply with the safe food handling requirements in Council's codes, policies and guidelines, in addition to any other relevant legislation.

3.6.2 Controls

- 1) Temporary food outlets must comply with Council's –
 - i) Food Premises Code;
 - ii) Guidelines for Food Handling at Temporary Events;
 - iii) Mobile Food Vending Policy, as applicable.

Note: All food handling outlets are to be established and available for inspection by Council, 24 hours prior to the event. Council's fees and charges outlines the cost for inspection.

- 2) All outlets that sell food and/or merchandise require a trading licence from Council.
- 3) All food outlets operating at an event are to appropriately registered with Council.

3.7 Fireworks

3.7.1 Objective

- a) Ensure fireworks and pyrotechnic displays are carried out by licenced person/operator.
- b) Ensure firework and pyrotechnic displays are for the purposes of an event open to the public.

3.7.2 Controls

- 1) Fireworks or pyrotechnic displays can only be held if a Fireworks (single use) Licence has been issued, or operator of the fireworks display holds an appropriate Pyrotechnic Licence.
- 2) An authorised display by a licenced pyrotechnician may only be held where a "Legitimate reason" is demonstrated, such as:
 - i) Organised public displays such as a community event, which is open to the public (whether or not for a fee) and is run by Council, community or private organisation. Types of community events include shows, fetes, carnivals, and other cultural, religious or sporting events.
 - ii) Theatrical displays such as film and television special effects, indoor or outdoor theatrical events such as concerts and performing arts special effects.
 - iii) Technical fireworks used for industrial or agricultural processes.
- 3) Fireworks cannot be used for private functions.
- 4) Any fireworks display upon land owned or controlled by Council will require separate approval of Council, prior to the event.

Chapter C6: Events Management

4. ADDITIONAL RESOURCES

- Australian National Security – Hostile Vehicle Guidelines for Crowded Places.
- Australian Standard AS1428 Design for access and mobility.
- Australian Standard AS4360 Risk Management.
- *Disability Discrimination Act 1992* (Cth).
- Handbook HB 167:2006 Security Risk Management.
- International Standards ISO 31000 Risk Management – Principles and guidelines.
- NSW Environmental Protection Authority: Noise guide for local government.
- NSW Government: Event Starter Guide for organising public and outdoor events.
- NSW Government: Guide to Traffic and Transport Management for Special Events.
- NSW Police – Hostile Vehicle Mitigation Guidelines for Hallmark/Iconic Major Events.
- Wollongong City Council: Organise an Event webpages.

ITEM 3 EXTENSION OF CONTRACT - ONE COUNCIL ENTERPRISE SOFTWARE

This report advises Council of the intention, and the circumstances supporting, the extension of Council's contract with TechnologyOne Pty Ltd (TechOne) for the OneCouncil enterprise software (Software as a Service).

RECOMMENDATION

That Council note that the General Manager will enter an extension of the current contract with TechnologyOne Pty Ltd (TechOne) for the OneCouncil (Software as a Service).

REPORT AUTHORISATIONS

Report of: Ingrid McAlpin, Director Corporate Services (Acting)
Authorised by: Greg Doyle, General Manager

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

On 28 September 2018 Council entered a contractual arrangement with TechnologyOne Pty Ltd (TechOne) to implement OneCouncil, an enterprise resource planning solution delivered as software as a service. The initial contract included both the implementation (based on time and materials) and the provision of the One Council platform as a Software as a Service (SaaS). That initial contract was for a period of seven years and expires in September 2025.

Legislative requirements relating to procurement are outlined in Section 55 the *Local Government Act 1993* (LG Act). Section 55(3) of the LG Act specifies a range of types of procurement that are not required to go to a public tender process, in particular Section 55(3)(g) states the following:

55 Requirements for tendering

(3) This section does not apply to the following contracts—

- (g) a contract for the purchase of goods, materials or services specified by the NSW Procurement Board or the Department of Administrative Services of the Commonwealth, made with a person so specified, during a period so specified and, if a rate is so specified, at a rate not exceeding the rate so specified*

The TechnologyOne contract was procured under the State Government Contract (SM0020 ICT Service Scheme), meaning that there is no need to approach the market for tender in line with the requirements of the Local Government Act. The ICT Services scheme is governed by the NSW Procurement Board in accordance with PBD 2020-05.

PROPOSAL

Changing software providers can prove to be an expensive exercise. Wollongong City Council has spent over six years implementing the OneCouncil suite of products, the implementation of an alternative Enterprise Resource Planning Suite solution would incur additional cost and effort. If a deployed software solution meets current and foreseeable future business need there is little business benefit in changing software or provider.

TechnologyOne has become a strategic partner with Council, and we have had the ability to drive changes in the software and work with TechnologyOne to better meet the needs of the local government sector.

Council is currently embedding and optimising the functionality of the One Council suite to continually align the system with Council's current and future business processes. OneCouncil is a market leader in the Local Government sector for the provision of ERP solutions with over 182 councils in Australia and internationally, in the process of, or having implemented the OneCouncil platform.

The Information Management and Technology Unit constantly monitor the performance of TechnologyOne as a SaaS provider and regular contractor performance report/s have been completed

and regular contract performance management meetings held throughout the existing contract term. The IMT Unit has confirmed that TechnologyOne are suitable for continued engagement.

The current contract negotiated with TechnologyOne in 2018 sees terms and conditions that are highly competitive. It is unlikely should the contract be renegotiated that these would be matched. By undertaking a contract variation, rather than a new contract Council maintains the current beneficial contract terms.

Based on the above information the General Manager will execute a contract variation to extend the term of the contract which has been agreed between TechnologyOne and with a new contract end date of September 2030 with 2 optional additional one-year extensions to potentially extend the contract to September 2032.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 4: 'We are a connected and engaged community'. It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026	
Strategy		Service	
4.7	Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership	Information Management and Technology	

FINANCIAL IMPLICATIONS

The commercial terms of the proposed contract extension are detailed in a confidential attachment that has been distributed to the Council under separate cover.

CONCLUSION

Council is currently embedding and optimising the functionality of the One Council suite to continually align the system with Council's current and future business processes, as there is little value that could be achieved through a testing of the market for an alternate product. Extension of the current contract maintains the current beneficial terms that are advantageous for Council.

ITEM 4

TENDER T1000150 - ROAD RESURFACING, PATCHING AND MAINTENANCE - PRIMARY SUPPLIERS (ASPHALT RESURFACING AND ASPHALT PATCHING ONLY)

This report recommends an acceptance of two (2) sub-panels from the tender for road resurfacing, patching and maintenance in accordance with the requirements of the *Local Government Act 1993* and the Local Government (General) Regulation 2021.

Roads comprise the largest value infrastructure assets that Council manages on behalf of the community. Council manages approximately 1,186km (8.7 million square metres) of road pavement, and 480,000 square metres of car park pavement. Our community expects that we will continue to provide safe, well-maintained and sustainable road pavements.

This tender requested responses from suitably experienced contractors to provide the following services: asphalt patching and resurfacing, spray sealing, crack sealing, rejuvenation and pothole repairs. Due to the importance of asphalt patching and resurfacing in maintaining and renewing our roads and the upcoming expiration of the current contract, the assessment of these services has been expedited. The evaluation of the remaining services (sub-panels); Crack sealing, Spray sealing, Rejuvenation and Pothole repairs will be completed by March 2025 and a subsequent report prepared for Council as these services are not currently critical to meet capital and maintenance projects

RECOMMENDATION

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tenders of Bitupave Limited and Fulton Hogan Industries Pty Ltd for Asphalt Patching and Resurfacing Services, under a schedule of rates and nominating Bitupave Limited as Primary Supplier and Fulton Hogan Industries Pty Ltd as Secondary Supplier.
- 2 The contract be awarded for an initial term of 5 years, with 5 optional extensions of 1 year with a maximum term of 10 years. Any such extensions being exercised at the sole discretion of Council.
- 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: Roger Stewardson, Manager City Works
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

This Tender was called to replace the existing contract and establish new Primary Supplier Agreements with suitably experienced and qualified contractors. This Tender also aimed to establish Primary Supplier Agreements for other Road Maintenance Activities Respondents were able to apply for one or more services on this Tender. The services requested were:

- Asphalt Resurfacing (to replace CN100551 – Asphalt patching and resurfacing primary suppliers, due to expire 31 March 2025)
- Asphalt Patching (to replace CN100551 – Asphalt patching and resurfacing primary suppliers, due to expire 31 March 2025)
- Spray Sealing (to replace CN100447 – Spray seal primary suppliers, expired on 24 September 2024)
- Crack sealing
- Rejuvenation
- Pothole repairs

Asphalt resurfacing works are completed when the full road segment has consistent damage and failures, but the underlying road material is consistent and of good quality. Asphalt patching is undertaken when only a portion of the road needs to be repaired. Asphalt is one of the key materials used in the construction and maintenance of our roads and carparks. The supply and placement of asphalt in large quantities requires special plant and equipment including profilers, trucks, pavers and rollers to prepare, lay and compact asphalt. Council uses the 'Primary and / or Secondary Supplier' model which allows for more efficient planning and delivery of works and where in place contractor performance, quality of work and service to our community have been to a good standard.

Tenders were invited for these services via open tender method with a close of tenders of 10:00 am on 22 October 2024.

17 tenders across the 6 services were received by the close of tenders and all tenders have been scrutinised and evaluated by a Tender Evaluation Panel comprising representatives of the City Works, and Project Delivery Divisions in consultation with representatives from the Procurement and Supply and Governance business units.

Due to the urgency to replace CN100551 to ensure continuity of services to our community, this report has been prepared to cover two (2) services (sub-panels) – Asphalt resurfacing and Asphalt patching services only. The evaluation of the remaining non-critical services; crack sealing, spray sealing, rejuvenation and pothole repairs will be completed by March 2025 and a subsequent report prepared for Council.

The Tender Evaluation Panel evaluated all tenders for these two (2) services in accordance with the following Evaluation criteria and weightings as set out in the formal tender documents:

Mandatory Criteria

1. Satisfactory references from referees for previous projects of similar size and scope
2. Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works
3. Workplace Health and Safety System (completion of works valued less than \$250,000 including GST) – Tenders must have as a minimum a Health and Safety Management System Manual or Plan
4. Workplace Health and Safety Accreditation (completion of works valued at \$250,000 including GST or greater) – Tenders must have as a minimum a third-party accredited Health and Safety Management System Manual or Plan
5. Acknowledgement of Requirements

The mandatory assessment criteria have been met by the recommended tenderers.

The Tender Evaluation Panel undertook a trial of the '2-envelope' process for the evaluation of this Tender. This process meant all non-price criteria (criteria 3 to 7) were assessed first as 'Envelope B'. Suppliers who scored 3 or greater in all non-price criteria were deemed satisfactory. The satisfactory tenderers were progressed to the second stage of evaluation. For 'Envelope A' cost to council was assessed and weighted at 90% and Strengthening of Local Economic Capacity at 10%.

Evaluation Criteria

Envelope B (non-price criteria) – satisfactory / unsatisfactory

1. Appreciation of scope and proposed methodology for delivery of services
2. Demonstrated experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience
3. Staff qualifications and experience
4. Proposed sub-contractors
5. Workplace health and safety management system, policies and procedures
6. Environmental management policies and procedures

Envelope A (price and local economic capacity)

1. Cost to Council (schedule of rates) 90%
2. Demonstrated Strengthening of Local Economic Capacity 10%

Due to the need to assess, award and establish the new contract for Asphalt resurfacing and patching before the expiry of the current contract, only two services (sub-panels) were evaluated. This is to ensure level of service for our Asphalt programs are maintained.

Table 1 and 2 below summarises the results of the tender evaluation and outcome.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT – ASPHALT RESURFACING

Name of Tenderer	Outcome
Bitupave Limited T/A Boral Asphalt	Primary
Fulton Hogan Industries Pty Ltd	Secondary
A N J Paving	Unsuccessful
Bernipave Road Solutions Pty Ltd	Unsuccessful
Convil Group Pty Ltd	Unsuccessful
D & M Excavations and Asphalting	Unsuccessful
Mack Civil	Unsuccessful
North Shore Paving Co. Pty Ltd	Unsuccessful
NSW Building and Civil Pty Ltd	Unsuccessful
Planet Civil Pty Ltd	Unsuccessful
Roadworx Surfacing Pty Ltd	Unsuccessful
Stateline Asphalt Pty Ltd	Unsuccessful

TABLE 2 – SUMMARY OF TENDER ASSESSMENT – ASPHALT PATCHING

Name of Tenderer	Outcome
Bitupave Limited T/A Boral Asphalt	Primary
Fulton Hogan Industries Pty Ltd	Secondary
A N J Paving	Unsuccessful
Bernipave Road Solutions Pty Ltd	Unsuccessful
Convil Group Pty Ltd	Unsuccessful
D & M Excavations and Asphalting	Unsuccessful
Mack Civil	Unsuccessful
North Shore Paving Co. Pty Ltd	Unsuccessful
NSW Building and Civil Pty Ltd	Unsuccessful
Planet Civil Pty Ltd	Unsuccessful
Roadworx Surfacing Pty Ltd	Unsuccessful
Stateline Asphalt Pty Ltd	Unsuccessful

PROPOSAL

Council should authorise the engagement of Bitupave Limited as the Primary Supplier and Fulton Hogan Industries Pty Ltd as the Secondary Supplier to carry out the Asphalt Patching and Resurfacing works in accordance with the scope of works and technical specifications developed for the project. The

recommended tenderers have satisfied the Tender Evaluation Panel that they can undertake the works to Council's standards and in accordance with the technical specification. The recommended tenderers have satisfied the Evaluation Panel that they have the necessary experience and can undertake the works / providing the required services to Council's standards in accordance with any technical specification.

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

CONSULTATION AND COMMUNICATION

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 6 – Affordable and accessible transport. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
6.7 Maintain the service levels of our roads, footpaths and cycleways to an acceptable standard	Transport Services

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 direction and instruction from the Procurement and Supply and Governance business units and the Local Government Act 1993.

The risk of the project works or services is considered Moderate based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented. This includes advanced planning of works, advanced community notification, implementation of traffic control and road closures as needed to safely complete the works. These contractors will also be operating under their own third-party accredited safety and environmental management systems for the works to safely complete the works.

SUSTAINABILITY IMPLICATIONS

The engagement of a Primary Supplier and / or Secondary Suppliers promotes more efficient and improved service delivery through collaboration and forward programming to align works with Council's wider program, events and funding agreements. There are significant efficiencies gained using schedule of rates contracts and through the continual planning and collaboration between Council staff and contractors to successfully plan and deliver our works program to a high standard.

In addition, the disposal of Reclaimed Asphalt Profiling (RAP) is included in the asphalt cost, during normal operational hours, rather than using a separate contractor, which was the previous practice which will lead to additional savings. The asphalt mix designs can now reuse this product up to 40% of its aggregate volume, improving sustainable practice and reducing waste volumes and costs associated with the works.

The disposal and recycling of RAP will have long term cost and sustainability benefits to Council and the community with this recycled material being used to repair and renew deteriorated roads.

The two-envelope system used in this tender is primarily intended to obtain the best value for money for all tenders that pass the first stage and are deemed acceptable.

FINANCIAL IMPLICATIONS

All projects / scope of works delivered under this Tender will be funded from the Operational and Infrastructure Delivery Program from the following source/s:

2024/25 to 2033/34 Capital Budget

2024/25 to 2033/34 Roads Maintenance Budget

The estimated cost of these services is \$3.8M per year.

CONCLUSION

Council has a network of more than 9 million square metres of asphalt on our road pavements and carparks that need to be maintained and renewed. It is recommended that Council endorse the recommendations of this report for this work to continue.

ITEM 5

TENDER T1000167 - VARIABLE AIR VOLUME (VAV) RENEWAL - ADMINISTRATION BUILDING, WOLLONGONG.

This report recommends that Council decline to accept any of the tenders submitted for T1000167-Variable Air Volume (VAV) Renewal - Administration Building in accordance with Section 178(1)(b) of the Local Government (General) Regulation 2021.

The Variable air volume (VAV) system is part of the heating, ventilation and air conditioning (HVAC) system that optimises the distribution of air volume and temperature throughout the Administration building including the Wollongong Library, Council chambers, Customer Service area and offices. The functionality of the system impacts the energy-efficiency, air quality and comfort within a building. The current VAV system has exceeded the useful life and is no longer meeting the required service standards.

The Tender Evaluation Panel has concluded that the request for tenders has not produced a satisfactory offer, and it is anticipated that negotiations with the tenderers in relation to a revised scope of works will result in a satisfactory outcome being achieved.

RECOMMENDATION

- 1 In accordance with Section 178(1)(b) of the Local Government (General) Regulation 2021, Council decline to accept any of the tenders received for T1000167 – Variable Air Volume (VAV) Upgrades - Administration Building.
- 2 In accordance with clause 178(3)(e) of the Local Government (General) Regulation 2021, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those tenderers.
- 3 In accordance with Section 178(4) of the Local Government (General) Regulation 2021, the reason for Council declining to invite fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who have demonstrated a capacity and ability to undertake the works.
- 4 Council delegate to the General Manager the authority to undertake and finalise the negotiations, with the tenderers with a view to entering into a contract in relation to the subject matter of the tender. 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.
- 5 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: Jeremy Morgan, Manager Project Delivery (Acting)
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

The majority of the Variable Air Volume (VAV) units are at the end of their useful life (the majority more than 15 years beyond their design life) and are no longer meeting the required service standards.

Tenders were invited in accordance with the provisions of the Local Government Act for the removal and disposal of old Variable Air Volume (VAV) units, and replacement with 82 new VAV units at Council's administration building at 41 Burelli St, Wollongong. The scope of the works also includes the commissioning and rebalancing of the Heating, Ventilation and Air Conditioning (HVAC) system, as well as replacement of affected Building Management System (BMS) controllers.

The expected outcomes of the project include reduced maintenance and increased operating life of the HVAC system, improved air flow in the building and improved energy efficiency. Air flow impacts thermal comfort and air quality throughout the building.

Tenders were invited by the open tender method with a close of tenders of 10:00 am on 3 December 2024.

Three (3) tenders were received by the close of tenders from the following parties:

1. Axis Air Pty Ltd
2. Climax Air Conditioning Pty Ltd
3. HiFlow Industries Projects Pty Ltd

All tenders have been scrutinised and evaluated by a Tender Evaluation Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery and Infrastructure Strategy and Planning and Governance Divisions.

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

Envelope B (Non-Price Criteria) – Satisfactory/Unsatisfactory

- Appreciation of scope of works and proposed construction methodology
- Demonstrated prior Experience and Satisfactory Performance in undertaking projects of similar size, scope and risk profile
- Staff qualifications and experience
- Project Schedule
- Environmental + Workplace health and safety management system

Envelope A (Price)

- Cost to Council – 90%
- Demonstrated strengthening of local economic capacity – 10%

All submissions exceeded the pre-tender estimate. Through the assessment of the offers, it is expected that the desired outcomes of the proposal may be achieved through an alternate approach to the VAV system. Alternate design and installation methodology is anticipated to generate greater community benefit through reduced capital and operating costs whilst still considered consistent with the subject matter of the tender.

PROPOSAL

The Tender Evaluation Panel has concluded that none of the tenders is acceptable and has recommended that all tenders be declined.

In accordance with Section 178(3) of the Local Government (General) Regulation 2021, a council that decides not to accept any of the tender submissions for a proposed contract or receives no tender submissions for the proposed contract must do one of the following —

- (a) postpone or cancel the proposal for the contract,
- (b) invite, in accordance with section 167, 168 or 169, fresh tender submissions based on the same or different details,
- (c) invite, in accordance with section 168, fresh applications from persons interested in making a tender submission for the proposed contract,
- (d) invite, in accordance with section 169, fresh applications from persons interested in making a tender submission for contracts of the same kind as the proposed contract,
- (e) by resolution of the council, enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter of the tender,

(f) carry out the requirements of the proposed contract itself.

The Tender Evaluation Panel recommends option (e) of entering into negotiations with one or all of the tenderers, or any other party with a view to entering into a contract for the subject matter of the tender.

The reason for declining to invite fresh tender submissions referred to in subsections (b) to (d) is that a repeated process is unlikely to achieve a significantly better result than the completed competitive process. The tenderers have expressed a genuine interest in meeting the objectives of the contract, and it is considered that entering negotiations with these parties to identify options that achieve the outcomes of the contract in terms of meeting the performance objectives relating to air quality, condition and volume and operating compatibility and efficiency, and lifecycle costs.

The Panel anticipates that a satisfactory outcome can be achieved through a negotiation process conducted in accordance with Council's Procurement Policies and Procedures.

CONSULTATION AND COMMUNICATION

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

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 4: 'We are a connected and engaged community'. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
4.8 Council's resources are managed effectively to ensure long term financial sustainability	Infrastructure Strategy and Support

RISK ASSESSMENT

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

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

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Sustainable procurement by providing open tender to give local companies the opportunity to tender for the work.
- Weighting in tender assessment provided for using local services, labour and materials.
- The project will result in improved energy efficiency for the administration building.

FINANCIAL IMPLICATIONS

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

2024/25 Capital Budget

2024/26 Capital Budget

2026/27 Capital Budget

CONCLUSION

It is anticipated that an outcome providing best value to the community can be achieved via a direct negotiation with the tenderers who have demonstrated a capacity and ability to undertake the works. It is recommended that Council endorse the recommendations of this report.

ITEM 6 DECEMBER 2024 FINANCIALS

The financial result for December 2024 compared to budget is unfavourable for the Operating Result [pre-capital] \$5.8M. Funds Available from Operations was unfavourable compared to budget \$1.6M and the Total Funds Result unfavourable \$1.2M compared to budget.

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

Council has expended \$47.3M on its capital works program representing 44.7% of the annual budget. The budget for the same period was \$48.5M. The second Quarter Capital Budget adjustments will be approved through the December Quarterly Review process.

RECOMMENDATION

The financials be received and noted.

REPORT AUTHORISATIONS

Report of: Daniel Pretzler, Chief Financial Officer (Acting)
 Authorised by: Ingrid McAlpin, Director Corporate Services (Acting)

ATTACHMENTS

- Financial Statements - December 2024

BACKGROUND

This report presents the Financial Performance of the organisation as at December 2024. The below table provides a summary of the organisation's overall financial results for the year to date.

Wollongong City Council	Original	Revised	YTD	YTD	
27 December 2024	Budget	Budget	Forecast	Actual	Variation
Forecast Position	\$M	\$M	\$M	\$M	\$M
	1-Jul	27-Dec	27-Dec	27-Dec	
Operating Revenue	368.1	357.4	160.6	161.4	0.7
Operating Costs	(354.2)	(369.2)	(182.9)	(189.4)	(6.5)
Operating Result [Pre Capital]	13.9	(11.8)	(22.3)	(28.0)	(5.8)
Capital Grants & Contributions	27.5	30.4	11.5	15.7	4.2
Operating Result	41.3	18.7	(10.8)	(12.3)	(1.5)
Funds Available from Operations	66.3	49.7	23.8	22.2	(1.6)
Capital Works	106.0	105.9	48.5	47.3	1.2
Contributed Assets	7.0	7.0	-	-	-
Transfer to Restricted Cash	2.6	2.6	1.0	1.0	-
Borrowings Repaid	0.7	0.7	0.7	0.7	-
Funded from:					
- Operational Funds	66.3	49.7	23.8	22.2	(1.6)
- Other Funding	49.2	49.6	15.3	14.4	(0.9)
Total Funds Surplus/(Deficit)	(0.8)	(16.8)	(11.1)	(12.3)	(1.2)

FINANCIAL PERFORMANCE

The December 2024 Operating Result [pre-capital] deficit of \$28.0M is an unfavourable variance of \$5.8M compared to the budget deficit of \$22.3M.

The Operating Result deficit of \$12.3M is an unfavourable variance of \$1.5M compared to budget.

The Funds Available from Operations result is unfavourable by \$1.6M compared to phased budget. This result excludes the non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements. This result best represents the operational budget variations that impact our funding position and current financial capacity.

The Total Funds result as at 27 December 2024 is an unfavourable variance of \$1.2M compared to phased budget.

At the end of December, the Capital Works Program had an expenditure of \$47.3M compared to a budget of \$48.5M.

FINANCIAL POSITION

Cash, Investments & Available Funds

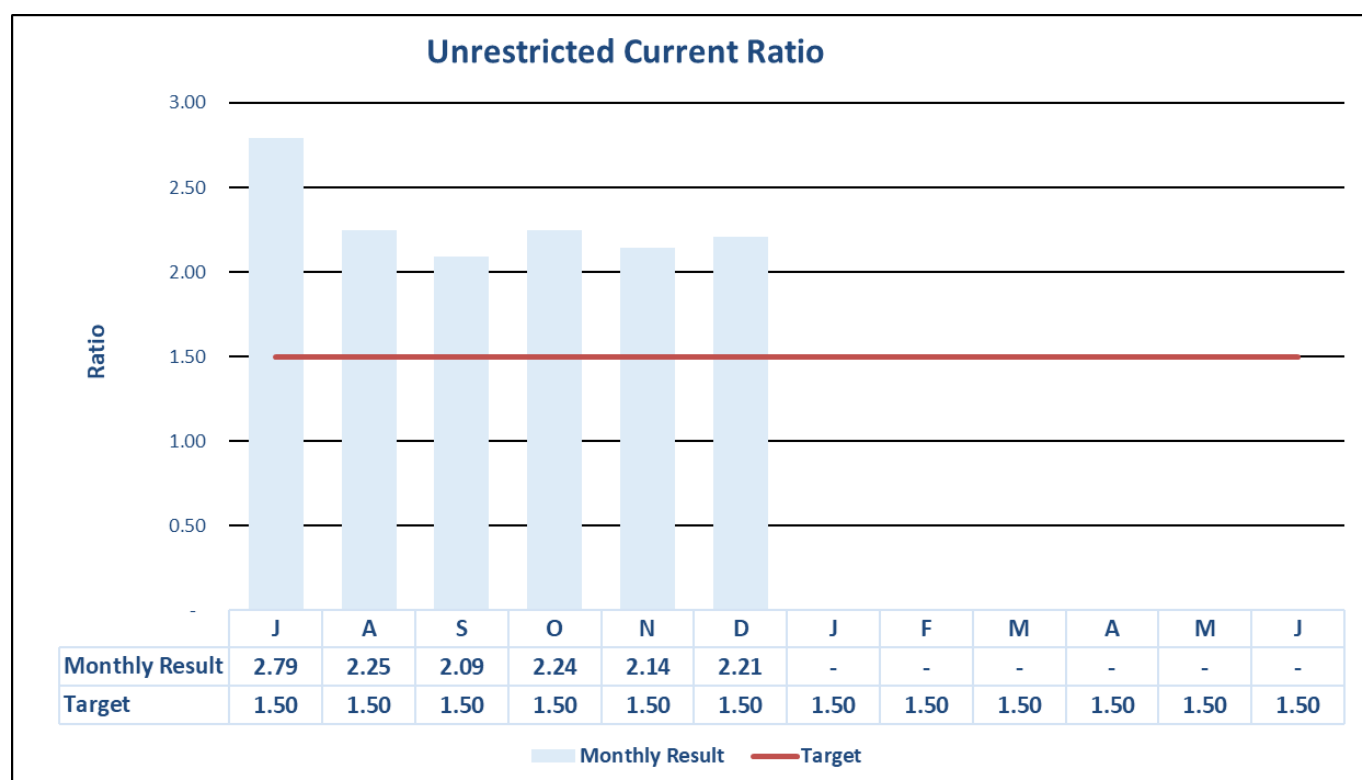
Council's cash and investments decreased during December 2024 to holdings of \$190.5M compared to \$191.4M at the end of November 2024. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

Wollongong City Council 27 December 2024 Cash, Investments and Available Funds				
	Actual 2023/24	Original Budget 2024/25	Revised Budget 2024/25	Actuals YTD December 2024
	\$M	\$M	\$M	\$M
Total Cash and Investments	179.5	186.1	200.7	190.5
Less Restrictions:				
External	86.9	80.0	93.7	96.5
Internal	68.7	86.6	90.4	67.6
CivicRisk Investment	3.1			3.1
Total Restrictions	158.7	166.6	184.0	167.2
Available Cash	20.8	19.5	16.7	23.3
Adjusted for :				
Payables	(22.3)	(29.3)	(30.7)	(38.5)
Receivables	32.4	28.6	28.0	35.7
Other	10.5	(2.4)	1.9	8.7
Net Payables & Receivables	20.6	(3.1)	(0.8)	5.9
Available Funds	41.4	16.4	15.9	29.2

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, although Council may vary that use by resolution of Council. Further details on the internal and external restrictions can be found in the Cash Flow Statement (Attachment 1).

The level of cash and investments in Council's available funds position is still above the Financial Strategy target range of 3.5% to 5.5% of operational revenue (pre-capital) due to the impact of the early payment of the Financial Assistance Grant. The decrease in cash and investments is in line with anticipated cash flows.

The Unrestricted Current Ratio measures the Council's liquidity position or ability to meet short term obligations as they fall due. The below graph reflects Council's performance against the Local Government benchmark of greater than 1.5 times.



Borrowings

Council has no outstanding loans as at 27 December 2024. 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.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows \$4.05B of Property, Plant and Equipment at net carrying value, and gross replacement cost \$6.95B (excluding \$115.6M in Work In Progress) that are controlled and managed by Council on behalf of the community at 27 December 2024

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 4 "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026	
Strategy		Service	
4.8	Council's resources are managed effectively to ensure long term financial sustainability.	Financial Services	

CONCLUSION

The financial result impacted key financial indicators at the end of December through an unfavourable result for *Total Funds Result Budget versus Actual*.

Wollongong City Council
1 July 2024 to 27 December 2024
Income Statement

	2024/25 Original Budget \$'000	2024/25 Revised Budget \$'000	2024/25 YTD Budget \$'000	2024/25 Actual YTD \$'000	Variance \$'000
Income From Continuing Operations					
Revenue:					
Rates and Annual Charges	247,048	247,535	122,072	122,181	109
User Charges and Fees	39,990	39,938	19,124	19,175	51
Interest and Investment Revenues	6,197	8,597	4,292	5,400	1,109
Other Revenues	6,074	6,721	3,255	4,008	753
Rental Income	7,028	7,027	3,344	3,473	130
Grants & Contributions provided for Operating Purposes	33,212	19,100	10,091	8,662	(1,429)
Grants & Contributions provided for Capital Purposes	27,454	30,445	11,471	15,707	4,236
Other Income:	0	0	0	0	0
Profit/Loss on Disposal of Assets	28,516	28,516	(1,549)	(1,549)	(0)
Total Income from Continuing Operations	395,519	387,880	172,100	177,057	4,957
Expenses From Continuing Operations					
Employee Costs	164,095	164,726	82,677	82,734	(57)
Borrowing Costs	557	1,055	520	526	(6)
Materials & Services	102,189	103,118	50,519	52,383	(1,864)
Other Expenses	24,257	25,804	12,801	13,901	(1,100)
Depreciation, Amortisation + Impairment	87,113	98,773	48,710	48,533	177
Labour Internal Charges	(21,690)	(21,964)	(11,173)	(7,894)	(3,279)
Non-Labour Internal Charges	(2,323)	(2,323)	(1,146)	(801)	(345)
Total Expenses From Continuing Operations	354,198	369,190	182,908	189,382	(6,474)
Operating Result	41,322	18,690	(10,808)	(12,325)	(1,517)
Operating Result [pre capital]	13,868	(11,756)	(22,279)	(28,032)	(5,753)
Funding Statement					
Net Operating Result for the Year	41,322	18,690	(10,808)	(12,325)	(1,517)
Add back :					
- Non-cash Operating Transactions	106,241	118,863	60,622	64,728	4,106
- Restricted cash used for operations	14,601	16,977	8,719	8,409	(310)
- Income transferred to Restricted Cash	(79,972)	(88,942)	(26,807)	(29,148)	(2,341)
Leases Repaid	(132)	(132)	(65)	(254)	(189)
Payment of Employee Entitlements	(15,763)	(15,763)	(7,837)	(9,165)	(1,328)
Funds Available from Operations	66,297	49,694	23,824	22,246	(1,579)
Loans Repaid	(656)	(656)	(656)	(657)	(1)
Advances (made by) / repaid to Council	0	0	0	0	0
Operational Funds Available for Capital Budget	65,642	49,038	23,168	21,589	(1,580)
Capital Budget Statement					
Assets Acquired	(105,995)	(105,855)	(48,541)	(47,298)	1,242
Contributed Assets	(7,014)	(7,014)	0	0	0
Transfers to Restricted Cash	(2,607)	(2,607)	(1,044)	(1,047)	(3)
Funded From :-					
- Operational Funds	65,642	49,038	23,168	21,589	(1,580)
- Sale of Assets	3,550	3,550	1,478	1,107	(371)
- Internally Restricted Cash	13,920	13,997	5,186	4,808	(378)
- Borrowings	0	0	0	0	0
- Capital Grants	15,875	16,494	5,339	5,790	451
- Developer Contributions (Section 94)	5,135	4,678	1,880	1,662	(219)
- Other Externally Restricted Cash	1,547	1,931	773	411	(362)
- Other Capital Contributions	9,161	8,990	673	666	(7)
TOTAL FUNDS SURPLUS / (DEFICIT)	(788)	(16,799)	(11,086)	(12,313)	(1,227)

WOLLONGONG CITY COUNCIL

Statement of Financial Position
as at 27 December 2024

		YTD Actual 2024/25 \$'000	Actual 2023/24 \$'000
Current Assets			
Cash Assets		46,034	44,900
Investment Securities		125,365	116,457
Receivables		35,702	32,372
Inventories		6,519	6,524
Current Contract Assets		5,374	10,771
Other		8,827	3,561
Assets classified as held for sale		0	0
Total Current Assets		227,819	214,585
Non-Current Assets			
Non Current Cash Assets		16,000	15,000
Non Current Investment Securities		3,117	3,117
Non-Current Inventories		0	0
Property, Plant and Equipment		4,047,397	4,056,151
Investment Properties		5,100	5,100
Intangible Assets		0	0
Right-Of-Use Assets		1,101	1,332
Total Non-Current Assets		4,072,715	4,080,700
TOTAL ASSETS		4,300,534	4,295,285
Current Liabilities			
Current Payables		38,503	22,273
Current Contract Liabilities		14,373	12,543
Current Lease Liabilities		227	460
Current Provisions payable < 12 months		18,566	18,706
Current Provisions payable > 12 months		42,119	42,119
Current Interest Bearing Liabilities		0	657
Total Current Liabilities		113,789	96,758
Non-Current Liabilities			
Non Current Interest Bearing Liabilities		0	0
N/C Lease Liabilities		963	963
Non Current Provisions		50,187	49,685
Total Non-Current Liabilities		51,150	50,648
TOTAL LIABILITIES		164,940	147,406
NET ASSETS		4,135,594	4,147,879
Equity			
Accumulated Surplus		1,514,210	1,534,631
Asset Revaluation Reserve		2,466,005	2,466,361
Restricted Assets		155,379	146,887
TOTAL EQUITY		4,135,594	4,147,879

WOLLONGONG CITY COUNCIL		
Cash Flows and Investments		
as at 27 December 2024		
	YTD Actual 2024/25 \$ '000	Actual 2023/24 \$ '000
Cash Flows From Operating Activities		
Receipts		
Rates & Annual Charges	137,397	232,873
User Charges & Fees	20,088	42,526
Interest & Interest Received	4,251	8,575
Grants & Contributions	31,068	68,654
Bonds, deposits and retention amounts received	147	886
Other	16,443	29,432
Payments		
Employee Benefits & On-costs	(75,236)	(142,434)
Materials & Contracts	(58,389)	(138,853)
Borrowing Costs	(25)	(127)
Bonds, deposits and retention amounts refunded	-	(1,352)
Other	(19,174)	1,578
Net Cash provided (or used in) Operating Activities	56,569	101,758
Cash Flows From Investing Activities		
Receipts		
Sale of Investments	16,794	37,813
Sale of Investment Property		
Sale of Real Estate Assets		
Sale of Infrastructure, Property, Plant & Equipment	1,107	848
Payments:		
Purchase of Investments	(26,000)	(38,090)
Purchase of Investment Property	-	
Purchase of Infrastructure, Property, Plant & Equipment	(46,448)	(98,797)
Net Cash provided (or used in) Investing Activities	(54,546)	(98,226)
Cash Flows From Financing Activities		
Payments:		
Repayment of Borrowings & Advances	(657)	(2,572)
Repayment of Finance Lease Liabilities	(233)	(431)
Net Cash Flow provided (used in) Financing Activities	(890)	(3,003)
Net Increase/(Decrease) in Cash & Cash Equivalents	1,133	529
plus: Cash & Cash Equivalents - beginning of year	44,900	44,371
plus: Investments on hand - end of year	144,482	134,574
Cash & Cash Equivalents and Investments - year to date	190,515	179,474

WOLLONGONG CITY COUNCIL		
Cash Flows and Investments		
as at 27 December 2024		
	YTD Actual 2024/25 \$ '000	Actual 2023/24 \$ '000
Total Cash & Cash Equivalents and Investments - year to date	190,515	179,474
Attributable to:		
External Restrictions (refer below)	96,523	86,881
Internal Restrictions (refer below)	67,624	68,674
Unrestricted	26,368	23,919
	190,515	179,474
External Restrictions		
Developer Contributions	64,957	55,949
RMS Contributions	1,165	422
Specific Purpose Unexpended Grants	10,507	11,730
Special Rates Levy Wollongong Mall	1,009	962
Special Rates Levy Wollongong City Centre	94	94
Local Infrastructure Renewal Scheme	-	-
Unexpended Loans	949	924
Domestic Waste Management	6,172	5,321
Private Subsidies	7,171	6,943
Housing Affordability	3,083	3,029
Stormwater Management Service Charge	1,416	1,507
Total External Restrictions	96,523	86,881
Internal Restrictions		
Property Investment Fund	5,510	5,396
Strategic Projects	32,059	32,991
Sports Priority Program	814	524
Car Parking Strategy	1,359	1,223
MacCabe Park Development	2,114	2,040
Darcy Wentworth Park	18	18
Garbage Disposal Facility	9,332	10,854
West Dapto Development	15,698	14,927
Natural Areas	173	173
Lake Illawarra Estuary Management Fund	547	528
Total Internal Restrictions	67,624	68,674

Notes to the Financial Statements:

While reviewing the information presented through this report, it should be noted that Council has elected to process additional transactions that vary from the accounting standards applied to year end reports to ensure the information at monthly intervals provides support to the decision-making and monitoring process. These transactions are summarised below:

- Timing of the recognition of Rates income – under AASB 1058, the Rates income is required to be recognised when it is raised. Through the monthly financial reports, the income has been spread across the financial year.
- Timing of the recognition of Financial Assistance Grant – under AASB 1058, the Financial Assistance Grant is required to be recognised on receipt. Through these financial reports, the income is spread across the financial year.

ITEM 7 STATEMENTS OF INVESTMENT - NOVEMBER AND DECEMBER 2024

This report provides an overview of Council's investment portfolio performance for the reporting periods November and December 2024.

Council had an average weighted return for November 2024 of 0.49% (above the benchmark return of 0.36%) and for December 2024, 0.31% (below the benchmark return of 0.38%). The November 2024 result was primarily due to the positive valuations on the consolidated NSW TCorp investments, the underlying increase in rates and the reinvestment of funds at better interest rate levels. The December 2024 results were primarily due to the negative valuations of the consolidated Floating Rate Notes. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity.

RECOMMENDATION

Council receive the Statements of Investment for November and December 2024.

REPORT AUTHORISATIONS

Report of: Daniel Pretzler, Chief Financial Officer (Acting)
Authorised by: Ingrid McAlpin, Director Corporate Services (Acting)

ATTACHMENTS

- 1 Statements of Investment – November and December 2024
- 2 Investment Income Compared to Budget 2024-2025

BACKGROUND

Council is mandated to invest surplus funds in accordance with the Ministerial Investment Order and Office of Local Government guidelines. The Order reflects a conservative investment approach and restricts investment types available to Council. In compliance with the Order and Office of Local Government guidelines Council adopted an Investment Policy on 12 December 2022. The Investment Policy provides a framework for Council to manage investment credit quality, institutional diversification, and maturity constraints. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Audit, Risk, and Improvement Committee (ARIC) provides oversight of the review of Council's Investment Policy and the Management Investment Strategy.

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

Council's investment holdings at 29 November 2024 were \$191,080,847 (Statement of Investment attached) [24 November 2023 \$181,559,612] and at 27 December 2024 were \$190,463,761 (Statement of Investment attached) [29 December 2023 \$184,191,463]. These includes Council's interest in CivicRisk Mutual Ltd recognised at fair value as at 30 June 2024.

Council had an average weighted return for November 2024 of 0.49% (above the benchmark return of 0.36%) and for December 2024, 0.31% (below the benchmark return of 0.38%). The November 2024 result was primarily due to the positive valuations on the consolidated NSW TCorp investments, the underlying increase in rates and the reinvestment of funds at better interest rate levels. The December 2024 results were primarily due to the negative valuations of the consolidated Floating Rate Notes. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity. The global markets are still experiencing levels of instability and volatility in interest rates, driven by persistent inflation experienced across the economy. Australia's inflation remains relatively higher than international comparisons, however medium-term predictions indicate contractions in inflation and interest rates. Rates available to Council on purchased investments are assessed regularly and across credit and maturity spread to maximise return on committed capital.

At 27 December 2024, year to date interest and investment revenue of \$4,808,660 was recognised compared to the year to date budget of \$3,798,705. Adjustments to the investment revenue budget are being considered as part of the December 2024 Quarterly Budget Review process.

Council's 21 floating rate notes had a net decrease in value of \$51,614 for November 2024, and a net decrease in value of \$188,811 for December 2024.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net decrease in value of \$15,741 for November 2024 and a net increase in value of \$9,123 for December 2024. The market value of this security takes into account the extended term of the security along with the limited liquidity and the coupon margin reflects pre-Global Financial Crisis (GFC) pricing. While the maturity dates are outside Council's control, the investment advisors had previously indicated capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council holds two investments within the NSW TCorp Hour Glass Facility; Long-Term Growth Fund and Medium-Term Growth Fund. The Long-Term Growth recorded a net increase in value of \$98,301 in November 2024 and a net increase in value of \$7,007 in December 2024. The Medium-Term Growth Fund recorded a net increase in value of \$72,571 in November 2024, and a net increase in value of \$16,779 in December 2024. The fluctuations in both the Long-Term Growth and Medium-Term Growth Funds are a reflection of the current share market volatility both domestically and internationally and is diversified across a number of different asset classes with differing risk and return characteristics.

The Reserve Bank of Australia (RBA) Board will meet eight times each year from February 2024. At their December 2024 meeting, the Reserve Bank of Australia (RBA) decided to hold the official cash rate at 4.35%. The RBA will continue to monitor uncertainties regarding the global economy, trends in demand, developments and adjust policy as needed as based on the data and evolving assessment of risks to return inflation to target of 2%–3%.

The current Investment Policy sets a 40% maximum exposure limit to individual institutions within the AAA category. This limit is currently considered to include funds held within the Commonwealth Bank (CBA), savings account which holds Council's operating cash balances, and through the banking services contract with the CBA, that includes a fixed margin over the current cash rate. At the end of December 2024, the exposure to CBA was 23.12%, which is below the investment strategy target of 25%.

The current investment portfolio complies with Council's Investment Policy which was endorsed by Council on 12 December 2022. Council's Responsible Accounting Officer has signed the Statement of Investment contained within the report, certifying 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 Our Wollongong Our Future 2032 Goal 4 "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026	
Strategy		Service	
4.8	Council's resources are managed effectively to ensure long term financial sustainability.	Financial Services	

CONCLUSION

The investments for November 2024 recorded an average weighted return that was above the AusBondBank Bill Index Benchmark and in December 2024 recorded an average weighted return that was below the benchmark, due to the negative valuations of the consolidated Floating Rate Notes. The portfolio performed favourably when compared to the year-to-date budget.

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 29 November 2024							
DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CBA Business Online Saver	A1+	-	32,274,294	BOS A/c	29/11/2024	29/11/2024	4.60%
CBA General Fund A/c	A1+	-	9,163,240	General A/c	29/11/2024	29/11/2024	4.60%
NAB General Fund A/c	A1+	-	5,861	General A/c	29/11/2024	29/11/2024	
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	2/12/2021	2/12/2024	1.63%
Bank of Queensland Ltd	Moodys A3	4,000,000	4,000,000	T/Deposit	2/06/2023	2/12/2024	5.25%
Coastline Credit Union Ltd	Moodys Baa3	250,000	250,000	T/Deposit	5/06/2023	5/12/2024	5.25%
Bank of Sydney Ltd	Unrated UR	250,000	250,000	T/Deposit	11/12/2023	11/12/2024	5.40%
Bendigo & Adelaide Bank Ltd	Moodys ST P-2	3,000,000	3,000,000	T/Deposit	16/01/2024	20/12/2024	5.06%
ING Bank Australia Limited	S&P ST A1	3,000,000	3,000,000	T/Deposit	21/02/2024	21/01/2025	5.11%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	27/11/2023	28/01/2025	5.40%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	23/08/2024	24/02/2025	4.91%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	28/02/2025	4.89%
Bank of Queensland Ltd	S&P ST A2	1,000,000	1,000,000	T/Deposit	28/08/2024	28/02/2025	4.85%
Judo Bank	S&P BBB-	2,200,000	2,200,000	T/Deposit	7/03/2022	11/03/2025	2.30%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	7/03/2022	13/03/2025	2.03%
Bank of Queensland Ltd	S&P ST A2	3,000,000	3,000,000	T/Deposit	20/09/2024	20/03/2025	5.00%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	4/12/2023	4/04/2025	5.32%
ING Bank Australia Limited	S&P ST A1	1,000,000	1,000,000	T/Deposit	26/08/2024	28/04/2025	4.88%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	28/04/2025	5.00%
Bendigo & Adelaide Bank Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	9/06/2023	9/05/2025	5.45%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	26/05/2025	5.00%
Summerland Bank	Unrated ST UR	250,000	250,000	T/Deposit	6/06/2024	6/06/2025	5.36%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2025	5.50%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2025	5.35%
Rabobank Australia Ltd	S&P ST A1	2,000,000	2,000,000	T/Deposit	10/07/2024	10/07/2025	5.43%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	23/08/2024	25/08/2025	4.94%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	28/08/2025	5.00%
Judo Bank	S&P ST A2	2,000,000	2,000,000	T/Deposit	17/09/2024	17/09/2025	4.60%
National Australia Bank Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	20/09/2024	22/09/2025	4.90%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2022	25/11/2025	4.59%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	20/09/2024	20/04/2026	4.62%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2026	5.19%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	20/09/2024	20/07/2026	4.46%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2027	5.09%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	22/12/2023	22/12/2028	4.90%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	21/02/2024	21/02/2029	5.19%
Total			114,393,396				

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 29 November 2024 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
Macquarie Bank Ltd	S&P A+	2,000,000	2,006,920	FRN	12/02/2020	12/02/2025	5.26%
Bendigo & Adelaide Bank Ltd	S&P A-	1,700,000	1,720,315	FRN	2/12/2020	2/12/2025	4.92%
Macquarie Bank Ltd	S&P A+	6,500,000	6,571,175	FRN	11/03/2022	9/12/2025	4.89%
Suncorp Bank (Norfinia Ltd) - Subsidiary of ANZ	S&P AA-	2,100,000	2,100,735	FRN	24/02/2021	24/02/2026	4.87%
Newcastle Greater Mutual Group Ltd	S&P BBB+	5,000,000	5,050,250	FRN	4/03/2021	4/03/2026	5.04%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,534,400	FRN	31/03/2023	31/03/2026	5.26%
Teachers Mutual Bank Ltd	Moodys Baa1	1,100,000	1,108,778	FRN	16/06/2021	16/06/2026	5.10%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,538,300	FRN	11/09/2023	11/09/2026	5.18%
Macquarie Bank Ltd	S&P A+	4,000,000	4,058,560	FRN	14/09/2023	14/09/2026	5.27%
Suncorp Bank (Norfinia Ltd) - Subsidiary of ANZ	S&P AA-	3,750,000	3,781,238	FRN	15/09/2021	15/09/2026	4.90%
QCPU LTD t/a QBANK	S&P BBB-	2,000,000	2,049,020	FRN	18/09/2023	18/09/2026	6.07%
Illawarra Credit Union Ltd	S&P BBB-	2,500,000	2,528,200	FRN	20/09/2023	21/09/2026	6.13%
Suncorp Bank (Norfinia Ltd) - Subsidiary of ANZ	S&P AA-	1,500,000	1,512,105	FRN	11/03/2022	25/01/2027	5.16%
ANZ Banking Group Ltd	S&P AA-	3,500,000	3,536,295	FRN	12/05/2022	12/05/2027	5.39%
Suncorp Bank (Norfinia Ltd) - Subsidiary of ANZ	S&P AA-	3,000,000	3,032,010	FRN	24/11/2023	24/05/2027	5.52%
Cooperative Rabobank U.A Australia Branch	S&P A+	2,500,000	2,546,575	FRN	19/01/2023	19/01/2028	5.56%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,549,625	FRN	31/03/2023	31/03/2028	5.49%
ANZ Banking Group Ltd	S&P AA-	2,100,000	2,135,952	FRN	11/09/2023	11/09/2028	5.36%
Westpac Banking Corporation Ltd	S&P AA-	3,500,000	3,555,825	FRN	19/09/2023	19/09/2028	5.35%
National Australia Bank Ltd	S&P AA-	4,000,000	4,112,720	FRN	16/11/2023	16/11/2028	5.40%
Cooperative Rabobank U.A Australia Branch	S&P A+	3,000,000	3,106,800	FRN	21/11/2023	21/11/2028	5.71%
Emerald Reverse Mortgage Trust	Unrated UR	316,186	253,287	MBS	17/07/2006	21/08/2051	4.87%
Emerald Reverse Mortgage Trust	Unrated UR	2,000,000	1,302,260	MBS	17/07/2006	21/08/2056	5.17%
Total			63,691,345				

Managed Funds & Other

MANAGED FUNDS						
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly	FYTD (Actual)
Tcorp Long Term Growth Facility Fund	N/A		4,484,366	13/06/2007	2.70%	6.92%
Tcorp Medium Term Growth Facility Fund	N/A		5,394,741	26/10/2021	1.50%	3.62%
Total			9,879,106			

Membership interest in Investment Body	Fair Value of Holding \$		
CivicRisk Mutual Limited	N/A		3,117,000

TOTAL INVESTMENTS **\$ 191,080,847**

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

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

Brian Jenkins

RESPONSIBLE ACCOUNTING OFFICER

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 27 December 2024							
DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CBA Business Online Saver	A1+	-	42,804,488	BOS A/c	27/12/2024	27/12/2024	4.60%
CBA General Fund A/c	A1+	-	3,171,830	General A/c	27/12/2024	27/12/2024	4.60%
NAB General Fund A/c	A1+	-	5,894	General A/c	27/12/2024	27/12/2024	
ING Bank Australia Limited	S&P ST A1	3,000,000	3,000,000	T/Deposit	21/02/2024	21/01/2025	5.11%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	27/11/2023	28/01/2025	5.40%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	23/08/2024	24/02/2025	4.91%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	28/02/2025	4.89%
Bank of Queensland Ltd	S&P ST A2	1,000,000	1,000,000	T/Deposit	28/08/2024	28/02/2025	4.85%
Judo Bank	S&P BBB-	2,200,000	2,200,000	T/Deposit	7/03/2022	11/03/2025	2.30%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	7/03/2022	13/03/2025	2.03%
Bank of Queensland Ltd	S&P ST A2	3,000,000	3,000,000	T/Deposit	20/09/2024	20/03/2025	5.00%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	4/12/2023	4/04/2025	5.32%
ING Bank Australia Limited	S&P ST A1	1,000,000	1,000,000	T/Deposit	26/08/2024	28/04/2025	4.88%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	28/04/2025	5.00%
Bendigo & Adelaide Bank Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	9/06/2023	9/05/2025	5.45%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	26/05/2025	5.00%
Summerland Bank	Unrated ST UR	250,000	250,000	T/Deposit	6/06/2024	6/06/2025	5.36%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2025	5.50%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2025	5.35%
Bank of Sydney Ltd	Unrated ST UR	250,000	250,000	T/Deposit	11/12/2024	9/07/2025	5.00%
Rabobank Australia Ltd	S&P ST A1	2,000,000	2,000,000	T/Deposit	10/07/2024	10/07/2025	5.43%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	23/08/2024	25/08/2025	4.94%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2024	28/08/2025	5.00%
Judo Bank	S&P ST A2	2,000,000	2,000,000	T/Deposit	17/09/2024	17/09/2025	4.60%
National Australia Bank Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	20/09/2024	22/09/2025	4.90%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2022	25/11/2025	4.59%
Bank of Queensland Ltd	S&P ST A2	4,000,000	4,000,000	T/Deposit	2/12/2024	2/12/2025	5.03%
Coastline Credit Union Ltd	Unrated ST UR	250,000	250,000	T/Deposit	5/12/2024	5/12/2025	5.15%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	20/09/2024	20/04/2026	4.62%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2026	5.19%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	20/09/2024	20/07/2026	4.46%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2027	5.09%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	22/12/2023	22/12/2028	4.90%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	21/02/2024	21/02/2029	5.19%
Total			113,932,212				

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 27 December 2024 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
Macquarie Bank Ltd	S&P A+	2,000,000	2,014,180	FRN	12/02/2020	12/02/2025	5.26%
Bendigo & Adelaide Bank Ltd	S&P A-	1,700,000	1,705,984	FRN	2/12/2020	2/12/2025	4.96%
Macquarie Bank Ltd	S&P A+	6,500,000	6,517,225	FRN	11/03/2022	9/12/2025	4.92%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	2,100,000	2,108,736	FRN	24/02/2021	24/02/2026	4.87%
Newcastle Greater Mutual Group Ltd	S&P BBB+	5,008,000	5,008,000	FRN	4/03/2021	4/03/2026	5.05%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,543,325	FRN	31/03/2023	31/03/2026	5.26%
Teachers Mutual Bank Ltd	Moodys Baa1	1,100,000	1,099,142	FRN	16/06/2021	16/06/2026	5.14%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,515,550	FRN	11/09/2023	11/09/2026	5.19%
Macquarie Bank Ltd	S&P A+	4,023,080	4,023,080	FRN	14/09/2023	14/09/2026	5.31%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	3,750,000	3,750,938	FRN	15/09/2021	15/09/2026	4.94%
QPCU LTD t/a QBANK	S&P BBB-	2,000,000	2,027,820	FRN	18/09/2023	18/09/2026	6.12%
Illawarra Credit Union Ltd	S&P BBB-	2,500,000	2,501,825	FRN	20/09/2023	21/09/2026	6.15%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	1,500,000	1,518,060	FRN	11/03/2022	25/01/2027	5.16%
ANZ Banking Group Ltd	S&P AA-	3,500,000	3,550,820	FRN	12/05/2022	12/05/2027	5.39%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	3,000,000	3,044,220	FRN	24/11/2023	24/05/2027	5.52%
Cooperative Rabobank U.A. Australia Branch	S&P A+	2,500,000	2,554,725	FRN	19/01/2023	19/01/2028	5.56%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,560,250	FRN	31/03/2023	31/03/2028	5.49%
ANZ Banking Group Ltd	S&P AA-	2,100,000	2,117,052	FRN	11/09/2023	11/09/2028	5.37%
Westpac Banking Corporation Ltd	S&P AA-	3,500,000	3,524,605	FRN	19/09/2023	19/09/2028	5.39%
National Australia Bank Ltd	S&P AA-	4,000,000	4,139,200	FRN	16/11/2023	16/11/2028	5.40%
Cooperative Rabobank U.A. Australia Branch	S&P A+	3,000,000	3,122,250	FRN	21/11/2023	21/11/2028	5.71%
Emerald Reverse Mortgage Trust	Unrated UR	316,186	254,470	MBS	17/07/2006	30/06/2028	4.87%
Emerald Reverse Mortgage Trust	Unrated UR	2,000,000	1,310,200	MBS	17/07/2006	21/08/2056	5.17%
Total			63,511,656				

Managed Funds & Other

MANAGED FUNDS						
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly	FYTD (Actual)
Tcorp Long Term Growth Facility Fund	N/A		4,491,373	13/06/2007	0.16%	7.09%
Tcorp Medium Term Growth Facility Fund	N/A		5,411,520	26/10/2021	0.31%	3.95%
Total			9,902,893			

Membership interest in Investment Body			Fair Value of Holding \$
CivicRisk Mutual Limited	N/A		3,117,000
TOTAL INVESTMENTS			\$ 190,463,761

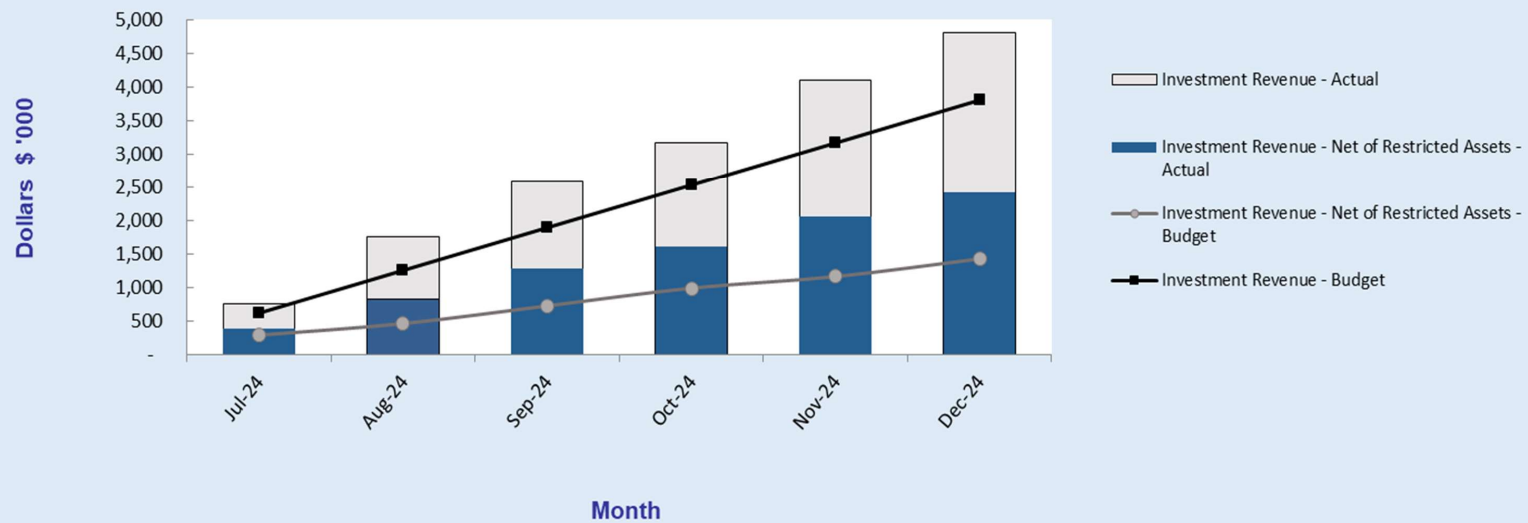
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Brian Jenkins

RESPONSIBLE ACCOUNTING OFFICER

Investment Income Compared to Budget 2024/2025



ITEM 8 NOTICE OF MOTION - COUNCILLOR JESS WHITTAKER - ILLAWARRA FOLK FESTIVAL

Councillor Jess Whittaker has submitted the following Notice of Motion –

“I formally move that Council –

- 1 Acknowledges the achievements of the Illawarra Folk Club and thank them for the contribution they make to the cultural fabric of the Illawarra and to the local economy.
- 2 Acknowledges the importance of affordable access to Bulli Showground for the delivery of this festival. As Council moves forward with the much-needed upgrades to infrastructure proposed in the draft Bulli Showground Masterplan, every effort is made to ensure an affordable and suitable venue continues to be available to the Illawarra Folk Festival.
- 3 Consider ways Wollongong City Council can contribute to the festival's success through grant contributions, promotion, in-kind support and site upgrades to ensure adequate power, lighting, plumbing and safe vehicle and pedestrian access.”

Background provided by Councillor Jess Whittaker:

The 38th Illawarra Folk Festival was held on 17 – 19 January 2025 at Bulli Showground, hosting 90 local, national and international acts across 8 venues with onsite camping.

The Illawarra Folk Festival has been operating for 38 years and, except for the Covid-19 years, has been providing an exemplary festival of national significance for performers, volunteers, festival goers and technical support people. It is a strong showcase for the Illawarra and how a national festival can operate sustainably within Wollongong City.

This year the festival saw 5,000 attendees, and despite the challenges of strong winds, rain and the sites deteriorating infrastructure, it was a resounding success. The festival committee is made up of dedicated volunteers from the local music scene and this year they were supported by 300 volunteers.

The Illawarra Folk Festival is a joy to be part of because when you turn up as a punter, you soon become a participant. Its success is a credit to the organising community who have survived the challenges of climate, pandemic and rising costs. In an era when many other festivals have folded, this not-for-profit model is growing in the quality and diversity of performers, number of attendees and volunteer participation.

ITEM 9

NOTICE OF MOTION - COUNCILLOR RICHARD MARTIN - TIMED PARKING ON HOSPITAL ROAD, BULLI

Councillor Richard Martin has submitted the following Notice of Motion –

“I formally move that Council consider increasing the timed parking area on the north side of Hospital Road Bulli, from the Hospital east to the Princes Hwy Bulli and consult with the residents impacted by the change.”