

6 May 2016

Dear Councillor/Sir/Madam

You are invited to attend an **ORDINARY MEETING** of Ashfield Council, to be held in the Council Chambers, Level 6, Civic Centre, 260 Liverpool Road, Ashfield on **TUESDAY 10 MAY 2016** at **6:30 PM**

SEE ATTACHED AGENDA

ORDINARY MEETING - 10 MAY 2016

AGENDA

Members of the public are advised that meetings of Council are audio recorded to assist with ensuring an accurate record of the meeting is provided for the formal minutes of the meeting. In terms of the Privacy and Personal Information Protection Act 1998 this may involve the recording of personal information provided at the meeting. The provision of any information that is recorded is voluntary, however if any person does not wish to be recorded they should not address or request to address the meeting.

By remaining in this meeting, you consent to the recording of the meeting.

You are not permitted to record this meeting with any recording device, unless you have the express authorisation of Ashfield Council.

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**DRAFT MINUTES OF ORDINARY MEETING
TUESDAY 26 APRIL 2016**

**DRAFT MINUTES OF THE ORDINARY MEETING OF ASHFIELD COUNCIL HELD ON
LEVEL 6, CIVIC CENTRE, 260 LIVERPOOL ROAD, ASHFIELD ON TUESDAY 26
APRIL 2016, COMMENCING AT 6:42 PM.**

PRESENT

Her Worship the Mayor, Councillor McKenna OAM in the Chair and Councillors Cassidy PSM, Drury, Lofts, Passas, Raciti, Stott, Wang and Wangmann

Ms G Rennard	Acting Director Corporate and Community Services
Mr P Sarin	Director Planning and Environment
Ms C Edwards-Davis	Director Works and Infrastructure
Ms J Anderson	Governance Officer

ACKNOWLEDGEMENT OF LOCAL ABORIGINAL COMMUNITY

"Let us acknowledge that we are meeting on country for which the members and elders of the local Aboriginal community have been custodians for many centuries, and on which Aboriginal people have performed age old ceremonies. We acknowledge their living culture and unique role in the life of this region."

APOLOGIES

RESOLVED Stott/Wangmann

An apology for lateness was received and accepted from Councillor A Raiola.
(Note: Councillor A Raiola did not attend meeting)

An apology for non attendance was received and accepted from Councillor M Raiola.

Councillor Mansour was not in attendance having previously been granted Leave of Absence.

CONDOLENCE AND SYMPATHY MOTIONS

PASSING OF EVELYN THORN

MM15/2016

RESOLVED: McKenna OAM

That Council writes an appropriate letter of condolence to Ms Kerrie Bush, to be sent with flowers.

**DRAFT MINUTES OF ORDINARY MEETING
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MOMENT OF PRIVATE CONTEMPLATION

The chairperson invited Councillors, staff, members of the press and gallery to stand and observe a moment of private contemplation.

DISCLOSURES OF INTEREST

No disclosures were made.

CONFIRMATION OF MINUTES

RESOLVED: Cassidy PSM/Lofts

That the minutes of the Council Meeting held on Tuesday 12 April 2016 be confirmed subject to the following amendments:

- It being noted under item NM16/2016 that Councillor M Raiola advised he resigned from the Internal Audit Committee.
- Item NM17/2016 clause 1/3, the word 'expulsion' being corrected to read 'expulsions'.
- Item CM10.2, it being noted that Councillor Lofts did not vote on this item as he was out of the chambers during voting on this item.

RESOLVED: Stott/Lofts

That the minutes of the Planning & Environment Committee meeting held on 19 April 2016 be confirmed.

RESOLVED: Wangmann/Stott

That the minutes of the Ashfield Aquatic Centre Redevelopment Steering Committee meeting held on 19 April 2016 be confirmed and the recommendations contained therein be adopted.

MAYORAL MINUTES

TAXI RANK AT ASHFIELD MALL

MM14/2016

RESOLVED: McKenna OAM

- 1/2 That Ashfield Council write to the owners of the Mall requesting that they consider installing a more user friendly taxi rank on Level 2, Ashfield Mall adjacent to the western lift.
- 2/2 That Ashfield Council write to the owners of the Mall requesting that Mall Management negotiate with the Taxi Council to find a solution that is acceptable to all.

**DRAFT MINUTES OF ORDINARY MEETING
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NOTICES OF MOTION

REFUND OF FEES

NM18/2016

Motion: Passas/Raciti

That residents who paid for parking permits for the Summer Hill Resident parking Scheme which commenced on the 15/03/2016 be reimbursed immediately.

Foreshadowed Motion: Lofts/Stott

That Council notes it has already resolved to vary its fees and payments schedules to allow for appropriate pro-rata arrangements.

The substantive motion was put and the vote was as follows:

A division was called and the voting was as follows:-

For the Motion

Councillors Cassidy PSM, Raciti and Passas.

Against the Motion

Councillors Stott, Wangmann, Wang, Lofts, Drury and McKenna OAM.

The Substantive motion was Lost

The **foreshadowed motion** was put and the vote was as follows:

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Councillors Cassidy PSM, Raciti and Passas.

The foreshadowed motion was Carried.

**DRAFT MINUTES OF ORDINARY MEETING
TUESDAY 26 APRIL 2016**

ASHFIELD TRAFFIC COMMITTEE-MINUTES OF MEETING HELD ON 1 APRIL 2016
CM 10.5

Mr Richard Horsborough addressed the meeting, commencing at 7.16pm and concluding at 7.20pm.

Mr Don Smith addressed the meeting, commencing at 7.23pm and concluding at 7.27pm.

Ms Melanie Zieter addressed the meeting, commencing at 7.28pm and concluding at 7.31pm.

Ms Trish Anderson addressed the meeting, commencing at 7.32pm and concluding at 7.36pm.

Motion: Stott/Wangmann

That the Minutes of the Ashfield Traffic Committee held on the 1 April 2016 be confirmed and that the recommendations contained in the Minutes be adopted subject to Council, in relation to Item 002, investigating the issues of the Trinity buses turning left, location of the speed humps and adherence to Stop signs in Queen Street North and Hardy Street.

Foreshadowed Motion: Cassidy PSM/Passas

That the outgoing Ashfield Council requests the Administrator or interim Council for its amalgamated Council of Ashfield, Leichhardt and Marrickville to review the decision of Council at its meeting of 26 April 2016 in relation to Ashfield Traffic Committee recommendations and residents' concerns.

The Substantive Motion was put, however the Traffic Items for determination were voted on separately.

001 – Ashfield Town Centre Upgrade

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Councillors Cassidy PSM, Raciti and Passas.

The substantive motion with regard to Item 001 was Carried.

**DRAFT MINUTES OF ORDINARY MEETING
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002 – Upgrade Intersection Armstrong Street/Queen Street/Hardy Street Ashfield

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Councillors Cassidy PSM, Raciti and Passas.

The Substantive Motion with regard to Item 002 was Carried.

Items 003 – 011 were voted on en globo

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Cassidy PSM, Wang, Lofts, Drury, Raciti, Passas and McKenna OAM.

Against the Motion

Nil.

The Substantive Motion with regard to items 003 – 011 was Carried.

The foreshadowed motion was not addressed.

**DRAFT MINUTES OF ORDINARY MEETING
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**HAMMOND PARK PUBLIC SUBMISSIONS ON PROPOSED 5 YEAR LEASE &
CANTEEN FACILITY FOR ASHFIELD PIRATES**

CM 10.6

Councillor Stott left the meeting at 8.04pm and returned at 8.07pm.
Councillor Raciti left the meeting at 8.05pm and returned at 8.07pm.
Councillor Passas left the meeting at 8.42pm and returned at 8.44pm

Ms Rene Holmes addressed the meeting, commencing at 8.00pm and concluding at 8.05pm.

Mr Bob Honeybrook addressed the meeting, commencing at 8.06pm and concluding at 8.09pm.

Mr Alan Jones addressed the meeting, commencing at 8.10pm and concluding at 8.15pm.

Motion: Wangmann/Stott

That Council continues to manage through the current booking system for shared use of Hammond Park sports field in accordance with the existing Plan of Management.

That the 188 submissions be incorporated into the current Plan of Management study for Hammond Park.

Foreshadowed Motion: Cassidy PSM/Passas

That the report is received and noted and that no further action is taken and that the current status and use and management of Hammond Park continue as existing.

Amendment to Substantive Motion: Drury/Lofts

That Council continues to manage through the current booking system for shared use of Hammond Park sports field in accordance with the existing Plan of Management.

That as part of the current review of the Hammond Park Plan of Management Council commission a parking and traffic study and consider the most appropriate place for a canteen.

A division was called and the voting on the Amendment was as follows:-

For the Amendment

Councillors Wang, Lofts, Drury and McKenna OAM.

Against the Amendment

Councillors Stott, Wangmann, Cassidy PSM, Raciti and Passas.

The Amendment was Lost

**DRAFT MINUTES OF ORDINARY MEETING
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The Substantive Motion was put.

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Wang, Lofts and McKenna OAM.

Against the Motion

Councillors Cassidy PSM, Drury, Raciti and Passas.

The Substantive motion was Carried.

The Foreshadowed Motion was not addressed.

Councillors Passas and Raciti left the meeting, the time being 9.14pm.

INVESTMENT REPORT MARCH 2016

CM 10.1

RESOLVED: Wang/Stott

That the Investment Report for March 2016 be received and noted.

WESTCONNEX M4 EAST - UPDATE ON PROPOSED ACTIVITIES

CM 10.2

Item CM10.9 was brought forward and dealt with at the same time.

WESTCONNEX M4 EAST - FURTHER UPDATE ON PROPOSED ACTIVITIES

CM 10.9

Mr John Hyde addressed the meeting, commencing at 9.15pm and concluding at 9.21pm.

Ms Louise Farrell addressed the meeting, commencing at 9.22pm and concluding at 9.25pm.

Ms Sharon Laura addressed the meeting, commencing at 9.26pm and concluding at 9.29pm.

RESOLVED: Drury/Lofts0

1/18 That Council strongly opposes the installation of a VMS in front of Ashfield Park.

2/18 That Council opposes the installation of directional and tunnel advisory signage in front of Ashfield Park.

3/18 That Council remains opposed to the closure of footpaths, for extended periods, during construction.

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- 4/18 That the Joint Venture be required to fund all costs associated with moving any Council owned infrastructure, including any bus shelters.
- 5/18 That no objections are raised to the installation of Single Point Extensometers in Pratten Park and Hammond Park subject to restorations being undertaken to Council's satisfaction.
- 6/18 That Council opposes the installation of a portable mobile phone tower in Ashfield Park.
- 7/18 That no objections are raised to the proposed street lighting relocation and replacement in Haberfield, subject to all costs, including any residual value charges, being at the expense of the Joint Venture.
- 8/18 The Council advise the Joint Venture the proposed methodology to be used to record properties to be demolished in the Haberfield Heritage Conservation Area is generally acceptable and that the relevant condition of consent also requires 'surveying and mapping of land use arrangements, street patterns and layouts, subdivision layouts, landscape design and street tree plantings'. The final report must include this information as well as the photographic record.
- 9/18 That Council staff enter into discussion with the Joint Venture regarding possible use of the Cove Street depot for car parking.
- 10/18 That all infrastructure constructed on Council property and local roads must be designed and constructed in accordance with Council's specifications and in consultation with staff
- 11/18 That Council refuse ownership of assets on Council property and local roads if the works are considered unsatisfactory.
- 12/18 That the Joint Venture consults with the community prior to making any changes to the intersections of Wattle Street and Martin Street (north and south).
- 13/18 That in principle, no objection is made to the temporary closure of the laneway, between Earle Ave and Frederick Street for geotechnical drilling, subject to the submission of the usual application.
- 14/18 That all restorations associated with service relocations are carried out by Council to Council's standard specification and subject to the submission of the usual application.
- 15/18 That Council staff review the Road Dilapidation Report and provide appropriate comments to the Joint Venture.
- 16/18 That Council opposes the fencing off and use of Reg Coady Reserve for temporary site sheds and stockpile areas.
- 17/18 That Council opposes the closure of the footpath in Reg Coady Reserve during works.
- 18/18 That Council provides the Joint Venture with the digital GIS/CAD information of the utility assets of Council.

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Cassidy PSM, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Nil.

GEOTECHNICAL INVESTIGATIONS FOR WESTCONNEX M4-M5 LINK (STAGE 3)

CM 10.3

RESOLVED: Drury/Wangmann

That Council **not** issue Road Opening Permits as described in the attachments for the following locations and provisional dates:

1. 236 Alt Street, Haberfield: 23-30 May.
2. Algie Park, opposite 26 Yasmar Ave, Haberfield: 15-20 May.
3. Richard Murden Reserve, opposite 260 Hawthorne Pde, Haberfield: 13-20 June.
4. Richard Murden Reserve, opposite 234 Hawthorne Pde, Haberfield: 18-26 May.
5. Richard Murden Reserve, opposite 220 Hawthorne Pde, Haberfield: 19-25 May.
6. Richard Murden Reserve, opposite 220 Hawthorne Pde, Haberfield: 1-6 June.
7. Richard Murden Reserve, opposite Barton Ave, Haberfield: 26-31 May.

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Cassidy PSM, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Nil.

GEOTECHNICAL INVESTIGATIONS FOR WESTCONNEX M4-M5 LINK (STAGE 3) - FURTHER UPDATE

CM10.10

RESOLVED:: Drury/Wangmann

That the information be received.

DRAFT ART COLLECTION POLICY

CM 10.4

RESOLVED: Lofts/Stott

That Council adopt the updated Art Collection Policy for the purposes of public exhibition subject to Clause 7.1 'Well-balanced collection', dot point 1, being amended to read as follows:

- *Does not duplicate existing artwork, or artists **who** are already **adequately** represented.*

TENDER 16/10489 - HABERFIELD BAY RUN SHARED WALK/CYCLEWAY UPGRADE
CM 10.7

RESOLVED: Cassidy PSM/Lofts

- 1/2 That Council appoint Hargraves Urban Pty Ltd as the Principal Contractor for the Bay Run Walk/Cycleway Upgrade under the Contract Number 16/10489.
- 2/2 That Council informs the unsuccessful Tenders of the resolution to decline to accept those tenders.

POTENTIAL ALM MERGER - CHANGE MANAGEMENT AND TRANSITION PLAN
CM 10.8

RESOLVED: Lofts/Stott

That Council notes the report.

That staff be thanked for the professional way in which they have approached the merger, and for the thoroughness of their work.

**PROMOTION OF AND IN KIND SUPPORT FOR REHOMING CATS AND DOGS FROM
FAIRFORD ROAD POUND AND LOCAL DOMESTIC ANIMAL RESCUE GROUPS**
NM19/2016

RESOLVED: Wangmann/Stott

That Council:

- 1/10 provide local animal rescue groups and our pound with a shared, free stall and in kind assistance at the annual Ashfield Carnival of Cultures;
- 2/10 expand information on local domestic animal rescue and adoption services on our web site, local papers and in Council letterbox community notices;
- 3/10 encourage and promote on our web site and in our local newspapers, that pet owners to desex their pets;
- 4/10 provide desexing cost discounts for residents in Ashfield LGA who are adopting rescued animals or have existing undesexed pets;

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- 5/10 provide more cat and dog re-homing and rescue information and education on our web site, in the local newspapers and in our posted newsletters;
- 6/10 contact not for profit incorporated domestic animal rescue groups working in Ashfield LGA including Mini kitty Commune registered charity, Monikas's Doggie Rescue, Fairford Rd Animal Hospital (Council's pound) and enquire how Council may be able to help with the re-homing of rescued animals.;
- 7/10 post on Council's website via a dedicated page, photos, information, Facebook links, website addresses and contact details of animals available for re-homing from Council's pound and surrounding incorporated rescue and re-homing groups. Update this information on a weekly basis;
- 8/10 include an expanded proactive strategy in Council's management plan including desexing of domestic pets incentives, increased publicity and assistance with adoptions services;
- 9/10 prepare a report to Council investigating the feasibility of establishing and funding a feral cat desexing and re-homing program, similar to Sydney City Council;
- 10/10 carries out as many of the provisions and strategies as possible. Report back to Council within six months and annually on progress and success of items 1 to 9 since January 2014, including State and local LGA statistics on total monthly numbers of cats and dogs re-homed in the LGA, returned to owners and put to sleep.

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Councillor Cassidy PSM.

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MATTER OF URGENCY

Councillor Wangmann raised the following item as a matter of urgency.

**INSTALLATION OF SEATING IN PRATTEN PARK AND FUNDING AND
CONSTRUCTION OF AN OFF LEASH DOG PARK IN SOUTH ASHFIELD DURING
2016/17**

The Mayor ruled the matter as urgent.

Councillor Wangmann tabled a petition with 112 signatures from dog owners in south ward supporting construction of an off leash dog park in south Ashfield.

RESOLVED: Wangmann/Drury

- 1/3 That Council install as soon as possible (and before the end of 2016/17) two tables and seats in Pratten Park as described in the background notes to this motion.
- 2/3 That before the end of 2016/17 Council investigate, consult the community including nearby residents, fund and construct an off leash dog park at Lewis Herman reserve.
- 3/3 That the matter be brought back to Council within 3 months (by July 2016) for a progress report.

A division was called and the voting was as follows:-

For the Motion

Councillors Stott, Wangmann, Wang, Lofts, Drury and McKenna OAM.

Against the Motion

Councillor Cassidy PSM.

PROCEEDINGS TERMINATED AT 9.48PM

Chairperson of the meeting of Ordinary Meeting
when the Minutes were confirmed

Chairperson

Date

MAYORAL MINUTE

PROPOSAL TO CELEBRATE 40TH ANNIVERSARY OF STATE EMERGENCY SERVICES WITH ESTABLISHMENT OF AN ANNUAL ASHFIELD MAYOR'S STATE EMERGENCY SERVICE YOUNG LEADER AWARD

I am in receipt of correspondence from Peter Kaye AM Local Controller of Ashfield-Leichhardt State Emergency Service requesting the establishment of an Annual Ashfield Mayor's State Emergency Service Young Leader Award.

As this year is the 40th Anniversary of SES it would be an opportune time to establish this Young Leader Award.

The Award would be presented annually by the Mayor of Ashfield or new Council. The Award selection would be made by the Controller and Deputy Controller and their nomination would be sent to Council.

A perpetual plaque with Council logo capacity for 50 names and a small plaque to be presented to the recipient. Total cost would be approximately \$410.

The Criteria of recipient-

To be under the age of 30;
To have been an active SES member for minimum of 2 years;
To have undertaken a role and responsibility that demonstrates strong leadership re:
Initiative in organising and leading people
Willingly accepting responsibility
Strong team work ethic
Proactive application of SES value and Code of Conduct
High standard of personal presentation and integrity

ATTACHMENTS

Attachment 1 Letter dated 10 April 2016 from Ashfield-Leichhardt SES Headquarters 2 Pages

RECOMMENDATION

- 1/3 That Council support this initiative in the establishment of an Annual Ashfield Mayor's SES Young Leadership Award.**
- 2/3 That the Award coincide with the SES 40th Anniversary in 2016.**
- 3/3 That Council allocate \$450 for the provision of the Plaques.**



COUNCILLOR L MCKENNA OAM
Mayor



Ashfield-Leichhardt SES Headquarters

Rear 78 Dalhousie Street
Haberfield NSW 2045
Tel: 9798 7058 Email: asl.ops@ses.nsw.gov.au

10th April, 2016

Cr Lucille McKenna OAM
Mayor of Ashfield
Ashfield Council
Liverpool Road
Ashfield NSW 2131

Dear Mayor,

Proposal to Celebrate the 40th Anniversary of SEs with the Establishment of an Annual Ashfield Mayor's SES Young Leader Award

I am following up on our brief discussion during the recent Citizenship ceremony at Ashfield Park.

I would like to formally propose to Ashfield Council that as a recognition of the 40th Anniversary of SES in Ashfield, a "Ashfield Mayor's SES Young Leader Award" be established by Council. With the pending Council amalgamations this Award will also provide an ongoing historic link between SES and Ashfield Council.

The details of the Award and costs are:

Ashfield Mayor's SES Young Leader Award

1. The Award

- i. Award annually by the Mayor or Ashfield Council (or by the new Council if merged)
- ii. The Award's criteria are set below
- iii. Selected by the Controller and Deputy Controller and nomination sent to Council
- iv. A perpetual plaque will be used to record recipient's names. See sample below
- v. A small personal plaque eg glass to be presented to the recipient



2. Cost

- i. Perpetual plaque with capacity, with Council logo, for 25-50 names: Approx. \$350
- ii. Individual annual plaque: Approx. \$60

- iii. Annual engraving (\$10-\$20)

3. The Criteria

The nominee is:

- i. To be under the age of 30
- ii. To have been an active SES member for minimum 2 years
- iii. To have undertaken role and responsibility that demonstrates strong leadership re:
 - a. Initiative in organising and leading people
 - b. Willingly accepting responsibility
 - c. Strong team work ethic
 - d. Proactive application of SES values and Code of Conduct
 - e. High standard of personal presentation and integrity

The officers of Ashfield-Leichhardt SES support this initiative and we would be delighted if Ashfield Council is also able to support it.

Yours sincerely,



Peter Kaye AM
Local Controller
Ashfield-Leichhardt

MAYORAL MINUTE

SUDDEN PASSING OF DEIRDRE AFFLECK

It is with deep regret that I advise Council of the sudden passing of Deirdre Affleck on Monday 2 May.

This was very sudden and unexpected.

Deirdre was an active State Emergency Services volunteer for 14 years and undertook a number of roles including Duty Officer and community events officer.

She will be sadly missed by her family, friends and colleagues from her network through her voluntary work.

ATTACHMENTS

There are no supporting documents for this report.

RECOMMENDATION

That a letter of condolence be sent to her family.



COUNCILLOR L MCKENNA OAM
Mayor

Subject	DEVELOPMENT APPLICATION: 10.2015.203.1 2-32 SMITH STREET SUMMER HILL
File Ref	DA 10.2015.203.1
Prepared by	Brian Kirk - Consultant Planner - Planning Urban Earth
Reasons	Matter requires Council determination
Objective	For Council to determine the application

Overview of Report

1.0 Description of Proposal

This application proposes the development of part of Stage 3 (DA 2) of the Concept Plan (MP10_0155 – originally approved on 7 December 2012 and modified on 10 March 2015) for the former Allied Mills flour mill site.

The entire site area covered by the Concept Plan is 24,738m². The area of land in this DA (Stage 3 (DA 2)) is 1,656m².

The approved Concept Plan is for a mixed use residential, retail and commercial development over 4 stages incorporating:

- Residential, retail and commercial floor space
- Basement car parking
- Publicly dedicated and accessible open space and communal open space
- New local streets and road works at the intersection of Old Canterbury Road and Edward Street and Edward Street and Smith Street
- Off-site pedestrian upgrades

At the time of preparing this report, the applicant has submitted a request to modify the concept approval (MP 10_0155 MOD 2) to the NSW Department of Planning & Environment to delete all reference to the dedication of open space and clarify that all internal roads will remain as private roads. This request follows from the resolution of Council on 9 February 2016 that all internal roads and open space for this project remain in private ownership but be publicly accessible via easements in favour of Ashfield Council.

Consent for the development of earlier stages was granted as follows:

- Stage 1 (MP10_0180) was granted on 11 July 2013 (as modified on 3 March 2014) comprising:
 - 44 dwellings
 - 443m² of retail/commercial space
 - *Total GFA of 5,125m²*

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2-32 SMITH STREET SUMMER HILL

- Stage 2 (DA 10.2014.70 – JRPP Ref: 2014SYE055 DA) was granted on 25 September 2015 comprising:
 - 83 dwellings
 - 433m² of commercial space
 - *Total GFA of 8,412m²*

This current DA covers that land described by the outline of the *Mungo Scott* warehouse, the attached 2 storey administration building and the existing brick annex which is to the south of the administration building. It is proposed to carry out internal and external refurbishment works to allow for the use of the buildings for retail and commercial uses.

Demolition will be limited to the small existing brick annex building described in the diagram and outlined in the photograph below:



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2-32 SMITH STREET SUMMER HILL



The following works are proposed to the existing 6 storey (including top level mezzanine) *Mungo Scott* building and attached 2 storey administration building (identified as Buildings 2A & 2B in the approved Concept Plan):

- Ground Floor:
Conversion of the ground floor of the building into four (4) retail tenancies plus waste store, amenities (including accessible toilet facilities) and cold store area. One (1) new door opening will be located on the south-western elevation. A new metal awning will be constructed along the north-eastern elevation (main building entry).
- Upper 5 levels:
Conversion of the upper 5 levels into commercial tenancies and provision of staff amenity areas for each level. Areas on each level are nominated as “*kitchen*” to accommodate future restaurant/cafe tenants. The topmost level is a divided mezzanine level (in 2 parts) which will be accessed by stairs only.
- New Lifts:
Two (2) new lifts are proposed to be installed in the building.
- External Works:
External brickwork to be cleaned and repaired (as required) with bricks to match existing. Windows below the crest level of the proposed flood wall on the common boundary with State Rail land are to be bricked up. All new walls, columns, linings and fittings below RL 9.7 are to be constructed using water resistant materials. All windows on the northern side of the building are to be steel/aluminium framed windows; and all windows on the southern side will be wooden framed windows.

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2-32 SMITH STREET SUMMER HILL

The entire roof will be replaced with corrugated sheeting and thermal insulation will be installed. All existing timber floors and ceilings are to be preserved.

- Retail and Commercial Tenancies:

The internal fit-out of each tenancies will be the subject of future works. Consent for the occupation of individual tenancies does not form part of this application.

Essentially the non-structural internal fabric of the building will be removed and new internal walls, wet areas, internal stairs and lifts will be installed. New openings in the external walls will be limited. The proposed works are within the envelope of the existing building and do not result in any additional floor space.

An indicative subdivision plan accompanies this DA which specifies that the curtilage of these 2 buildings will define one (1) separate lot.

The proposed development is described as follows:

Level	Description	Total GFA
Ground	4 x Retail Tenancies Suggested retail uses by the Applicant are: <ul style="list-style-type: none"> • Fresh Food Provider • Wine Store • Small Bar • Japanese Restaurant 	893m²
Level 1	Commercial	826m²
Level 2	Commercial	697m²
Level 3	Commercial	713m²
Level 4	Commercial	711m²
Mezzanine	Commercial	302m²
Total Building Gross Floor Area		4,142m²

It is proposed that a pedestrian bridge be constructed on Level 1 linking this building with Building 3A (residential building) to the south (as required for emergency flood evacuation purposes) but this work is not part of this application. This work is included as part of D.2015.202, which is for development over the remainder of Stage 3 (DA1) of the approved Concept Plan. The construction of this bridge will require the demolition of a brick annex attached to the southern side of the *Mungo Scott* building (refer to the diagram above).

In addition, as this application is confined to the land defined by the footprint of these 2 buildings, there are no proposed works associated with this application for the construction of access and car parking. All car parking for the proposed retail and commercial tenancies is to be provided within the 2 level basement car parking proposed in D.2015.202.

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D.2015.202 involves the construction of three (3) new nine (9) storey residential flat buildings (with one ground floor retail tenancy) (Buildings 3A, 3B and 3D) over a new underground basement car park for 153 car spaces, and the adaptation, refurbishment and conversion of an existing grain silo building into a residential flat building over 14 levels, known as the *four pack* Building 3C. The Joint Regional Planning Panel is the consent authority for D.2015.202.

Background

2.0 Summary Recommendation

This application seeks development consent for part of Stage 3 (being DA 2) of the Concept Plan approval issued for the site under the State Environmental Planning Policy (Major Development) 2005.

The primary matter for consideration is the consistency of the application with the terms and conditions of the approved Concept Plan. In addition, Council's controls and other relevant environmental planning instruments apply in so far as they do not conflict with the approved Concept Plan.

Compliance of the proposal is generally satisfactory. The application also performs adequately when assessed against both Council's controls and other relevant environmental planning instruments to the extent that they apply.

Although there are a number of other minor issues which have not been completely addressed in the application documents, these can be readily addressed by way of conditions of consent.

These matters aside, the proposal is considered satisfactory and allows for the appropriate adaptive re-use of this heritage listed site for retail and commercial purposes.

The development is recommended for approval subject to conditions.

3.0 Application Details

Applicant:	SJB Planning (NSW) Pty Ltd C/- EG Funds Management
Owner:	Australian Executor Trustees Ltd (the Summer Hill Ownership Trust); and DH Summer Hill Pty Ltd
Value of work:	\$6,371,125
Lot/DP:	Lot A & B DP 302421, Lot 1 & 2 DP 131120, Lot 1 DP 171676, Lot B DP 171931, Lot 11, 13, 14 & 15 DP 315, Lot 16 DP 130884 Lot 1 DP 182276 Lot B DP 172600 Lot 1 DP 302585, Lot 100 DP 221222, Lot 1 DP 955001 Lot 1 DP 951124 & Lot 1 DP 73521
Date lodged:	16/10//2015
Application Type:	Local
Construction Certificate:	No

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4.0 Site and Surrounding Development

The site of the approved Concept Plan (MP_0155) is located on a large area of land of 24,738m² bounded by Smith and Longport Streets to the north, Edward Street to the west, the Inner West Light Rail line to the east and Old Canterbury Road to the south. The land straddles the Hawthorn Canal and is located primarily in Summer Hill in the Ashfield local government area but the small portion of the site to the east of the canal is located in Lewisham in the Marrickville local government area.

Surrounding development to the west is primarily low density residential with a small amount of light industrial development to the north and south west of the site. Refer to **Attachment 1** for a locality map.

That part of Stage 3 of the development which is the subject of this application is defined by the outline of the external walls of the existing *Mungo Scott* building and the attached administration annex.

5.0 Development Application History

A description of applications submitted to Council for the subject site include:

No.	Determination Date	Proposal	Determination
MP10_0155	07.12.2012	Concept Plan Approval: Mixed use residential and commercial development. This consent forms the basis for the assessment of the subject application.	Approved
MP10_0180	11.07.2013	Stage 1: Mixed use residential and commercial development	Approved
MP10_0180 Modification 1	11.07.2013	Stage 1 Modification to Condition C4 – s.94 contributions	Approved
10.2014.154	11.09.2014	Some internal and external works to the <i>Mungo Scott</i> Building and the attached administration annex and the temporary use as a marketing/sales office	Approved
10.2014/70	25.09.2014	Stage 2: Demolition of buildings; additions to Building 5A (silos) and construction of new buildings as a mixed use residential and commercial development. Construction of a new access road from Edward Street	Approved
MP10_0155 Modification 1	10.03.2015	Modifications to the Concept Plan Approval to allow (within the Ashfield LGA): <ul style="list-style-type: none"> • Adaptive re-use of the existing Mungo Scott Building, silo structures and 3 other buildings and 12 new building envelopes • Staged construction over 4 stages • Up to 360 dwellings (and up to 33,500m² GFA) • Up to 4,000m² of commercial floor space • Up to 2,500m² of retail floor space • a floor space ratio of 1.4 - 1.6:1 • Up to two levels of basement car parking and 35 on-street car parking spaces • 4,806m² of public open space to be dedicated to 	Approved

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		<p>Council and an additional 5,287m² of publicly accessible open space</p> <ul style="list-style-type: none"> • New local streets serving the development • Road works including a roundabout at Edward and Smith Streets as part of Stage 1 and a signalised intersection at Old Canterbury Road as part of Stage 3 • Off-site pedestrian upgrade works in the surrounding area and to Summer Hill Village 	
MP10_0155 Modification 2	To be determined by the NSW Department of Planning and Environment	<p>Proposed Modification to the approved Concept Plan seeking to retain open space and internal roads in private ownership by deleting reference to dedication in the Development Description and in the Future Environmental Assessment Requirements.</p> <p>This modification application is consistent with the decision of the Council at its meeting on 9 February 2016. This application has no bearing on the subject development application.</p>	Pending
10.2015.201	To be determined by Council	<p>Part Stage 4: Construction of a vehicle access and pedestrian bridge from Smith Street to connect to Building 1A.</p> <p>Building 1A involves new residential development and is the subject of a separate development application to Marrickville Council.</p>	Pending
10.2015.202	To be determined by JRPP	<p>Part Stage 3 (DA 1):</p> <ul style="list-style-type: none"> • Excavation for and construction of two (2) levels of basement car parking, plus waste storage and plant facilities (to interface with Stage 2 basement already approved) • Construction of a new nine (9) storey residential flat building comprising of 52 dwellings, (with one ground floor commercial tenancy having a floor area of 66 m²) referred to on the DA plans as Building 3A & 3B • Adaptation, refurbishment and conversion of an existing grain silo building, comprising four silos to a 14 storey residential flat building comprising of 56 dwellings, referred to on the DA plans as Building 3C • Construction of a new nine (9) storey residential flat building comprising 27 dwellings, referred to on the DA plans as Building 3D • Construction of a new (private) roadway and footpath (as an extension of the roadway approved for construction under Stage 2) • Provide approximately 75m of private roadway incorporating 11 on-street car parking spaces. The roadway, car parking and communal open space pertaining to this DA will all remain in private ownership on completion of the development. 	Pending
10.2015.203	To be determined by Council	Part Stage 3 (DA 2): The development application being the subject of this report	Recommended for Approval

The following table shows the background to the current application:

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Application Milestones	
Date	Event
16.10.2015	Development Application 10.2015.203 lodged.
24.11.2015	Notification period completed. No submissions received.
09.02.2016	Application referred to Sydney Trains under <i>State Environmental Planning Policy (Infrastructure) 2007</i> as the proposal is within the vicinity of a rail corridor.
12.02.2016	Application referred to Roads & Maritime Services under <i>State Environmental Planning Policy (Infrastructure) 2007</i> as the proposal is a traffic generating development.
04.03.2016	Re-notification period completed. Re-notification was on the basis that the JRPP would be the consent authority given that the original Concept Plan (the total project) was approved under Part 3A of the Act and the individual stages as being separate parts of the total project. No submissions received.
01.04.2016	Following receipt of legal advice, the JRPP Secretariat advised Council that the consent authority for this application is Council as the value of works is less than \$20 million.
07.04.2016	Following receipt of cheques from the applicant for referral fees to both Sydney Trains and Roads & Maritime Services the cheques were forwarded to each organisation.

6.0 Zoning/Permissibility/Heritage

- The site is zoned IN2-*Light Industrial* under the provisions of Ashfield LEP 2013.
- The property is a heritage item.
- The property is located within the vicinity of a heritage conservation area.
- The property is the subject of Concept Approval MP 10_0155 issued by the NSW Department of Planning and Infrastructure on 7 December 2012 under the transitional provisions of Part 3A of the Environmental Planning and Assessment Act 1979.

Although the proposed works are prohibited on the site, they are permissible by virtue of the operation Concept Approval MP 10_0155 under the provisions of State Environmental Planning Policy (Major Development) 2005.

7.0 Section 79C Assessment

The following is an assessment of the application with regard to the heads of consideration under the provisions of Section 79C of the Environmental Planning and Assessment Act.

7.1 The provisions of any Environmental Planning Instrument

7.1.1 Local Environmental Plans

Ashfield Local Environmental Plan 2013

Ashfield Local Environmental Plan 2013 (ALEP 2013) was gazetted on 23 December 2013 and applies to the proposal. The following table summarises the compliance of the application with ALEP 2013.

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Ashfield Local Environmental Plan 2013 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed Land Use	Complies
2.3	Zone objectives and land use table	Zone IN2 Light Industrial	Residential Flat Buildings	No
			Multi Dwelling Housing	No
			Retail Premises	No
			Business Premises and/or Office Premises	Yes
			Roads	Yes
4.1	Minimum subdivision lot size	N/A	Site area applying to this application 1,656m ²	N/A
4.3	Height of buildings	10m	26.9m (existing)	No
4.4	Floor space ratio	1:1	Control is not applicable	N/A
4.6(3)	Exceptions to development standards	Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:	The terms and provisions of the approved concept plan for the site (MP10_0155) prevail. Under clause 3B(2)(f), Schedule 6A of the Environmental Planning and Assessment Act 1979, the provisions of the ALEP provisions do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan.	N/A
5.10	Heritage Conservation	Listed as Heritage Item I619 Located adjacent to the Quarantine Ground Conservation Area C51		
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub-clause applies regardless of whether a heritage management document is prepared under sub-clause (5) or a heritage conservation management plan is submitted under sub-clause (6).	Conservation management plan prepared by John Graham & Associates has been submitted.	Yes
5.10(5)	Heritage assessment	The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management	Heritage management document has been submitted. Assessed as satisfactory by Council's Heritage Adviser who has provided the following comments: "The success of these works will depend upon their successful and well detailed execution.	Yes

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		document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	<i>Details at this level are not available. It is noted that as part of the works some original openings within the exterior brickwork are shown as “bricked up” for flood reasons, etc. The bricking up of these openings might employ the technique of recessing the infill brick work so as not to disturb the original opening and its lintels or sills.”</i>	
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As demonstrated in the above table, significant elements of the proposed development (i.e. the residential uses) are prohibited under ALEP 2013. In addition, the proposal significantly exceeds the maximum height limit for the site of 10m. Despite this, these provisions are inconsistent with the approved concept plan for the site (MP10_0155) and, under clause 3B(2)(f), Schedule 6A of the Environmental Planning and Assessment Act 1979, these provisions do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan. Given this, the proposal is consistent with the remaining applicable provisions of ALEP 2013.

7.1.2 State Environmental Planning Policies

State Environmental Planning Policy (Major Development) 2005

The application has been prepared under the provisions of SEPP (Major Development) 2005 and the approved Concept Plan for the site No: MP 10_0155.

State Environmental Planning Policy (Major Development) 2005 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Complies
2A(1)	Application of Policy—transitional Part 3A projects	On the repeal of Part 3A of the Act, this Policy is subject to Schedule 6A to the Act.		Yes
Schedule 6A	Environmental Planning and Assessment Act 1979			
2(1)(b)	Schedule 6A Transitional arrangements—repeal of Part 3A	The following are, subject to this Schedule, transitional Part 3A projects : (b) a project that is the subject of an approved concept plan (whether approved before or after the repeal of Part 3A),	The project is the subject of an approved Concept Plan under Part 3A. This is thus considered to be a Transitional Part 3A Project.	Yes
3B(2)	After the repeal of Part 3A, the following provisions apply (despite anything to the contrary in section 75P (2)) if approval to carry out any development to which this clause applies is subject to Part 4 or 5 of the Act:			

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3B(2)(c)		Any development standard that is within the terms of the approval of the concept plan has effect,		Noted
3B(2)(d)		A consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan, (See assessment table below)	It is considered that the development is generally in accordance with the terms of the concept plan approval.	Yes
3B(2)(f)		The provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan,	The concept plan displays multiple inconsistencies with provisions of Ashfield Local Environmental Plan 2013. However, under the provisions of this clause, those provisions have no effect and the approved concept plan prevails.	Noted
5	Relationship to other environmental planning instruments	Subject to section 74 (1) of the Act, in the event of an inconsistency between this Policy and another environmental planning instrument whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.	Noted	Noted

State Environmental Planning Policy (Major Development) 2005 Assessment under cl. 3B(2)(d) <i>a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan</i>				
Concept Plan Approval MP10_0155:				
Schedule 2: Part A – Terms of Approval				
Clause No.	Clause	Standard	Proposed	Complies
A1	Development Description	Adaptive re-use of the existing Mungo Scott Building, silo structures and 3 other buildings and 12 new building envelopes.	Generally consistent with concept plan.	Yes
		Staged construction over four stages.	Four stages have been proposed. This application is for development within part of Stage 3. The boundaries of each Stage is 'Indicative' only in the approved concept plan. The proposal is generally consistent.	Yes

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		Up to 360 dwellings (33,500m ² GFA)	No dwellings are proposed as part of this development		N/A
		Up to 4,000m ² commercial floor space	<i>Stage</i>	<i>GFA (m²)</i>	
			1	186	
			2	224	
			3 (DA1 + DA2)	3,249	
			4	0	
			<i>Total</i>	3,659	Yes
		Up to 2,500m ² of retail floor space	<i>Stage</i>	<i>GFA (m²)</i>	
			1	257	
			2	216	
			3 (DA1 + DA2)	905	
			4	0	
			<i>Total</i>	1,378	Yes
		FSR: 1.4:1 – 1.6:1 Total site area = 24,738m ² Max FSR = 1.6:1 Max. GFA permitted = 38,550m ²	<i>Stage</i>	<i>Floor Space</i>	
			1	5,125	
			2	8,419	
			3 (DA1 + DA2)	15,969	
			4 (in Marrickville LGA)	9,037	
			<i>Total</i>	1.56:1	Yes
		Up to 2 levels of basement car parking and 35 on-street car parking spaces.	The provision of car parking is not included as part of the works under this application. This forms part of the proposed works for DA 10.2015.202 (Stage 3 – DA 1)		
		4,806m ² of public space to be dedicated to Council	Subject to MP10_0155 (Modification 2) being approved this requirement will be deleted.		
		5,287m ² publicly accessible private open space.	The provision of open space is not included as part of the works under this application.		
		New local streets serving the development.	Not part of this application.		
		Road works including a roundabout at Edward Street and Smith Streets as part of Stage 1.	Not part of this application. These works are to be considered as part of DA 10.2015.202 (Stage 3 – DA 1).		
		Off-site pedestrian upgrade works in the surrounding area and to Summer Hill Village.	Addressed in Stage 1 approval		N/A

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A2	Plans & Documentation	The Environmental Assessment dated 6 May 2011 prepared by SJB Planning, except where amended by the Preferred Project Report dated 26 March 2012 and additional information submitted on 20 June 2012 and 20 July 2012 and including all associated documents and reports.	Appears to be generally consistent except as noted in the body of this report. Where not consistent, compliance will be conditioned.	Condition
		The Statement of Commitments prepared by SJB Planning	See assessment below.	
		The approved Plans:	Generally consistent except as noted in this report	
A3	Inconsistencies Between Documentation	In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.	The meaning of the word “consistent” has been considered by the Courts in the context of planning law. In essence, a development is consistent with the Concept Approval if it is not antipathetic to it and in the present case, the proposed development is not considered to be opposed to the Concept Plan.	Noted
A4	Building Envelopes	Building footprints and setbacks are to be generally consistent with the Concept Plan building envelope parameter diagrams except where amended by the Modifications in Part B of this approval.	The proposed works only apply to existing buildings and structures.	Yes
A5	Maximum Gross Floor Area	The maximum GFA for the development shall not exceed 40,000m ² comprising a maximum of:	The GFA proposed at this stage is on target to be within the maximum. Refer to the previous table in Clause A1 (above).	Yes
A6	Maximum Number of Residential Units	The maximum number of residential dwellings shall not exceed 300 units.	This application does not include any residential development.	Yes
A7	Lapsing of Approval	Approval of the Concept Plan shall lapse 5 years after the determination date shown on this Instrument of Approval, unless an application is submitted to carry out a project or development for which concept approval has been given.	Development Consent granted for Stage 1 works on 11 June 2013.	Noted

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Schedule 2: Part B – Modifications				
Clause No.	Clause	Standard	Proposed	Complies
B1	Building Height	The plans shall be modified to provide a maximum height of RL 57.5 to Building 3C inclusive of plant, lift overrun structures and the like.	Not applicable to this application.	N/A
B2	Building Height	The plans shall be modified to provide a maximum height of RL 45.4 to Building 5A excluding the existing lift and blower structure. Plant, lift overrun structures and the like may exceed this height if wholly accommodated within the envelope of the existing lift and blower structure.	Not applicable to this application.	N/A
B3	Building Separation	The plans shall be modified to provide a minimum 12m separation between the 9 and 10 storey components of Building 1A.	Part of Stage 4. Not applicable to this application.	N/A
Schedule 3: Future Environmental Assessment Requirements				
Clause No.	Clause	Standard	Proposed	Complies
1	Residential Amenity	Compliance with SEPP 65 except where modified by Concept Plan approval.	Not applicable to this application.	N/A
		70% of apartments to receive a minimum of three (3) hours solar access in mid-winter.	Not applicable to this application.	N/A
		Minimum of 60% of apartments are to be natural cross ventilated.	Not applicable to this application.	N/A
2	ESD	Applications to demonstrate incorporation of ESD principles.	The ESD statement prepared by ARUP demonstrates compliance.	Yes
3	Car Parking	Maximum Parking Rates: <ul style="list-style-type: none"> • Resident Parking: <ul style="list-style-type: none"> ○ Studio/1 bed dwellings – 0.25 space (5 spaces) ○ 2/3 bed dwellings - 1 space (58 spaces) ○ 4+ bed dwellings – 1.5 spaces (8 spaces) ○ TOTAL: 71 spaces • Visitors – 1 space /10 dwellings (8 spaces) • Commercial/retail – 1 space/80m² (6 spaces) 	Not applicable to this application – however, it is noted that car parking for 52 vehicles has been provided in the plans submitted with DA 10.2015.202 (Stage 3 – DA 1) in accordance with the commercial/ retail requirements.	N/A

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4	On Street Parking	50 on-street car parking spaces are to be provided.	Not applicable to this application.	N/A
5	Bicycle Parking	54 spaces required.	Not applicable to this application	N/A
6	Car Share	2 dedicated car share spaces to be provided in future applications.	Not applicable to this application – however, it is noted that the two (2) required on-street car share spaces were provided in Stage 1.	N/A
7	Retail Tenancies	No single retail tenancy shall exceed 500m ² .	No individual retail tenancy exceeds this requirement.	Yes
8	Heritage	A CMP shall be prepared for stage 3.	A Conservation Management Plan (CMP) prepared by John Graham & Associates has been submitted with this application.	Yes
9	Heritage	Future applications for adaptive re-use and modification of Buildings 2A and 5E shall be accompanied by measured drawings and photographic record for archival purposes.	A photographic record of Building 2A (<i>Mungo Scott</i> building) has previously been submitted to Council.	Yes
10	Heritage	Applications for demolition of structures shall include a photographic record of the structures to be demolished and details of salvaging building materials and objects identified as having heritage significance. Where reuse is not practicable, details shall be provided of how these materials/objects are being interpreted off the site.	The submitted Conservation Management Plan recommends the demolition of the southern annex due to its dilapidated condition. Its different floor levels make reuse unfeasible in conjunction with the flour mill. The CMP includes a number of policies to be followed in the ongoing management of the building. It is recommended that the policies of the CMP be included in a condition of consent.	Condition
11	Local Street Design	Provide for design of two new local streets in the western portion including road, carriageway, footpath and tree planting) to the satisfaction of Council in accordance with Council's engineering guidelines/standard designs	Not applicable to this application.	N/A

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		for local roads. The design shall provide for traffic calming and pedestrian safety measures where appropriate to provide a slow speed safe environment for pedestrians. The roads shall be dedicated to Council at no cost to Council.		
12	Local Street	Applies to Building 1A in Stage 1 only – not applicable to Stage 2.	Not applicable to this application.	N/A
13	Edward Street Footpath	Upgrade of the footpath in Edward Street (at the relevant Stage) including the provision of street tree planting for the full frontage of the site to Edward Street.	Not applicable to this application.	N/A
14	Service vehicle access	Application shall provide details of all servicing, including waste collection, removalist vehicles, and all loading/unloading operations and appropriate design of those locations.	All servicing of this building will be via the existing or new roads approved as part of Stage 2.	Condition
15 - 18	Road Infrastructure Upgrades		Not applicable to this application. Stage 3 commitments in this regard form part of the evaluation of DA 10.2015.202 (Stage 3 – DA 1).	N/A
19	RMS Requirements	Applies to Stage 3 only.	Not applicable to this application. Stage 3 commitments in this regard form part of the evaluation of DA 10.2015.202 (Stage 3 – DA 1).	N/A
20	Workplace Travel Plan	Applies to Stage 3 only.	A workplace travel plan has been submitted with this application.	Yes
21 - 22	Landscaping	Future applications shall identify and include measures to ensure the retention of the existing interwar and other plantings including brushbox, <i>ficus hillii</i> , palms, moreton bay figs and the chinese weeping elms on the site. Future applications for landscape works shall include indigenous plant species endemic to the area and take account of bio-links and diversity.	Landscaping works do form part of this application.	N/A
23 - 24	Open Space/Public Access	These requirements may be modified upon the determination of MP10_0155 Modification 2.	Not applicable to this application. Stage 3 commitments in this regard form part of the evaluation of DA 10.2015.202 (Stage 3 –	N/A.

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			DA 1).	
25	Public Access	Future applications for each relevant stage shall clearly set out the mechanism for creating rights of public access with the relevant instruments to be executed prior to the commencement of the use/occupation of the development:	Not applicable to this application. Stage 3 commitments in this regard form part of the evaluation of DA 10.2015.202 (Stage 3 – DA 1).	N/A
26	Light Rail Access	Stage 1 shall provide for pedestrian/cycle access through the site to the Lewisham West light rail stop.	Addressed in Stage 1.	N/A
27	Flora and Fauna	Future applications shall incorporate specified measures to protect potential long-nosed bandicoot population within the local area.	Suitable conditions will be applied to any consent.	Condition
28	S94 Contributions	The amount of contributions will be in accordance with Council's s94 Plan.	The Mungo Scott building is existing however, the proposed development involves a change of use of the entire building.	Condition
29	Noise and Vibration	Future applications, where applicable, shall provide an acoustic assessment which demonstrates that the internal residential amenity of the proposed apartments is not unduly affected by the noise and vibration impacts from the Western Suburbs Railway, Old Canterbury Road, and Longport Street.	Not applicable to this application.	N/A
30	Adaptable Housing	A minimum of 10% of apartments (excluding townhouses) shall be provided as adaptable housing as per AS 4229-1995.	Not applicable to this application.	N/A
31 - 33	Flooding	Future applications shall clearly document flood levels, associated flood hazards and management measures within each stage and will be based upon detailed reviews, and where necessary, updates of flood study results that account for works approved or undertaken in the adjoining light rail corridor, the McGill Street Precinct and/or the subject site and the Hawthorne Canal.	Council's Development Engineer has reviewed the proposed development and has recommended appropriate conditions.	Condition
35	Stormwater	The future application for Stage 4 shall ensure an allowance within the foundation space of Building	Not applicable to Stage 3.	N/A

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		1A (as referred to in AWP Drainage/Water Management Flooding/Utilities report dated March 2011 submitted with the EA) for a box culvert or equivalent to accommodate a possible stormwater drainage connection from the light rail corridor to the Hawthorne Canal. Evidence of consultation with Sydney Water (and consideration of Sydney Water's requirements) in this regard is to be provided with the application for Stage 4.		
36	Consultation with Transport NSW	Future applications shall provide documentary evidence of consultation with Transport NSW in regards to flood mitigation works including any specific amendments to the project design to accommodate TNSW comments regarding light rail, including consideration of any flood impacts resulting from the design of the light rail station.	Completed with Stage 1 and this application was referred to Sydney Trains under <i>State Environmental Planning Policy (Infrastructure) 2007</i> .	Yes
37	Flood Impacts – Building 2A (Mungo Scott building)	No wall shall be approved on the rail corridor boundary adjacent to Building 2A (as referred to in APP Drainage/Water Management Flooding/Utilities report dated March 2011 submitted with the EA) unless a flood study demonstrates that the wall does not have any unacceptable impact in terms of flood levels and flow velocities within the light rail corridor or neighbouring property.	The wall was approved as part of Stage 2.	N/A
38	Consultation with Sydney Water	Future applications shall provide documentary evidence of consultation with Sydney Water in regard to any measures that might affect the entry of floodwater into the Hawthorne Canal and measures, such as fencing, to protect the public against exposure to areas of high flood hazard.	No details provided; however, it is noted that this consultation was completed with Stage 1.	N/A
39 - 40	Sydney Water Requirements	Future applications shall address Sydney Water's requirements in relation to various matters	The report prepared by Richard Taylor and Associates submitted with this application supports the Water Sensitive Urban Design Strategy (WSUD)	Yes

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			and that pollution and nutrient loads will be reduced as per the requirements of Sydney Water	
41	Groundwater	Future applications shall provide for the treatment of ground water, including the need for licenses in relation to taking or interfering with ground water and dewatering.	Not applicable to this application.	N/A
42	Contamination	Future applications shall include details of the remedial/management strategy for the site and the proposed Remedial Action Plan to remediate parts of the site which have been identified as contaminated/potentially contaminated with the Aargus Environmental Site Assessment dated June 2008.	Contamination has been addressed in the Detailed Environmental Site Assessment report prepared by Aargus.	Yes
43	Railcorp Requirements	Drainage: Future applications shall include a stormwater concept plan which demonstrates how stormwater drainage from the site will be appropriately managed. Any discharge into the rail corridor requires Railcorp approval.	No discharge of stormwater into the light rail corridor is proposed. This will be confirmed by way of condition which requires stormwater to be collected and discharged to Hawthorne Canal.	Condition

Schedule 4: Statement of Commitments (SJB: 27.11.2012)

No.	Item	Commitment	Timing	Proposed	Complies
1	Construction Management	The proponent will ensure that a Construction Management Plan is prepared including, but not limited to the methods of soil and sedimentation protection, restriction of public access, vegetation protection, construction, traffic management, crane height and location details and the like.	A Construction Management Plan will be prepared prior to the issue of any Construction Certificate for work on the site.	To be conditioned.	Condition
2	BCA Compliance	All buildings will be designed in accordance with the Building Code of Australia.	BCA compliance will be documented at the Development Application stage of the project	BCA Report has been provided confirming that BCA compliance is possible at CC stage.	Condition
3	Augmentation of Utilities	The approval for connection to existing utility service will be obtained, and any required augmentation works will be undertaken.	Any required augmentation of utility services will be detailed at the Project Application or Development Application stage of the proposal.	The application is identified as capable of being serviced.	Condition

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4	Section 94	Section 94 Contributions relevant to the proposal will be made in accordance with the Section 94 Contribution Plans for Ashfield and Marrickville Council as applicable, consistent with the rates detailed in the Environmental Assessment.	Any required Section 94 Contributions will be paid prior to the issue of any Construction Certificates for the erection or conversion of buildings that generate a demand for services.	S.94 contributions apply to this development.	Condition
5	Public Domain	Public Domain: Public access will be provided through the site providing access over and through the open space from Smith Street affording access to the Lewisham West light rail stop. The access will include the use and enjoyment of the open landscaped areas off Smith Street and the proposed urban plazas around the reused buildings that are to provide ground floor active uses.	The treatment of these public domain areas consistent with the Landscape Open Space and landscape Concept themes in the Concept Plan will be documented at the Project Application or Development Application stage of the proposal and will be implemented prior to occupation of the relevant stage.	Not applicable to this application.	N/A
6	Remediation of Land	If necessary a Remedial Action Plan will be prepared and audited upon implementation for each relevant stage.	If required, details of remediation of the site will be detailed at the Project Application or Development Application stage of the proposal.	A Remedial Action Plan has been prepared for the entire site following the approval to Stage 1.	Yes
7	Transport Management	The relevant intersection and traffic management upgrades identified in the Traffic and Transport assessment prepared by ARUP (Attachment 4 to the PPR) attributable to the development will be implemented as required by detailed staging assessment	Traffic management and upgrade measures will be implemented and be documented at the Project Application or Development Application stage of the proposal. Each stage will determine the staging of the implementation of the traffic management measures to be undertaken. Specifically the new internal street connecting Edward and Smith Streets and associated left in left out traffic measures and the new roundabout at	Not applicable to this application. Stage 3 commitments in this regard form part of the evaluation of DA 10.2015.202 (Stage 3 – DA 1).	N/A

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			Edward and Smith Street will be provided as part of stage 1. The Pedestrian upgrades in the surrounding area will also be provided as part of stage 1 facilitating access to the new light rail stop. Prior to the lodgement of any Development Application for Stage 3, a TMP will be prepared addressing the proposed design and installation of the traffic lights and intersection upgrades for the Edward Street and Old Canterbury Road intersection. Prior to the occupation of stage 3 the new lights to the Edward Street and Old Canterbury Road intersection will be provided.		
8	Car Share	At least two parking spaces will be made available for use by car share scheme vehicles.	Any car share space will be identified in the Project Application or Development Application drawings for Stage 1 and will be noted on the title.	Applies to Stage 1 only.	N/A
9	Bicycle Facilities	Bicycle facilities and storage in accordance with Council's standards will be provided on-site.	Bicycle facilities will be documented at the Project Application or Development Application stage of the proposal.	Not applicable to this application. Stage 3 commitments in this regard form part of the evaluation of DA 10.2015.202 (Stage 3 – DA 1).	N/A
10	Ecologically Sustainable Development (ESD)	ESD principles and strategies will be implemented for the project consistent with the ESD Strategy prepared by ARUP (Attachment 10 of EA).	ESD principles and measures will be documented at the Project Application or Development Application stage of the proposal.	The application is supported by an ESD Statement.	Yes
11	Water Sensitive Urban Design (WSUD)	WSUD measures will be implemented in accordance within the Drainage/Water Management/Flooding/Utilities report prepared by	WSUD measures will be documented within each Development Application for each	WSUD principles are detailed with the Flooding, Stormwater and Utilities report.	Yes & Condition

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		APP (Attachment 6 of the EA and Attachment 6 of the PPR).	stage of the proposal.	These will be conditioned in any consent.	
12	Flood Management	<p>The flood management measures will be implemented in accordance with the Drainage/Water Management/Flooding/Utilities report prepared by APP (Attachment 6 EA). The flood management measures will be based upon reviews of, and where necessary, updates of flood study results that account for works approved or undertaken in the adjoining light rail corridor, on the McGill street Masterplan site and within the subject site. All residential buildings will be provided with floor levels above the 100 year ARI level with appropriate allowances for climate change, blockages and freeboard, identified in the required flood study/ies. Any non-residential buildings and open spaces that include floor levels or ground levels below the 100 year ARI level will be subject to an emergency response plan to appropriately manage the risk to personal safety during severe flood events. Any non-residential building with floor levels below the 100 year ARI level will be flood proofed up to the 100 year ARI level plus 0.5m freeboard to minimise potential flood damage and be provided with appropriate evacuation connections. The objective of all proposed measures and strategies will be to manage and where possible minimise the potential flood hazard posed by flood waters from the Sydney Water culvert that traverses beneath the adjoining light rail corridor. The detailed design of Building 1A foundation space will incorporate allowance for the inclusion of a 3.0m wide x 1.5m high box culvert or equivalent to be concrete encased (no maintenance or</p>	Flood management measures will be documented within each Development Application for each stage of the proposal.	Flooding addressed above and by conditions.	Yes

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		replacement required) from the southern boundary of the site to the Sydney Water Corporation channel at the eastern end of the building. The wall height on the rail corridor boundary to the west of Building 2A will be adjusted at the detailed design stage to prevent the potential inflow of floodwaters from the rail corridor into the site. During detailed design stage of the proposed development, liaison with Transport NSW will be undertaken to ensure that the proposed site design complements the design aspects of the light rail project which will address and manage flooding issues form within the light rail corridor.			
13	Noise Mitigation	Noise and vibration mitigation measures will be implemented in accordance with the Noise and Vibration Assessment undertaken by Atkins Acoustics (Attachment 9 of the EA)	Noise and vibration mitigation measures will be detailed at the Project Application or Development Application stage of the proposal.	This is a retail/commercial project and relevant acoustic treatments have been detailed with the BCA compliance report.	Yes
14	Aboriginal Archaeology	The recommendations and requirements of the Aboriginal Archaeology assessment undertaken by AHMS (Attachment 14 of the EA) will be implemented.	Any required permits or approvals relating to Aboriginal Archaeology will be obtained prior to the commencement of work on the site that requires the issue of a Construction Certificate.	As per the timing of this commitment, any necessary permits will be obtained prior to the issue of a Construction Certificate,	Yes
15	Affordable rental housing	The provision of ten (10) 1 or 2 bedroom dwellings as affordable rental accommodation for a period of ten years for each dwelling, from the date of relevant occupation certificate.	To be provided in stages 2, 3 or 4.	Not applicable to this application.	N/A

State Environmental Planning Policy No. 55 - Remediation of land

The approved Concept Plan was the subject of an Environmental Site Assessment (ESA). The ESA specified that a Remediation Action Plan (RAP) be prepared for the areas of potential contamination. The requirement of SEPP 55 has been satisfied for this application.

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State Environmental Planning Policy (Infrastructure) 2007

The application has duly been referred to the RMS as it is a *Traffic Generating Development* as specified in Schedule 3.

The application also been referred to Sydney Trains in accordance with Subdivision 2 – *Development in rail corridors*.

No response has been received to date and the 21 days for receipt of a referral response has expired.

It should also be noted that the proposal was referred to the Roads and Traffic Authority during the exhibition of the Concept Plan. The RMS requirements have been duly incorporated into the terms of the Concept Approval. Discussions between Council and the RMS are continuing and it is anticipated that any updated requirements will be included in the evaluation of the Stage 3 (DA 1) and Stage 4 applications.

Although Council has not received any recommended conditions from Sydney Trains, Council is aware that Sydney Trains do not have any fundamental difficulties or problems with this proposed development. A condition of consent is recommended requiring the applicant to confer with Sydney Trains and obtain any necessary approvals &/or comply with the requirements of that organization prior to the issue of a Construction Certificate.

7.2 The provisions of any Draft Environmental Planning Instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority.

No draft environmental planning instruments apply to the land.

7.3 The provisions of any Development Control Plan.

The proposal is subject to the provisions of Ashfield Interim Development Assessment Policy 2013. It is considered the application complies with the parts as indicated and ultimately achieves the aims and objectives of the IDAP 2013.

C1	ACCESS ADAPTABILITY AND MOBILITY	The application is supported by a BCA compliance report and a condition of consent is recommended requiring compliance in this regard.
C10	HERITAGE CONSERVATION	Assessed as satisfactory by Council's Heritage Adviser.
C12	PUBLIC NOTIFICATION IN THE PLANNING PROCESS AND ALL ASPECTS OF LAND MANAGEMENT	The application was notified in accordance with this part. No submissions have been received.

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7.4 Any matters prescribed by the regulations that apply to the land to which the development application relates.

These matters have been considered as part of the assessment of the development application.

7.5 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality.

These matters have been considered as part of the assessment of the development application. It is considered that the proposed development will have no significant adverse environmental, social or economic impacts upon the locality.

7.6 The suitability of the site for the development

These matters have been considered as part of the assessment of the development application. Although subject to flooding and impacted by minor contamination issues, suitable engineering and remedial measures will be implemented to mitigate potential adverse impacts. The proposed development is consequently considered suitable in the context of the locality.

7.7 Any submissions made in accordance with this Act or the regulations

The proposal was notified to all adjoining and nearby affected property owners and occupants and Councillors on 2 occasions; from 3 November 2015 until 24 November 2015; and then from 10 February 2016 until 4 March 2016. Notification was checked during site inspection and was acceptable.

7.7.1 Summary of submissions

No submissions were received.

7.8 The public interest

The proposal allows for urban renewal through the adaptive re-use of a disused heritage listed industrial site in a manner which preserves the historic significance of the site while creating a useful contemporary addition to the urban fabric. In particular, it will contribute positively to the local area with the provision of mixed use residential, retail and commercial facilities alongside high quality public open space in close proximity to a public transit node and will serve to improve its integration into the existing urban framework. It has also been configured with regard to environmental sustainability, not only by way of sustainable building technology, but also by providing a high density walkable neighbourhood adjacent a public transport node to minimise private car use. Finally, it provides significant benefits to public safety by providing excellent passive surveillance and clear sight lines through the development. Adverse impacts upon the existing residential neighbourhood are avoided by way of careful site planning which centres the larger scale elements around the existing industrial structures and away from the existing lower scale development nearby. Given these considerations, it is considered that the proposal provides significant public benefit.

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8.0 Referrals

8.1 Internal

Internal Referrals		
Officer	Comments	Support
Building Surveyor	Supported subject to conditions of consent.	Yes
Traffic Engineer	Supported subject to conditions of consent.	Yes
Drainage Engineer	Supported subject to application of conditions including a deferred condition of consent. <u>Note</u> : It is recommended that the deferred commencement condition be included as a requirement for the applicant to satisfy prior to the issue of a Construction Certificate.	Yes
Heritage Adviser	Supports the application as submitted.	Yes

8.2 External

External Referrals		
Referral Body	Comments	Support
Roads and Maritime Services	Response pending at the time of preparation of this report. The proposal was reviewed by RMS at Concept Plan stage and as such it is not expected that any fundamental issues will arise at this stage. It is anticipated that any further RMS requirements can be included in the evaluation of the Stage 3 (DA1) and Stage 4 applications.	Pending
Sydney Trains	Response pending at the time of preparation of this report. The proposal was reviewed by Sydney Trains at Concept Plan stage and as such it is not expected that any fundamental issues will arise at this stage. A condition has been recommended requiring the applicant to satisfy any additional requirements of Sydney Trains prior to the issue of a Construction Certificate.	Pending

9.0 Building Code of Australia (BCA)

A Construction Certificate will be required to be applied for by condition of consent.

Financial Implications

There will be no additional floor space as a result of this development. Nevertheless, should this application be approved, it will be subject to the following Section 94 contributions:

Type of Development	Amount & Type of Floor space (Contribution \$) (A)	Credit (\$) for Existing Industrial Floor space (B)	Section 94 levy (A) – (B)
Change of use to commercial and retail development (excluding additional floor space)	893m ² – Retail (\$170,901.88) 3249m ² – Commercial (\$840,074.35)	4142m ² (\$153,174.13)	\$857,802.11

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Other Staff Comments

See 8.0

Public Consultation

See 7.7

Conclusion

The application has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 as amended with all matters specified under Section 79C (1) Clauses (a) to (e) having been taken into consideration.

The proposal is considered to be positive contribution to the locality which successfully balances the appropriate adaptive re-use of this heritage listed site with residential, retail and commercial uses, ready access to public transport, public open space and the amenity of the existing surrounding population.

A number of issues stand out including provision of on-site detention and various other minor issues, all of which can be addressed satisfactorily by way of conditions of consent.

The proposal is generally acceptable and is recommended for conditional approval.

ATTACHMENTS

Attachment 1	Plans of Proposal	20 Pages
Attachment 2	Locality Map	1 Page
Attachment 3	Heritage Advice	1 Page
Attachment 4	Conditions	22 Pages

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RECOMMENDATION

A That Council as the consent authority pursuant to Clause 80(1) of the Environmental Planning and Assessment Act 1979 (as amended) grant consent to Development Application No. 10.2015.203.1 for alterations and additions to the *Mungo Scott* building and the attached former administration building for:

- **The use of the buildings into four (4) ground floor level retail tenancies and five (5) levels (including the existing mezzanine) of commercial tenancies above; and include a waste store, amenities (for staff and for the public) and a cold store.**

on Lot A & B DP 302421, Lot 1 & 2 DP 131120, Lot 1 DP 171676, Lot B DP 171931, Lot 11, 13, 14 & 15 DP 315, Lot 16 DP 130884 Lot 1 DP 182276 Lot B DP 172600 Lot 1 DP 302585, Lot 100 DP 221222, Lot 1 DP 955001 Lot 1 DP 951124 & Lot 1 DP 73521, known as 2-32 Smith Street, Summer Hill, subject to conditions.

PHIL SARIN
Director Planning and Environment

**SUMMER HILL FLOUR MILL
STAGE 3 DEVELOPMENT APPLICATION 2
ARCHITECTURE DRAWING LIST**

NO.	DRAWING NAME	SCALE	SHEET SIZE	OR WINGERS, E
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ETS 2-2-1-03	2-2-1-01-003	A		DE L'ÉLEMENT 2-2-1-01-003
ETS 2-2-1-04	2-2-1-01-004	A		DE L'ÉLEMENT 2-2-1-01-004
ETS 2-2-1-05	2-2-1-01-005	A		DE L'ÉLEMENT 2-2-1-01-005
ETS 2-2-1-06	2-2-1-01-006	A		DE L'ÉLEMENT 2-2-1-01-006
ETS 2-2-1-07	2-2-1-01-007	A		DE L'ÉLEMENT 2-2-1-01-007
ETS 2-2-1-08	2-2-1-01-008	A		DE L'ÉLEMENT 2-2-1-01-008
ETS 2-2-1-09	2-2-1-01-009	A		DE L'ÉLEMENT 2-2-1-01-009
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ETS 2-2-1-11	2-2-1-01-011	A		DE L'ÉLEMENT 2-2-1-01-011
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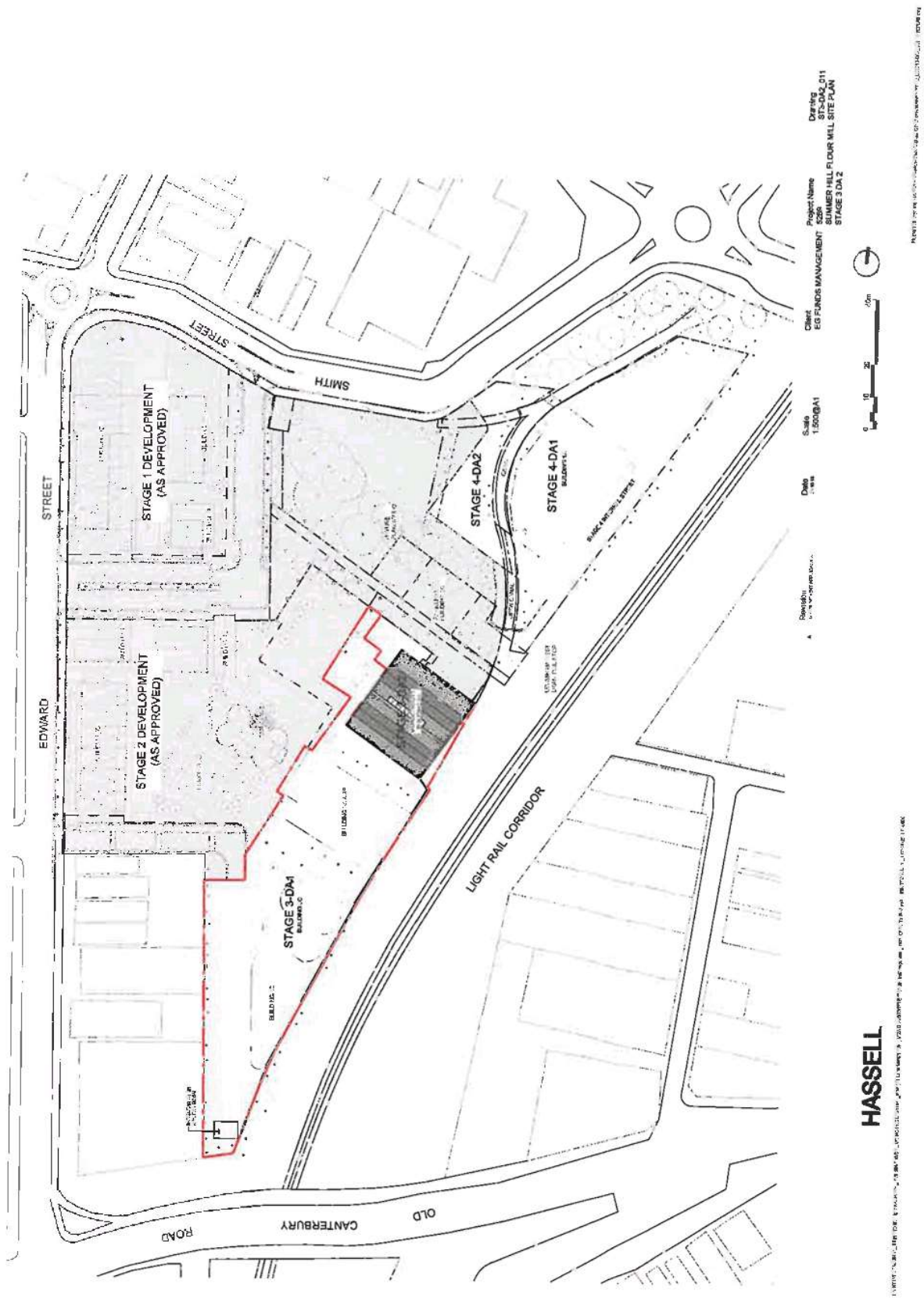
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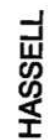






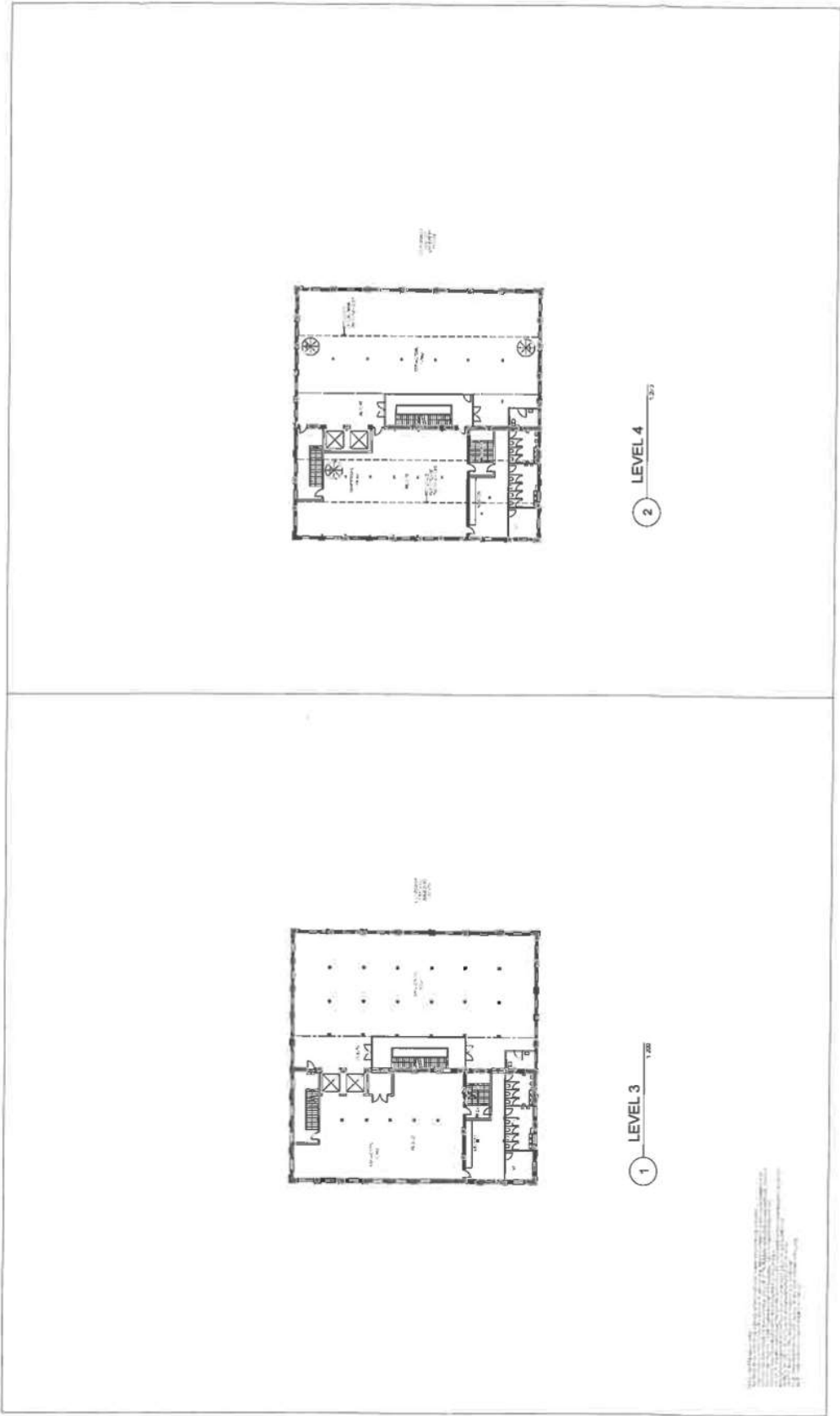
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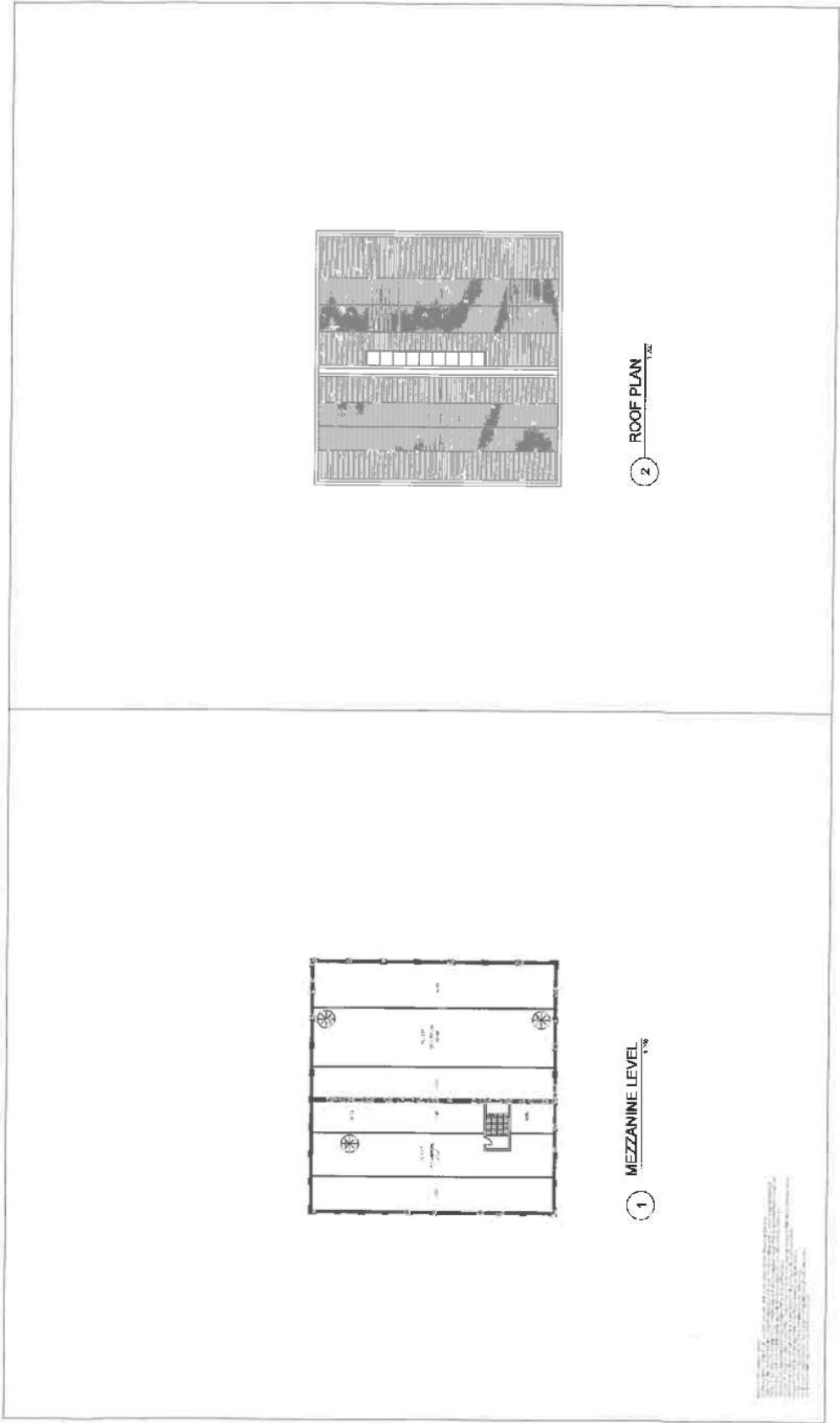
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Date: 7/1/19
Scale: 1/32" = 1'-0"
Client: E.O. F. JONES MANAGEMENT
Project Name: SUMMER HILL FLOORS MILL, MEZZANINE AND ROOF PLAN
Drawing: 8/15/2019



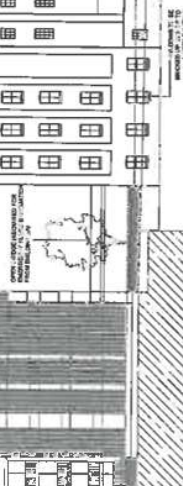
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ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

PROJECT: SUMMER HILL FLOORS MILL, MEZZANINE AND ROOF PLAN



3 NORTH-EAST CLARESTORY ELEVATION 15E



1 SOUTH-EAST ELEVATION



2 NORTH-EAST ELEVATION

Reviewer: _____ Date: _____ Scale: 1:200 (A) Client: EG FUNDS MANAGEMENT Project Name: SUMMER HILL FLOUR MILL EVAPORATION SHEET 01
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Journal of Management Education 36(8) 907-924



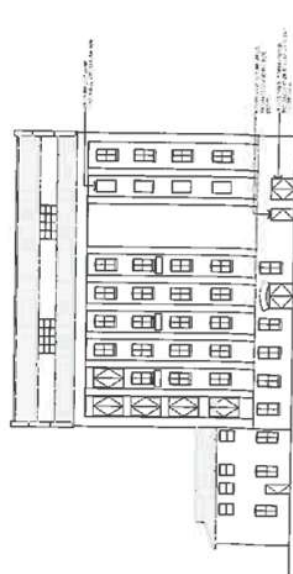
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3 SOUTH-WEST ELEVATION



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1 NORTH-WEST ELEVATION



2 SOUTH-WEST ELEVATION

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Scale: 1/200
Client: Ego Funds Management
Project Name: SUMMER HILL FLOUR MILL ELEVATION SHEET 02
Drawing: STAGE 3 DX 2

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PROJECT: SUMMER HILL FLOUR MILL ELEVATION SHEET 02
DRAWING: STAGE 3 DX 2
DATE: 4/1/20
SCALE: 1/200
CLIENT: EGO FUNDS MANAGEMENT
PROJECT NAME: SUMMER HILL FLOUR MILL ELEVATION SHEET 02
DRAWING: STAGE 3 DX 2



2 — SECTION A

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Region
DE, D. C. (Germany), 1990-1991

Long H. J. 1973. "The Role of the State in the Development of the Economy." *Journal of Economic Literature* 11: 1015-1032.



HASELL

[illegible]

Client: EG FUNDS MANAGEMENT
Project Name: 600
Drawing: 600-DA2-600
SUNNYSIDE HILL FLOUR MILL MATERIAL BOARD
STAGE 3 DA 2

Revision	Date	Grade
Rev 2.06/04/14, 2.07/07/17	5/15/18	Grade 6

10. $\frac{1}{2} \log_2 \frac{1}{2} = -1$



Revision
L. 2.0.0.0 2/10/2000

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LINE NO.	DESCRIPTION	QTY	UNIT	AMOUNT	TOTAL
1	1.0000	1.00	1.00	1.00	1.00
2	2.0000	2.00	2.00	4.00	5.00
3	3.0000	3.00	3.00	9.00	14.00
4	4.0000	4.00	4.00	16.00	30.00
5	5.0000	5.00	5.00	25.00	55.00
6	6.0000	6.00	6.00	36.00	91.00
7	7.0000	7.00	7.00	49.00	140.00
8	8.0000	8.00	8.00	64.00	204.00
9	9.0000	9.00	9.00	81.00	285.00
10	10.0000	10.00	10.00	100.00	385.00
11	11.0000	11.00	11.00	121.00	506.00
12	12.0000	12.00	12.00	144.00	650.00
13	13.0000	13.00	13.00	169.00	819.00
14	14.0000	14.00	14.00	196.00	1015.00
15	15.0000	15.00	15.00	225.00	1240.00
16	16.0000	16.00	16.00	256.00	1496.00
17	17.0000	17.00	17.00	289.00	1785.00
18	18.0000	18.00	18.00	324.00	2109.00
19	19.0000	19.00	19.00	361.00	2470.00
20	20.0000	20.00	20.00	400.00	2870.00
21	21.0000	21.00	21.00	441.00	3311.00
22	22.0000	22.00	22.00	484.00	3795.00
23	23.0000	23.00	23.00	529.00	4324.00
24	24.0000	24.00	24.00	576.00	4899.00
25	25.0000	25.00	25.00	625.00	5524.00
26	26.0000	26.00	26.00	676.00	6200.00
27	27.0000	27.00	27.00	729.00	6929.00
28	28.0000	28.00	28.00	784.00	7713.00
29	29.0000	29.00	29.00	841.00	8554.00
30	30.0000	30.00	30.00	900.00	9454.00
31	31.0000	31.00	31.00	961.00	10415.00
32	32.0000	32.00	32.00	1024.00	11439.00
33	33.0000	33.00	33.00	1089.00	12528.00
34	34.0000	34.00	34.00	1156.00	13684.00
35	35.0000	35.00	35.00	1225.00	14909.00
36	36.0000	36.00	36.00	1296.00	16205.00
37	37.0000	37.00	37.00	1369.00	17574.00
38	38.0000	38.00	38.00	1444.00	19018.00
39	39.0000	39.00	39.00	1521.00	20539.00
40	40.0000	40.00	40.00	1600.00	22139.00
41	41.0000	41.00	41.00	1681.00	23820.00
42	42.0000	42.00	42.00	1764.00	25584.00
43	43.0000	43.00	43.00	1849.00	27433.00
44	44.0000	44.00	44.00	1936.00	29369.00
45	45.0000	45.00	45.00	2025.00	31394.00
46	46.0000	46.00	46.00	2116.00	33509.00
47	47.0000	47.00	47.00	2209.00	35718.00
48	48.0000	48.00	48.00	2304.00	38022.00
49	49.0000	49.00	49.00	2401.00	40423.00
50	50.0000	50.00	50.00	2500.00	42923.00
51	51.0000	51.00	51.00	2601.00	45524.00
52	52.0000	52.00	52.00	2704.00	48228.00
53	53.0000	53.00	53.00	2809.00	51037.00
54	54.0000	54.00	54.00	2916.00	53953.00
55	55.0000	55.00	55.00	3025.00	56978.00
56	56.0000	56.00	56.00	3136.00	60114.00
57	57.0000	57.00	57.00	3249.00	63363.00
58	58.0000	58.00	58.00	3364.00	66727.00
59	59.0000	59.00	59.00	3481.00	70208.00
60	60.0000	60.00	60.00	3600.00	73808.00
61	61.0000	61.00	61.00	3721.00	77529.00
62	62.0000	62.00	62.00	3844.00	81373.00
63	63.0000	63.00	63.00	3969.00	85342.00
64	64.0000	64.00	64.00	4096.00	89438.00
65	65.0000	65.00	65.00	4225.00	93663.00
66	66.0000	66.00	66.00	4356.00	98019.00
67	67.0000	67.00	67.00	4489.00	102508.00
68	68.0000	68.00	68.00	4624.00	107132.00
69	69.0000	69.00	69.00	4761.00	111893.00
70	70.0000	70.00	70.00	4900.00	116793.00
71	71.0000	71.00	71.00	5041.00	121834.00
72	72.0000	72.00	72.00	5184.00	126918.00
73	73.0000	73.00	73.00	5329.00	132047.00
74	74.0000	74.00	74.00	5476.00	137223.00
75	75.0000	75.00	75.00	5625.00	142448.00
76	76.0000	76.00	76.00	5776.00	147724.00
77	77.0000	77.00	77.00	5929.00	153053.00
78	78.0000	78.00	78.00	6084.00	158437.00
79	79.0000	79.00	79.00	6241.00	163878.00
80	80.0000	80.00	80.00	6400.00	169378.00
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85	85.0000	85.00	85.00	7225.00	197833.00
86	86.0000	86.00	86.00	7396.00	203729.00
87	87.0000	87.00	87.00	7569.00	209698.00
88	88.0000	88.00	88.00	7744.00	215742.00
89	89.0000	89.00	89.00	7921.00	221863.00
90	90.0000	90.00	90.00	8100.00	228063.00
91	91.0000	91.00	91.00	8281.00	234344.00
92	92.0000	92.00	92.00	8464.00	240708.00
93	93.0000	93.00	93.00	8649.00	247157.00
94	94.0000	94.00	94.00	8836.00	253693.00
95	95.0000	95.00	95.00	9025.00	260318.00
96	96.0000	96.00	96.00	9216.00	267034.00
97	97.0000	97.00	97.00	9409.00	273843.00
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99	99.0000	99.00	99.00	9801.00	287748.00
100	100.0000	100.00	100.00	10000.00	294848.00

GENERAL NOTES	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, PART 1 THROUGH 10, AND THE STANDARD SPECIFICATIONS FOR MATERIALS, PART 1 THROUGH 10, PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.	
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.	
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL EXCESS MATERIALS AND DEBRIS.	
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ENGINEER FOR REVIEW.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC DURING THE CONSTRUCTION PHASE.	
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE PROJECT MANAGER AND THE ENGINEER.	
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL HISTORIC AND CULTURAL RESOURCES.	

ITEM NO.	DESCRIPTION	QTY	UNIT	AMOUNT	TOTAL
1	1.0000	1.00	1.00	1.00	1.00
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3	3.0000	3.00	3.00	9.00	14.00
4	4.0000	4.00	4.00	16.00	30.00
5	5.0000	5.00	5.00	25.00	55.00
6	6.0000	6.00	6.00	36.00	91.00
7	7.0000	7.00	7.00	49.00	140.00
8	8.0000	8.00	8.00	64.00	204.00
9	9.0000	9.00	9.00	81.00	285.00
10	10.0000	10.00	10.00	100.00	385.00
11	11.0000	11.00	11.00	121.00	506.00
12	12.0000	12.00	12.00	144.00	650.00
13	13.0000	13.00	13.00	169.00	819.00
14	14.0000	14.00	14.00	196.00	1015.00
15	15.0000	15.00	15.00	225.00	1240.00
16	16.0000	16.00	16.00	256.00	1496.00
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19	19.0000	19.00	19.00	361.00	2470.00
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21	21.0000	21.00	21.00	441.00	3311.00
22	22.0000	22.00	22.00	484.00	3795.00
23	23.0000	23.00	23.00	529.00	4324.00
24	24.0000	24.00	24.00	576.00	4899.00
25	25.0000	25.00	25.00	625.00	5524.00
26	26.0000	26.00	26.00	676.00	6200.00
27	27.0000	27.00	27.00	729.00	6929.00
28	28.0000	28.00	28.00	784.00	7713.00
29	29.0000	29.00	29.00	841.00	8554.00
30	30.0000	30.00	30.00	900.00	9454.00
31	31.0000	31.00	31.00	961.00	10415.00
32	32.0000	32.00	32.00	1024.00	11439.00
33	33.0000	33.00	33.00	1089.00	12528.00
34	34.0000	34.00	34.00	1156.00	13684.00
35	35.0000	35.00	35.00	1225.00	14909.00
36	36.0000	36.00	36.00	1296.00	16205.00
37	37.0000	37.00	37.00	1369.00	17574.00
38	38.0000	38.00	38.00	1444.00	19018.00
39	39.0000	39.00	39.00	1521.00	20539.00
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41	41.0000	41.00	41.00	1681.00	23820.00
42	42.0000	42.00	42.00	1764.00	25584.00
43	43.0000	43.00	43.00	1849.00	27433.00
44	44.0000	44.00	44.00	1936.00	29369.00
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48	48.0000	48.00	48.00	2304.00	38022.00
49	49.0000	49.00	49.00	2401.00	40423.00
50	50.0000	50.00	50.00	2500.00	42923.00
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52	52.0000	52.00	52.00	2704.00	48228.00
53	53.0000	53.00	53.00	2809.00	51037.00
54	54.0000	54.00	54.00	2916.00	53953.00
55	55.0000	55.00	55.00	3025.00	56978.00
56	56.0000	56.00	56.00	3136.00	60114.00
57	57.0000	57.00	57.00	3249.00	63363.00
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59	59.0000	59.00	59.00	3481.00	70208.00
60	60.0000	60.00	60.00	3600.00	73808.00
61	61.0000	61.00	61.00	3721.00	77529.00
62	62.0000	62.00	62.00	3844.00	81373.00
63	63.0000	63.00	63.00	3969.00	85342.00
64	64.0000	64.00	64.00	4096.00	89438.00
65	65.0000	65.00	65.00	4225.00	93663.00
66	66.0000	66.00	66.00	4356.00	98019.00
67	67.0000	67.00	67.00	4489.00	102508.00
68	68.0000	68.00	68.00	4624.00	107132.00
69	69.0000	69.00	69.00	4761.00	111893.00
70	70.0000	70.00	70.00	4900.00	116793.00
71	71.0000	71.00	71.00	5041.00	121834.00
72	72.0000	72.00	72.00	5184.00	126918.00
73	73.0000	73.00	73.00	5329.00	132047.00
74	74.0000	74.00	74.00	5476.00	137223.00
75	75.0000	75.00	75.00	5625.00	142448.00
76	76.0000	76.00	76.00	5776.00	147723.00
77	77.0000	77.00	77.00	5929.00	153047.00
78	78.0000	78.00	78.00	6084.00	158421.00
79	79.0000	79.00	79.00	6241.00	163845.00
80	80.0000	80.00	80.00	6400.00	169319.00
81	81.0000	81.00	81.00	6561.00	174843.00
82	82.0000	82.00	82.00	6724.00	180417.00
83	83.0000	83.00	83.00	6889.00	186041.00
84	84.0000	84.00	84.00	7056.00	191715.00
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89	89.0000	89.00	89.00	7921.00	220835.00
90	90.0000	90.00	90.00	8100.00	226809.00
91	91.0000	91.00	91.00	8281.00	232833.00
92	92.0000	92.00	92.00	8464.00	238907.00
93	93.0000	93.00	93.00	8649.00	245031.00
94	94.0000	94.00	94.00	8836.00	251205.00
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96	96.0000	96.00	96.00	9216.00	263703.00
97	97.0000	97.00	97.00	9409.00	270027.00
98	98.0000	98.00	98.00	9604.00	276401.00
99	99.0000	99.00	99.00	9801.00	282825.00
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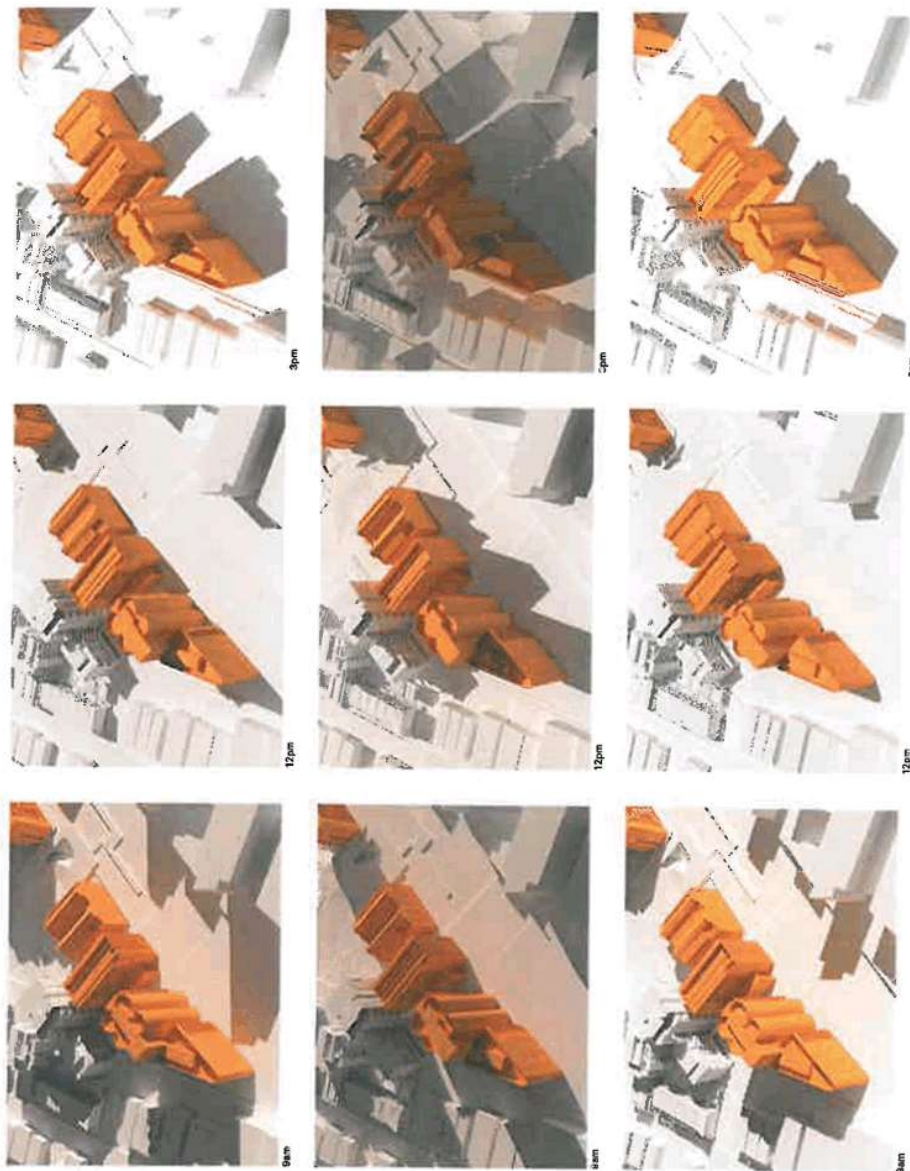
GENERAL NOTES	
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25	25.0000	25.00	25.00	625.00	5524.00
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27	27.0000	27.00	27.00	729.00	6929.00
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50	50.0000	50.00	50.00	2500.00	42923.00
51	51.0000	51.00	51.00	2601.00	45524.00
52	52.0000	52.00	52.00	2704.00	48228.00
53	53.0000	53.00	53.00	2809.00	51037.00
54	54.0000	54.00	54.00	2916.00	53953.00
55	55.0000	55.00	55.00	3025.00	56978.00
56	56.0000	56.00	56.00	3136.00	60114.00
57	57.0000	57.00	57.00	3249.00	63363.00
58	58.0000	58.00	58.00	3364.00	66727.00
59	59.0000	59.00	59.00	3481.00	70208.00
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67	67.0000	67.00	67.00	4489.00	102508.00
68	68.0000	68.00	68.00	4624.00	107132.00
69	69.0000	69.00	69.00	4761.00	111893.00
70	70.0000	70.00	70.00	4900.00	116793.00
71	71.0000	71.00	71.00	5041.00</	

EQUINOX
21 MARCH/23 SEPTEMBER 2015

WINTER
21 JUNE 2015

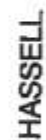
SUMMER
21 DECEMBER 2015



Date: _____ (MM/YY) Scale: **NTS** Client: **CHRYSLER FINANCIAL GROUP** Project Name: **CHRYSLER FINANCIAL GROUP** Drawing: **CHRYSLER FINANCIAL GROUP**

HASSELL

[illegible][illegible]





HASSELL

10000 UNIVERSITY AVENUE, SUITE 1000, UNIVERSITY MICROFILMS INTERNATIONAL, ANN ARBOR, MI 48106-1500

Revised: 08/11/2023
Date: 08/11/2023
Scale: NTS
Client: EC FUNDIS MANAGEMENT 2023
Project Name: SUMMER HILL FLOOR WILL VISUALIZATION 01
Drawing: STAGE 3 DA2

FOR MORE INFORMATION, PLEASE CONTACT THE ARCHITECT AT THE FOLLOWING ADDRESS:



Client: EG FUNDS MANAGEMENT
Project Name: \$258
Drawing: STS-DAQ 203
SUMMER HILL FLOUR MILL REHABILITATION 02
STAGE 3 DAY 2

Scale
NTS

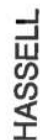
Date: 22-11-2018

Revision : 15-08-2020

HASELL

POSTED ON: 06/04/2016 14:00:00. FROM: 06/04/2016 14:00:00. TO: 06/04/2016 14:00:00. BY: 06/04/2016 14:00:00.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.







DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS

ADDRESS:	2-32 Smith Street SUMMER HILL	File No: 10.2015.203.1
ADVISOR	Robert Moore	
DATE	25 January 2016	
STATUS	Heritage Item	
DESCRIPTION	Stage 3 of Development to division of Mungo Scott building into retail and commercial tenancies	
PREVIOUS COMMENTS	NA	
<input type="checkbox"/>	HIS/CMP recommended for archiving in library	
<small>Note: These comments relate to heritage issues only. They do not include a planning review. Planning comments will, however, be provided separately in relation to Pre-lodgement Applications or Provisional Development Applications.</small>		

The application has been reviewed in respect of heritage issues and has been assessed as follows:

<input checked="" type="checkbox"/>	Acceptable as lodged
<input type="checkbox"/>	Acceptable with the following Conditions of Consent Applied:
<input type="checkbox"/>	Acceptable with the following amendments to the application:
<input type="checkbox"/>	Application to be returned to Heritage Advisor for review after amendments
<input type="checkbox"/>	Planner may assess amendments
<input type="checkbox"/>	Additional information is required as follows:
<input type="checkbox"/>	Not acceptable
Discussion:	
<p>The success of these works will depend upon their successful and well detailed execution. Details at this level are not available. It is noted that as part of the works some original openings within the exterior brickwork are shown as "bricked up" for flood reasons etc. The bricking up of these openings might employ the technique of recessing the infill brick work so as not to disturb the original opening and its lintels or sills.</p>	

Robert Moore

CONDITIONS

DA 2015.203.1
2-32 SMITH STREET SUMMER HILL 2130

Description of Work as it is to appear on the determination:

Alterations and additions to the *Mungo Scott* building and the attached former administration building for the use of the buildings into four (4) ground floor level retail tenancies and five (5) levels (including the existing mezzanine) of commercial tenancies above; and include a waste store, amenities (for staff and for the public) and a cold store.

A. GENERAL CONDITIONS

1. Approved plans stamped by Council

The development must be carried out only in accordance with the plans and specifications set out in the table below and stamped as approved by Council, and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

Drawing Number	Revision	Date	Title	Prepared By
ST3-DA2_001	B	07.12.2015	Cover Sheet	Hassell
ST3-DA2_011	A	06.10.2015	Site Plan	Hassell
ST3-DA2_012	A	06.10.2015	Indicative Subdivision Plan	Hassell
ST3-DA2_040	A	06.10.2015	Construction Management Plan	Hassell
ST3-DA2_050	A	06.10.2015	Demolition Plan	Hassell
ST3-DA2_100	A	06.10.2015	Ground Floor Plan	Hassell
ST3-DA2_101	A	06.10.2015	Level 1 - 2 Floor Plan	Hassell
ST3-DA2_103	A	06.10.2015	Level 3 - 4 Floor Plan	Hassell
ST3-DA2_104	A	06.10.2015	Mezzanine and Roof Plan	Hassell
ST3-DA2_300	-	undated	Elevation Sheet 01	Hassell
ST3-DA2_301	A	06.10.2015	Elevation Sheet 02	Hassell
ST3-DA2_500	A	06.10.2015	Section Sheet 01	Hassell
ST3-DA2_600	A	06.10.2015	Material Board	Hassell
ST3-DA2_700	A	06.10.2015	Key Plan	Hassell
ST3-DA2_701	A	06.10.2015	Area Schedule	Hassell
ST3-DA2_804	B	13.01.2016	Services Management Plan	Hassell

In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.

Where there is an inconsistency between approved elevations and floor plan, the elevation shall prevail.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

The existing elements (walls, floors etc...) shown to be retained on the approved plans shall not be removed, altered or rebuilt without prior consent of the consent authority.

Note: Carrying out of works contrary to the above plans and/ or conditions may invalidate this consent; result in orders, on the spot fines or legal proceedings.

If the estimated cost of works for the construction certificate application exceeds the estimate supplied with the development application, an additional fee and any contributions and bonds based on the revised estimate must be paid to Council prior to the release of the Construction Certificate.

2. Lodgement of separate development applications

A separate development application is to be submitted to Council for the fit-out and use of the proposed retail and commercial tenancies.

3 Flood Risk Management Report

A Flood Risk Management Report, prepared by a qualified practicing Civil Engineer must be provided and approved to the satisfaction of Council prior to issue of a Construction Certificate. The report must be prepared to make provision for the following: -

- a) Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total stage 3 (DA 2) development. The flood impacts on the site shall be assessed for the 100 year ARI and Probable Maximum Flood (PMF) storm events. The precautions shall include but not be limited to the following:
 - i) Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris.
 - ii) Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections.
 - iii) Flood warning signs/depth indicators for areas that may be inundated
 - iv) A Flood Evacuation Strategy.
 - v) On site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level.
- b) Specify the architectural and structural plans upon which the above recommendations have been incorporated
- c) Plans which clearly demonstrate places of refuge above PMF levels are available in all buildings proposed as part of Stage 3 (DA 2) works. Also propose signage (including depth markers) and clear posted directions in each proposed building highlighting safe paths of egress in the event of flooding. The key is that people are directed away from Smith Street and toward Edward Street.
- d) A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control will be submitted to Council, for approval.

4 Approval from Sydney Trains

- a) Prior to the issuing of a Construction Certificate the Applicant is to liaise and obtain all necessary approvals and requirements of Sydney Trains.
- b) Prior to the issue of a Construction Certificate the applicant is to contact Sydney Trains Rail Corridor Management Group to determine the need for the lodgement of a Bank Guarantee for the duration of the works.

- c) Prior to issue of any Occupation Certificate the applicant shall submit a certificate of compliance with Sydney Train requirements or conditions for the approval of Sydney Trains.
- d) If required by Sydney Trains, prior to the commencement of works or/and prior to the issue of any Occupation Certificate a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the applicant. These dilapidation surveys will establish the extent of any existing damage and enable any determination during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by Sydney Trains.

B DESIGN CHANGES

1. Amendments required to approved plans

Amended plans are to be submitted incorporating the following amendments:

- The original openings within the exterior brickwork of the building that are to be closed are to employ the technique of recessing the infill brick work so as not to disturb the original openings and their lintels or sills.

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate.

C CONDITIONS THAT MUST BE SATISFIED PRIOR TO ISSUING/RELEASING A CONSTRUCTION CERTIFICATE

1. Conservation Management Plan

Details prepared by a suitably qualified and experienced heritage consultant, demonstrating compliance with the policies contained in the approved Conservation Management Plan are to be provided prior to the issue of a Construction Certificate.

2. Amended Plans to address Flood Risk Report

Architectural plans, amended to address all relevant recommendations of the flood risk assessment report prepared under the Deferred Commencement Condition for this Consent must be provided prior to the issue of a Construction Certificate.

The design must be prepared/ amended to make provision for the following:

- a) Specification of materials
- b) Waterproofing works, where applicable.

3. Engineering Design to address Flood Risk Report

An engineering design that addresses all relevant recommendations of the flood risk assessment report prepared under the Deferred Commencement Condition for this Consent, prepared by a qualified practicing Structural Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared/ amended to make provision for the following:

- a) Structural integrity of all structures from immersion and/or impact of velocity and debris.

- b) Waterproofing works, where applicable.

4. Footpath/laneway- photographs to be submitted

Prior to the release of the Construction Certificate, the applicant shall lodge with Council photographs of the roadway, footpath at the site property boundary both in Edward Street and Smith Street indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage, which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard. Failure to do this will result in the applicant being held accountable for the cost of all repair works in the area near / at the site.

5. Waste Management Plan

Prior to the issue of a Construction Certificate, the applicant shall prepare and submit a Waste Management Plan in accordance with the provisions of Ashfield Development Control Plan - Planning For Less Waste and the Waste Planning Guide for Development Applications (Planning for Less Waste, prepared by the Regional Waste Boards), including:

- (a) Estimations of quantities and type of materials to be reused, recycled or left over for removal from site;
- (b) Identification on a plan of on site material storage areas during construction, waste storage, recycling and composting areas;
- (c) Details of construction materials and methods to be used to minimise the production of waste in the completion of the new building work.
- (d) How waste is to be treated on the site.
- (e) How any residual non-reusable and non-recyclable waste is to be disposed of and including details of the approved waste disposal outlets where disposal will take place.

6. Construction and Site Management Plan

Prior to the issue of a Construction Certificate the applicant shall submit to Council or the accredited certifier a construction and site management plan that clearly sets out the following:

- (a) what actions and works are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like,
- (b) the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site,
- (c) the proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period,
- (d) how it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways,

- (e) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a chartered Civil Engineer or an accredited certifier.

Where it is proposed to:

- pump concrete from within a public road reserve or laneway, or
- stand a mobile crane within the public road reserve or laneway, or
- use part of Council's road/footpath area,
- pump stormwater from the site to Council's stormwater drains, or
- store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway,

An Activity Application for a construction zone, a pumping permit, an approval to stand a mobile crane or an application to pump water into a public road, together with the necessary fee shall be submitted to Council and approval obtained before a Construction Certificate is issued.

Note: A separate application to Council must be made for the enclosure of a public place (hoarding).

7. Building below the Standard Flood Level

Building 2A – reuse Mungo Scott building - which has building works approved below the standard flood level whether it be either habitable or non-habitable area, shall be built using flood compatible materials as stated in Ashfield Interim Development Policy 2013, Part E the "*Interim Flood Development Policy*".

8. Electrical Installations

All electrical installations are to comply with the relevant Australian Standards. In this regard, prior to the issue of a Construction Certificate, the applicant is to submit to Council documentary evidence indicating that the proposed electrical installations comply with Council's Draft Interim Development Assessment Policy 2014 Part E8 Interim Flood Development Control Policy and that all electrical installations will be located above 9.2 m Australian Height Datum.

9. Soil and Water Management Plan

Prior to the issue of a Construction Certificate, the applicant shall submit to and obtain approval from Council or the accredited certifier of a Soil and Water Management Plan and Statement which clearly identifies site features, constraints and soil types together with the nature of proposed land disturbing activities and also specifies the type and location of erosion and sediment control measures and also rehabilitation techniques necessary to deal with such activities.

The Plan shall be compatible with any Construction and Site Management Plan and shall ensure the following objectives are achieved, namely:

- (a) to minimise the area of soils exposed at any one time
- (b) to conserve top soil
- (c) to identify and protect proposed stockpile locations
- (d) to preserve existing vegetation and identify revegetation techniques and materials

- (e) to prevent soil, sand, gravel, and any other sediment or spoil from leaving the site in an uncontrolled manner
- (f) to control surface water flows through the development construction site in a manner that:-
 - o diverts clean run-off around disturbed areas
 - o minimises slope gradient and flow distance within disturbed areas
 - o ensures surface run-off occurs at non-erodable velocities
- (g) to ensure regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works.

The plan is to be prepared in accordance with "Managing Urban Stormwater: Soils and Construction Manual" prepared by NSW Department of Housing (1998).

10. Erosion & sedimentation control-management plan

Prior to issue of a construction certificate the applicant shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "Pollution Control Manual for Urban Stormwater", as recommended by the Environmental Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharge off the site to comply with the Protection of the Environment Operations Act 1997 or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environment Protection Authority.

Applicants are further advised to refer to the following publications for additional information:

- (a) "Sedimentation and Erosion Control" - Department of Conservation and Land Management.
- (b) "Soil and Water Management for Urban Development" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

Further information may be obtained from:

Environment Protection Officer
Environment Protection Authority
Inner Sydney Region
Locked Bag 1502
BANKSTOWN NSW 2200

11. Fees and/or bonds to be paid prior to release of construction certificate

The following fees and/or bonds must be paid to Council prior to release of a construction certificate for the works approved by this development consent

12. Direct discharge into Dobroyd Canal or Hawthorne Canal needs approval of Sydney Water

Hawthorne Canal are assets owned by Sydney Water. Where it is proposed to discharge stormwater directly into a drainage system under the control of Sydney Water, Council will not approve the application unless the applicant submits written approval from Sydney Water to Council that it has no objection to the proposed method of discharge.

This approval shall also include approval from Sydney Water in relation to the proximity of the proposed building to the drainage line.

13. Damage deposit/footpath, road, and kerb and gutter

A Damage Deposit of **\$7,400** is to be submitted prior to the release of the Construction Certificate covering repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering both outside the subject site and the surrounding area. This is to be paid to Council and may be refunded subject to satisfactory completion of construction or demolition.

This Damage Deposit covers unforeseen damage to the above property by construction vehicles, skip bins, construction methods etc. Note: Should repair works or maintenance be required on Council land, a Road Opening Permit must be obtained before those works take place.

Bank Guarantees are accepted in lieu of any Council security deposit/bond subject to the following:

It must be an **original with no end date** and issued in favour of Council, details of the proponent's address shall be included.

- A charge equal to the value multiplied by the current "overdue rates interest charge" be levied, per month or part thereof, with a minimum charge of three months is to be paid upon lodgement.
- Any remaining charge is to be calculated at the prevailing "overdue rates interest rate" for each month or part thereof beyond the original three months that the Bank Guarantee was held, and paid prior to its release.
- Any costs incurred in the acceptance, administration or release of such Bank Guarantees be on-charged to the entity claiming the release of such Bank Guarantee, and that these amounts be paid prior to its release.
- At the time of lodgement, Council will seek verification of the Bank Guarantee. Please provide contact details for the branch (phone number and officer) to assist with verification of the bona fides of the Bank Guarantee.

Until all items above are completed, no documents or usage sought from Council by the party lodging the Bank Guarantee can be issued. Please allow a minimum of 2 business days for this process.

The return of the Damage Deposit shall not be refunded until all conditions of Consent have been completed and the Occupation Certificate has been released.

14. Long service levy

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and

Construction Industry Long Service Payments Acts 1986 – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

15. Services and infrastructure adjustment/relocation

The applicant shall meet the full cost for Telstra, Sydney Water, Energy Australia, AGL Electricity/AGL Retail Energy or alternative service/energy providers to adjust/relocate their services/infrastructure as required. The applicant shall make the necessary arrangements with the relevant service authority or relevant retail energy company.

(For information on the location of services contact the “Dial before you Dig” service on 1100.)

Documentary evidence from the public utility authorities confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate under Section 68 of the Local Government Act, 1993, for construction of the development.

16. Lighting to Pedestrian Routes

Lighting which meets the relevant Australian Standard of 40 lux., spaced at appropriate intervals to provide the required surveillance shall be provided along all pedestrian access routes for safety and security purposes during the evenings.

Details to be shown on the construction certificate.

17. Access and services for people with a disability

Detailed plans drawn to the scale of 1:50 shall be submitted detailing compliance with the requirements of AS4299 and AS 1428 and the provisions of Part C1 – Access, Adaptability and Mobility, Ashfield Development Control Plan 2007 prior to the issue of a Construction Certificate, and details of complying levels, ramp slopes, door widths, circulation spaces.

18. Plantation or recycled timbers

To minimise the damage to the environment, no rainforest timbers or timbers cut from old growth forests are to be used in the construction of buildings.

The Construction Certificate is to specify the timbers to be used. These are to be limited to plantation timbers grown on Australian farms, or State Forest Plantations, or recycled timbers.

19. Water Conservation

Water saving devices must be fitted to all showers and dual flush cisterns installed within all WC/ sanitary facilities provided throughout the development to reduce ongoing water consumption. Documentation to be shown on the plans to be provided with the Construction Certificate

20. Energy efficiency

The development must be designed and constructed to maximise energy efficiency, including wall and ceiling insulation and energy efficient appliances/hot water/cooling systems. Contact the Sustainable Energy Development Authority, telephone 9291 5260 for general design and construction information relating to energy efficiency. Documentation detailing the energy efficiency features of the development is to be shown on the plans to be provided with the Construction Certificate

21. Noise from road and rail

To minimise the impact of noise from the adjoining major road or rail corridor on the occupants of the building it shall be acoustically designed and constructed to in accordance with recommendations in the Noise Impact Assessment prepared by Acoustic Logic (Revision 3) dated 06.10.2015 and to meet the requirements of AS 2107 - 1989.

Evidence from a qualified acoustic consultant that these design requirements have been met shall accompany the application for the Construction Certificate.

22. Services adjustment or relocation

The applicant shall meet the full cost for Telstra, Sydney Electricity, Sydney Water or Natural Gas Company to adjust/relocate their services as required. The applicant shall make the necessary arrangements with the service authority. (For information on the location of these services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the public utility authorities confirming that all of their requirements have been satisfied shall be submitted to council with the Construction Certificate under Section 68 of the Local Government Act, 1993, for construction of the development

23. Sydney Water - Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone Sydney Water 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of an occupation or subdivision certificate.

24. Section 94 Development Contribution

In accordance with Section 80A(1) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council Prior to issue of a Construction Certificate to

cater for the increased demand for community infrastructure resulting from the development:

Community Infrastructure Type	Contribution
Local Roads	-\$92,817.90 (credit)
Local Public Transport Facilities	\$24,770.71
Local Car Parking Facilities	Nil
Local Open Space and Recreation Facilities	\$882,064.18
Local Community Facilities	Nil
Plan Preparation and Administration	\$43,785.12
TOTAL	\$857,802.11

If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\$C_C = \frac{\$C_P \times CPI_C}{CPI_P}$$

Where:

$\$C_C$ is the amount of the contribution for the current financial quarter

$\$C_P$ is the amount of the original contribution as set out in this development consent

CPI_C is the Consumer Price Index (Sydney – All Groups) for the current financial quarter as published by the ABS.

CPI_P is the Consumer Price Index for the financial quarter at the time of the original consent.

Prior to payment of the above contributions, the applicant is advised to contact Council's Planning Division on 9716 1800. Payment may be made by cash, money order or bank cheque.

Council's Development Contributions Plan may be viewed at www.ashfield.nsw.gov.au or a copy may be inspected at Council's Administration Centre.

D CONDITIONS THAT MUST BE COMPLIED WITH BEFORE WORK COMMENCES

1. Demolition work plan

Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

2. Notice of Commencement – Notification of Works

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

3. Requirement for a Construction Certificate

In accordance with the provisions of Section 81A of the Environmental Planning and Assessment Act 1979 the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the Building Code of Australia.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the Environmental Planning & Assessment Act 1979. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

4. Inspections required by Principal Certifying Authority

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

5. Sydney Water approval

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site: www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

6. Public liability insurance – Works on Council/public lands

The applicant or any contractors carrying out works on public or Council controlled lands shall have public liability insurance cover to the value of \$10 million and shall provide proof of such cover prior to carrying out the works.

7. Erosion, dust, topsoil and sediment control

Temporary measures shall be provided during construction e.g. bunding, shade cloth to prevent dust leaving the site, sandbags around Council/private stormwater pits etc. in order to prevent sediment, dust, topsoil and polluted waters discharging from the site. Plans showing such measures shall be submitted to Council and approved prior to the release of the Construction Certificate.

8. Structural engineer's certificate - superimposed loads

A practicing structural engineer's certificate to be submitted to the Principal Certifying Authority with the Construction Certificate application certifying that the existing building(s) is structurally capable of supporting the superimposed loads of the addition prior to commencement of any building work.

9. Structural Engineering Details

Structural engineer's details prepared and certified by a practising structural engineer for all reinforced concrete and structural members is to be submitted to the Principal Certifying Authority for approval.

10. Asbestos sheeting removal - EPA/Workcover Authority

Asbestos removal is to be carried prior to principal works commencing in accordance with Environmental Protection Authority and Workcover Authority requirements. Proper procedures shall be employed in the handling and removal of asbestos and products containing asbestos so as to minimise the risk to personnel and the escape of asbestos particles in the atmosphere. Work is only to be carried out with the prior consent of the Work Cover Authority.

Note: There are substantial penalties for non-compliance with the above requirements.

11. Asbestos and/or lead removal certification

The existing structures/land on the site potentially contain asbestos and/or lead. Following removal of any asbestos/lead located on site a clearance must be provided to the Principal Certifying Authority certifying that no such asbestos/lead remains on site from a suitably qualified person.

A copy of the clearance Certificate must be forwarded to Council before any other demolition work is commenced.

E CONDITIONS THAT MUST BE COMPLIED WITH DURING CONSTRUCTION OR DEMOLITION

1. Road opening permit- Council controlled lands

A "road use-opening permit" shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Works and Infrastructure Department for details.

2. Traffic control on public roads

Where works are undertaken on public roads, adequate traffic control in accordance with AS 1742.3 1996 "Traffic Control Devices for work on Roads", particularly regarding traffic movement controllers, advance warning signs and directions to motorists, shall be provided. Where such measures are not satisfactorily provided to this Australian Standard, Council may provide such and recover the costs from any bonds held.

3. Spoil and building materials on road and footpath

Spoil and building materials shall not be placed or stored within any public roadway or footpath.

4. Footpath, kerb and gutter protection

The applicant is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense

5. Stormwater runoff-collection/discharge

Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to the nearest appropriate stormwater drainage line connecting to Hawthorne Canal at a maximum Permissible Site Discharge (PSD) where the Pre-development equals the Post-development discharge of a 1:100 ARI event.

6. Signs to be erected on building and demolition sites

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.
- (2) Any-sign shall be maintained and not removed until work has been finished.

7. Demolition/excavation/construction - hours of work

Demolition, excavation and construction work, including loading and unloading of materials and machinery, shall be restricted to between the hours of 7.00 am to 6.00 pm, Monday to Friday and from 7:00 am to 1.00 pm on Saturday. Work is prohibited on Sundays, and on public holidays.

8. Demolition requirements/standards

Demolition is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the Workcover Authority.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the Control of Inorganic Lead At Work (NOHSC: 1012, 1994) and AS 2641, 1998).
- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.

- (o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

9. Waterproofing materials/installation – BCA/Australian Standards

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approved outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

10. Safety Glazing - BCA

Safety glazing complying with B1 of the Building Code of Australia (BCA) is to be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with AS 1288:2006 'Glass in Buildings – Selection and Installation'.

Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with AS 1288 and Part 3.6.4 of the BCA.

11. Plans to be available on site

The Council stamped approved plans, Development Consent and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

12. Pedestrian way to remain accessible

All public pedestrian pathways must be freely accessible at all times. The minimum width of unobstructed footpath shall be 1.5 metres.

13. Lead Removal - Renovation and Refurbishment

Any paint containing lead on residential and commercial buildings is to be managed in accordance with the Australian Standard AS 4361.2, Guideline to Lead Paint Management Part 2: Residential and Commercial Buildings without causing any contamination to the environment.

Removal of lead paint and protective coatings, using methods such as abrasive blasting, from larger buildings and industrial infrastructure where higher lead protective coatings continued to be used is to be done in accordance with AS 4361.1 Guide for Lead Paint Management in Industrial Applications 1995.

The following measures must be undertaken when removing lead:

- (a) For outside works lay plastic sheeting under and around the work area to contain debris; close windows and doors. For indoor works, seal the work area off from the rest of the building and outside by covering floors, doors and windows with plastic and tape; remove soft furnishings, curtains, carpets and other household items or cover them with plastic.
- (b) Removal methods that distribute paint dust or flakes into the surrounding environment must not be used unless adequate protection and containment measures are taken such as wet-sanding and wet-scraping. All paint debris including dust and flakes must be collected and safely disposed of in a sealed container. No paint dust or flakes should be allowed to pollute the interior or exterior environment.
- (c) A high- efficiency particulate air (HEPA) vacuum cleaner is to be used to collect particles.
- (d) All workers shall wear an approved (AS1716) respirator fitted with P1 (dust) or P2 (dust & fumes) filters, and coveralls to prevent exposure to lead dust and fumes. Protective clothing (long sleeves and pants) that does not catch dust or flakes in pockets or cuffs (or disposable overalls and plastic boots) are to be worn.
- (e) The manufacturer's instructions are to be strictly adhered to if solvent or caustic chemical strippers are being used.
- (f) Following removal, the entire area is to be wet washed with a detergent, such as liquid soap and rinse with clean water. Where children will reoccupy the premises, consideration should be given to having a clearance test to ensure lead paint and dust has been thoroughly removed.
- g) All lead-contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.

14. Dust control

Adequate measures are to be implemented, including, for example, water spraying/mesh barriers, to prevent dust from causing any nuisance.

15. Site vehicles - mud/debris

You are to ensure that ALL vehicles leaving the site are free of mud and debris. Loads are to be fully covered and vehicles/wheels washed down to ensure that no nuisance occurs.

16. Matching materials - repairs to fabric

Matching materials are to be used in repairing the fabric of external surfaces.

**F CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE
INSTALLATION OF SERVICES**

nil

**G CONDITIONS THAT MUST BE COMPLIED WITH BEFORE THE BUILDING
IS OCCUPIED**

1. Approval to use/occupy building

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

2. Flood Emergency Response Planning

Suitable paths of egress will need to be highlighted as people on the site at the time of flooding may respond to the flooding risk by attempting to leave the site. Both Hawthorne Canal mainstream flooding and the Smith Street overland flow flooding contribute to evacuation difficulties.

The applicant shall clearly demonstrate that places of refuge above PMF levels are available in all buildings proposed as part of Stage 3 works. Also propose signage (including depth markers) and clear posted directions in each proposed building highlighting safe paths of egress in the event of flooding. Key is that people are directed away from Smith Street and toward Edward Street.

The above details shall be tabulated and will be included in the Positive Covenant for the site. This work shall be carried out prior to the release of the Occupation Certificate.

3. Stormwater drainage – compliance with approved plans

Prior to the issue of a Occupation Certificate, written verification from a suitably qualified professional civil engineer shall certify that the new building works have been designed and built in accordance with Ashfield Interim Development Policy 2013, Part E the "Interim Flood Development Policy", which would include building materials and electrical works.

4. Engineering conditions to be satisfied prior to issue of occupation certificate

When the on-site building works are completed there are two (2) conditions that must be satisfied before Council's Engineering Department will recommend that an Occupation Certificate be issued:

They are:

- (a) Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a registered surveyor is to be submitted to Council's Engineering Department at the completion of the works showing the location of the detention basin with finished surface levels, contours at 0.2 metre intervals and volume of storage available. Also the outlet pipe from the detention basin to its connection to Council's drainage system, is to be shown together with the following information:

- location
- pipe diameter
- gradient
- pipe material ie. PVC or EW etc
- orifice size (if used)
- trash screen at orifice

(b) **Engineer's Certificate**

A qualified practising Civil Engineer shall certify on the completion of drainage works in respect of:

- * the soundness of the storage structure;
- * capacity of the detention storage;
- * the emergency overflow system being in place;
- * works being constructed in accordance with the Council approved plans; and
- * the freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Management Code.

Such restrictions shall not be released, varied or modified without the consent of the Council.

5. Trade waste/disposal

Arrangements for the proper storage and disposal of any trade waste to be made prior to the occupation of the premises.

6. Final Site Inspection

Prior the issue of the Occupation Certificate, a final site inspection relating to the public area shall be arranged by the applicant, and shall be undertaken by the applicant's supervising engineer and Council's authorised officer. The purpose of the inspection is to ensure that notwithstanding the submission of any certifications required by an approval that all impacts within the public area from the development have been satisfactorily addressed. A fee is payable for this inspection.

H CONDITIONS THAT ARE ONGOING REQUIREMENTS OF DEVELOPMENT CONSENTS

1. Noise nuisance/prevention

Effective measures to be taken at all times to prevent any nuisance being caused by noise, vibrations, smells, fumes, dust, smoke, waste water products and the like.

2. Air conditioners - noise control - Protection of the Environment Operations Act 1997

The air conditioners as approved by this consent shall be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment Operations Act 1997 that will adversely affect the amenity of the premises in close proximity to the property.

3. Air conditioning unit operation-noise

The air conditioning unit(s) must be maintained and function, so as to be inaudible in your neighbour's home during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays

4. Garbage bin storage/placement for collection

All garbage/recycling bins are to be kept in the garbage bin storage area in the main block. Bins are only to be placed in the designated pick up area on the day of garbage collection and are to be returned to the storage area immediately after collection. This requirement is to be incorporated into the Strata Title of the property.

I. PRESCRIBED CONDITIONS

For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work, subdivision work or demolition work as appropriate to each particular development:

1. BASIX Commitments

Under clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

In this condition:

- a) Relevant BASIX Certificate means:
 - (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

3. Home Building Act

- 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given Ashfield Council written notice of the following:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - i) the name and licence number of the principal contractor, and
 - ii) the name of the insurer by which the work is insured under Part 6 of that Act, or
 - b) in the case of work to be done by an owner-builder:
 - i) the name of the owner-builder, and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 2) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

4. Site Sign

- 1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.

5. Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of section 80A (11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on

adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

ADVISORY NOTES

- A. This Determination Notice operates or becomes effective from the endorsed date of consent.
- B. Section 82A of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development, integrated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 82A.
- C. If you are unsatisfied with this determination, Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.
- D. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.
- E. Works or activities other than those approved by this Development Consent will require the submission of a new development application or an application to modify the consent under Section 96 of the *Environmental Planning and Assessment Act 1979*.
- F. This decision does not ensure compliance with the *Disability Discrimination Act 1992*. Applicants should investigate their potential for liability under that Act.
- G. This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):
 - a) Application for any activity under that Act, including any erection of a hoarding.
 - b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.

- c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
 - d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
 - e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
 - f) Development Application for demolition if demolition is not approved by this consent.
 - g) Development Application for subdivision if consent for subdivision is not granted by this consent.
 - h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.
- H. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.

Subject	DRAFT DEVELOPMENT CONTROL PLAN 2016
File Ref	SC 1093
Prepared by	Con Colot - Senior Strategic Planner & Projects
Reasons	Progress Draft Comprehensive Ashfield DCP
Objective	Place Draft Ashfield Comprehensive Development Control Plan 2016 on public exhibition.

1.0 Introduction

Council's Planning and Environment Committee considered a report on a working draft version of the Ashfield Comprehensive DCP 2016 on 19 April 2016 and resolved as follows:

- 1/4 The Committee note and receive the presentation from Council's consultants on the Draft Development Control Plan April 2016.*
- 2/4 The Committee note the contents of the Draft Development Control Plan April 2016 and submit any queries or comments to Council officers by 26 April 2016.*
- 3/4 A further report be prepared for Council's consideration which details the submissions from Councillors and officer's response and an engagement strategy for the public exhibition of the Draft Development Control Plan April 2016.*
- 4/4 The Committee thanks Chris Bain and Paul Davies for their presentation.*

This report repeats the contents of the previous report to the Committee (which gave an overview of the DCP contents), responds to queries raised at the Committee meeting, outlines the Draft Ashfield Comprehensive DCP to be publicly exhibited, and provides an Engagement Strategy.

2.0 Need for a new Comprehensive Ashfield DCP

At present Council has Interim Development Assessment Policy (IDAP) 2013 in place, whose purpose is to act as an interim guide for how to translate and reference the Ashfield Development Control Plan 2007 (DCP 2007) relative to the Ashfield LEP 2013. This is because technically the DCP 2007 is still in place pursuant to Section 79C of the EPA Act as it has never been rescinded by Council (as reported to Council in December 2013). It is therefore necessary to correct this situation and create a new Ashfield Comprehensive DCP 2016 which reflects the Ashfield LEP 2013.

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A Draft Ashfield Comprehensive DCP 2016 is contained in **Attachment 1**. The document mostly reproduces the existing IDAP 2013 controls, which Councillors would be familiar with, but also adds some new sections (described below in **Table 1**), and proposes a revised and updated part for Heritage Conservation in order to cover all 49 Conservation Areas (not counting Haberfield). In addition, the document also accounts for the significant changes that have occurred since the current IDAP was in place in 2014, including the WestConnex Project and development approvals on the Summer Hill Flour Mills site. It also places the Tree Preservation Policy within the DCP. **Table 1** below gives an outline description of each of the DCP parts.

It is also necessary to have a new Ashfield Comprehensive DCP in place for other key reasons. Council's position will be able to better defended in the Land and Environment Court since a DCP is a direct head of consideration under Section 79C of the EPA Act. Within the context of potential Council amalgamations, and the recent creation of the Greater Sydney Planning Commission it is very important to document via a DCP the spatial detail about what is important about Ashfield and needs to be protected.

3.0 Council's consultants

Council's consultants who assisted in putting together the Draft Comprehensive DCP are JBA Urban Planning. This firm worked with Council over many years to produce the Ashfield LEP 2013, the Parramatta Road Part of the IDAP 2013, and so are well acquainted with the makeup of Ashfield. Their brief was to work with Council officers, create the necessary technical sections and DCP structure, use the existing IDAP 2013 controls, and add necessary new parts as explained in the **Table 1** below.

Due to the large number of new heritage conservation areas introduced in LEP 2013 it was also necessary to use the services of a specialist heritage firm to update the current general heritage provisions. Council's consultant for the heritage part – Part E1- of the Draft DCP is Paul Davies Architects and Heritage Consultants. This firm has significant heritage experience, including having expert personnel who have worked in local government for many years as heritage advisers, and who have previously assisted with Council's draft Ashfield LEP 2012 post exhibition in relation to heritage considerations. They therefore have a good understanding of the heritage conservation makeup of Ashfield. Their brief was to update existing controls, add controls for the numerous additional conservation areas introduced in the Ashfield LEP 2013, provide specific 'Character Area Statements' for all the conservation areas and update the rankings for all dwellings as explained in **Table 1** below. Whilst not part of this DCP exercise, their brief was to also photograph all buildings in all conservation areas, so that a 2016 reference record is maintained by Council, one which will be able to be electronically accessed by the public (a version of which currently exists on Council's website).

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3.0 Overview of Working Draft Ashfield Comprehensive DCP 2016

Table 1 below presents each of the parts of the Draft DCP with an outline description of the rationale and purpose of the DCP.

The current version of the Draft DCP in **Attachment 1** has been updated since 19 April 2016 to address the issues raised at the previous Planning and Environment Committee meeting (see part 4.0 below), add a contents page, and has made some general clerical amendments.

Attachment 1 refers to the Draft DCP, and due to the size of the document (approximately 1,000 pages) a copy divided into each chapter (for ease of access) is located on Council's website under "Planning and Development/Planning Controls".

http://www.ashfield.nsw.gov.au/page/planning_controls.html.

An electronic copy of the Draft DCP has been provided to Councillors on a compact disk.

The Structure of the Draft DCP is based on the following:

- contains the mandatory technical sections, such as the 'Preliminary' part.
- contains generic sections that cover situations where development does not have specific control in other parts of the Draft DCP.
- adds new parts for specific consideration such as Waste Management and the Tree Preservation Order.
- retains precinct placed based controls – as currently found in the IDAP 2013, which include places such the Ashfield Town Centre and Summer Hill Village, and places affected by heritage conservation. This is in order to maintain certainty and clarity as to what is important about Ashfield and needs to be protected.

The Draft DCP layout has been improved by providing, in most cases, guidelines presented into two column parts, being performance criteria in the first column, and design solutions in the second column. This will make the document easier to read and locate specific controls, improve the efficiency of the process from pre-development application stages and meetings with applicants, through to exhibition of development applications, assessments and reporting to Council.

It should be noted pursuant to the EPA Act (Clause 74C), that a DCP cannot be in conflict with planning instruments, such as State Environmental Planning Policies and the Ashfield LEP 2013, and so a DCP cannot produce more onerous controls. A DCP may produce guidelines that complement and elaborate on planning instruments - such as describing a place's unique character that must be maintained or particular matters to focus on or

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particular parts of sites. A DCP may also provide detailed guidelines that are not covered by planning instruments, for example controls for heritage conservation areas.

Table 1 - Outline of Draft DCP**Section 1 - Preliminary**

Name of chapter		Officer Comments
	Chapter A	
1	Purpose of this Development Control Plan	These are the standard technical sections required in a Development Control Plan
2	Name and commencement	
3	Legal information	
4	Aims of the DCP	
5	Land to which this policy applies	
6	Purpose	
7	Relationship of the DCP to other plans and policies	
8	Savings provision	
9	Interpretation	
10	DCP Contents – ‘Plain English’ Overview	
11	Order of Priority for Applying Guidelines	
12	Varying the Requirements of the DCP	
13	Development Contributions	
14	Monitoring and Review	
15	Public Notification (this uses the contents of the IDAP 2013- Part C12)	
	Appendix 1	
	Appendix 2 - Information Checklist	
1	Chapter B	
	Notification and Advertising	This uses the contents of Part 12 of IDAP 2013

Section 2**Chapter A - Miscellaneous**

This has basic controls, which might be common to all development types.

Name of Section		Whether new	Officer Comments
1	Site and Context Analysis		The IDAP 2014 currently contains – Part B Site Analysis. This version expands and improves on the content by providing more discussion on factors to be considered in a site analysis, e.g. this would assist in any pre-lodgement meetings with applicants.
2	Good Design		This is currently found in IDAP 2013 - Part B, and has been reproduced. It uses SEPP 65 type design principles, and its purpose is to act as a reference

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			where development does not have specific controls in other parts of the Draft DCP.
3	Flood Hazard		This is a copy of the current IDAP 2013 - Part E 8.
4	Solar Access and overshadowing	New	Its purpose is to act as a reference where development does not have specific controls in other parts of the Draft DCP.
5	Landscaping	New	Its purpose is to act as a reference where development does not have specific controls in other parts of the Draft DCP.
6	Safety by Design	New	This provides a checklist to ensure development will achieve basic public safety principles, noting that State Environmental Planning Policy No. 65 (SEPP 65) and the Apartment Design Guide (ADG) cover this for Residential Flat buildings.
7	Access and Mobility		This uses the contents of the current IDAP 2013 - Part C1.
8	Parking		This uses the contents of the current IDAP 2014 Part C11, but has been updated to make reference to SEPP 65 - Apartment Design Guide – which overrides any Council DCP controls for apartment buildings.
9	Subdivision	New	<p>This covers such things as subdivision of a residential allotment, and ensuring that any future housing will be appropriately sited and provide front and rear gardens.</p> <p>It also covers the Strata subdivision of commercial buildings for such things as office spaces and ensuring that car parking spaces have been allocated and there is allocation and access to waste storage/disposal areas.</p>
10	Signs and Advertising Structures		This uses the contents of the current IDAP 2013 Part C2.
11	Fencing	New	Its purpose is to act as a reference where development does not have specific controls in other parts of the Draft DCP, and requires Council approval. Noting that for many situations such as houses there will be applicable Complying Development provisions for which Council approval will not be required.
12	Telecommunications		This is a translation of the current Policy Council that has been updated.
13	Development near rail corridors	New	Its purpose is to act as a reference where development does not have specific controls in other parts of the Draft DCP, or in the SEPP (Infrastructure 2007) and its referenced ancillary documents.
14	Contaminated Land	New	This highlights the need to follow the requirements of SEPP 55 - Remediation of Land.

DRAFT DEVELOPMENT CONTROL PLAN 2016**Chapter B - Public Domain**

	Name of Part	Whether new	Officer Comments
1	Public Domain	New	<p>This has controls for areas which are within the public domain and are under the control of Council. The objective is to address situations where private development has an interface with public domain areas, or for installations within public land such as footpath-verge areas. It covers the following areas.</p> <p>Active street frontages</p> <p>Awnings to buildings over public land</p> <p>Street Trees</p> <p>Wind effects of buildings</p> <p>Reflectivity of Buildings</p> <p>Public Domain Plan</p> <p>Public Footway</p> <p>External Lighting</p> <p>Undergrounding of Services</p> <p>Public Art</p>

Chapter C - Sustainability

	Name of Part	Whether new	Officer Comments
1	Building Sustainability		<p>This is a translation of the current IDAP 2013 Part D2.</p> <p>Its purpose is to put into context the current overriding statutory controls which are found in the BASIX SEPP and the Building Code of Australia, and to also encourage development to go beyond these requirements.</p>
2	Water Sensitive Urban Design	New	<p>Its purpose is to relate to public land under Council control, since this is the medium through which stormwater is transferred to local in ground stormwater pipes and where filtration is required. This will link Council's existing and detailed 'Integrated Water Management Plan' by the Works and Infrastructure section.</p>
3	Waste and Recycling Design and Management Standards	New	<p>A new comprehensive part whose purpose is to relate to all development types and explain the requirements for complex buildings and how to locate and arrange on site waste facilities and methods of collection so as to maximise recycling.</p>
5	Tree Preservation and Management	New	<p>This is a translation of the current Tree Preservation Policy in the mandatory terms required for a DCP. It has been placed in the DCP since the Ashfield LEP 2013 has a reference to a Council specific DCP, and once this is established, is a relevant consideration under the Environmental Planning and Assessment Act.</p>
6	GreenWay	New	<p>The purpose is to ensure that development within</p>

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			or adjacent the GreenWay, (being those public open spaces and pedestrian paths within Ashfield around the west side of Hawthorne Canal), have acceptable impacts and makes a positive contribution to the GreenWay corridor. It will link in with any existing policies Council has for the Greenway. There will be an affectation on redevelopment on private land at Parramatta Road, which is also picked under Part D6 below.
7	Tree Replacement and new Tree Planting	New	The purpose is to provide guidelines for the replacement of trees within development sites, and also make reference to Council's Street Tree Strategy.

Chapter D - Precinct Guidelines

Many of the parts below are contained in IDAP 2013. These are controls that are well understood by Council and the community. They are also in the main “place based” controls, which as far as possible, have measurable or specific local area considerations.

	Name of Part	Whether new	Officer Comments
1	Ashfield Town Centre		This uses the contents of the current IDAP 2013 – Part C3, aligns the content with the current Ashfield LEP 2013 and Council's adopted Town Centre Public Domain Strategy Plan (Dec 2014).
2	Ashfield East		The final stages of the Planning Proposal for this area are currently awaiting gazettal by the State Government so this part has been left blank for the time being. It will eventually include new specific DCP provisions. Council has already considered a draft version of the DCP part with the exhibition of the Planning Proposal, and approved its contents. In the event that the Planning Proposal is gazetted prior to commencement of the DCP, this part should be added to the draft Comprehensive DCP.
3	Ashfield West		This uses the contents of the current IDAP 2013 - Part C4.
4	Croydon Town Centre		This uses the contents of the current IDAP 2013 - Part C22.
5	Neighbourhood Centre (B1) Zone		This uses the contents of the current IDAP 2013 - Part C23.
6	Enterprise Zone (B6) - Parramatta Road		This uses the contents of the current IDAP 2013 - Part C21. Reference has been added to the WestConnex approval which affects large amounts of land alongside Parramatta Road.
7	Enterprise Zone (B6) (Hurlstone Park)		This uses the contents of the current IDAP 2013 - Part C24.
8	Summer Hill Town Centre		This uses the contents of the current IDAP 2013 - Part C14.
9	Summer Hill Flour Mills site		This is a short part which acknowledges that the site has Concept Plan approval for mixed use development, which results in mostly apartments.

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			<p>Stages 1 and 2 already have development approval, and the remaining Stages 3 and 4 currently have development applications under consideration.</p> <p>Noting the above, the site currently has an incongruous IN2 - Light Industrial zoning which will need to be reviewed in the future. In this context it is not possible to produce a detailed DCP part.</p>
10	Edward Street - B4 Zone	New	This covers the land that was rezoned to B4 - Mixed Use in Ashfield LEP 2013 at the south east side of Edward Street.
11	Industrial Zones	New	This covers remaining lands at the east end of Smith Street and Carlton Crescent.

Chapter E - Heritage Conservation**E1 - All Heritage Items and Conservation Areas except Haberfield**

Name of Part		
1	General Controls	
2	Heritage Items	
3	Heritage Conservation Areas	
4	Building types and Building Elements within Heritage Conservation Areas	
5	Retail and Commercial Buildings	
6	Apartments and Residential Flat Buildings	
7	Demolition	
8	Heritage Conservation Areas, Character Statements and Rankings	

Chapter E1 contains controls for all Heritage Items and for 49 Conservation Areas (not counting Haberfield which are found in Part E2). An overview is as follows:

Given that there are 49 Heritage Conservation Areas (HCAs), it has been necessary to create a 'central' DCP part that is the first point of reference for generic controls that apply to all Conservation Areas, (noting there is considerable repetition of the same controls in the current IDAP 2013). In addition, each HCA has a specific 'Character Statement' which lists the specific distinctive qualities that must be maintained for each area, and also provides the Statement of Significance for the HCA. There are approximately 300 pages for the Character Statements, referenced in Part E1, and will be inserted into the DCP (refer to **Attachment 1**- which has a hyperlink to Council's website). They use the existing statements from the IDAP 2013 and update those, and provide new Character Statements for the new HCAs created by the Ashfield LEP 2013.

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The draft DCP provides specialist definitions tailored to heritage considerations and building design. It explains when it is necessary to provide specific types of information such as Heritage Impact Statements for Heritage Items and when Conservation Management Plans are required for places of State Heritage significance (not in current IDAP 2013), and which are flagged in Ashfield LEP 2013. Controls for Aboriginal Heritage are covered (not in current IDAP 2013) which are also flagged in Ashfield LEP 2013.

For Heritage Items it provides a set of specific objectives and controls to guide any changes, (not currently in IDAP 2013).

For Heritage Conservation Areas:

- the DCP part identifies which parts of buildings should be retained as currently occurs in the IDAP 2013. A new guideline is that additions to the rear of a building, such as to a detached suburban type dwelling, may be 2 storeys provided the additions are contained in a (partly) detached pavilion type structure, whose height is a sympathetic height relative to the house and which *“does not dominate the main roof of the house when viewed from the street”*. This ensures that the integrity of the front of the dwelling/building and the historic streetscape is conserved (retained). This is a major change, which provides for more flexibility, since currently the IDAP usually entertains only single storey rear additions to single storey dwellings. This also responds to community comments during the exhibition of the Ashfield LEP 2013 seeking more flexibility in Council’s design controls, for building design to allow for the modern needs of families and more space, and to have more certainty around this issue. There is also further clarification that for rear building additions, where they are predominantly out of view of the streetscape that the design may elect to either match the existing historic design style or use a contemporary approach.
- specific controls are provided for various building components such as roofs, verandahs, garages, fences, building materials including finishes and colours.
- once the above generic controls (those basic ones common to all areas) have been considered, one goes to the appended specific Character Statements for each of the 49 HCAs which explain what is unique about that place, and Part E1 requires compliance with those Character Statements.

Controls for retail and commercial buildings, and historic residential flat buildings, are also provided (not currently in IDAP).

The current version (compared to the 19 April 2016 version) has been updated to add numerical references, and to add explanatory diagrams to illustrate particular clauses.

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E 2 - Haberfield Conservation Area

This is a copy of the current IDAP Part C7.

Name of section		
1	Preliminary	
2	Detailed Planning Measures for Residential Properties	
3	Planning Measures for Commercial Properties	
4	Miscellaneous	

Chapter F - Development Category Guidelines

The purpose of Part F is to provide guidelines for particular building types which might be found throughout the LGA.

Name of section		Whether new	Officer Comments
1	Dwelling houses and Dual Occupancy	New	This replaces the current IDAP 2013 part C15, and maintains the current specific IDAP standards such as minimum landscaped area and maximum building wall and building height. It has been reworked and its purpose is to cover situations where approval is sought by Council, noting that in most cases due to recent changes to Complying Development provisions, houses can be approved by a private certifier without the need to seek development application approval.
2	Secondary Dwellings	New	This covers development such as granny flats.
3	Neighbourhood shops and shop top housing	New	The Ashfield LEP allows a dwelling above an existing shop in a Residential 2 Zone, (new shops are prohibited in that zone). This section provides controls for these situations in order to ensure the design is a good fit and to protect the amenity of neighbouring properties.
4	Multi Dwelling Housing	New	This provides controls for townhouse type development which is not affected by SEPP 65.
5	Residential Flat Buildings	Partly new	This is a reworked part C5 of the IDAP 2013, since the IDAP content dates back to circa 2001. Since that time SEPP 65 and the Apartment Design Guide (approximately 170 pages) were introduced and override any Council controls. In this context, Council is only able to have controls which complement the SEPP or which elaborate on particular considerations not covered by SEPP 65, such as explaining what the desirable local character of a place should be. This part focuses on requiring a green landscape setting and maintaining Council's landscape area requirements as currently

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			found in IDAP 2013 Part C5.
6	Boarding Houses and Student Accommodation		<p>This part replaces the existing IDAP 2013 part C18 whose content is over 10 years old, and whose controls have been overridden by the SEPP (Affordable Rental Housing) which governs the design of Boarding Houses, but which also require compliance with a place's desired character.</p> <p>This part focuses on explaining the desired character and providing particular considerations not covered by the SEPP such as for plans of management.</p>
7	Residential Care Facilities	New	Residential Care Facilities are affected by the Seniors Housing - SEPP with requirements for fitting in with the desired character of a place. This part focuses on explaining the desired character and providing complementary and ancillary controls such as respecting the heritage listed qualities of a place.
8	Child Care Centres	Partly new	This is a translation of the IDAP 2013 Part C19 and has been updated to reference current requirements.
9	Drive-in take away food premises		This is a translation of Part C20 of the IDAP 2013.
10	Sex industry premises	New	These are permissible only in the Ashfield Town Centre. The purpose of this part is to have controls that internalise and minimise impacts arising from the operation of the premises.
11	Car showrooms	New	This provides controls that such places have sufficient site area and which can operate in a way which minimises impacts on nearby or adjacent residential premises.

Chapter G - Definitions

Name of section	Whether new	Officer Comments
	New	This covers the terms used in the DCP, and also uses the standard definitions found in the Ashfield LEP.

Chapter H - Amendments

Amendments table		
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Protocols

1	Privacy Statement		
2	Political Donations		

Any unforeseen clerical or formatting issues which do not affect the substance and meaning of the content of the draft document will be corrected prior to public exhibition.

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4.0 Planning and Environment Committee meeting 19 April 2016

The Working Draft version of the DCP was presented to the Committee to enable Councillors to become familiar with the updated document, prior to any formal reporting to Council for further consideration. A copy was placed on Council's website under Planning and Development.

Council's consultants gave a snapshot presentation of the Working Draft version DCP (**contained in Attachment 2**). Notes from the meeting are contained in **Attachment 3** and respond to the queries raised by the Committee.

The Working draft document has now been progressed to a Draft Ashfield Development Control Plan content for the purpose of public exhibition, subject to any minor clerical amendments. Additions include a contents page, some general clerical amendments, formatting and explanatory diagrams added to Part E1 - Heritage Conservation.

5.0 Procedures for bringing the Draft Ashfield Comprehensive DCP into force.

Pursuant to the Environmental Planning and Assessment Act, the following procedures must be carried out:

- The Draft DCP placed on public exhibition for a minimum of 28 days (refer to part 6.0 below for an Engagement Strategy) together with ancillary reference documents such as the Ashfield LEP 2013.
- A public notice placed in the local newspaper indicating the places, dates and times for inspection of and comment on the Draft Development Control Plan.
- Council considers a report on the public exhibition, and considers whether to adopt the DCP.
- An advertisement placed in the local newspaper within 28 days of Council's resolution, declaring that Council has adopted the DCP.
- Council advises the Minister /Secretary of the Department within 28 days of the making of the DCP that it has been adopted.

6.0 Engagement Strategy

In accordance with the requirements of the Environmental Planning and Assessment Act the following must be carried out:-

- The DCP placed on public exhibition for 28 days
- An advertisement placed in local newspaper

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- Paper copies of DCP at Ashfield Customer Service counter plus ancillary documents.

In addition to the above, in consideration of Council's Community Engagement Policy, Consultation Strategy, and noting (see part 3.0 above) that a large part of the Draft DCP uses the content of the existing IDAP, with a major new part being part E1- Heritage Conservation, the following will be carried out in order to maximise community awareness of the public exhibition.

- Weekly advertisements placed in the local newspaper (one prior to commencement, four during the exhibition).
- Paper copies of documents at Ashfield library and Haberfield library, (with an explanatory 'how to read and use DCP overview').
- Prominent signs provided at the Customer Service Counter, Ashfield Library and Haberfield Library highlighting the DCP exhibition.
- Notices in Community Notice boards (Ashfield, Summer Hill, Haberfield).
- Council's Web page will include a DCP overview, and hyperlinks to specific parts of the DCP.
- Staff available daily to answer questions at Customer Service Counter.
- One Open House held on the Comprehensive DCP where the community will be able to put specific questions to town planners.
- One dedicated Open House on Part E1 - Heritage Conservation, including with Council's heritage consultant in attendance.

CONCLUSION

It is essential to have an Ashfield Comprehensive DCP 2016 in place, which reflects the Ashfield LEP 2013, and provides more detail in new and updated content. The Draft DCP is a large and complex document which has been produced in collaboration with Council's consultants as contained in **Attachment 1**. It uses the contents of the existing IDAP 2013 - with which Councillors are familiar, updates some parts, and introduces new parts, as explained in this report. Given the uncertainty regarding the future of the Council, it would be desirable to expedite the exhibition of the Draft DCP.

It is now necessary to place the Draft Ashfield Comprehensive DCP 2016 on public exhibition, for the reasons stated in the report, in order to have it adopted by Council which would then bring it into force under the Environmental Planning and Assessment Act 1979 as a matter for consideration under Section 79C.

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ATTACHMENTS

- | | | |
|---------------------|--|----------|
| Attachment 1 | (Draft Ashfield Comprehensive Development Control Plan 2016 | |
| Attachment 2 | Presentation to Planning & Environment Committee - 19 April 2016 | 21 Pages |
| Attachment 3 | Notes on Planning & Environment Committee Meeting | 5 Pages |

RECOMMENDATION

- 1/5 That Council endorse the Draft Ashfield Comprehensive DCP 2016 as shown at Attachment 1 of this report, for public exhibition.**
- 2/5 That Council place Draft Ashfield Comprehensive DCP 2016 and ancillary documents on public exhibition as required under the procedures of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000.**
- 3/5 That the exhibition of the Draft Ashfield Comprehensive DCP 2016 be carried out in accordance with the Public Engagement Strategy described in the report.**
- 4/5 That the General Manager be authorised to make any minor clerical amendments to the Draft DCP content as required for its exhibition that do not result in any significant policy changes.**
- 5/5 That, after completion of the public exhibition, a report be submitted for Council's consideration.**

PHIL SARIN
Director Planning and Environment

Attachment 1

Under separate cover

DRAFT DEVELOPMENT CONTROL PLAN 2016.DOC

Click on link below

[Draft Ashfield Comprehensive Development Control Plan 2016](#)

Draft Ashfield Comprehensive DCP 2016



urban development services

Purpose

- Prepare a working draft Ashfield Comprehensive DCP
- Why:
 - Current misalignment with the LEP 2013
 - Make more defensible in court
 - Account for changes that have occurred since 2014
 - Clearly communicate what is important about the Ashfield LGA

Focus of review

- Make the DCP more user friendly:
 - Restructure and reformat
 - Improve language
- Maintain existing key policy content – this is working and well understood
- Update and prepare some new content, eg to reflect new state government policy

Structure

Section 1 – Preliminary	<ul style="list-style-type: none">• Provides overview of structure of DCP• Translates all existing technical procedures of the DCP
Section 2 Chapter A – Miscellaneous	<ul style="list-style-type: none">• General controls that apply to all development types
Section 2 Chapter B – Public Domain	<ul style="list-style-type: none">• Addresses situations where private development has an interface with public domain areas.
Section 2 Chapter C – Sustainability	<ul style="list-style-type: none">• Consideration and integration of sustainability measures for all development
Section 2 Chapter D – Precinct Guidelines	<ul style="list-style-type: none">• Place-based controls that are aligned to the existing context of particular precinct
Section 2 Chapter E – Heritage	<ul style="list-style-type: none">• Place-based controls for Heritage Items and Heritage Conservation Areas
Section 2 Chapter F – Development Guidelines	<ul style="list-style-type: none">• Guidelines for certain development types within Ashfield

Revised format

- Tabular, two columns
- Performance Criteria (Objectives)
- Design Solutions (Controls)

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Residential design process	
PC1. Proposals are to demonstrate that a site's context and the proposal's impacts have been adequately considered	The Development Application is supported by a Site Analysis prepared in accordance with Part A1 – Site and Context Analysis of this DCP.
Character and design	
PC2. Development: <ul style="list-style-type: none"> understands and appropriately responds to the defining characteristics of the site, its streetscape, community, and neighbourhood locality has an architectural style that is suitable for the site has the potential to contribute to Ashfield's housing heritage 	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Streetscape and landscape	
PC3. Development establishes a streetscape and landscape that: <ul style="list-style-type: none"> respects existing character, in particular defining built form elements, setbacks and building spacing, heritage and vegetation is well designed and responds to individual site characteristics activates the street coheres the visual impact of buildings when viewed from the public domain 	<p>Each Development Application is to be supported by a Streetscape Assessment that shows:</p> <ul style="list-style-type: none"> the street reserve and indicative locations of the carriageway, street trees, parking bays, footpaths, traffic control devices, driveways, bus stops, street lights, service pits and substations existing vegetation to be removed or conserved the location, species and general character of tree planting and hard and soft landscape treatment the existing streetscape character given by building bulk and scale, roof pitch, front fences, and building materials the indicative building form given by the proposed front setbacks, front elevations, garage locations and front gardens <p><i>Note: This Streetscape Assessment is to be provided in the form of photographs and sketch plans able to demonstrate a satisfactory understanding of the streetscape context of the proposed development</i></p>
Lot Size	
PC4. The lot has sufficient area and dimensions to ensure functional and attractive development that does not cause significant adverse amenity	The lot has sufficient area and dimensions to accommodate development that complies with on-site parking, open space and setbacks requirements

Revised language

- Remove unnecessary, descriptive and duplicating content
- Consistent key terms
- Simplify wording – single sentence statements
- Remove outdated language

Section 1 Chapter A - Preliminary



Section 1 - Preliminary

- Carries over all existing technical procedures of the current Ashfield IDAP 2014
- Covers matters such as protocols and notification and advertising process

Table of Contents

Ref.	Section	Page
A	Preliminary	
	Purpose of this Development Control Plan	
	Name and commencement	
	Legal information	
	Aims of the DCP	
	Land to which this policy applies	
	Purpose	
	Relationship of the DCP to other plans and policies	
	Savings provision	
	Interpretation	
	DCP Contents – "Plain English" Overview	
	Order of Priority for Applying Guidelines	
	Varying the Requirements of the DCP	
	Development Contributions	
	Monitoring and Review	
	Appendix 1 – Development Application Assessment Process	
	Appendix 2 - Information Checklist	
B	Notification and Advertising	
	Application	
	Purpose	
	Exempt and Complying Development	
	Pre-lodgement consultation with Council and your neighbours	
	Who will be notified?	
	Contents of individual notification letters	
	Other Land Management Proposals	
	Notification in the print media	
	On-site notices	
	Time period for exhibition and receipt of submissions for development applications	
	Time period for exhibition and receipt of submissions for other land management proposals - planning proposals.	

Section 2 Chapter A - Miscellaneous



Chapter A - Miscellaneous

- Includes existing sections of the IDAP 2014, e.g. Flood Hazards and Parking
- Greater emphasis on good design
- How development can best fit its surroundings

Ref.	Section	Page
A	Miscellaneous	
1	Site and Context Analysis	
2	Good Design	
3	Flood Hazard	
4	Solar Access and Overshadowing	
5	Landscaping	
6	Safety by Design	
7	Access and Mobility	
8	Parking	
9	Subdivision	
10	Signs and Advertising Structures	
11	Fencing	
12	Telecommunications	
13	Development Near Rail Corridors	
14	Contaminated Land	

Section 2 Chapter B – Public Domain



Chapter B – Public Domain

- Objective is to address situations where private development has an interface with public domain areas
- Seeks to ensure high quality, safe streets, footpaths and parks

B	Public Domain
1	Active Street Frontages
2	External Lighting
4	Pedestrian Networks
5	Awnings to Buildings Over Public Land
6	Wind Effects of Buildings
7	Reflectivity of Buildings
8	Public Art
9	Undergrounding of Services

Section 2 Chapter C – Sustainability



Chapter C - Sustainability

- Ensures sustainable measures have been incorporated in the design of new development
- Carries over existing material from the Ashfield IDAP 2014
- Relationship between Tree Preservation and Management section and LEP will bring into force protections under the EP&A Act
- New GreenWay section

Ref.	Section	Page
C	Sustainability	
1	Building Sustainability	
2	Water Sensitive Urban Design	
3	Waste and Recycling Design & Management Standards	
4	Tree Preservation and Management	
5	GreenWay	
6	Tree Replacement and new Tree Planting	

Section 2 Chapter D – Precinct Guidelines



Chapter D – Precinct Guidelines

- Inclusion of existing Precinct controls within current IDAP 2014
- Updated material to reflect recent changes within particular precincts
 - Affect of WestConnex within Enterprise Zone (B6) Parramatta Road
 - Consistency with the Apartment Design Guide
- New Precinct Guidelines for
 - Edward Street – B4 zone applies design parameters for future development of the recently rezoned area
 - Industrial Zones ensures light industry uses have minimal amenity impact on surrounding residential land uses

Ref.	Section	Page
D	Precinct Guidelines	
1	Ashfield Town Centre	
2	Ashfield East	
3	Ashfield West	
4	Croydon Town Centre	
5	Neighbourhood Centre (B1) Zone	
6	Enterprise Zone (B6) – Parramatta Road	
7	Enterprise Zone (B6) – Hurlstone Park	
8	Summer Hill Town Centre	
9	Summer Hill Flour Mills Site	
10	Edwards Street – B4 Zone	
11	Industrial Zones	

Section 2 Chapter E – Heritage



Chapter E – Heritage

- E1 –Heritage Items and Conservation Areas
 - Produced by Paul Davies Architects and Heritage Consultants
 - Replaces existing IDAP part and covers all 49 Conservation Areas including updating all building rankings
- E2 Haberfield Heritage Conservation Area
 - Reproduces current IDAP controls for Haberfield

Ref.	Section	Page
E1	Heritage Items and Conservation Areas (excluding Haberfield)	
1	General Controls	
	General Controls	
	Purpose	
	Definitions	
	Styles of Buildings in Ashfield	
	Where Heritage Controls Apply	
	Heritage Documentation Requirements	
	Conservation Management Plans	
	Heritage Assessments	
	Statement of Heritage Impact	
	Aboriginal Heritage	
	Non-Aboriginal Archaeological Sites	
	Development in the vicinity of Heritage Items	
2	Heritage Items	
	General	
	External Form and Setting	
	Interior Elements of the Heritage Items	
3	Heritage Conservation Areas (HCAs)	
	General	
	External Form and Setting	
	Interior Elements of the Heritage Items	
3a	Building Types and Building Elements within Heritage Conservation Areas	
	Driveways, Garages and Carports	
	Verandahs, Porches and Balconies	
	Roofs, Dormers, Chimneys and Skylights	
	Heritage Items and Buildings within Heritage Conservation Areas	
	Fences	

Section 2 Chapter F – Development Guidelines



Chapter F – Development Guidelines

- Retains fundamental controls for most development typologies within existing IDAP 2014
- Updates some controls in line with new policies
- In particular, controls for Residential Flat Buildings have been updated to align with the Apartment Design Guide
- Residential development types (e.g. Dwelling housing, Multi Dwelling Housing etc.), ensures that development is aligned with the desired character and maintains residential amenity
- Non-residential development categories aim to minimise negative impact from the operation of the premises

Ref.	Section	Page
F	Development Category Guidelines	
1	Dwelling houses and Dual Occupancy	
2	Secondary Dwellings	
3	Neighbourhood Shops and Shop Top Housing with R2 Zones	
4	Multi Dwelling Housing	
5	Residential Flat Buildings	
6	Boarding House and Student Accommodation	
7	Residential Care Facilities	
8	Child Care Centres	
9	Drive-in Take Away Food Premises	
10	Sex Industry Premises	
11	Car Showrooms	



Planning and Environment Committee meeting 19 April 2016

Notes from meeting

In attendance :

Chair - Caroline Stott

Councillors : Monica Wangmann, Maurice Mansour, Jeannette (Mei) Wang, Deputy Mayor
Alex Lofts , Mayor Lucille McKenna , Mark Drury

Phil Sarin, Con Colot, Popy Mourgelas, Quinton Kohler

Chris Bain – Town planning consultant to Council - JBA Planning Consultants

Paul Davies - Heritage Consultant to Council – Paul Davies Architects

CS opened the session on the Draft DCP, with the Committee having been supplied the town planning officer's report on the Working Draft Ashfield Comprehensive DCP, and provided a paper copy of the Working Draft version of the DCP. The officer's report gave a description of the content of the draft DCP .

CB gave a powerpoint presentation on the rationale and structure of the draft DCP.

PD gave an overview of the rationale for Part E1 – Heritage Conservation, which expanded on the content in the officer's report.

Question were then taken from the Committee.

A Lofts : Noted updated rankings for properties within Heritage Conservation Areas (HCA), an action which also addressed Council's undertaking to the previous Minister for Planning and Environment. Enquired whether the objective of part E1 Heritage Conservation was to allow more scope for "adaptive reuse" of rear additions, in that there was less concern about parts of buildings which were not visible from the street.

P Davies : Responded that the objective was to allow for flexibility for rear house additions, including allowing people to adopt a traditional imitative historic building style if that was preferred, or a contemporary style providing it was compatible with the historic character of an HCA.

A Lofts : Concerned about whether above would affect heritage items.

P Davies : Responded that considerations/rules for Heritage Items were different to that of HCAs. For heritage items all parts of the building and site would have to be carefully controlled and fit in with the existing historic building and open space and garden layout.

C Stott : Noted that part E1 makes it clearer that rear pavilion structures would be entertained.

A Lofts: Enquires what status DCP controls have.

C Bain: Responded pursuant to the EPA Act, they are termed - guidelines, but are also a "matter for consideration" under Section 79 C of the EPA Act.

C Wangman : Noted draft DCP was missing up an upfront Contents page, and requested that the document be checked and formatted so as to make it easier to locate particular parts.

Post meeting response:

A contents page has been added to the latest draft of the DCP

The Document is sequentially set out. One refers to "chapters" which then contain specific "parts" dealing with particular considerations such as a Town Centre part, or a Heritage Conservation Part . Each Chapter has its own contents page and its own page numbering system (noting that the entire DCP is approx 1200 pages in size).

It is intended to produce a "how to use the DCP" explanatory guide and include this with the exhibition of the draft DCP.

C Wangman : Wanted clarification as to whether Chapter B - Part 8 – Parking permitted stacked parking .

Post meeting response : There is no specific clause in the Parking DCP part that permits stacked parking. Section 1 – General Principles permits "Variations", such as in a town centre context near public transport, where stacked parking might be considered depending on the circumstances. This is in the current IDAP2013.

C Wangman : Wanted Clarification as to why Chapter D – Part 6 Enterprise Zone Parramatta Road did not require continuous building setbacks along Parramatta Road for the planting of trees.

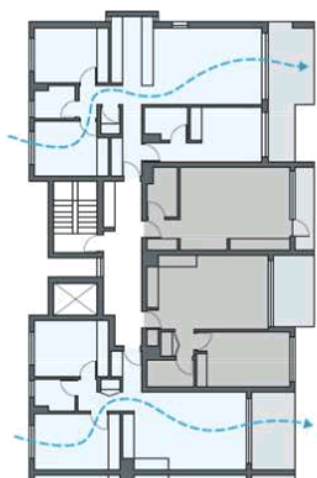
Post meeting Response: This version of the draft DCP uses the content of the present IDAP 2013 , but adds reference to the WestConnex intervention. With the IDAP 2013 and Parramatta Road part, the intention was to have zero building setbacks for prominent corner sites for urban design reasons, and for the remaining other sites to allow a choice for having a setback up to 3m for the planting of trees, and this was agreed upon at previous workshops in

on the previous Parramatta Road part. The IDAP 2013 content has again be used for the Draft DCP – Figures 8-11 show site locations and shows where building setbacks can occur, and Figure 12 (page 108) shows a front garden section. Also, it is worthwhile to note that this part of the Part 6 (Parramatta Road) of the DCP will need to be revised in the future to take into account of the impacts of both WestConnex and the impending release of the Parramatta Road Transformation Strategy by the State Government.

C Wangman: Considered that the new Apartment Design Guide should have greater requirements for cross ventilation of residential flat buildings.

Post meeting response : A DCP cannot have more stringent controls than a planning instrument. SEPP 65 references the Apartment Design Guide (APG). The APG requires that all apartments must have natural ventilation – (defined as movement of sufficient volumes of air through an apartment to create a comfortable environment) . The number of apartments required to cross ventilation are in objective 4B.3 below, and the diagram that follows illustrates the objective.

Objective 4B-3	
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	
Design criteria	
1.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
2.	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line



C Stott: Enquired as to whether PD considered the proposed E 1 –Heritage Conservation to be an improvement on the current IDAP part.

P Davies : Responded that it was improvement (noting the description in the officers report to the Committee) . Some examples were: all 49 Conservation areas had each of their buildings assessed and “2016 consistency” has now been achieved for individual building rankings in HCAs , the language used was clearer, accounted for all the 49 HCAs (noting that the present DCP version has a large amount of repetition of controls), it was clearer as to what could be entertained in terms of rear additions (such as 2 storey rear pavilions) .

C Stott: Would the DCP allow for more houses to be demolished within HCAs.

P Davies Buildings which were identified with a “4” ranking, as is presently the case in the IDAP, could be considered for demolition, providing a “replacement design “ demonstrated that a new building would have an appropriate historic fit. Rankings of 1 and 2, being building that were either entirely intact or mostly intact, and so part of the historic setting, would not be permitted to be demolished.

Post meeting Response. Ashfield LEP, clause 5.10 (2) required development consent for any proposed demolition, and the draft DCP in Chapter E 1 ,

Section 6 has strict pre- requisites for any proposed demolition of buildings, which are controls repeated from the existing IDAP and expanded on .

A Lofts : Consideration should be given to Chapter C – Part 6 Tree Replacement for using local indigenous tree species, eg attracting local bird life.

C Bain : Agreed with this, and will consider its inclusion.

Meeting ended.

Subject	COUNCIL PLANNING FRAMEWORK AND BUDGET
File Ref	Integrated Planning
Prepared by	Gabrielle Rennard – Acting Director Corporate & Community Services
Reasons	To fulfil statutory requirements according to the Local Government Act 1993 and the Local Government Amendment (Planning and Reporting) Act 2009
Objective	To update Council on progress towards the delivery of actions and financial position relating to the 2015/19 Council Plan and to present Council with the draft planning framework documents for 2016 – 2020 for the purposes of public exhibition.

This report encompasses:-

- the third quarter budget review presented against the Council Plan 2015/2019
- the draft Council Plan 2016 - 2020 and;
- the draft Annual Plan 2016/17, including the Pricing Policy and Fees and Charges, and seeks Council's approval to publicly exhibit the above noted documents.

The Integrated Planning and Reporting (IPR) framework for Local Government requires Council to have a:

- Community Strategic Plan, with a minimum 10 year outlook;
- Resourcing Strategy, incorporating a Long Term Financial Plan (minimum 10 years), Workforce Management Plan (minimum 4 years), and Asset Management Plan/s (minimum 10 years);
- 4 year Delivery Program (known as the Ashfield Council Plan); and
- 1 year Operational Plan (known as the Ashfield Annual Plan).

It is a requirement that these draft documents (Council Plan and Annual Plan) be publicly exhibited for a period of 28 days and that any submissions be considered prior to their final adoption by Council. All activities in the draft Council Plan 2016 – 2020 and draft Annual Plan are aligned to the 10 year Community Plan.

This report also presents the 2015/16 third quarter report and budget review. Council staff have undertaken a review of the Council's financial position, reflecting decisions / resolutions of Council over the past year, noting the significant program of capital works in conjunction with this being the first year of the Special Rate Variation (SRV). Therefore in order to provide Council with a holistic and transparent depiction of the current and future program of works and budget projections the 2015/16 third quarter review has been undertaken in the context of the 2016/20 Corporate Plans and budget. All three planning documents and any variances have been discussed and outlined below.

COUNCIL PLANNING FRAMEWORK AND BUDGET

Third Quarter Review

The Quarterly Budget Review Statement (QBRs) is a requirement of the Office of Local Government. The QBRs presents a summary of Council's financial position at the end of each quarter (**Attachment 1**). It is the mechanism whereby Councillors and the community are informed of Council's progress against the Council Plan and Annual Plan (original budget) and the last revised budget along with recommended changes and reasons for major variances.

The QBRs (attached) is composed of the following budget review (BR) components:

- Income Statement;
- Balance Sheet;
- Capital Review;
- Cash & Investments – Restrictions Held;
- Capitalised Works Review;
- Bank Reconciliation;
- Contracts Budget Review Statement;
- Other Expenses Budget Review Statement;
- Key Performance Indicators;

The original budget adopted by Council for 2015/16 was based on a surplus of \$851k. At the end of the third quarter, the projected year end result remains at a surplus of \$217,951k if Council adopts all of the recommendations in this report.

Recommended adjustments to the budget – Quarter 3

To reflect the expected year end position as at 31 March 2016, the following adjustments have been undertaken:

- a. adjustment of \$98,951 has been made on receipt of the carbon tax refund. This has been moved into Domestic Waste Management (DWM) restrictions.
- b. adjustment of \$18,605 (S94) and \$87,395 (S94A) made on capital contributions. These amounts have been moved into S94 and S94A capital contributions restrictions.
- c. adjustment of \$14m loan borrowing for the Aquatic Centre Redevelopment Project has been removed as funds are not required this financial year. This loan has been moved to 2016/17.
- d. adjustment (reduced) of \$1.8m has been made in relation to borrowing expenses associated with the \$14m loan borrowings in 2015/16 related to the Aquatic Centre Redevelopment Project.
- e. adjustment of \$3.95m to refinance the final Civic Centre loan.

COUNCIL PLANNING FRAMEWORK AND BUDGET

- f. adjustment (reduced) of \$6.5m has been made on capital expenditure associated with Aquatic Centre Redevelopment Project, as this expense has been moved to 20016/17.
- g. adjustment (reduced) of \$350k in SRV (parks cafe) that was initially brought forward and is now considered in future years.
- h. adjustment of \$158k from internal Plant Replacement Reserve.
- i. movement of \$265k from internal restriction of Employee Leave Entitlements Reserve bringing our final level to 20%, exceeding the industry benchmark of 15%.
- j. movement of \$200k to internal restriction of Information Technology (IT) Reserve to fund the Disaster Recovery Plan.

Key Variances / Discussion

Being the first year of the SRV and with the significant expansion of the capital works program in 2015/16, particularly the Ashfield Town Centre & Aquatic Centre project, a full review of the capital program funding requirements over the next 4 years has been undertaken. This has identified the need for some structural changes to the budget in 2015/16 and 2016/17.

The first of these relates to the \$14m Aquatic Centre borrowings which was originally planned for 2015/16 but is now moved to 2016/17 to reflect the scheduled program of works.

Council previously determined to settle the seven (7) year civic centre loan which was due to be repayed or refinanced in May 2016 at an amount of \$3.95m. Mindful that Council has brought forward a number of infrastructure initiatives such as Centenary Park and that we are recommending to defer taking out the \$14m aquatic centre loan until 2016/17, it is prudent from a liquidity and cash flow perspective to refinance the \$3.95m loan as was originally intended by Council. This loan will need to be refinanced before the end of the current financial year.

In relation to the civic centre redevelopment project only \$500k in expenditure is forecast for 2015/16 and this can be comfortably cash flowed until the draw down of the aquatic centre loan in 2016/17.

Future 2015/16 variations

It is noted for Council's reference that whilst it is not reflected at the third quarter, Council has received a \$841k payment for the WestConnex property acquisitions which represents 90% of the RMS offer for the two parcels.

Council Plan 2016 - 2020

The Council Plan details the principal activities to be undertaken by Council to implement the priorities established in the Community Plan. It has a 4 year duration (aligned with the Council term). It is a requirement that councils develop a new 4 year Council Plan by 30 June in the year after each council election. Councils are permitted to roll the Council Plan

COUNCIL PLANNING FRAMEWORK AND BUDGET

forward beyond the Council's elected term to enable effective forward planning, provided it is consistent with the Community Strategic Plan and Resourcing Strategy.

An updated 4 year Council Plan 2016 – 2020 has been developed for consideration by Council (**Attachment 2**). This document has minimal changes from the previous year of which notably include minor consolidation of some actions and adjustments to the capital works programs.

The Draft Council Plan 2016-20 is presented to Council for adoption for public exhibition in accordance with the legislation.

Draft Annual Plan and Budget 2016/17, including the Pricing Policy and Fees and Charges

The Council Plan 2016-20 sets out the strategic actions that will be undertaken by Council over the 4 year period to help achieve the community's vision as defined in the Community Plan *Ashfield 2023 – Our Place, Our Future*. The 1 year Annual Plan provides more detailed information on projects and services that will be undertaken in the 2016/17 financial year (**Attachment 3**).

Some of the most significant projects and services under each of the 7 themes for 2016/17 include:

Creative and Inclusive Community

- Provide and promote an annual program of community events such as the Carnival of Cultures, Carols by Candlelight, Australia Day celebrations, Citizenship Ceremonies and Food Festivals
- Upgrade of the Ashfield Aquatic Centre
- Delivering the Ashfield Swim School and other aquatic programs
- Operating library services and programs
- Providing community grants
- Implementing the Reconciliation Action Plan
- Supporting and enhancing the arts through Artist in Residence, Ashfield Youth Theatre, Artist Xchange Programs and implementing the Public Art Policy
- Maintain a range of community facilities and buildings

Unique and Distinctive Neighbourhoods

- Development Control Plan (DCP) review for 2013 LEP
- Implement new controls for heritage significance
- Develop a Park Strategy
- Undertake improvements to the DA process
- Review stormwater management controls
- Monitor impacts of WestConnex
- Continue Ashfield Clean Team and graffiti management
- Produce Parks Plans of Management
- Implement Gardens Infrastructure Renewal program

COUNCIL PLANNING FRAMEWORK AND BUDGET

Safe, Connected and Accessible Places

- Continued advocacy for the Ashfield community in relation to the proposed WestConnex motorway and Parramatta Road Revitalisation Plan
- Road re-sheeting program
- Work with State Government to enhance commuter car parking at Railway and Light Rail stations
- Implement the safer community compact plan
- Implement Bike Plan including new paths
- Develop a Disability Inclusion Action Plan

Living Sustainably

- Deliver Treading Lightly workshop program
- Community environmental education programs
- Implement technological and behavioural change programs to improve emissions and resource efficiencies
- Coordinate climate adaptation projects
- Provide a range of waste collection services and alternative waste disposal options
- Implement Stormwater management initiatives
- Deliver the GreenWay Program

Thriving Local Economy

- Stage the Feast of Flavour Neighbourhood events
- Support sustainability issues with small businesses
- Communicate information to businesses and hold skills development programs
- Support the Small Business Connect partnership
- Undertake health, hygiene and food safety inspections and education programs
- Continue to engage with NSW Small Business Commissioner on initiatives

Attractive and Lively Town Centre

- Deliver program of events in the Civic Centre and forecourt
- Implement Town Centre public domain strategy
- Deliver the Ashfield Clean Team service
- Undertake safety audit of the Town Centre
- Lobby State government for increased commuter parking

Engaging and Innovative Local Democracy

- Deliver leadership development initiatives
- Implement Equal Employment Opportunity and Workforce Plan
- Coordinate training and development plan
- Inform the community via diverse range of communication channels
- Implement Asset Management Plans
- Review and update the Long Term Financial Plan

COUNCIL PLANNING FRAMEWORK AND BUDGET

- Facilitate the Work Health and Safety Plan
- Provide customer service interface at Civic Centre

Future Budget Context

A Councillor workshop (14 March 2016) was held during the budget development phase.

The 2016-17 budget is framed on:

- Supporting the delivery of key priorities identified in the Council and Community Plan over the 4 years
- Maintaining the existing suite of services to the community
- 3.0% increase to fees and charges (except where otherwise stated in this report)
- The proposed 2016 – 17 rates increases have been calculated in accordance with year two of the IPART approval that allows an 8.2% increase in General Income
- No automatic escalation or CPI increase applied to non salary expense items
- Compliance with adopted policies in the Long Term Financial Plan
- Bringing forward of a range of capital projects from the SRV programs and S94 and S94A schedules of work.

The draft budgets for 2016/17 to 2020/21 deliver consistent operating surpluses across each year but a deficit of \$4.1m in 2016/17 in the funding position reflecting our recommendation to bring forward the capital program. This funding deficit in the first year is offset against significant surpluses in the future years.

Income

Council's budgeted income for 2016/17 is \$45.5m comprising \$40m Operating Income and \$5.9m Capital Income which is made up as follows:

- Rates and annual charges (\$30.3m)
- Capital grants and contributions (\$5.5m)
- User fees and charges (\$3.8m)
- Operating grants and contributions (\$2.7m)
- Other revenues (\$2.5m)
- Interest (\$756k)

Expenses

Operating costs have been maintained at, or as close to, 2015/16 levels as possible.

Significant variables or items of particular interest in the 2016/17 budget include:

- Employee costs up 4.9% to \$19.7m

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- Award increase 2.8%
- Additional resources of \$603k been allocated to building future operational capacity in corporate, engineering and traffic areas.
- Total spending on infrastructure of \$27.5m which includes projects funded from the SRV funds, Infrastructure Reserve and section 94/94A funds.
- Election expenses \$280k extracted from internal Election Reserve fund
- Additional learning and development \$200k
- Additional traffic facilities \$100k
- Additional \$100k for the purchase of new Christmas decorations
- Additional library programs and technology \$50k
- Additional internal audit resources \$50k

Depreciation

The annual depreciation value has decreased by \$323k due to the revaluation process that was undertaken for Council's transport, footpaths and stormwater infrastructure asset classes. The reduction in depreciation cost is reflective of the increased capital spend on infrastructure over the last period and is set to further improve.

Fees and charges

Council reviews its fees and charges annually. Council has generally increased its fee and charges by 3.0% (to be commiserate with CPI) except where separate decisions or recommendations have been made (as noted below) or where fees are set by statutory limits or other benchmarks. The Council through its ordinary rates will continue to provide information and services that are available to all residents without extra cost.

- Finance:
 - Section 603 expedition fee – existing fee remained, as any increase considered to be excessive for cost of service.
 - Admin charge on refund of Section 603 certificate – reduced from \$42.60 to \$15 after benchmarking and review, fee considered to be excessive for cost of service.
 - Dishonoured cheque fee reduced from \$43.50 to \$5 and Cheque replacement fee \$9.30 to \$5 after benchmarking and review, fee considered to be excessive for cost of service.
- Carnival of Cultures:
 - fee for community stall has been reduced from \$168.20 to \$150
 - fee for community table has been reduced from \$84.20 to \$50
- Library Services:
 - reduced fee for colour photocopying by 50 cents for A4 and by \$1 for A3
 - no changes to fees for the sale of library books or bags
 - deletion of fees for fax services and Introductory internet lessons

COUNCIL PLANNING FRAMEWORK AND BUDGET

- in depth research service renamed 'local history research and fee reduced from \$135.20 to \$30 first 20 hours, then \$30 per hour thereafter
- Aquatic Services:
 - All passes related to Resident Pensioners – have been updated to Pricing principle 'A', due to being fully subsidised
 - Child passes amended from 4-12 years to reflect Child 5-16 years
 - Summer season use of water polo pool by Club – pricing principle changed to 'B' as it is heavily subsidised

It is further noted that the following new fees have been incorporated

- Aquatic Centre, dive-in movie fees
- new category introduced for Carnival of Cultures Commercial stall – subsidised (for target groups e.g. emerging artists, creative industries) at \$150
- Fees and charges for Feast of Flavours as noted below:-
 - Tastes of Asia - food stall - \$200 ; display table - \$100
 - Haberfield & Summer Hill events – Food stall - \$350; commercial stall - \$250; community stall - \$150 ; display table - \$100
- Unauthorised road works fees at 110% of calculated restoration cost based on Council's fees & charges
- Two new conditions added to the fees & charges associated with Restorations – 1) Utility agreements & 2) Out of hours Inspections
- The following new Permit Fees are proposed:
 - Installation of temporary shoring fees have been introduced based on based on other Councils, using the lowest fee comparison
 - Vehicular crossing permit – Application fee at \$647
 - Footpath Street name plates - POA – Replacement cost plus 15%
 - Supply information relating to traffic data – at cost
 - On street parking linemarking and signage charges – linemarking either side of driveway - \$120 for two lines
 - Remarking of faded/damaged linemarking either side of driveway - \$120 for two lines
 - Adjustments to parking signs to comply with Development Consent conditions - \$200 per sign
 - Install/replace car share signposting - \$400 per bay
 - Install/remark car share pavement markings - \$500 per bay
 - Removal of car share bays (signs & pavement markings) - \$500 per bay
 - A pro rata credit to be granted to the Summer Hill Parking Scheme permits when reviewed as per Council resolution NM12/2016

COUNCIL PLANNING FRAMEWORK AND BUDGET

Rates 2016/17

A four year Special Rate Variation above the general rate peg was applied for and approved by IPART in 2015. The proposed 2016 – 17 rates increases have been calculated in accordance with year two of the IPART approval that allows an 8.2% increase in General Income.

No structural change is planned in the way rates are calculated. Council proposes to continue to levy 20% of its rate yield from business properties and 80% of its rate yield from residential properties. The Residential base amount will be maintained at 50% of the total residential yield, and the Business category will be calculated as an ad valorem with a minimum.

The rate calculations will be levied using the current base date 1 July 2013 land values.

The table below shows the proposed rating structure, number of properties in each category, the indicative price proposed for each category based on the current rateable properties as at the date of this report, and an indicative notional yield from rates based on those proposals. These numbers will change slightly and categorisation of properties change between the writing of this report and the finalisation of next year's Revenue Policy in June 2016.

Rate Revenue

In accordance with Section 514 of the Local Government Act 1993, each parcel of land within the LGA has been categorised for rating purposes and owners are notified in conjunction with their annual rate notice.

The following comments are made in respect of each ordinary rate to be levied by Council:

Residential

Section 516 of the Local Government Act 1993 as it relates to Ashfield Council states that land is to be categorised as “**residential**” if it is a parcel of rateable land valued as one assessment and:

- i. Its dominant use is for residential accommodation (otherwise than as a hotel, motel, guest-house, backpacker hostel or nursing home or any other form of residential accommodation (not being a boarding house or lodging house), or
- ii. In the case of vacant land, it is zoned or otherwise designated for use under an environmental planning instrument (with or without development consent) for residential purposes.

Business

Section 518 of the Local Government Act 1993 states that land is to be categorised as “**business**” if it cannot be categorised as farmland, residential or mining.

COUNCIL PLANNING FRAMEWORK AND BUDGET

Environmental Levy

Council proposes to continue levying an Environmental Levy. This will be levied as a 50% Base Amount and the remainder as an ad valorem rate across all rateable properties.

ANNUAL CHARGES

Stormwater Management Services Annual Charges

In accordance with Section 496A of the Local Government Act 1993, Council will levy a stormwater management charge on all parcels of rateable land within the Ashfield Council LGA categorised for rating purposes as “Residential” or “Business”, not being vacant land, land owned by the Crown or land held under a lease for private purposes granted under the Housing Act 2001 or the Aboriginal Housing Act 1998.

For the 2016-2017 rating year the following charges will apply:

- Land categorised as residential (not being a strata lot) - \$25.00. (Estimated Yield \$194,525)
- For a lot in a strata scheme that is categorised as residential or business - \$12.50. (Estimated Yield \$94,375)
- Land categorised as business (not being a business strata lot) - \$25.00 per 350 square metres or part thereof (Estimated Yield \$64,175)

The total estimated yield for 2016-2017 for the stormwater management charge is \$353,075.

Waste charges 2016/17

Council proposes a 3.0% increase in Domestic Waste charges, noting that Section 504 of the Local Government Act requires that Domestic Waste charges be set so as to be self-funding, with neither profit nor subsidy being provided to or from General Income. Garden Organics will be increased by 3.0% to encourage residents to recycle green waste material. Business Waste charges will also be increased by 3.0%.

It is proposed to introduce new fee categories for the 2016-17 year that will enable Council to more easily identify property types and the waste infrastructure needed to support these properties.

The Domestic A (120L weekly waste + 240L fortnightly recycling) category is currently applied to all non strata residential properties whilst the Domestic B (120L weekly or shared 240L weekly waste + 240L fortnightly recycling) category is applied to all strata residential properties.

Having all the non strata residential properties together in one category presents difficulties for administration and management of Council's waste infrastructure and contracts. Many of the non strata residential properties in Domestic A are actually multi

COUNCIL PLANNING FRAMEWORK AND BUDGET

unit dwellings and adding a new category will enable Council to more easily distinguish between property types.

Additionally many residents opt to have additional volumes for their garbage (red lid), this is administered as multiples of the Domestic A category. Adding an additional category (domestic D) will allow further differentiation between the current services for administration purposes and will enable better customer service to our residents.

The proposed structure would apply as follows

Domestic A (120L weekly waste + 240L fortnightly recycling) – would apply to all single unit dwellings.

Domestic B (120L weekly or shared 240L weekly waste + 240L fortnightly recycling) – would apply to all non strata multi unit dwellings.

Domestic C (120L weekly or shared 240L weekly waste + 240L fortnightly recycling) – would apply to all strata multi unit dwellings.

Domestic D (240L weekly waste + 240L fortnightly recycling) – would apply to residents opting to increase the volume of their garbage (red lid) bin.

The services available to residents would not change and the fees proposed have only been adjusted by CPI for the 2016-17 year.

COUNCIL PLANNING FRAMEWORK AND BUDGET

Title of Fee/Charge	Proposed 2016-17 GST Inclusive fee.	Estimated Yield
RECYCLING AND WASTE MANAGEMENT		
Domestic Waste A (120L weekly waste + 240L fortnightly recycling)	\$350.40	\$3,644,860
Domestic Waste B strata (120L weekly or shared 240L weekly waste + 240L fortnightly recycling)	\$350.40	\$2,622,744
Domestic Waste C non strata (120L weekly or shared 240L weekly waste + 240L fortnightly recycling)	\$350.40	Included in Domestic A
Domestic Waste D (240L weekly waste + 240 L fortnightly recycling)	\$700.80	Included in Domestic A
Additional Garbage Bin (120L)	\$350.40	Included in Domestic A
Garden Organic Waste	\$82.60	\$465,368
Business Waste A (120L weekly waste + 240L fortnightly recycling)	\$545.30	\$33,808
Business Waste B (240L weekly waste + 240L fortnightly recycling)	\$849.80	\$1,048,653
Recycle A – Additional Service (Additional 240L fortnightly recycling - non-domestic)	\$187.80	\$10,516
Recycle B – Additional Stand Alone Service(240L fortnightly recycling - non-domestic where business waste is not provided by Council)	\$206.50	\$4,956

COUNCIL PLANNING FRAMEWORK AND BUDGET

Street Bin Waste (a street bin is provided nearby for customer use) where business waste is not provided by Council.	\$186.00	
Street Bin Waste (a street bin is provided nearby for customer use) where business waste is not provided by Council. Half fee for non rateable properties. Properties which are non rateable due to being vacant are exempt from this change.	\$85.50 Half fee for non rateable properties	
	Properties which are non rateable due to being vacant are exempt from this charge.	
Replacement of 120 Litre Bin (1 st replacement is free)	\$159.00	
Replacement of 240 Litre Bin (1 st replacement is free)	\$222.00	
Non Rateable Properties – Recycling and Waste Management		
Business A (120L weekly waste + 240L fortnightly recycling)	\$545.30	
Business B (120L weekly waste + 240L fortnightly recycling)	\$849.80	
Recycle A (Additional 240L fortnightly recycling – non domestic)	\$187.80	
Recycle B (240L fortnightly recycling – non domestic where business waste is not provided by Council)	\$206.50	

Infrastructure works 2016/17

Council will spend \$27.5m on its public infrastructure in 2016/17, which is as follows:

- Aquatic Centre Redevelopment \$13.9m
- Town Centre Redevelopment \$7.6m
- Parks and Playspaces \$1.4m
- Centenary Park \$1.75m
- Transport Assets \$2m
- Community buildings \$390k
- Stormwater \$449k

COUNCIL PLANNING FRAMEWORK AND BUDGET

Ashfield Town Centre – In 2016, we are:

- Working with Transport for NSW to deliver a multipurpose, commuter car + park
- Finalising detailed design for streetscape upgrades to Hercules Street, Fox's Lane, the Esplanade and other laneways
- Preparing to upgrade Hercules Street
- Continuing to renew footpaths and pram ramps
- Continuing an exciting program of arts, interactive performances and community events
- Undertake a street tree planting program
- Continuing to renew footpaths and pram ramps

Borrowings

Borrowing expenses have been budgeted in accordance with the loan repayment schedule of the actual loan borrowed and future loan repayment schedule.

Financial Implications

A considerable effort has been made to carefully assess all cost components of the budget and all income options have been investigated and applied as appropriate. Should the recommendations in this report be adopted, as at the end of Quarter 3, Council is expected to achieve a projected cash surplus of \$217,951k at year end.

Other Staff Comments

The Executive Team, Finance Department and other key staff have contributed to the development of the suite of documents presented with this report.

Public Consultation

The draft plans and quarterly review will be publicly exhibited for 28 days, with a further report to Council inclusive of any submissions received.

The following methods will be used to exhibit the draft documents:

- placement of copies of the documents, rating maps and supporting information in each of the libraries and in the Customer Service Centre
- placement of the documents, rating maps and supporting information, with an electronic feedback avenue on the website
- promotion in the Council column in the *Inner West Courier*
- preparation and display of posters on Council's community noticeboards.

COUNCIL PLANNING FRAMEWORK AND BUDGET

Conclusion

Council is required to undertake a specific set of actions each year under the integrated planning framework as outlined in the report.

The Council Plan sets out the strategic actions that will be undertaken by Council over the 4 year period, to help achieve the community's vision as defined in the Community Plan, *Ashfield 2023 - Our Place, Our Future*. It also includes relevant performance indicators and service levels. The Annual Plan sets out specific actions and budget for the 2016/17 financial year, including the pricing policy and fees and charges. Performance against the Council Plan is reported quarterly.

ATTACHMENTS

Attachment 1	Quarterly Budget Review March 2016	9 Pages
Attachment 2	Draft Council Plan 2016 - 2020	44 Pages
Attachment 3	Draft Annual Plan 2016-17	

RECOMMENDATION

- 1/3 That Council receives the Quarterly Budget Review Statement for the period 1 January 2016 to 31 March 2015 and adopts the recommended budget adjustments outlined in the report for the purposes of public exhibition.**
- 2/3 That Council adopt the draft Council Plan 2016-2020 for public exhibition.**
- 3/3 That Council adopt the draft Annual Plan 2016/17, including the pricing policy and fees and charges, for public exhibition.**

GABRIELLE RENNARD
Acting Director Corporate & Community Services

Ashfield Council
Income Statement
For the period to 31 March 2016

Income & Expenses Budget Review Statement	Original Budget as per 2014/15	Rollovers and Adjustments	Program Reallocations	1st Qtr Changes Adopted	2nd Qtr Changes Adopted	3rd Qtr Changes Recommended	4th Qtr Changes Recommended	Projected Year End Result	Actual YTD	\$ Variance Actual YTD to Projected Year End Result	% Variance Actual YTD to Projected Year End Result
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	%
Revenue											
Rates & Annual Charges	(28,233,397)	0	0					(28,233,397)	(20,999,321)	7,234,076	74%
User Charges & Fees	(3,769,703)	0	0		(566,431)	(300,000)		(4,636,134)	(4,061,711)	574,423	88%
Interest & Investment Revenue	(910,800)	0	0					(910,800)	(666,003)	244,797	73%
Other Revenue	(2,096,019)	0	0			0	(98,951)	(2,194,970)	(1,881,067)	313,903	86%
Grants & Contributions - Operational	(2,397,784)	0	(102,836)	45,000				(2,455,620)	(1,804,459)	651,161	73%
Grants & Contributions - Capital	0	0	(752,875)	(3,365,187)	(1,178,018)	(106,000)		(5,402,080)	(4,899,206)	502,874	91%
Gain (Loss) on Sale of Assets	(72,510)	0	0					(72,510)	(11,091)	61,419	15%
Total Revenue	(37,480,213)	0	(855,711)	(3,320,187)	(1,744,449)	(504,951)	0	(43,905,511)	(34,322,858)	9,582,653	78%
Expenses											
Employee Benefits & On Costs	18,768,841	0	80,000	150,000	0			18,998,841	13,681,649	(5,317,192)	72%
Borrowing Costs	1,214,859	0	0		0	(704,090)		510,769	366,086	(144,683)	72%
Materials & Contracts	9,356,580	969,929	(39,976)	80,000	351,022			10,717,555	6,983,186	(3,734,369)	65%
Legal	304,004	0	0					304,004	222,075	(81,929)	73%
Consultants	98,004	150,000	30,600					278,604	167,702	(110,902)	60%
Depreciation - BIR	4,900,572	0	0					4,900,572	3,675,456	(1,225,116)	75%
Depreciation & Amortisation - Other	0	0	0					0	0	0	#DIV/0!
Other Expenses	4,652,943	135,635	0					4,788,578	3,539,366	(1,249,212)	74%
Total Expenses	39,295,803	1,255,564	70,624	230,000	351,022	(704,090)	0	40,498,923	28,635,520	(11,863,403)	71%
Operating (Surplus) Deficit	1,815,590	1,255,564	(785,087)	(3,090,187)	(1,393,427)	(1,209,041)	0	(3,406,588)	(5,687,338)	(2,280,750)	167%
Add back: Non-Cash Charges											
Depreciation	(4,900,572)							(4,900,572)	(3,675,456)	1,225,116	75%
Gain (Loss) on Sale of Assets	72,510							72,510	11,091	(61,419)	15%
Adjusted Operating (Surplus) Deficit	(3,012,472)	1,255,564	(785,087)	(3,090,187)	(1,393,427)	(1,209,041)	0	(8,234,650)	(9,351,703)	(1,117,053)	114%

Ashfield Council
Balance Sheet
As at 31 March 2016

Capital Budget Review Statement	Original Budget as per 2015/16	Rollovers	Program Reallocations	1st Qtr Changes Adopted	2nd Qtr Changes Adopted	3rd Qtr Changes Recommended	4th Qtr Changes Recommended	Projected Year End Result	Actual YTD	\$ Variance Actual YTD to Projected Year End Result
Grand Total	0	0	0	0	0	(0)		(0)	0	(0)
Current Assets										
Cash & Cash Equivalents	2,072,643			(275,000)	115,409	(473,693)		1,439,359	861,705	577,654
Investments	19,628,381	(3,003,991)	(115,000)	3,365,187	69,513	(418,743)		19,525,347	28,017,892	(8,492,545)
Receivables	2,439,603							2,439,603	160,042	2,279,561
Inventories	35,094							35,094	34,681	413
Other Current Assets	278,767							278,767	62,901	215,866
Total Current Assets	24,454,488	(3,003,991)	(115,000)	3,090,187	184,922	(892,436)	0	23,718,170	29,137,221	(5,419,051)
Non-Current Assets										
Infrastructure, Property, Plant & Equipment	285,384,766	1,748,427	900,087		1,208,505	(6,850,000)		282,391,785	276,407,491	5,984,294
Receivables	0							0	0	0
Total Non-Current Assets	285,384,766	1,748,427	900,087	0	1,208,505	(6,850,000)	0	282,391,785	276,407,491	5,984,294
Current Liabilities										
Payables	(5,672,486)							(5,672,486)	(3,623,451)	(2,049,035)
Provisions	(5,003,083)							(5,003,083)	(4,990,656)	(12,427)
Borrowings	(14,000,000)					10,050,000		(3,950,000)	313,114	(4,263,114)
Total Current Liabilities	(24,675,569)	0	0	0	0	10,050,000	0	(14,625,569)	(8,300,993)	(6,324,576)
Non-Current Liabilities										
Provisions	(1,101,731)							(1,101,731)	(311,731)	(790,000)
Borrowings	(1,769,975)					(1,098,523)		(2,868,498)	(7,137,081)	4,268,583
Total Non-Current Liabilities	(2,871,706)	0	0	0	0	(1,098,523)	0	(3,970,229)	(7,448,812)	3,478,583
Equity										
Accumulated (Surplus) / Deficit	(164,806,737)							(164,806,737)	(164,806,733)	(4)
Asset Revaluation Reserve	(119,300,832)							(119,300,832)	(119,300,836)	4
Retained Earnings	1,815,590	1,255,564	(785,087)	(3,090,187)	(1,393,427)	(1,209,041)	0	(3,406,588)	(5,687,338)	2,280,750
Total Equity	(282,291,979)	1,255,564	(785,087)	(3,090,187)	(1,393,427)	(1,209,041)	0	(287,514,157)	(289,794,907)	2,280,750

Ashfield Council
Capital Review
For the period to 31 March 2016

Capital Budget Review Statement	Original Budget as per 2015/16	Rollovers	Program Reallocations	1st Qtr Changes Adopted	2nd Qtr Changes Adopted	3rd Quarter Changes Recommended	4th Quarter Changes Recommended	Projected Year End Result	Actual YTD	\$ Variance Actual YTD to Projected Year End Result
	\$	\$	\$		\$	\$		\$	\$	\$
Adjusted Operating (Surplus) Deficit	(3,012,472)	1,255,564	(785,087)	(3,090,187)	(1,393,427)	(1,209,041)	0	(8,234,650)	(9,351,703)	(1,117,053)
Proceeds - Sale of Fixed Assets	(223,665)							(223,665)	(11,089)	212,576
Proceeds - Loan	(14,000,000)					10,050,000		(3,950,000)		3,950,000
Proceeds - Decrease in Internal Restricted Assets (I)	115,000							115,000		(115,000)
Proceeds - Decrease in External Restricted Assets (Net)				3,365,187	1,169,513	204,951		4,739,651	(3,617,289)	(8,356,940)
Proceeds - s94 loans repaid								0		0
Proceeds - Decrease in Restricted Debtors								0	67,489	67,489
Proceeds - Increase in Bonds & Deposits								0	(100,802)	(100,802)
Proceeds - Increase in ELE's	(790,000)							(790,000)	0	790,000
Total Capital Funding	(17,911,137)	1,255,564	(785,087)	275,000	(223,914)	9,045,910	0	(8,343,664)	(13,013,394)	(4,669,730)
Capital Expenditure										
Outflow - Increase in Non-Current Receivables								0	(295,596)	(295,596)
Outflow - Loan Principal Repayment	5,367,106					(1,098,523)		4,268,583	313,114	(3,955,469)
Outflow - Decrease in ELE's								0	12,427	12,427
Outflow - Decrease in Restricted Liabilities								0	297,929	297,929
Outflow - Increase in Internal Restricted Assets (Net)	(3,998,000)	(3,003,991)			(400,000)	(623,694)		(8,025,685)		8,025,685
Outflow - Increase in External Restricted Assets (Net)			(115,000)		(700,000)		0	(815,000)		815,000
										0
Capitalised Works										
Civic Centre Stage 1 & 2	0	0	0					0		0
Civic Centre Stage 3	0	0	0					0	0	0
Capital Works Program - B&I Renewals	3,637,872	1,546,234	2,546,643		1,208,505			8,939,254	2,372,291	(6,566,963)
Capital Works Program - Other	4,198,000	75,554	(1,653,406)			(350,000)		2,270,148	2,456,997	186,849
Other Capital Expenditure	7,854,924	126,639	6,850			(6,500,000)		1,488,413	506,763	(981,650)
Total Capital Expenditure	17,059,902	(1,255,564)	785,087	0	108,505	(8,572,217)	0	8,125,713	5,663,925	(2,461,788)
Movement in General Funds not from Operations								0		0
Movement in Working Capital from Operations	851,235			(275,000)	115,409	(473,693)		217,951	7,349,469	7,131,518
	851,235	0	0	(275,000)	115,409	(473,693)	0	217,951	7,349,469	7,131,518
Balance	0	0	0	0	0	(0)	0	(0)	0	0

Ashfield Council
Cash & Investments - Restrictions Held
For the period to 31 March 2016

Restrictions 2015-16	Actual 30/6/15	Original Budget as per 2015/16 Management Plan	Rollovers	Program Reallocations	1st Qtr Changes Adopted	2nd Qtr Changes Adopted	3rd Qtr Changes Recommended	4th Quarter Recommended	Projected Year End Result
External Restrictions									
s94	6,839,418	(1,700,000)	0	0	3,327,981	388,129	18,605	0	8,874,133
s94A	966,605	(398,000)	0	0	37,205	81,384	87,395	0	774,589
Grants - Other	525,921	0	(525,921)	0		0	0	0	0
Grants - Greenway	0	0	0	0	0	0	0	0	0
Grants - Waste Improvement	0	0		0	0	0	0	0	0
Domestic Waste Management	2,731,634		0	(115,000)	0	0	98,951	0	2,715,585
Stormwater Management	983,984	0	0	0	0	0	0	0	983,984
External Restrictions	12,047,562	(2,098,000)	(525,921)	(115,000)	3,365,186	469,513	204,951	0	13,348,291
Internal Restrictions									
Investment Fund	0	0	0	0		0	0	0	0
Plant Replacement	258,224	0	0	0	0	0	(158,000)	0	100,224
Employee Leave Entitlements	1,486,657	0	0	0	0	0	(265,694)	0	1,220,963
Carry Over Capital Works Program	0	0		0	0	0	0	0	0
Deposits & Bonds	281,022	0	0	0	0	0	0	0	281,022
Aquatic Centre	876,040	0	0	0	0	0	0	0	876,040
Civic Centre - General	0	0	0	0	0	0	0	0	0
Committed Expenditure	2,478,070	0	(2,478,070)	0	0	0	0	0	0
Election Costs	268,996	65,000	0	0	0	0	0	0	333,996
IT Reserve	500,000	0	0	0	0	0	(200,000)	0	300,000
Infrastructure	3,001,905	(1,850,000)	0	0	0	(400,000)	0	0	751,905
Internal Restrictions	9,150,914	(1,785,000)	(2,478,070)	0	0	(400,000)	(623,694)	0	3,864,150
Total Restrictions	21,198,476	(3,883,000)	(3,003,991)	(115,000)	3,365,186	69,513	(418,743)	0	17,212,441
s94 (Spent in Advance)		0	0	0	0	0	0	0	0
Net Restrictions	21,198,476	(3,883,000)	(3,003,991)	(115,000)	3,365,186	69,513	(418,743)	0	17,212,441
									3,986,035
Reconciliation to Financial Statements									
External Restrictions	12,047,562								
Internal Restrictions	9,150,914								
Unrestricted Cash	3,534,313								
Total Cash & Investments	24,732,789								

Quarterly Budget Review March 2016

	Original Budget as per 2015/16 Management Plan	Rollovers	Program Reallocations	Recommended Changes For Council Resolution	Projected Year End Result	Actual YTD	\$ Variance Actual YTD to Projected Year End Result
	\$	\$	\$	\$	\$	\$	\$
pitalised Works - Renewal							
10 Norton Street property works	220,000				220,000	114,294	105,706
Bastable St Hall Wors	30,000				30,000	19,332	10,668
DJ Gardens New Cafe/Toilet Block	350,000				350,000		350,000
Relay Paving in Ashfield CBD Liverpool (SRV)	100,000				100,000	1,080	98,920
RM Reserve Renewal of Kiosk	35,000				35,000		35,000
Haberfield Library Works	65,000				65,000	81,127	(16,127)
Public Toilets Renwal Program					0	4,737	(4,737)
Roads Program	906,607				906,607	208,413	698,194
Algie Park Cafe	350,000				350,000	275	349,725
Cycleway Victoria & Hanks St	0			8,505	8,505	1,400	7,105
Storm Water Projects	359,907				359,907	216,724	143,183
Traffic Facilities	0				0	68,879	(68,879)
Yeo Park Renewal & Upgrade building	300,000				300,000	28,759	271,241
Summer Hill Car Park Public Toilets	300,000	79,436			379,436	4,617	374,819
RM Reserve Playground Renewal	93,150	0			93,150		93,150
Ashfield Town Centre Embellishment	650,000				650,000	141,989	508,011
General Upgrades Various Parks	100,000				100,000		100,000
Slaone Street Road Reconstruction (SRV)	600,000				600,000		600,000
Kerb & Gutter Renewal (SRV)	120,000				120,000		120,000
Grosvenor Cr Crossing Relocation (SRV)	70,000				70,000		70,000
Queen/Armstrong/Hardy St Roundabouts	60,000				60,000	18,500	41,500
Ashfield Park Land Improvements	10,000				10,000		10,000
Ashfield Park Irrigation & Drainage	210,000				210,000		210,000
Additional BBQ Ashfield Park	30,000				30,000	45,292	(15,292)
Ashfield Park New Bubblers	30,000				30,000	11,059	18,941
Bay Run widening & Upgrade	300,000	0			300,000	0	300,000
Ashfield Park Tree Planting & Pruning	10,000				10,000	0	10,000
Ashfield Park Lighting Sportsfield		150,000			150,000	179,082	(29,082)
Pratten Park Boundary Wall		150,000			150,000	17,105	132,895
Ashfield Park Footpath Upgrade	80,000				80,000	27,369	52,631
Algie Park Irrigation	130,000				130,000	0	130,000
Youth Play Spaces & Outdoor Gyms	100,000				100,000	0	100,000
Drainage & Irrigation Upgrade Various Parks	298,000				298,000	1,134	296,866
Yeo Park Extension/Upgrade Baby Health Building	300,000	47,500			347,500	0	347,500
Bridge Over Dobroyd Canal Iron Cove		123,933			123,933	6,901	117,032
Centenary Park Irrigation		178,750			178,750	0	178,750
Centenary Park Floodlights		236,500			236,500	0	236,500
Accelerated Footpath Works		580,115	51,782	700,000	1,331,897	1,189,039	142,858
Centenary Park Facilities Building	0				0	51,651	(51,651)
pitalised Works - Renewal	6,207,664	1,546,234	51,782	708,505	8,514,185	2,438,758	6,075,427
pitalised Works - Other							
Haberfield Shopping Centre Footpath Paving	1,600,000			400,000	2,000,000	2,265,573	(265,573)
Bay Run Widening						24,939	(24,939)
Depot Facility Upgrades						50,857	(50,857)
Ashfield LGA PAMP Study		21,812		100,000	121,812	18,188	103,624
Bus Stops DSAPT Compliance Programme		53,742			53,742	30,974	22,768
Aquatic Centre	7,000,000				7,000,000	172,083	6,827,917
pitalised Works - Other	8,600,000	75,554	0	500,000	9,175,554	2,562,614	6,612,940
er Capital Expenditure							
Plant & Equipment	448,586	100,000	0		548,586	62,777	485,809
Furniture & Fittings						17,332	(17,332)
Ohter Structures						22,226	(22,226)
Office Equipment	64,639				64,639	74,053	(9,414)
Other Assets - Library Books	270,188		(5,000)		265,188	158,292	106,896
er Capital Expenditure	783,413	100,000	(5,000)	0	878,413	334,680	543,733
al	15,591,077	1,721,788	46,782	1,208,505	18,568,152	5,336,052	13,232,100

**Ashfield Council
Bank Reconciliation
As at 31 March 2016**

			\$
Cash at Bank			854,475.03
Represented by:			
Bank Statement Balance dated:	31/3/2016	428,092.31	
Add: Outstanding Deposits		457,276.90	
Less: Unpresented Cheques		(30,894.18)	
Less: Unprocessed Receipts		0.00	
Reconciled Bank Statement Balance			<u>854,475.03</u>
Variance			<u>0.00</u>
Reconciliation prepared:	10/4/2016		

**Ashfield Council
Contracts Budget Review Statement
For the period to 31 March 2016**

Contracts Listing ***

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
PricewaterhouseCoopers	Audit Services	210,000	1/07/2012	30/06/2018	Y	
Sam the Paving Man	Haberfield Footpath Renewal	1,944,093	26/05/2015		Y	
Complete Urban Pty Ltd	Consultancy Service for Ashfield Town centre	433,970	26/11/2015	26/05/2017		
ROC Projects Pty Ltd	Aquatic Centre Project Manager for ACRD	348,150	10/12/2015	10/06/2018		
HWL Ebsworth Lawyers	Legal Services for ACRD	150,000	15/12/2015	15/06/2018		
NBRS & Partners Pty Ltd	Aquatic Centre Primary Consultant for ACRD	412,588	18/12/2015	18/06/2018		
Tract Consulting Pty Ltd	Park Plan of Management and Community Consultation Services	117,227	29/12/2015			

*** This report lists contracts (other than employment contracts and contracts entered into from Council's "preferred contracts list") that:

- were entered into during the quarter under review but have not been fully performed or completed; and,
- have a value equal to or more than \$50,000.

Consultants & Legal Costs

140

Quarterly Budget Review March 2016

Ashfield Council
Key Performance Indicators
As at 31 March 2016

	Actual 30/6/15	Original Budget as per 2015/16 Management Plan	Rollovers	Program Reallocations	1st Quarter Changes	2nd Quarter Changes	3rd Quarter Changes	4th Quarter Changes	Projected Year End Result	Current Balances
Deposits & Bonds Coverage Ratio										
Deposits & Bonds - Internal Restriction	281,022	281,022							281,022	281,022
Deposits & Bonds - Payables	2,980,000	2,980,000						0	2,980,000	3,079,345
Ratio	9.4%	9.4%							9.4%	9.1%
Employee Leave Entitlement Coverage Ratio										
Employee Leave Entitlements - Internal restriction	1,486,657	1,486,657					(265,694)		1,220,963	1,220,963
Provisions - Current Liabilities	5,003,083	5,003,083							5,003,083	4,990,656
Provisions - Non Current Liabilities	311,731	1,101,731							1,101,731	311,731
Ratio	28.0%	24.4%							20.0%	23.0%
Debt Servicing Ratio										
Operating Income	36,587,000	37,407,703	0	0	102,836	(45,000)	566,431	398,951	38,430,921	29,412,561
Borrowing Costs	2,034,000	1,214,859	0	0	0	0	0	(704,090)	510,769	366,086
Loan Repayments	4,451,000	5,367,106	0		0	0	0	(1,098,523)	4,268,583	313,114
Ratio	17.7%	17.6%							12.4%	2.3%
Working Funds Ratio										
Total Revenue	41,100,000	37,480,213	0	0	855,711	3,320,187	1,744,449	0	43,400,560	34,322,858
Working Funds	1,000,000	1,000,000	0	0	0	0	0	0	1,000,000	1,000,000
Working Funds from Operations	0	851,235	0	0	(275,000)	115,409	(473,693)	0	217,951	7,349,469
Ratio	2.4%	4.9%							2.8%	24.3%
Operating Performance Ratio										
Total Continuing Operating Revenue	(2,409,000)	(1,815,590)	(1,255,564)	32,212	(275,000)	215,409	1,103,041	0	(1,995,492)	788,132
(excl Capital Grants & Contributions)-Operating Expenses										
Total Continuing Operating Revenue	36,579,000	37,480,213	0	102,836	(45,000)	566,431	398,951	0	38,503,431	29,423,652
(excl Capital Grants & Contributions)										
Ratio	-6.6%	-4.8%							-5.2%	2.7%
Own Source Operating Revenue Ratio										
Total Continuing Operating Revenue	34,135,000	35,009,919	0	0	0	566,431	398,951	0	35,975,301	27,608,102
(excl all Grants and Contributions)										
Total Continuing Operating Revenue	41,092,000	37,480,213	0	855,711	3,320,187	1,744,449	504,951	0	43,905,511	34,322,858
Ratio	83.1%	93.4%							81.9%	80.4%
Unrestricted Current Ratio										
Current Assets less all External Restrictions	14,926,000								10,369,879	15,994,878
Current Liabilities less Specific Purpose Liabilities	9,890,000								14,625,569	8,300,993
Ratio	150.9%								70.9%	192.7%
Rates Annual Charges, Interest & Extra Charges outstanding										
Rates Annual Charges, Interest & Extra Charges outstanding	1,103,000								847,002	6,557,599
Rates, Annual and Extra Charges Collectible	27,586,000								28,233,397	28,811,831
Ratio	4.0%								3.0%	22.8%
Cash Expense Cover Ratio										
Current Years Cash and Csh Equivalents & All Term Dep	24,732,000								20,964,706	28,879,597
Payments from cash flow of operating & financing activities	3,367,000								2,966,529	2,080,005
Ratio	7.35								7.07	13.9
Building & Infrastructure Renewals Ratio										
Building & Infrastructure Renewals	4,001,000	3,637,872	1,546,234	2,546,643	0	1,208,505	0	0	8,939,254	4,829,288
Building & Infrastructure Depreciation	3,789,000	4,136,641	0	0	0	0	0	0	4,136,641	3,102,489
Ratio	105.6%	87.9%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	216.1%	155.7%



COUNCIL PLAN 2016-2020



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Ashfield Council acknowledges the traditional Aboriginal owners of the land, the Cadigal and Wangal people. We acknowledge their living culture and unique role in the life of this region.

Our Vision



A connected and welcoming hub in the Inner West. A community that cares. A place with a dynamic and sustainable future.



Our Councillors

Ashfield Council consists of 12 Councillors who are directly elected to represent four wards. The four wards are North Ward, South Ward, East Ward and North East ward. Detailed Information on the wards, street listing and detailed maps are available on Council's website at:

www.ashfield.nsw.gov.au/council/decisions

North Ward



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North East Ward



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East Ward



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Fax: 9798 0295

South Ward



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Our Corporate Values

AT ASHFIELD WE ARE:

For the Community

We are at our best when we are:

- Delivering timely and responsive services
- Advocating for our local area
- Transparent and accountable
- Working towards shared goals

Passionate high performers

We are at our best when we are:

- Creating sustainable solutions
- Innovative
- Exceeding expectations
- A learning organisation
- Doing change well

Great at engaging the energy of our diversity

We are at our best when we are:

- Valuing different perspectives
- Communicating across our whole community
- Flexible and fair as a workplace
- Appreciating each other

Stronger together

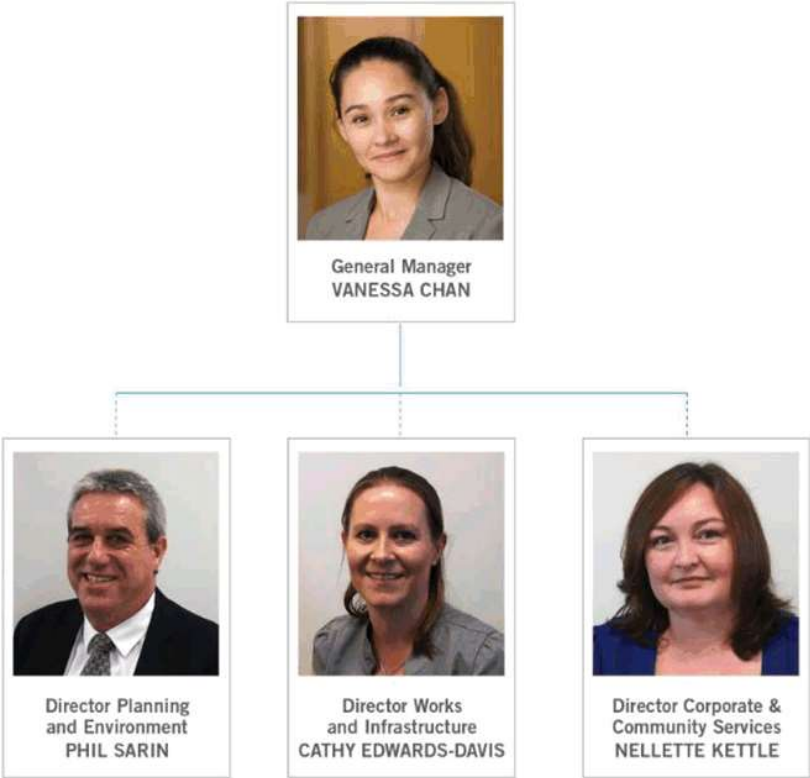
We are at our best when we are:

- Actively contributing to our teams
- Seeking out each other's expertise
- Leading by example
- Supporting each other
- Working as one organisation



Our Executive Structure

The Executive are responsible for the oversight and management of the day to day operations and management of staff to ensure efficient and responsible delivery of the actions and priorities determined by the community in the Community Plan and the resulting delivery of this Council Plan for 2016-2020.



Our Community

The local government area of Ashfield lies at the heart of Sydney's Inner West. At only 8.3 square kilometres in land area, Ashfield is located some 8km to the west of the Sydney CBD and 7km north-west of the Sydney International Airport. Neighbouring local government areas include Canada Bay, Leichhardt, Marrickville, Canterbury, Burwood and Strathfield.

The boundaries of the local government area are generally defined by Parramatta Road, Iron Cove Creek Canal and Iron Cove (Parramatta River) in the north, the Hawthorne Canal to the east, Holden Street in the south, and Greenhills Street, and Lang Street in the west.

Ashfield is made up of a series of distinct neighbourhoods including Ashfield, Summer Hill, Haberfield, Ashbury, Croydon and parts of Croydon Park and Hurlstone Park. Ashfield neighbourhoods reflect the high value placed on the sensitive conservation of our built heritage and quality urban design in new development and public works.

Ashfield local government area has a population of 41,214 residents (2011 census). The population for the Ashfield area is predicted to increase to around 43,600 by 2031.

The median age of the population is 37 years. Ashfield has 17.9% of the population aged (0-17 years) with the percentage of the population aged over 60 years increasing in Ashfield from 15% in 2001 to 19% in 2011.

Ashfield is a culturally diverse area. Over 44% of the population was born overseas, and 38% are from a non-English speaking background. The dominant non-English speaking country of birth is China, where 10% of the population were born, followed by 4% from Italy and 3.4% from India.

The Ashfield local government area has a population density of 49.74 persons per

hectare and just over 17,000 occupied dwellings. Around 37% of all dwellings are Separate households, whilst 30% of the population resides in high density dwellings.

Ashfield has a high proportion of lone person households at over 25% and a further 22% of households consisting of couples without children. of the population. The average occupancy rate for all dwellings is 2.47 persons per dwelling.

Ashfield is crossed in an east to west direction by the key road transport routes of Parramatta Road, the City West Link and the Hume Highway (Liverpool Road). These routes, which also link the Sydney CBD with Western Sydney, result in significant volumes of traffic passing through Ashfield on a daily basis. However the Ashfield local government area is well served by public transport in the form of heavy rail and bus services. The Inner West light rail and GreenWay corridor also passes through the eastern side of the region connecting the Iron Cove to Dulwich Hill.

Ashfield's economy is driven by the depth and diversity of its cultural mix. Haberfield, famous for its rich Italian heritage, reflects this in its many cafes, restaurants, delicatessens, bakeries and patisseries. The suburb of Ashfield brings the taste of Asia to the area with numerous eateries and grocery stores specialising in Chinese, Indian, Thai and Korean cuisine and products. The Village of Summer Hill with its Town Square and Village Green exemplifies the old world charm of Ashfield as do parts of Croydon and Croydon Park.

Ashfield is well serviced by public transport in the form of heavy rail and bus services. The Inner West light rail provides connections between where people live, work and visit for Ashfield residents. The GreenWay is also an active transport link, with a shared walking and cycling path extending some five kilometres.

Ashfield Council Plan

The Council Plan has been prepared by Ashfield Council under the Local Government integrated planning and reporting framework. This Council Plan 2016 – 2020 supports the ten year Ashfield Community Plan – *Ashfield 2023 – Our Place, Our Future*.

Ashfield 2023 – Our Place, Our Future identifies the Ashfield community's long term aspirations and priorities for the local government area, according to the following themes:

- Creative & Inclusive Community
- Unique and Distinctive Neighbourhoods
- Safe, Connected and Accessible Places
- Living Sustainably
- Thriving Local Economy
- Attractive & Lively Town Centre
- Engaging & Innovative Local Democracy

Ashfield 2023 – Our Place, Our Future is a comprehensive community vision and as such includes areas over which Council has direct control, as well as areas which may be the responsibility of other tiers of government and other community stakeholders.

This Council Plan outlines the activities Council will undertake during its term of office to help achieve the community's long term goals as set out in the Community Plan. These activities and services will be resourced through our annual budgets and our resourcing strategy which includes a Long Term Financial Plan.

Supporting this Plan is a separate one year Annual Plan developed at the beginning of each financial year. The Annual Plan details the individual projects and activities that will be undertaken during the year to achieve the commitments in this Council Plan.

The following diagram illustrates the inter relationship between the various elements of Council's planning framework.



Council communicates its activities to the community on an ongoing basis and reports formally on its performance each quarter.

Community Plan Vision

The vision for the future of Ashfield as determined by the community can be summarised as the following seven key themes:



Creative and Inclusive Community

Ashfield feels like home to everyone. It remains a culturally diverse and welcoming inner-city community. The people of Ashfield care about and support each other, especially those members of the community who are disadvantaged. Ashfield is a creative community where arts and culture abound and people continue to challenge and inspire local identity.



Unique and Distinctive Neighbourhoods

Ashfield is proud of the unique and distinct character of its neighbourhoods. Urban planning is sensitive to the character and heritage of the area. The streets and parks are clean, green and attractive. The people of Ashfield love their neighbourhood and actively participate in community life.



Safe, Connected and Accessible Places

In Ashfield, people feel safe. They move around the area easily. They have a healthy approach to living and mostly walk, cycle or take public transport to the places they live, work and relax.



Living Sustainably

The people of Ashfield understand the impacts of human activity on the environment and sustainable living has become a way of life. Resources are not wasted and residents and businesses are energy, water and waste wise.



Thriving Local Economy

Ashfield is a desirable and thriving economic and cultural destination for locals and visitors alike. There is an eclectic mix of established and new businesses. Residents walk to their local favourite shops and are likely to bump into someone they know.



Attractive and Lively Town Centre

Ashfield Town Centre is identifiable and enjoyable: a vibrant economic and cultural destination.



Engaging and Innovative Local Democracy

Council is the place where local democracy happens. Local residents, community groups, service providers, businesses and government organisations work closely with each other and Council to improve the quality of life for everyone. Council is ethical, innovative, engaging and accountable and is a strong advocate for community interests within and outside the local area.

The Budget 2016 - 2020

Council's Resourcing Strategy is comprised of a Long Term Financial Plan, Workforce Management Plan and Asset Management Framework. These interrelated documents provide for Council's capacity deliver the four year Council Plan. The individual documents are elements of an overall strategy and will be under continuous review and adjustment as annual budgets and operating plans are developed.

The Resourcing Strategy documents have been critical in developing this Council Plan and the ensuing Annual Plan and Budgets.

Council's income

Most of Council's income comes from the Ashfield community - the people who use Council's services.

Council has six main income sources:

- **Rates** – a fee levied on the land value for each parcel of land in the area. Rates are Council's main income source and they pay for many services and facilities provided by Council. In May 2015 IPART approved Special Rate Variation for the purposes of infrastructure funding.
- **Charges** – these are for specific services such as waste and are generally determined on either an annual basis or according to usage.
- **Fees** – these are for specific services and are charged on an as used basis, e.g. entry to the aquatic centre, use of Council owned halls, application fee for a development application. Some fees are set by legislation and others are set by Council.

- **Grants** – from other levels of government. Each year Council receives a Financial Assistance Grant from the Commonwealth Government as well as grant funding for roads from the Roads and Maritime Services. Council also receives other small grants for specific projects from time to time.

- **Borrowings** – Council can also borrow money, but this can only be done with the approval of the Minister for Local Government. Borrowings generally make up only a small proportion of a council's total income.

- **Investments** – Council invests money which is not currently needed for any other purpose. However, this can only be done within strict guidelines established by the Minister for Local Government.

Council's expenditure

Council's annual total operating and capital expenditure is approximately \$57m, including non cash items such as depreciation in the baseline scenario.

2016/17 Operational Plan Funding

As part of the annual integrated planning cycle for 2016/17, Council staff have undertaken a rigorous process to develop the budget, capital works program and operating plan for public exhibition. It has been informed by a review of our S94 and S94A programs; review of borrowings, investments. Following is the 2016/17 Budget Summary (\$M):

ITEM	\$M
Income	45,619
Expenditure	69,461
Net position before transfers and proceeds of sales	(23,842)
Add Net transfers (to) from:-	
Reserves & Proceeds from sale and loan repayment	(9,293)
Less Non-Cash items	5,190
Surplus (Deficit)	(4,103)

Budget

	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
INCOME				
OPERATING INCOME				
Community Services	116	119	123	127
Corporate Services Administration	26	27	27	28
Finance & Information Technology	32,984	37,902	38,766	39,649
Library Services	129	133	137	141
Environmental Health Services	1,964	2,011	1,930	1,980
Development & Building Control, Strategic Planning	667	687	708	729
Works & Property Asset Management Design Services, Plant, Stores	664	684	704	725
Construction & Maintenance Works	1,203	1,252	1,302	1,354
Street Cleaning, Solid Waste Collection and Recycling	56	58	59	61
Parks & Gardens, Playing Fields and Tree Management	140	144	148	152
Swimming Pool	1,743	1,795	1,849	1,905
Total Operating Income	39,692	44,812	45,753	46,852
CAPITAL INCOME				
Construction & Maintenance Works	463	140	140	140
Section 94 Developer Contributions	5,000	5,000	4,000	4,000
Parks and Gardens Capital Contributions	464			
Total Capital Income	5,927	5,140	4,140	4,140
TOTAL INCOME	45,619	49,952	49,893	50,992

	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
EXPENDITURE				
OPERATING EXPENDITURE				
Community Services	1,615	1,658	1,701	1,746
Corporate Services Administration	2,305	2,374	2,445	2,519
Finance & Information Technology	4,407	4,471	4,537	4,568
Corporate Governance	1,489	1,240	1,271	1,304
Library Services	1,869	1,918	1,968	2,019
Human Resources	1,304	1,148	1,199	1,251
Environmental Health Services	2,432	2,499	2,438	2,509
Development & Building Control, Strategic Planning	2,865	2,951	3,039	3,129
Works & Property Asset Management Design Services, Plant, Stores	4,789	4,929	5,072	5,219
Construction & Maintenance Works	4,789	4,857	4,928	5,000
Street Cleaning, Solid Waste Collection and Recycling	7,482	7,703	7,932	8,167
Parks & Gardens, Playing Fields and Tree Management	3,035	3,117	3,202	3,289
Aquatic Centre	2,741	2,808	2,877	2,948
Total Operating Expenditure	41,122	42,672	42,608	43,669
OPERATING RESULTS – SURPLUS / (DEFICIT)	4,497	8,279	7,285	7,323
CAPITAL EXPENDITURE				
Finance & Information Technology	20	20	20	20
Library Services	295	283	292	301
Works & Property Asset Management Design Services, Plant, Stores	1,878	470	473	475
Construction & Maintenance Works	10,104	6,989	5,944	6,109
Parks & Gardens, Playing Fields and Tree Management	2,157	90	90	90
Aquatic Centre	13,385	5,100		
TOTAL EXPENDITURE	28,339	12,953	6,819	6,995

	2016/17 (\$'000)	2017/18 (\$000)	2018/19 (\$000)	2019/20 (\$000)
NET – RESULTS IN PROGRAMS SURPLUS / (DEFICIT)	(23,842)	(4,674)	466	328
Proceeds From Sale of Fixed Assets	270	270	270	270
Restricted Assets	619	602	7,441	7,559
Loan (Principal Payment) (Net)	13,660	(357)	(357)	(2,958)
PROGRAM BUDGET SURPLUS / (DEFICIT)	(9,293)	(5,363)	7,802	5,198
Non-Cash Charges				
Depreciation	4,578	4,578	4,578	4,578
Movement in and out of Reserves	616	616	616	616
Profit / Loss of sales	(4)	(4)	(4)	(4)
PROGRAM FUNDING SURPLUS / (DEFICIT)	(4,103)	(173)	12,991	10,387



Creative and Inclusive Community

Ashfield feels like home to everyone. It remains a culturally diverse and welcoming inner-city community. The people of Ashfield care about and support each other, especially those members of the community who are disadvantaged. Ashfield is a creative community where arts and culture abound and people continue to challenge and inspire local identity.



Community Plan Priorities

- Acknowledging and respecting Ashfield's traditional custodians, the Cadigal and Wanggal people
- Celebrating & protecting Ashfield's rich multicultural past and present; supporting emerging communities and developing programs that encourage cultural appreciation and harmony
- Improving individual and collective wellbeing with services and programs that support individuals at all stages of life and levels of ability
- Community programs and activities that are accessible
- Creating places that connect people and facilities and public spaces that build community spirit through everyday use
- Encouraging lifelong learning
- Promoting individual and community identity through the arts and culture
- Diverse and affordable housing

Service Levels

- Aquatic Centre open 50 weeks a year
- Hold 30 Author Talks per year
- Regular meetings of Councils' Advisory Committees
- Twice weekly home delivery library service
- Minimum of 3 artist residencies per year
- Minimum of 8 Citizenship ceremonies per year
- Contemporary aquatic centre facilities
- Fit for purpose, condition 3 community halls

Key Performance Indicators

- Attendance at a diverse range of community events and programs
- Accessibility to and utilisation of library services
- Accessibility to and utilisation of aquatic centre and its services
- Community well-being and social equity



COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Foster reconciliation and implement the Reconciliation Action Plan	•	•	•	•
Provide and promote an annual program of community events	•	•	•	•
Provide services and programs at the Ashfield Aquatic Centre	•	•	•	•
Support community capacity building activities through financial grants and provision of services	•	•	•	•
Deliver a diverse range of community development programs services and resources	•	•	•	•
Partner with local agencies to deliver community activities and services	•	•	•	•
Review key State and Commonwealth human services and social welfare policies	•	•	•	•
Promote the provision of affordable housing	•	•	•	•
Support a Council Volunteer Program	•	•	•	•
Support community gardens	•	•	•	•
Promote Ashfield as an arts and culture hub	•	•	•	•
Deliver workshops and exhibitions through the Artist in Residence program	•	•	•	•
Continue Ashfield Youth Theatre program of workshops and productions	•	•	•	•
Operate and deliver the new Ashfield Youth Centre	•	•	•	•
Promote opportunities for lifelong learning through library services and programs	•	•	•	•
Develop and expand a local studies collection and programs	•	•	•	•
Maintain a range of community facilities and buildings	•	•	•	•
SRV funded projects				
➤ Upgrade the Aquatic Centre	•	•	•	
➤ Renew and upgrade community halls		•	•	
➤ Investigate the installation of CCTV in the Ashfield CBD	•	•		
➤ Build new sporting facility at Centenary Park	•	•		



Unique and distinctive neighbourhoods

Ashfield is proud of the unique and distinct character of its neighbourhoods. Urban planning is sensitive to the character and heritage of the area. The streets and parks are clean, green and attractive. The people of Ashfield love their neighbourhood and actively participate in community life.



Community Plan Priorities

- Continue to build on the uniqueness of each distinct neighbourhood by ensuring new development reflects and supports this character.
- Encourage more local employment through diverse and mixed services and facilities. Encourage the revitalisation of local corner stores and business development which supports local jobs
- Creating plans and policies to ensure the distinct urban village atmosphere and local heritage are valued are protected
- Delivering clean, attractive streets, well-maintained footpaths and street furniture that helps to promote pride in our neighbourhoods and create safe, pleasant places
- Ensuring new buildings and public spaces reflect each neighbourhood's specific culture. It is also important to minimise further densities of these areas and develop more open space
- Valuing the history and traditions of each neighbourhood through talks, events and art. Organisations and events which attract high neighbourhood participation will be nurtured and encouraged in order to promote social inclusion for all

Service Levels

- Undertake monthly e-waste collections links
- Undertake a community facility survey every 2 years
- Mow parks fortnightly in summer and monthly in winter
- Empty garbage bins in parks and reserves daily
- Conduct street-sweeping within a 6-8 week turnaround
- Mow each sports field weekly in summer and fortnightly in winter
- Remove graffiti from public amenity within 48 hours of reported graffiti incidences
- Maintain condition standard of Council parks, sportfields, gardens and playgrounds
- Council wide parks, gardens, playgrounds improved to Condition 3
- Sportfield irrigation, drainage and lighting brought to condition 3

Key Performance Indicators

- Maintain standard of public facilities
- Maintain standard of streets and paths
- Protect character of our suburbs
- Maintain character of our parks



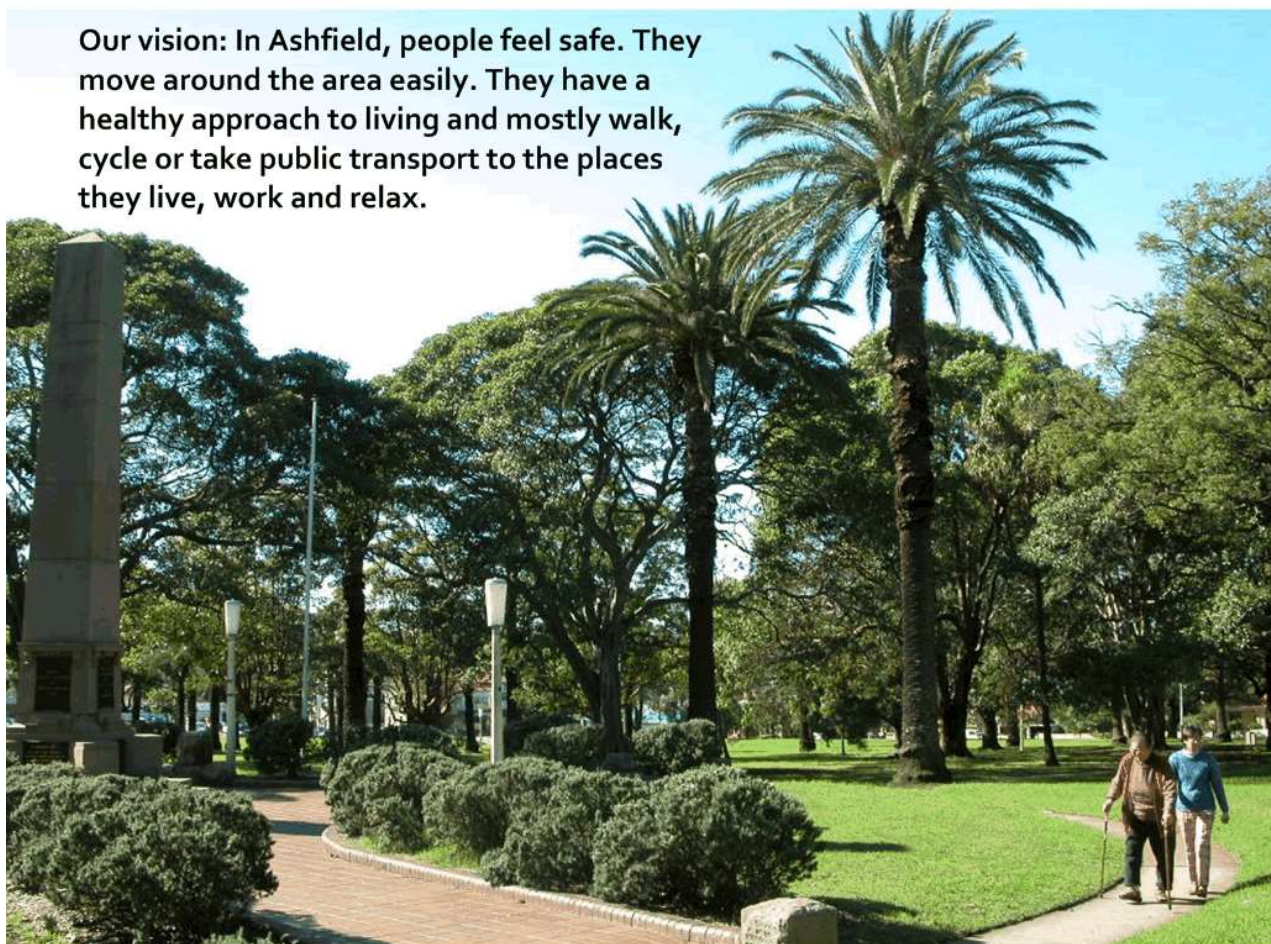
COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Finalise consolidated Ashfield Development Control Plans (DCP)	•			
Finalise new DCP for areas of heritage significance	•			
Finalise new DCP for management of stormwater	•			
Undertake development assessment	•	•	•	•
Promote active and heritage sensitive use of Yasmar	•	•	•	•
Maintain Council's parks, reserves, sporting grounds and facilities	•	•	•	•
Neighbourhood activities incorporated in the annual program of events	•	•	•	•
Provide waste services in neighbourhoods, centres and parks	•	•	•	•
Implement graffiti management strategies	•	•	•	•
Review policy and procedures for parks, trees and reserves	•			
Implement village precinct public domain guidelines	•	•	•	•
SRV funded projects				
➤ Gardens infrastructure renewal program	•	•	•	•
➤ Playground equipment renewal and upgrade	•	•		
➤ Sporting ground upgrade irrigation and drainage	•			





Safe, Connected and Accessible Places

Our vision: In Ashfield, people feel safe. They move around the area easily. They have a healthy approach to living and mostly walk, cycle or take public transport to the places they live, work and relax.



Community Plan Priorities

- Promoting sustainable living and improving pedestrian routes, cycleways and an active transport network
- Reducing the reliance on private cars
- Supporting the NSW Government's light rail initiative and lobbying for responsible, accessible and integrated forms of public transport
- Providing a wide variety of facilities and places for recreation and community activities that promote a healthy lifestyle, including development of the new Aquatic Centre
- Providing safe & healthy neighbourhoods

Service Levels

- Review Plans of Management for parks every 5 years
- Replace damaged street signs within 48 hours
Make footpaths and roads safe within 48 hours
- Maintain civil infrastructure at current standard
- Reduce condition 4 and 5 civil infrastructure
- Deliver condition 3 average across road and footpath assets

Key Performance Indicators

- State crime statistics for the council area
- Method of transport to work
- Maintenance of footpaths and roads to agreed service levels
- Number of cycling and pedestrian initiatives



COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Undertake LGA wide traffic study	*			
Advocate for the community in relation to the proposed West Connex and Parramatta Road Revitalisation Plan	*	*	*	*
Implement Council's road re-sheeting program	*	*	*	*
Maintain Council's community bus	*	*	*	*
Grow partnership strategies for enhancement of public domain	*	*	*	*
Implement the bus shelters/stop upgrade program	*	*	*	*
Develop and implement a Disability Action Plan	*	*	*	*
Implement strategies to improve community safety	*	*	*	*
Local Emergency Management	*	*	*	*
Regulate high risk public health and safety activities	*	*	*	*
Upgrade bike infrastructure plans and way finding signage	*	*		
Manage local traffic facilities and parking measures	*	*	*	*
SRV funded projects				
➤ Accelerated road, kerb & gutter, patching program	*	*	*	*
➤ Dover Street reconstruction	*	*		
➤ Sloanne Street reconstruction	*			
➤ Arthur Street Reconstruction	*	*	*	





Living Sustainably



Community Plan Priorities

- Encouraging new and renovated buildings to incorporate best-practice energy efficiencies and design features
- Understanding Council's role and responsibility in responding to the impacts of climate change
- Understanding water and energy consumption throughout Council and ensuring Council facilities are energy and water efficient
- Actively reducing stormwater pollution and promoting stormwater awareness in the community
- Reducing the incidence of littering and illegal dumping through community awareness campaigns
- Improving local biodiversity by encouraging residents to landscape with native species
- Campaigning with partner councils and the community to see funding reinstated for the GreenWay shared pathway as part of the State Government's Inner West Light Rail Extension
- Encouraging the community to reduce consumption, increase recycling and take up home composting

Service Levels

- Undertake 2 scheduled bulk kerbside household clean up collections per year
- Hold 10 community sustainability workshops per year
- Review energy use by Council facilities & report usage and anomalies quarterly
- Promote and deliver school sustainability education opportunities annually
- Undertake ongoing program of stormwater pit and pipe cleansing
- Respond to complaints regarding air, water, pollution and dogs within 24 hours
- Maintain waste collection services on weekly and fortnightly collection cycles
- Improved stormwater management

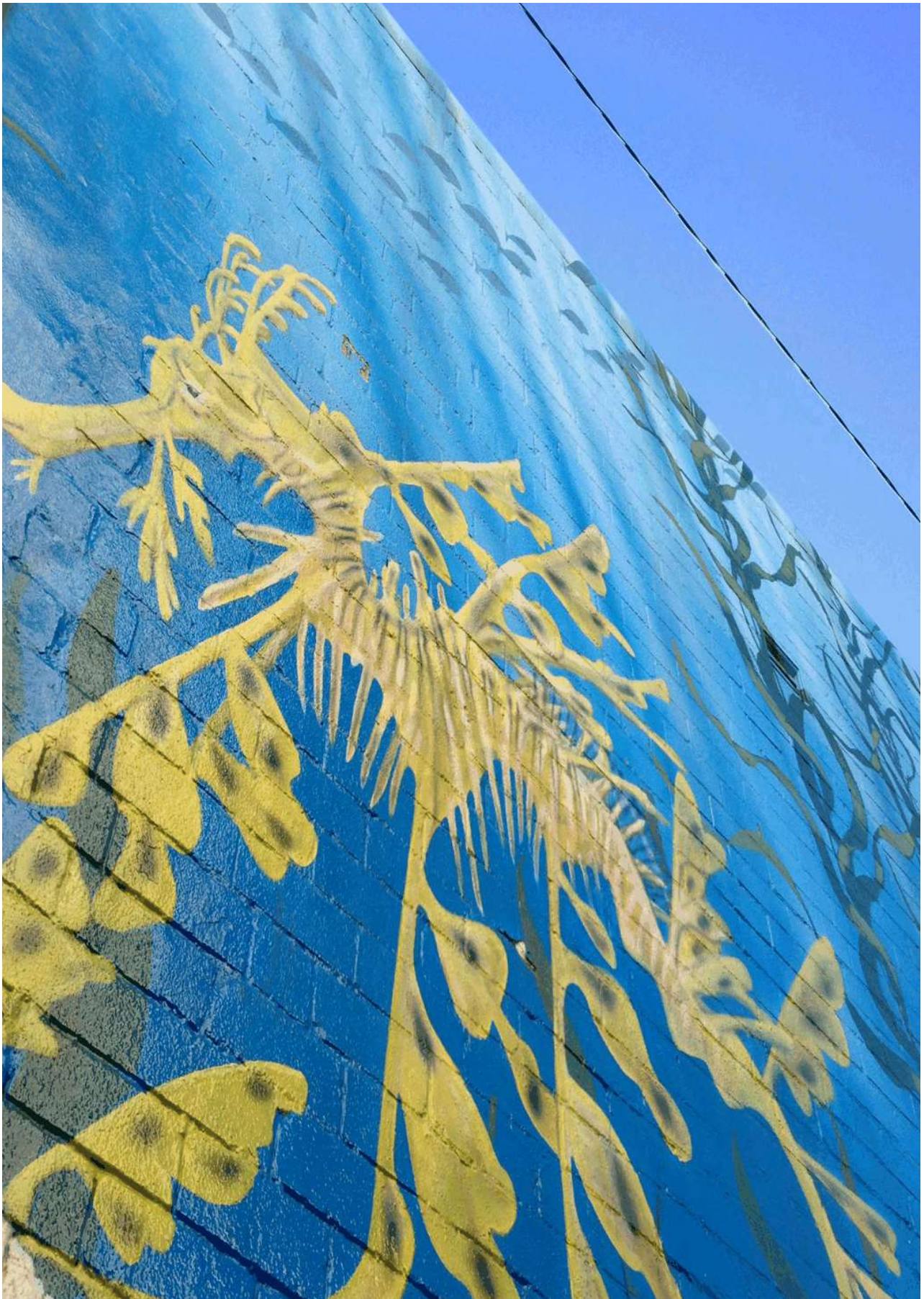
Key Performance Indicators

- Education of the Community Household energy and water consumption levels
- Reduce energy and water consumption levels
- Reduce waste to landfill
- Enhanced Greening opportunities and protect bushcare



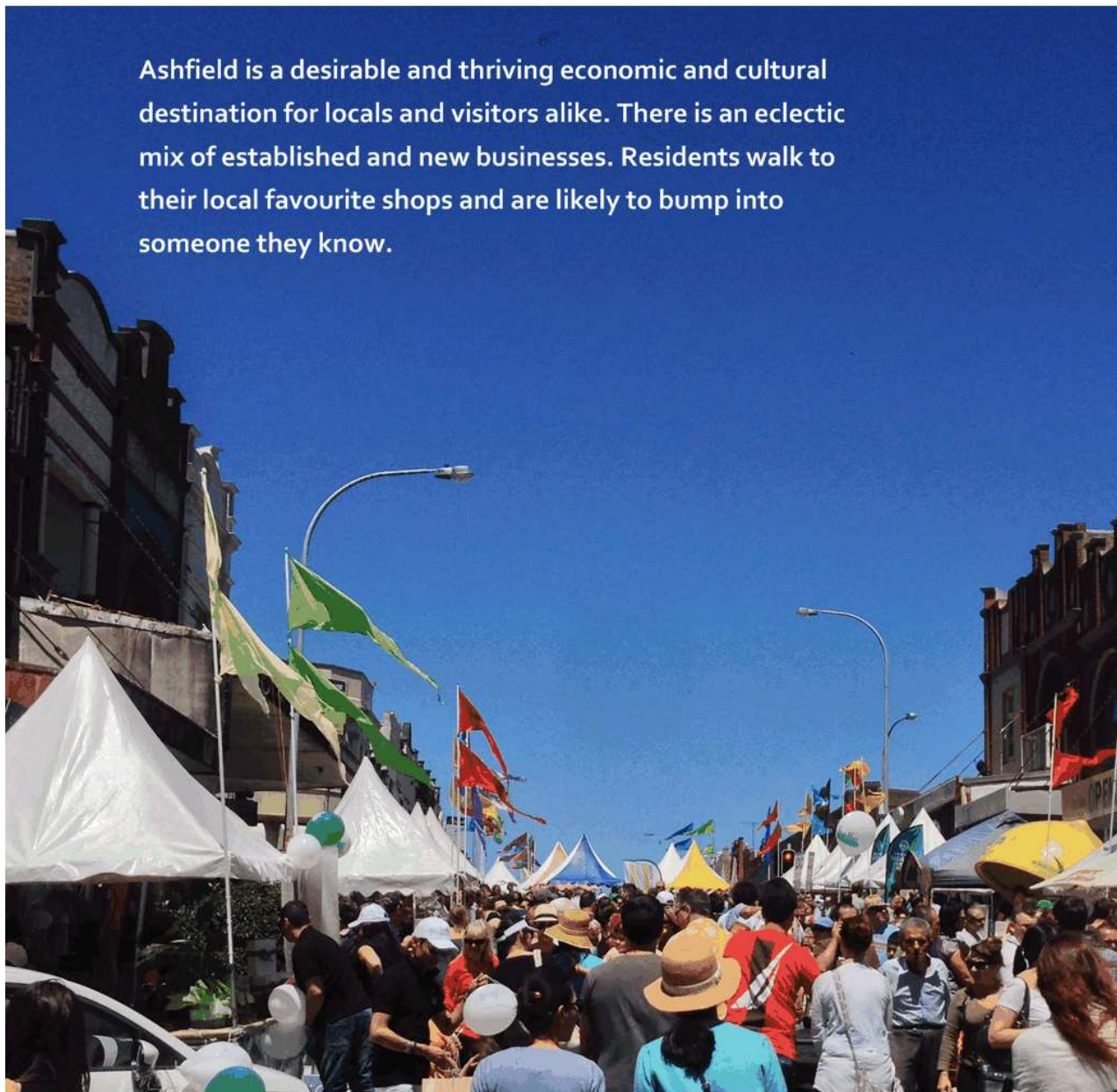
COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Educate the community on environmental issues to improve sustainability outcomes	*	*	*	*
Ensure Council facilities are energy and water efficient	*	*	*	*
Regulate noise, air, land, water pollution control, feral animals, noxious weeds and exotic flora and fauna	*	*	*	*
Undertake climate adaptation projects	*	*	*	*
Partner with SSROC Councils to deliver "Our Energy Future" Plan	*	*	*	*
Implementation of the Integrated Water Management Plan for Ashfield	*	*	*	*
Manage Council's stormwater assets	*	*	*	*
Continue with Floodplain Management process across the Local Government Area	*	*	*	*
Encourage high standards of environmental performance for new building work and promote adaptive re-use of existing buildings	*	*	*	*
Encourage water sensitive urban design in new developments	*	*	*	*
Ongoing implementation of the GreenWay environmental and active transport corridor	*	*	*	*
Implement waste reduction, resource recovery and sustainability improvement initiatives	*	*	*	*
Provide alternative waste disposal options for the community	*	*	*	*
SRV funded project				
➤ Improved pipe and pit renewal of stormwater drains	*	*	*	*





Thriving Local Economy

Ashfield is a desirable and thriving economic and cultural destination for locals and visitors alike. There is an eclectic mix of established and new businesses. Residents walk to their local favourite shops and are likely to bump into someone they know.



Community Plan Priorities

- Creating thriving local economies that are sustainable over the long term
- Providing a wide range of jobs that match the needs and skills of residents
- Creating a voluntary sector that is a valued and supported part of the local economy
- Creating main street economies that are vibrant and desirable locations for business, visitors and residents
- Developing strong partnerships between Council and local business as partners in promoting Ashfield
- Making sure our business community complies with best standards in health, hygiene, disability access and building regulation
- Promoting Liverpool Road and the Parramatta Road Enterprise Corridor to business and investment sectors
- Supporting cultural events that attract visitors and support the local economy
- Connectivity and accessibility for visitors to the area
- Supporting youth development initiatives such as traineeships
- Encouraging local business to train and employ mature age, disabled and inexperienced workers

Service Levels

- Run at least 4 business seminars per year
- Issue 4 business newsletters annually
- Run Food Festival every year
- Participate in the Inner West Small Business Expo every year
- Host at least one regional inter-Council/agency meeting every year
- Contemporary, quality finishes to our mainstreet public domain
- Upgrade facilities to provide opportunity for local business enterprises

Key Performance Indicators

- Number and percentage of residents employed in the local area
- Number and type of regulatory breaches by businesses within local area
- Time taken to process commercial development applications
- Number of partnership initiatives and events to enhance experience in the town and village centres
- Vacancy rates in business properties
- Approvals for development

FEAST of FLAVOURS

Presented by Ashfield Council

Event	Date	Time	Location
ASHFIELD'S TASTES OF ASIA	FRIDAY OCTOBER 9th	6PM-9PM	Civic Centre Plaza & Liverpool Road
SUMMER HILL'S NEIGHBOURHOOD FEAST	SUNDAY OCTOBER 11th	10AM-4PM	Lackey Street
HABERFIELD'S FESTA	SUNDAY NOVEMBER 22nd	10AM-4PM	Dalhousie & Ramsay Streets

Principal Sponsor: WEST ASHFIELD LOCAL GOVERNMENT

Sponsors: Roy White, Slater Gordon, ROMEO'S SUPA, TONOLI SUPERMARKET, ASH Biz

Partners: c!ao, Inner West Courier, 香中國, FESTIVAL HIRE, sweets umami

For details contact Ashfield Council on 9716 1800 or www.ashfield.nsw.gov.au

COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Provide and support sustainability initiatives with local businesses	•	•	•	•
Communicate information and increase understanding of government standards and policy	•	•	•	•
Effectively manage outdoor dining and footpath trading and other domain policy	•	•	•	•
Develop and deliver regional partnerships and projects with neighbour councils, agencies and business for mutual economic benefit	•	•	•	•
Undertake regular monitoring of environmental and health responsibilities within the Town Centre	•	•	•	•
Participate in the Sydney International Food Festival program	•	•	•	•
Continue regular inspections of businesses and implement regular food safety and regulatory education programs	•	•	•	•
SRV funded projects				
➤ Renew street furniture in village centres	•	•		
➤ Paving upgrade in Ashfield town centre	•	•		
➤ Upgrade Yeo Park Baby Health Centre and Richard Murden canteen for potential commercial use	•	•	•	





Attractive and Lively Town Centre



Community Plan Priorities

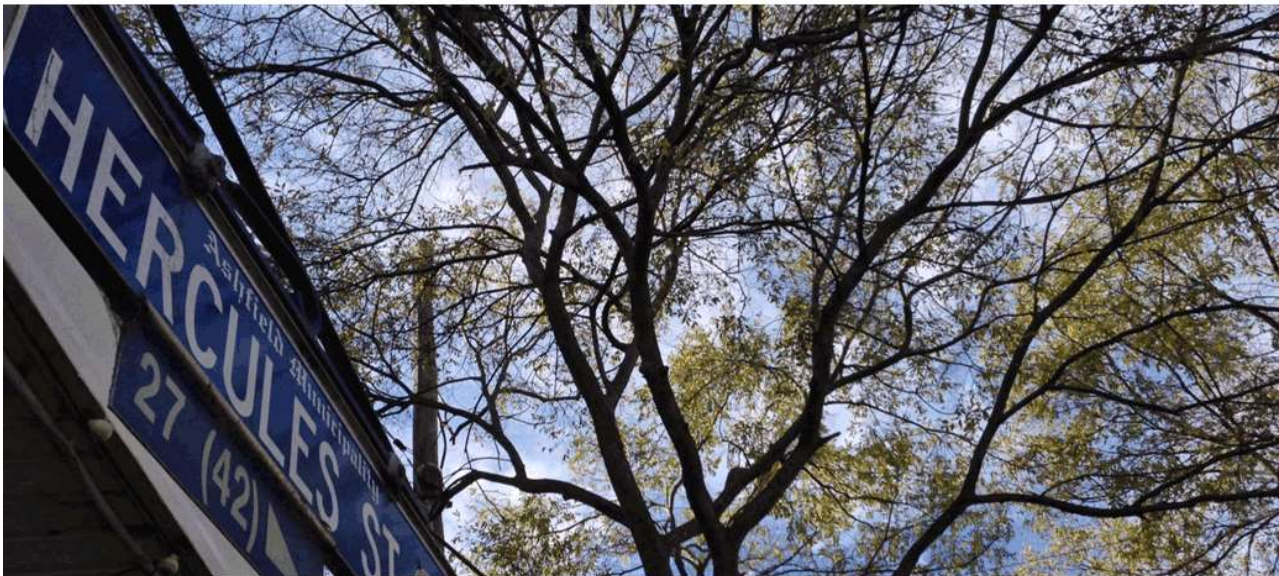
- Enhancing Ashfield Town Centre's distinct commercial, retail, cultural and entertainment facilities ensuring pedestrian friendly public open spaces that are safe and enjoyable for all
- Create an identifiable and enjoyable main street that appeals to residents and visitors
- Create an urban framework that balances access, using various forms of transport, with the need to develop an attractive, enjoyable and safe place
- Develop arts, cultural and entertainment opportunities that reflect Ashfield's diversity
- Encourage new business in the Town Centre
- Beautify the streetscape and public domain
- Urban renewal extended to adjoining laneways and Esplanade and Hercules Street.

Service Levels

- Remove graffiti on shopfronts within 48 hours of reported graffiti incidences
- Clean Town Centre daily (streets and bins)
- Undertake at least 3 community events per year
- Undertake regular health and hygiene inspections
- Undertake quarterly review of amenity
- CBD wide condition 3 paving

Key Performance Indicators

- Overall satisfaction with look, feel and safety of Town Centre
- Visitation to and utilisation of Civic Centre facilities
- Participation and attendance to community events held in the Town Centre
- Approvals for development in Ashfield CBD



COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Implement the Town Centre Public Domain Strategy	•	•		
Fox's Lane upgrade	•			
Gateway treatments			•	
Hercules Street upgrade	•	•		
The Esplanade upgrade	•	•	•	
Promote and activate the use of the new Civic Centre facilities	•	•		
Heritage audit of town centre properties	•	•		
Regulate parking patrols and enhance public car parking	•	•	•	•
Implement the Town Centre safety audits		•	•	
Promote pedestrian safety and awareness in the town centre	•	•	•	•
In conjunction with local business undertake activities to celebrate community diversity	•	•	•	•
Lobby for commuter car parking	•	•	•	
In conjunction with local business undertake activities to celebrate community diversity	•	•	•	•
SRV funded project				
➤ CBD public domain /masterplan repaving	•	•	•	•





Engaging and Innovative Local Democracy

Council is the place where local democracy happens. Local residents, community groups, service providers, businesses and government organisations work closely with each other and Council to improve the quality of life for everyone. Council is ethical, innovative, engaging and accountable and is a strong advocate for community interests within and outside the local area.



Community Plan Priorities

- As an attractive employment choice for talented people
- As a leader in sustainable local governance
- For responsive and helpful services to all our customers
- For excellence in our community engagement and for listening to and responding to the needs and concerns of all residents
- As a strong advocate for Ashfield by influencing and participating in policy development
- For best-practice processes and programs for protecting the environment and promoting the use of renewable resources
- As financially viable and providing value for money in the delivery of services
- As open and accountable for the use of community resources

Service Levels

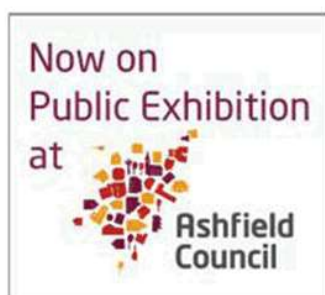
- Undertake 3 internal audits per year
- Respond to customer requests within 10 days
- Weekly advertisement regarding activities
- Disseminate 4 community newsletters per year
- Hold at least 10 Council meetings per year
- 100% of staff receive annual performance assessments
- All staff attend at least 2 staff development activities per year

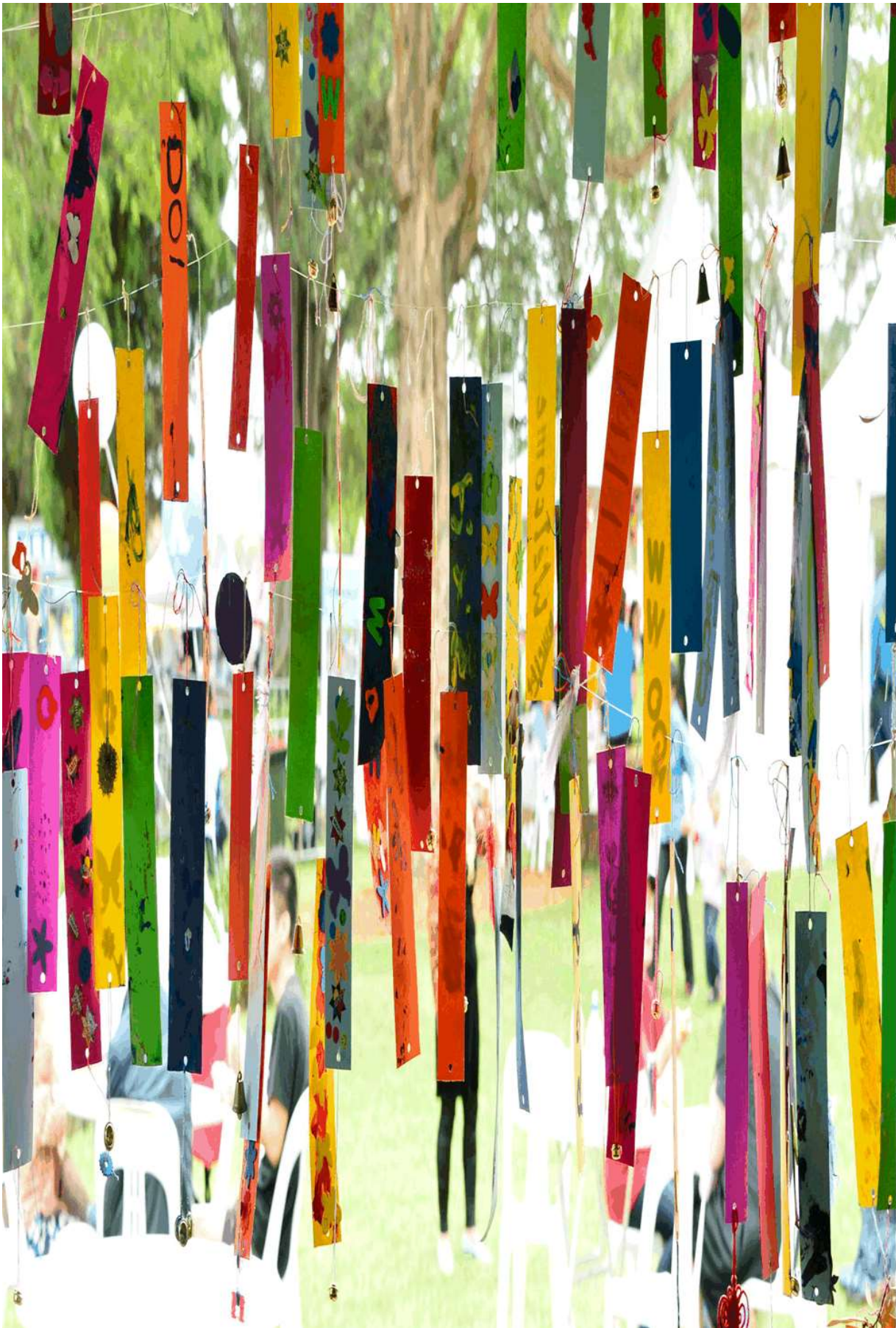
Key Performance Indicators

- Operating within approved financial budget
- Opportunities for participation in democratic processes
- Retention of staff
- Business excellence and continuous improvement
- Overall community satisfaction



COUNCIL PLAN	2016/17	2017/18	2018/19	2019/20
Provide staff with the required skills to deliver Council services	•	•	•	•
Implement the Equal Employment Opportunity Plan	•	•	•	•
Provide a workplace that is healthy and safe	•	•	•	•
Inform and communicate with residents on Council and community issues using a variety of communication mediums	•	•	•	•
Provide transparency through public access to council information	•	•	•	•
Implement resourcing strategies contained in the:-				
- long term financial plan	•	•	•	•
- asset management plans	•	•	•	•
- workforce plan	•	•	•	•
Ongoing implementation of the Risk Management Strategy	•	•	•	•
Deliver an Internal Audit Program	•	•	•	•
Continue to implement good governance and corruption prevention strategies	•	•	•	•
Implement Council-wide best value service reviews	•	•	•	•
Undertake regular consultation and engagement with the community on matters that affect them	•	•	•	•
Resource committees and encourage community participation in Council activities	•	•	•	•
Show policy and advocacy leadership on issues impacting on and of concern to the community	•	•	•	•
Review and update Council's policies, plans and procedures	•	•	•	•
Develop an Information Technology Strategy	•	•	•	•
Work with Council staff to improve corporate sustainability	•	•	•	•







For more information:
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Or visit our Customer Service Centre
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PHOTO CREDITS

*Page 19 – Ashfield Youth Theatre,
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Page 32 – Young bushcare volunteers,
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The Annual Plan

Council's Annual Plan is a one year plan which details the individual projects and activities that will be undertaken during the 2016-17 year to achieve the commitments as reported in the Council Plan 2016-20.

Council communicates its activities to the community on an ongoing basis and reports formally on its performance against the Annual Plan each quarter.

Under the integrated planning and reporting framework for local government, Council is required to adopt a 10 year Community Strategic Plan, 4 year Delivery Program (known as the 'Council Plan') and a 1 year Operational Plan, (known as the 'Annual Plan') by 30 June 2016.

All activities in the Council Plan and Annual Plan are aligned to the Community Plan, *Ashfield 2023 - Our Place, Our Future*.

Theme: Creative and Inclusive Communities

Vision: Ashfield feels like home to everyone.

It remains a culturally diverse and welcoming inner-city community. The people of Ashfield care about and support each other, especially those members of the community who are disadvantaged. Ashfield is a creative community where arts and culture abound and people continue to challenge and inspire local identity.



Key Performance Indicators:

- Attendance at a diverse range of community events and programs
- Accessibility to and utilisation of library services
- Accessibility to and utilisation of aquatic centre and its services
- Community well-being and social equity

Service Levels

- Aquatic Centre open 50 weeks a year
- Hold 30 Author Talks per year
- Resource regular meetings of Councils' Advisory Committees
- Provide a twice weekly home delivery library service
- Host a minimum of 3 artist residencies per year
- Provide a Minimum of 8 Citizenship ceremonies per year
- Contemporary aquatic centre facilities
- Fit for purpose, condition 3 community halls

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Foster reconciliation and implement the Reconciliation Action Plan	<ul style="list-style-type: none"> Implement Reconciliation Action Plan Implement Council's Aboriginal Employment Strategy. Celebrate NAIDOC and Reconciliation Week 	Corporate and Community Services
Provide and promote an annual program of community events	<p>Run community events and activities including:</p> <ul style="list-style-type: none"> Ashfield Carnival of Cultures Carols by Candlelight Feast of Flavours Lunar New Year celebrations Australia Day Awards and celebrations National Tree Day Clean Up Australia Day Earth Hour Authors @ Ashfield program Sydney Writer's Festival 	Corporate and Community Services
Provide services and programs of the Ashfield Aquatic Centre	<p>Operate and enhance:</p> <ul style="list-style-type: none"> Ashfield Swim School Ashfield Aqua Aerobics program Aquatic Centre Child Minding Service Aquatic Centre Vacation Care programs 	Works and Infrastructure Services
Support community capacity building activities through financial grants and provision of facilities	<ul style="list-style-type: none"> Deliver Council's Arts, Community and Environmental Grants Scheme Support and administer ClubGRANTS program 	Corporate and Community Services
Deliver a diverse range of community development programs, services and resources	<p>Promote, deliver and review a range of programs including:</p> <ul style="list-style-type: none"> Disability Employment Program Men's Shed Seniors bus trips English language Parenting support and Reg Bug Playgroup School holiday activities Storytime and Rhymetime 	Corporate and Community Services
Partner with local agencies to support delivery of community activities and services	<ul style="list-style-type: none"> Host annual Community Services regional forum for service providers and stakeholders Facilitate cross agency planning and coordination mechanisms that support improved services for Ashfield Continue to develop SWIFT, SSROC, library consortias, partnerships and shared services Participate in community development strategies to raise awareness of the impact of homelessness/rough sleepers in Ashfield 	Corporate and Community Services

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Review key State and Commonwealth human services and social welfare policies	<ul style="list-style-type: none"> Identify gaps and opportunities in social planning and respond where local solutions are appropriate. 	Corporate and Community Services
Promote the provision of affordable housing	<ul style="list-style-type: none"> Explore opportunities with developers for increased provision of affordable housing in new developments 	Corporate and Community Services Planning and Environmental Services
Support a Council Volunteer Program	<ul style="list-style-type: none"> Coordinate Duke of Edinburgh volunteer program and Justice of the Peace service Coordinate volunteer Bushcare program Coordinate volunteer training and support partnership opportunities within Ashfield 	Corporate and Community Services
Support Community Gardens	<ul style="list-style-type: none"> Support community gardens through the implementation of Council's Community Garden Policy. 	Planning and Environmental Services
Promote Ashfield as an arts and culture hub	<ul style="list-style-type: none"> Implement the Public Art Policy Support and promote local artists Promote opportunities for Council facilities to be used for arts and cultural activities Expand and promote Council's Independent Artists Grants Program 	Corporate and Community Services
Coordinate and support the Artist in Residence program	<ul style="list-style-type: none"> Undertake expression of interest and engagement processes for residencies Hold a series of exhibitions, activities and events that involve the artist in residence Implement the strategic plan for the Artist in Residence program 	Corporate and Community Services
Continue Ashfield Youth Theatre program	<ul style="list-style-type: none"> Deliver a program of workshops and productions Actively seek partnerships and sustainable funding model Further support and enhance the Artist Xchange Program 	Corporate and Community Services
Maintain a range of community facilities and buildings	<ul style="list-style-type: none"> Update asset register and conduct regular condition assessments Repair building facilities in accordance with Maintenance Plan Undertake expressions of interest for Council facilities 	Works and Infrastructure Services Corporate and Community Services

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Promote opportunities for lifelong learning and wellbeing	<ul style="list-style-type: none"> • Operate Ashfield and Haberfield library services • Operate and promote the home library service • Produce regular Library Gazettes • Support, expand and market on-line library services • Review and further develop library collections • Implement Library Information Technology Plan 	Corporate and Community Services
Expand history services, collections and programs	<ul style="list-style-type: none"> • Develop and preserve the history of Ashfield by providing local studies and genealogical information • Continue digitisation of Council archive material • Develop and build partnerships with local historical and cultural groups • Facilitate local studies workshops / talks and community learning opportunities 	Corporate and Community Services
Special Rates Variation funded works	<ul style="list-style-type: none"> • Upgrade the Aquatic Centre • Renew and upgrade community halls • Investigate the installation of CCTV in the Ashfield CBD 	Works and Infrastructure Services

Theme: Unique and Distinctive Neighbourhoods

Vision: Ashfield is proud of the unique and distinct character of its neighbourhoods.

Urban planning is sensitive to the character and heritage of the area. The streets and parks are clean, green and attractive. The people of Ashfield love their neighbourhood and actively participate in community life.



Key Performance Indicators:

- Maintain standard of public facilities
- Maintain standard of streets and paths
- Protect character of our suburbs
- Maintain character of our parks

Service Levels

- Undertake monthly e-waste collections links
- Undertake a community facility survey every 2 years
- Mow parks fortnightly in summer and monthly in winter
- Empty garbage bins in parks and reserves daily
- Conduct street-sweeping within a 6-8 week turnaround
- Mow each sports field weekly in summer and fortnightly in winter
- Remove graffiti from public amenity within 48 hours of reported graffiti incidences
- Council wide parks, gardens, playgrounds improved to Condition 3
- Sportsfield irrigation, drainage and lighting brought to Condition 3

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Finalise consolidated Ashfield Development Control Plans (DCP)	<ul style="list-style-type: none"> Prepare new comprehensive DCP for the 2013 LEP. 	Planning and Environment Services
Finalise new DCP for areas of heritage significance	<ul style="list-style-type: none"> Implement new controls for heritage significance Implement conservation area and heritage zoning strategy 	Planning and Environment Services
Finalise new DCP for management of stormwater	<ul style="list-style-type: none"> Undertake review of current and design new controls for stormwater management. 	Works and Infrastructure Services
Undertake development assessments	<ul style="list-style-type: none"> Continue to undertake development assessments according to service levels Undertake improvements to the assessment process including the preparation of a range of handouts, fact sheets and checklists 	Planning and Environment Services
Promote active and heritage sensitive use of Yasmar	<ul style="list-style-type: none"> Liaise with State Government and community stakeholders on the management, public access, restoration and use of the Yasmar property Monitor impact of Westconnex on Yasmar 	Planning and Environment Services
Maintain Council's parks, reserves, sporting grounds and facilities	<ul style="list-style-type: none"> Undertake regular maintenance of Council's parks, reserves, sporting grounds and facilities Facilitate hiring of sporting grounds and facilities Maintain ongoing liaison with sporting groups about facilities Continue to update and maintain asset register Seek funding opportunities for capital upgrades & engage with community members where appropriate about service levels & funding for upgrades 	Works and Infrastructure Services
Neighbourhood activities incorporated in the annual program of events	<ul style="list-style-type: none"> Coordinate events in Ashfield, Haberfield and Summer Hill as part of Feast of Flavours 	Corporate and Community Services

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Implement graffiti management strategies	<ul style="list-style-type: none"> • Implement the graffiti management policy • Maintain on-line graffiti register • Continue collaboration with Department of Juvenile Justice in graffiti clean up • Participate in Graffiti Day of Action • Continue the Ashfield Clean Team with a focus on Ashfield Town Centre 	Works and Infrastructure Services
Review policy and procedures for parks, trees and reserves	<ul style="list-style-type: none"> • Review and prepare new Plans of Management and priorities a schedule of works • Develop Park Strategy • Develop a business plan for green-keeping services at Pratten Park 	Works and Infrastructure Services
Implement village precinct public domain guidelines	<ul style="list-style-type: none"> • Ensure new developments are consistent with precinct public domain guidelines • Roll –out staged program of public domain improvement 	Works and Infrastructure Services
Special Rates Variation funded works	<ul style="list-style-type: none"> • Gardens infrastructure renewal program • Playground equipment renewal and upgrade • Sporting ground upgrade irrigation and drainage 	Works and Infrastructure Services

Theme: Safe, Connected and Accessible Places

Vision: In Ashfield, people feel safe.

They move around the area easily. They have a healthy approach to living and mostly walk, cycle or take public transport to the places they live, work and relax.



Key Performance Indicators:

- State crime statistics for the council area
- Method of transport to work
- Maintenance of footpaths and roads to agreed service levels
- Number of cycling and pedestrian initiatives

Service Levels

- Review Plans of Management for parks every 5 years
- Replace damaged street signs within 48 hours
- Make footpaths and roads safe within 48 hours
- Undertake full safety and asset maintenance inspection of playgrounds annually
- Reduce condition 4 and 5 civil infrastructure
- Deliver condition 3 average across road and footpath assets

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Undertake LGA wide traffic study	<ul style="list-style-type: none"> Complete the rollout of the Ashfield town centre resident parking scheme Design and consult community on introduction of a resident parking scheme in Summerhill Work with State government to enhance commuter car parking, particularly at the Ashfield Rail Station 	Corporate and Community Services
Advocate for the community in relation to the proposed West Connex and Parramatta Road Revitalisation Plan	<ul style="list-style-type: none"> Review technical report and investigate range of impacts and issues impacting Ashfield, including loss of open space Ensure that NSW Government engages with the community on the specific issues affecting Ashfield residents 	Planning and Environment Services
Implement Council's road re-sheeting program	Road re-sheeting program 2016/17 to include:- <ul style="list-style-type: none"> Sloane St Dover St Arthur St 	Works and Infrastructure Services
Maintain Council's community bus	<ul style="list-style-type: none"> Undertake annual expression of interest process for regular users of the community bus 	Corporate and Community Services
Grow partnership strategies for enhancement of public domain	<ul style="list-style-type: none"> Prepare a Plan of Management for Lewis Herman Reserve 	Works and Infrastructure Services
	<ul style="list-style-type: none"> Continue to work with State Government and neighbour Councils on developing/implementing the Greenway Liaise with Transport NSW regarding parking, access and safety around light rail stations 	Planning and Environment Services
Implement the bus shelters/stop upgrade program	<ul style="list-style-type: none"> Commence upgrade to other priority bus stops to ensure compliance with disability standards for accessible public transport 	Works and Infrastructure Services

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Develop and implement a Disability Inclusion Action Plan	<ul style="list-style-type: none"> Work with community and Council stakeholders to develop and implement a Disability Inclusion Action Plan 	Corporate and Community Services
Implement strategies to improve community safety	<ul style="list-style-type: none"> Implement the Ashfield Safer Community Compact Plan Continue participation in the local area safety committee 	Corporate and Community Services Works and Infrastructure Services
Local Emergency Management	<ul style="list-style-type: none"> Implement Council responsibilities in the Inner West Local Emergency Management Plan Ensure appropriate resources are available to respond to critical incidents as required 	Works and Infrastructure Services
Regulate high risk public health and safety activities	Maintain statutory registration, reporting and Council inspection program of: <ul style="list-style-type: none"> Boarding houses Cooling towers Food shops Companion animals Swimming pools 	Planning and Environment Services
Upgrade bike infrastructure plans and way finding signage	<ul style="list-style-type: none"> Encourage the community to use active transport - particularly cycling and walking along the Greenway and within public transport catchments Integrate footpath and bicycle works with way finding signage Implement Bike Plan including new paths 	Works and Infrastructure Services
Manage local traffic control facilities and parking measures	<ul style="list-style-type: none"> Operate the Traffic Committee and implement outcomes 	Works and Infrastructure Services
	<ul style="list-style-type: none"> Undertake regulatory activity associated with parking in town centres and residential streets including safety around schools Investigate the use of new technology in parking enforcement and compliance 	Planning and Environment Services
Special Rates Variation funded works	<ul style="list-style-type: none"> Accelerated road, kerb and gutter, patching program Dover Street reconstruction Sloanne Street reconstruction Arthur Street reconstruction 	Works and Infrastructure Services

Theme: Living sustainably

Vision: The people of Ashfield understand the impacts of human activity on the environment

The people of Ashfield understand the impacts of human activity on the environment and sustainable living has become a way of life. Resources are not wasted and residents and businesses are energy, water and waste wise.



Key Performance Indicators:

- Education of the Community Household energy and water consumption levels
- Reduce energy and water consumption levels
- Reduce waste to landfill
- Enhanced Greening opportunities and protect bushcare

Service Levels

- Undertake 2 scheduled bulk kerbside household clean up collections per year
- Hold 10 community sustainability workshops per year
- Review energy use by Council facilities and report usage and anomalies quarterly
- Promote and deliver school sustainability education opportunities annually
- Participate in 3 national sustainability events per year
- Undertake ongoing program of stormwater pit and pipe cleansing
- Respond to complaints regarding air, water, pollution and dogs within 24 hours
- Maintain waste collection services on weekly and fortnightly collection cycles
- Improved stormwater management

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Educate the community on environmental issues to improve sustainability outcomes	<ul style="list-style-type: none"> • Deliver Councils "Treading Lightly" program • Deliver community environmental education programs • Support delivery of GreenWay Schools Programs 	Planning and Environment Services
Ensure Council facilities are energy and water efficient	<ul style="list-style-type: none"> • Report to council and community the outcomes of energy, greenhouse gas and water efficiency programs • Implement technological and behavioural change programs, to reduce emissions and improve resource efficiencies 	Planning and Environment Services
Regulate noise, air, land, water pollution control, feral animals, noxious weeds and exotic flora and fauna	<ul style="list-style-type: none"> • Respond to complaints regarding air, water, pollution and feral animals • Update and maintain current data base for Companion Animals registrations 	Planning and Environment Services
Undertake climate adaptation projects	<ul style="list-style-type: none"> • Coordinate development of climate adaptation plan to guide the update of relevant Council policies and plans to reflect and respond to climate risks 	Planning and Environment Services
Partner with SSROC Councils to deliver "Our Energy Future" Plan	<ul style="list-style-type: none"> • Work collaboratively through SSROC to deliver corporate and community actions in the "Our Energy Future" Plan 	Planning and Environment Services
Implementation of the Integrated Water Management Plan for Ashfield	<ul style="list-style-type: none"> • Continue to undertake actions identified in the plan including stormwater works, education and implementation of policy objectives 	Works and Infrastructure Services and Planning and Environment Services
Manage Council's stormwater assets	<ul style="list-style-type: none"> • Continue program of CCTV survey of underground pipe network • Undertake drainage improvement works at various locations • Empty and maintain leaf collection basins • Maintain cleanliness of stormwater pits and structures 	Works and Infrastructure Services
Continue with Floodplain Management process across the Local Government Area	<ul style="list-style-type: none"> • Commence Flood Risk Management Study and Plan • Develop flood development controls for land use to include in the DCP 	Works and Infrastructure Services
Encourage high standards of environmental performance for new building works and promote adaptive re-use of existing buildings	<ul style="list-style-type: none"> • Provide incentives regarding sustainability considerations to assist developers to retain and retrofit existing buildings. 	Planning and Environment Services

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Encourage water sensitive urban design in new developments	<ul style="list-style-type: none"> • Include water sensitive urban design in planning instruments with respect to new developments • Encourage DA applicants to use water sensitive urban design principles, particularly in larger developments 	Planning and Environment Services
Ongoing implementation of the GreenWay environmental and active transport corridor	<ul style="list-style-type: none"> • Continue to host the GreenWay Place Manager on behalf of Leichhardt, Marrickville, Canterbury and Ashfield Councils • Work with the Community and Government to deliver the GreenWay Program • Coordinate the bushcare works within Ashfield in line with the Greenway Biodiversity Strategy. • Continue to promote the Greenway as a regional active transport corridor 	Planning and Environment Services
Implement waste reduction, resource recovery and sustainability improvement initiatives	<ul style="list-style-type: none"> • Seek funding and delivery opportunities under new NSW Government Waste Less Recycle More package • Work with SSROC on the alternative waste technology opportunities • Explore opportunities to further reduce landfill, littering and illegal dumping & improve recycling habits 	Planning and Environment Services
Provide alternative waste disposal options for the community	Continue to provide alternative waste disposal options: <ul style="list-style-type: none"> • Mobile phone collection bins • Battery disposal bins • Christmas tree collections • Mattress collection service 	Planning and Environment Services
Special Rates Variation funded works	<ul style="list-style-type: none"> • Improved pipe and pit renewal of stormwater drains 	Works and Infrastructure Services

Theme: Thriving Local Economy

Vision: Ashfield is a desirable and thriving economic and cultural destination for locals and visitors alike.

There is an eclectic mix of established and new businesses. Residents walk to their local favourite shops and are likely to bump into someone they know.



Key Performance Indicators:

- Number and percentage of residents employed in the local area
- Number and type of regulatory breaches by businesses within local area
- Time taken to process commercial development applications
- Number of partnership initiatives and events to enhance experience in the town and village centres
- Vacancy rates in business properties
- Approvals for development

Service Levels

- Run at least 4 business seminars per year
- Issue 4 business newsletters annually
- Host Feast of Flavours program every year
- Host at least one regional inter-Council/agency meeting every year
- Contemporary, quality finishes to our mainsheet public domain
- Upgrade facilities to provide opportunity for local business enterprises

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Provide and support sustainability initiatives with local businesses	<ul style="list-style-type: none"> Support small-medium sized food-based businesses from culturally and linguistically diverse communities to reduce waste, save energy and water and save money. 	Planning and Environment Services
Communicate information and increase understanding of government standards and policy	<ul style="list-style-type: none"> Produce and distribute 4 issues of the Business Newsletter Support small business connect partnership Continue to work with the NSW Small Business Commissioner 	Corporate and Community Services
Effectively manage outdoor dining and footpath trading and other domain policy	<ul style="list-style-type: none"> Monitor compliance with Outdoor Dining and Footpath Trading policy. Assist business in undertaking any application process for outdoor dining licences 	Planning and Environment Services
Develop and deliver regional partnerships and projects with neighbour councils, agencies and business for mutual economic benefit	<ul style="list-style-type: none"> Host at least one inter council agency meeting regarding business relations Partner with agencies to assist the skills development of local businesses / initiate the small business connect program Facilitate regular communication and partnerships through quarterly meetings with business chambers Support economic development in the local area Support the Inner West Small Business Awards 	Corporate and Community Services
Undertake regular monitoring of environmental and health responsibilities within the Town Centre	<ul style="list-style-type: none"> Undertake regular health and hygiene inspections (Food Safety and Public Health). Report number of inspections undertaken and results 	Planning and Environment Services
Coordinate the Feast of Flavours Festival Program	<ul style="list-style-type: none"> Facilitate festival events at Ashfield, Haberfield and Summer Hill Coordinate local business participation in the festivals 	Corporate and Community Services
Continue regular inspections of businesses and implement regular food safety and regulatory education programs	<ul style="list-style-type: none"> Continue regular inspections and monitoring of public health and hygiene conditions of food premises. Undertake regular, regulatory and food safety education programs and promotions for Ashfield businesses. 	Planning and Environmental Services
Special Rates Variation funded works	<ul style="list-style-type: none"> Renew street furniture in village centres Paving upgrade in Ashfield town centre Upgrade Yeo Park Baby Health and Richard Murden canteen for potential commercial use 	Works and Infrastructure Services

Theme: Attractive and Lively Town Centre

Vision: Ashfield Town Centre is identifiable and enjoyable:
a vibrant economic and cultural destination.



Key Performance Indicators:

- Overall satisfaction with look, feel and safety of Town Centre
- Visitation to and utilisation of Civic Centre facilities
- Participation and attendance to community events held in the Town Centre
- Approvals for development in Ashfield CBD

Service Levels

- Remove graffiti on shopfronts within 48 hours of reported graffiti incidences
- Clean Town Centre daily (streets and bins)
- Undertake at least 3 community events per year
- Undertake regular health and hygiene inspections
- Undertake quarterly review of amenity
- CBD wide condition 3 paving

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Implement the Town Centre Public Domain Strategy	<ul style="list-style-type: none"> Fox's lane upgrade Hercules Street upgrade The Esplanade upgrade 	Works and Infrastructure
Promote and activate the use of the new Civic Centre facilities	<ul style="list-style-type: none"> Market the Civic Centre Activity Rooms and Town Hall for community use Deliver program of events and activities for the Civic Centre and Forecourt 	Corporate and Community Services
Heritage audit of town centre properties	<ul style="list-style-type: none"> Undertake review of heritage properties in town centre Develop heritage and interpretation signage strategy for Town Centre 	Planning and Environment Services
Implement the Town Centre safety audits	<ul style="list-style-type: none"> Undertake an annual safety audit of the town centre 	Works and Infrastructure Services
Regulate parking patrols and enhance public car parking	<ul style="list-style-type: none"> Lobby State Government for increased commuter car parking Undertake regular regime of parking patrols 	Planning and Environment Services
Promote pedestrian safety and awareness in the town centre	<ul style="list-style-type: none"> Work with RMS and Police to monitor pedestrian safety and awareness in the town centre Conduct regular community pedestrian safety campaigns 	Corporate and Community Services
In conjunction with local business undertake activities to celebrate community diversity	In conjunction with local business host activities including: <ul style="list-style-type: none"> Lunar New Year celebrations Feast of Flavours Forecourt Activation Program 	Corporate and Community Services
Lobby for commuter car parking	<ul style="list-style-type: none"> Work with TAP and Transport NSW to explore funding options for increased commuter car parking. 	Works and Infrastructure Services
Special Rates Variation funded works	<ul style="list-style-type: none"> CBD public domain/masterplan repaving 	Works and Infrastructure Services

Theme: Engaging and Innovative Local Democracy

Vision: Council is the place where local democracy happens.

Local residents, community groups, service providers, businesses and government organisations work closely with each other and Council to improve the quality of life for everyone. Council is ethical, innovative, engaging and accountable and is a strong advocate for community interests within and outside the local area.



Key Performance Indicators:

- Operating within approved financial budget
- Opportunities for participation in democratic processes
- Retention of staff
- Business excellence and continuous improvement
- Overall community satisfaction

Service Levels

- Undertake 3 internal audits per year
- Respond to customer requests within 10 days
- Weekly advertisement regarding activities
- Disseminate 4 community newsletters per year
- Hold at least 10 Council meetings per year
- 100% of staff receive annual performance assessments
- All staff attend at least 2 staff development activities per year

ANNUAL PLAN 2016-2017

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Ongoing implementation of the Risk Management Strategy	<ul style="list-style-type: none"> • Maintain risk register • Implement Council's Business Continuity Strategy 	Corporate and Community Services
Deliver an Internal Audit Program	<ul style="list-style-type: none"> • Administer Council's Internal Audit Committee • Deliver the annual Internal Audit Plan 	Corporate and Community Services
Continue to implement good governance and corruption prevention strategies	<ul style="list-style-type: none"> • Complete Office of Local Government Promoting Better Practice self assessment tool for Governance and Workplace Relations function • Provide regular training to staff on code of conduct and fraud and corruption prevention • Coordinate effective operations of Local Government elections • Ensure smooth induction and transition of elected representatives 	Corporate and Community Services
Undertake regular consultation and engagement with the community on matters that affect them	<p>Consult with and keep the community informed of issues including:</p> <ul style="list-style-type: none"> • Significant infrastructure projects • Westconnex motorway developments • Local government reform agenda including Fit for the Future and Council amalgamations • Traffic and parking matters • Aquatic Centre redevelopment • Strategic town planning and development • Development applications 	Corporate and Community Services
Resource committees and encourage community participation in Council Facilities	<ul style="list-style-type: none"> • Advertise and communicate opportunities for the community to be involved with Council committees and advisory groups • Seek community input for participation in community activities • Evaluate programs and services to ensure currency 	Corporate and Community Services
Show policy and advocacy leadership on issues impacting on and of concern to the community	<p>Continue to provide community leadership and advocacy on issues of concern to the community including:-</p> <ul style="list-style-type: none"> • West Connex • GreenWay • Contribute motions to State and National conferences on issues of community interest • Local government reform agenda • Developments in relation to key social policy matters 	Planning and Environment Services

COUNCIL PLAN	ACTION 2016/2017	RESPONSIBILITY
Review and update Council's policies, plans and procedures	Review and update: <ul style="list-style-type: none"> • Procurement Policies • Risk Management Policy • Councillor Expenses and Facilities Policy • Community Plan • Council Plan 	Corporate and Community Services
Ongoing implementation of technology improvements	<ul style="list-style-type: none"> • Implement actions under the IT strategy 	Corporate and Community Services
Work with Council staff to improve corporate sustainability	<ul style="list-style-type: none"> • Coordinate Council's Strategic Energy, Water and Strategic Waste and Resource Recovery groups to deliver integrated corporate programs • Support staff to integrate sustainability in the workplace • Implement sustainable procurement practices 	Planning and Environment Services

Detailed Budget

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Corporate Governance				
Operating Income				
Sundry Income	0	0	0	0
Total Operating Income	0	0	0	0
Operating Expenditure				
Members Expenses and Subsistence Allowance	242	250	257	265
Election Expenses	270	0	0	0
Vehicle Running Expenses	15	16	16	17
Councillors Discretionary Expenses	109	110	114	117
Executive Employee Costs	538	555	571	588
Executive Office Expenses	31	32	33	34
SSROC Subscription	63	65	67	69
Corporate Infrastructure	173	173	173	173
LGSA Subscription	30	31	32	33
Depreciation	8	8	8	8
Total Operating Expenditure	1,489	1,240	1,271	1,304
NET – CORPORATE GOVERNANCE	(1,489)	(1,240)	(1,271)	(1,304)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Administration				
Operating Income				
Sundry Income	0	0	0	0
Economic Development	26	27	27	28
Total Operating Income	26	27	27	28
Operating Expenditure				
Administration Employee Costs	1,082	1,114	1,148	1,182
Administration and Record Office Expenses	70	72	74	76
Agency Staff	263	271	279	287
Vehicle Running Costs	16	16	17	17
Economic Development Expenses	75	77	80	82
Economic Development Employee Costs	98	101	104	108
Public Relations Expenses	83	85	89	92
Corporate Stationery	20	21	21	22
Civic Functions	37	38	39	40
Community Reports	21	22	22	23
Corporate Postage	53	55	56	58
Internal Audit Expenses	90	93	95	98
Customer Service Employee Costs	363	374	385	397
Customer Service Expenses	34	35	36	37
Total Operating Expenditure	2,305	2,374	2,445	2,519
NET – ADMINISTRATION	(2,279)	(2,347)	(2,418)	(2,491)
Workplace Relations				
Operating Income				
Sundry Income	0	0	0	0
Total Operating Income	0	0	0	0
Operating Expenditure				
HR Employee Costs	382	394	406	418
Recruitment Costs	50	52	53	55
Workers Compensation Insurance	691	500	515	530
Public Liability insurance Premium	278	286	294	303
Other Insurance Expenses	81	84	86	89
Office Expenses	52	53	55	57
Training and Multi-skilling	300	309	318	328
Further Education Assistance	20	21	21	22
Employee Relations Expenses	-550	-550	-550	-550
Total Operating Expenditure	1,304	1,149	1,198	1,252
Total Expenditure	1,304	1,148	1,198	1,252
NET – WORKPLACE RELATIONS	(1,304)	(1,148)	(1,198)	(1,252)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Finance & Information Technology				
Operating Income				
Section 603 & 611 Income	50	51	53	54
O/S Notices	31	32	33	34
Sundry Income	239	246	253	261
Rates and Annual Charges	30,416	35,263	36,053	36,862
Interest Income	756	778	802	862
Financial Assistance Grant	1,195	1,231	1,268	1,306
Pensioner Subsidy	297	300	303	306
Total Operating Income	32,984	37,901	38,765	39,649
Operating Expenditure				
Employee Costs	965	994	1,023	1,054
Agency Staff	73	75	78	80
Rates Processing Expenses	92	95	98	101
Voluntary Pension Rebate	164	166	167	169
Bank Charges and Audit Expenses	63	65	67	69
Valuation Fees	66	68	70	72
Fringe Benefit Tax	88	91	94	97
Interest on Loan	861	843	825	770
General Operating Expenses	475	489	504	519
Superannuation Bulk	151	151	151	151
Vehicle Running Costs	5	5	5	6
Computer Hardware Expenses	15	15	16	16
Computer Lease Fees	165	170	175	180
Computer Software Expenses	661	681	701	722
Depreciation	562	562	562	562
Total Operating Expenditure	4,406	4,470	4,536	4,568
Capital Expenditure				
Office Equipment	20	20	20	20
Total Capital Expenditure	20	20	20	20
Total Expenditure	4,426	4,490	4,556	4,588
NET – FINANCE & INFORMATION TECHNOLOGY	28,558	33,411	34,209	35,061

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Library Services				
Operating Income				
Sundry Income	50	52	53	55
Library Grant	79	81	84	86
Total Operating Income	129	133	137	141
Operating Expenditure				
Employee Costs	1,410	1,453	1,496	1,541
Office Expenses	33	34	35	36
Vehicle Running Costs	3	3	3	3
Computer Software Expenses	66	68	70	72
Office Library Administration Expenses	66	68	70	72
Home Library Service	2	2	2	2
Library Programs	40	41	42	44
Depreciation	249	249	249	249
Total Operating Expenditure	1,869	1,918	1,967	2,019
Capital Expenditure				
Office Equipment	20	0	0	0
Library Stock	275	283	292	301
Total Capital Expenditure	295	283	292	301
Total Expenditure	2,164	2,201	2,259	2,320
NET – LIBRARY SERVICES	(2,035)	(2,068)	(2,122)	(2,179)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Community Services				
Operating Income				
Halls Hire Income	76	78	81	83
Sundry Income	1	1	1	1
Youth Program Income	2	2	2	2
Grant Income	10	10	11	11
Carnival of Cultures	28	29	30	31
Total Operating Income	117	120	125	128
Operating Expenditure				
Employee Costs	903	930	958	987
Office Expenses	12	12	12	13
Agency staff	10	10	11	11
Reconciliation Plan	10	10	11	11
Vehicle Running Costs	20	21	21	22
Summer Hill Community Centre Donation	43	44	46	47
Youth Programs	31	32	33	34
Aged and Disability Programs	96	98	101	104
Children's Programs	35	36	37	38
Annual Community Donations	40	41	42	44
Carnival of Cultures	72	74	76	78
Community Support Programs	89	92	95	97
Community Facilities	51	53	54	56
Depreciation	203	203	203	203
Total Operating Expenditure	1,615	1,656	1,700	1,745
NET – COMMUNITY SERVICES	(1,498)	(1,536)	(1,575)	(1,617)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Environmental Health Services				
Operating Income				
Health Inspections	105	108	111	115
Other Health Income	40	41	42	43
Grant Income	264	264	264	264
Immunisation Subsidy	5	5	5	5
Companion of Animals Income	13	13	14	14
Parking Infringements	1,408	1,450	1,494	1,538
Better Waste and Recycling Fund	130	130	0	0
Total Operating Income	1,965	2,011	1,930	1,979
Operating Expenditure				
Health Administration Employee Costs	21	22	22	23
Office Expenses	10	11	11	11
Vehicle Running Costs	40	41	42	44
Sustainability Program Expenses	465	479	493	508
Enforcement Employee Costs	846	871	897	924
Enforcement Operating Costs	196	202	208	214
Sustainability & Waste Education Employee Costs	527	543	560	576
Better Waste and Recycling Fund	130	130	0	0
Waste Education Operating Costs	91	94	97	100
Agency Staff	40	41	42	44
Depreciation	64	64	64	64
Total Operating Expenditure	2,430	2,498	2,436	2,508
NET – ENVIRONMENTAL HEALTH SERVICES	(465)	(487)	(506)	(529)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Development and Building Control				
Operating Income				
Sundry Income	77	79	81	84
Development Fees and Charges	470	499	514	
Building Control Fees and Charges	54	56	58	60
Inspection Fees	30	31	32	33
Other Fees & Charges	36	37	38	39
Total Operating Income	667	687	708	730
Capital Income				
Section 94 Developer Contributions	5,000	5,000	4,000	4,000
Total Capital Income	5,000	5,000	4,000	4,000
Total Income	5,667	5,687	4,708	4,730
Operating Expenditure				
Administration Employee Costs	414	426	439	452
Department of Planning Levy	83	85	88	90
Office Expenses	12	13	13	13
Vehicle Running Costs	45	46	48	49
Strategic & Statutory Planning Operating Costs	93	96	99	102
Legal Costs	275	283	292	300
Statutory Planning Employee Costs	929	957	986	1,015
Heritage Advisor	70	72	74	76
Strategic Planning Employee Costs	281	289	298	307
Building Control Employee Costs	645	665	684	705
Depreciation	19	19	19	19
Total Operating Expenditure	2,866	2,951	3,040	3,128
NET – DEVELOPMENT AND BUILDING CONTROL	2,801	2,763	1,668	1,602

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Works & Property Asset Management Services				
Operating Income				
Sundry Income	3	3	3	3
Bus Shelter Income	214	220	227	234
Filming Rights	6	6	6	7
Car Space Rental	65	67	69	71
Property Rents	370	381	393	405
Fuel Tax Credits	5	5	5	5
Total Operating Income	663	682	703	725
Operating Expenditure				
Engineering Administration Employee Costs	415	427	440	453
Fireboard Levy	603	621	640	659
Office Expenses	59	60	62	64
Vehicle Running Expenses	24	24	25	26
Staff Uniforms/Protective Clothing	20	20	21	22
Resident Parking	10	10	11	11
Street Lighting	900	927	955	983
Engineering & Traffic Management Employee Costs	582	600	618	636
Speed Traffic Costs	115	118	122	126
Property Management Employee Costs	314	324	333	344
Civic and Administration Buildings Maintenance	765	788	812	836
Carparks Maintenance	53	55	56	58
78-80 Dalhousie Street Building Maintenance	44	45	47	48
81 Dalhousie Street Property Maintenance	22	23	24	24
131 Smith Street Property Maintenance	23	24	24	25
1 Henson Street Property Maintenance	1	1	1	1
6 Railway Street Property Maintenance	2	2	2	2
10 Norton Street Property Maintenance	4	4	5	5
2 Bastable Street Property Maintenance	12	12	12	13
40 Arthur Street Property Maintenance	18	19	19	20
Former BHC Hurlstone Park Property Maintenance	5	5	5	5
2A Brown Street Property Maintenance	49	50	52	54
Federation Place Maintenance	6	6	6	6

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Works & Property Asset Management Services (continued)				
SHARE Building Maintenance	15	15	16	16
Other Council Buildings Maintenance	5	5	5	5
CCTV Cameras & Under Awning Lights Maintenance	9	9	9	10
Depot Building Maintenance	72	74	76	78
Depot Employee Costs	479	494	509	524
Agency Staff	150	155	159	164
Depot Store Operating Costs	41	42	43	44
Christmas Decorations	100	100	100	100
Plant Running Charges	174	179	184	190
Loss on Sale of Assets	4	4	4	4
Depreciation	52	52	52	52
Total Operating Expenditure	4,791	4,928	5,073	5,220
Capital Expenditure				
Plant and Equipment Purchases	468	470	473	475
Building Renewal Expenditure	1,410			
Total Capital Expenditure	1,878	470	473	475
Total Expenditure	6,669	5,398	5,546	5,695
NET – WORKS, PROPERTY, PLANTS AND STORES	(6,006)	(4,716)	(4,843)	(4,970)
Construction and Maintenance Works				
Operating Income				
Restoration and Private Works Income	585	608	632	657
Other Sundry Income	277	288	300	312
Roads and Traffic Authority Grant	342	356	370	385
Total Operating Income	1,204	1,252	1,302	1,354
Capital Income				
Roads to Recovery Grant	463	140	140	140
Total Capital Income	463	140	140	140
Total Income	1,667	1,392	1,442	1,492

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Construction and Maintenance Works (continued)				
Operating Expenditure				
Works and Trades Employee Costs	1,205	1,242	1,279	1,317
Vehicle Running Costs	12	12	13	13
Agency Staff	25	26	27	27
Roads Maintenance and Repairs	60	62	64	66
Footpath Maintenance and Repairs	253	261	269	277
Roadside Furniture Maintenance	12	12	13	13
Traffic Signs Maintenance and Repairs	42	43	44	46
Kerb and Gutter Maintenance and Repairs	94	94	100	103
Traffic Facilities Maintenance and Repairs	68	70	72	74
Surface Drainage Maintenance and Repairs	36	37	38	39
Line-marking Maintenance and Repairs	45	46	47	49
Street Name Plates Maintenance and Repairs	18	19	19	20
Restoration Works	328	338	348	358
Private Works Expenditure	76	78	81	83
Depreciation	2,515	2,515	2,515	2,215
Total Operating Expenditure	4,789	4,858	4,929	5,000
Capital Expenditure				
Major Infrastructure Program	2,463	2,789	3,944	4,109
Ashfield Town Centre	7,641	4,200	2,000	2,000
Total Capital Expenditure	10,104	6,989	5,944	6,109
Total Expenditure	14,893	11,847	10,873	11,109
NET – CONSTRUCTION & MAINTENANCE WORKS	(13,226)	(10,455)	(9,431)	(9,615)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Street Cleansing, Solid Waste Collection and Recycling				
Operating Income				
Sundry Income	56	58	59	61
Total Operating Income	56	58	59	61
Operating Expenditure				
Sanitary Works Employee Costs	1,516	1,562	1,608	1,657
Street Cleaning Operating Costs	323	333	342	353
Agency Staff	60	62	64	66
Tipping Fees	2,988	3,077	3,170	3,265
Collection Contracts	1,704	1,755	1,808	1,862
Cleanup Service	160	165	170	175
Special Pickups	200	206	212	219
Bin Replacements	75	77	80	82
Abandoned Goods Removal	28	28	29	30
Green Waste Services	230	237	244	251
E-Waste Collection	30	31	32	33
Mattress Collection	80	82	85	87
Depreciation	88	88	88	88
Total Operating Expenditure	7,428	7,703	7,932	8,168
NET – STREET CLEANSING, SOLID WASTE COLLECTION AND RECYCLING	(7,426)	(7,645)	(7,873)	(8,107)

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Parks & Gardens, Playing Fields & Tree Management				
Operating Income				
Parks Rental	125	129	133	137
Tree Preservation	15	15	15	16
Total Operating Income	140	144	148	153
Capital Income				
Capital Contributions	464	0	0	0
Total Capital Income	464	0	0	0
Total Income	604	144	148	153
Operating Expenditure				
Employee Costs	1,224	1,261	1,299	1,338
Agency Staff	80	82	85	87
Vehicle Running Costs	9	9	9	9
Tipping	15	15	16	16
LATM - Garden M&R	2	2	2	2
Vandalism Repairs	51	53	54	56
Ashfield Park	52	53	55	57
Richard Murden Reserve	38	39	40	42
Pratten Park	146	151	155	160
Robson Park	18	19	19	20
Yeo Park	30	31	31	32
Minor Parks	641	660	680	701
Tree Management Employee Costs	212	218	225	231
Tree Management Operating cost	73	76	78	80
Tree Management Maintenance	146	150	154	159
Depreciation	298	298	289	298
Total Operating Expenditure	3,035	3,117	3,200	3,288
Capital Expenditure				
Major Infrastructure Works*	2,157	90	90	90
Total Capital Expenditure	1,407	90	90	90
Total Expenditure	4,442	3,207	3,290	3,378
NET – PARKS & GARDENS, PLAYING FIELDS & TREE MANAGEMENT	(3,838)	(3,063)	(3,142)	(3,225)

*Program of works to be determined annually

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Aquatic Centre				
Operating Income				
Swim School Income	1,288	1,327	1,367	1,408
Pool Income	455	469	483	497
Total Operating Income	1,743	1,796	1,850	1,905
Operating Expenditure				
Swimming Pool Employee Costs	897	924	952	981
Swim School Employee Costs	804	828	853	879
Agency Staff	8	8	8	9
Office Expenses	40	42	43	44
Pool Operating Costs	75	77	79	82
Pool Maintenance and Repairs	401	414	425	439
Depreciation	518	518	518	518
Total Operating Expenditure	2,743	2,811	2,878	2,952
Capital Expenditure				
Aquatic Centre SRV Expenditure	13,855	5,100	0	0
Other Capital Expenditure	30	0	0	0
Total Capital Expenditure	13,885	5,100	0	0
Total Expenditure	16,628	7,811	2,880	2,952
NET – AQUATIC CENTRE	(14,885)	(6,115)	(1,030)	(1,047)
NET – RESULTS IN PROGRAMS	(23,842)	(4,674)	468	327

PROGRAM AREA	2016/17 (\$'000)	2017/18 (\$'000)	2018/19 (\$'000)	2019/20 (\$'000)
Corporate Accounts				
Operating Income				
Proceeds From Sale Of Fixed Assets	270	270	270	270
Loan Principle Repayment (Net)	13,660	(357)	(357)	(2,958)
Restricted Assets (Net)	619	602	7,441	7,559
PROGRAM BUDGET SURPLUS/(DEFICIT)	(9,293)	(5,363)	7,802	5,198
Non – Cash Charges				
Depreciation	4,578	4,578	4,578	4,578
Leave Liabilities Movement	616	616	616	616
Profit / Loss of sales	(4)	(4)	(4)	(4)
PROGRAM FUNDING SURPLUS/(DEFICIT)	(4,103)	(173)	1	6,820

Statement of Revenue

Rates Revenue and Waste Charges

A four year Special Rate Variation above the general rate peg was applied for and approved in May 2015. The proposed 2016-17 rates increases have been calculated in accordance with year two of the IPART approval that allows an 8.2% increase in General Income.

No structural change is planned in the way rates are calculated in either scenario. Council proposes to continue to levy 20% of its rate yield from business properties and 80% of its rate yield from residential properties. The Residential base amount will be maintained at 50% of the total residential yield, and the Business category will be calculated as an ad valorem with a minimum.

The rate calculations will be levied using the current base date 1 July 2013 land values. The rate calculations are also subject to valuation change and other amendments prior to 30 June 2016.

Council proposes to continue levying an Environmental Levy. This will be levied as a 50% Base Amount and the remainder as an ad-valorem rate across all rateable properties.

Council proposes to continue levying a Stormwater Management Charge in 2016-17. This will be levied at \$25.00 per residential property and \$12.50 per residential strata property. Business properties will be levied at \$25.00 per 350sqm or part thereof of land area, which will be shared between Business strata properties where appropriate. The income raised by this charge will be used to fund additional stormwater works across the LGA.

Council proposes a 3.0% increase in Domestic Waste charges, noting that Section 504 of the Local Government Act requires that Domestic Waste charges be set so as to be self-funding, with neither profit nor subsidy being provided to or from General Income. Garden Organics will be increased by 3.0% to encourage residents to recycle green waste material. Business Waste charges will also be increased by 3.0% and the Business Waste charges will attract 10% GST in accordance with Government Regulation.

Rate Revenue				
Residential	Base Amount	\$ 588.50	Yield	\$18,175,152
	Rate in Dollar	0.153334c/\$ Land Value	Yield	\$ 8,036,276
Business	Rate in Dollar (Minimum Rate Levy \$571.35)	0.638418c/\$ Land Value	Yield	\$ 3,900,371
Environmental Levy	Base Amount	\$ 6.70	Yield	\$ 217,872
	Rate in Dollar	0.001647c/\$ Land Value	Yield	\$ 96,369

Waste Charges				
Domestic Waste (A) (Residential Dwellings)	\$ 350.40 pa for Category A collection service		Yield	\$ 3,644,860
Domestic Waste (B) (Strata Residential Dwellings)	\$ 350.40 pa per flat/unit for Category B collection service		Yield	\$ 2,622,744
Domestic Waste (C)	\$ 350.40 pa per non-strata for Category C collection service		Yield	Included in Domestic A
Domestic Waste (D)	\$700.80		Yield	Included in Domestic A
Garden Organic Waste	\$ 82.60 pa for Garden Organic Waste collection service		Yield	\$ 465,368
Business Waste A – Business Properties	\$ 545.30 pa for business collection service *		Yield	\$ 33,808
Business Waste B – Business Properties	\$ 849.80 pa for business collection service *		Yield	\$ 1,048,653
Recycling A – Additional Service	\$ 187.80 pa *		Yield	\$ 10,516
Recycling B – Additional Stand- Alone Service	\$ 206.50 pa *		Yield	\$ 4,956

Stormwater Management				
Residential	\$ 25.00 per property		Yield	\$ 194,525
Strata	\$ 12.50 per property		Yield	\$ 94,375
Business	\$ 25.00 per 350sqm or part thereof of land area		Yield	\$ 64,175

Category A Domestic Waste Collection Service includes a 120-litre mobile garbage bin collected weekly and a 240-litre mobile recycling bin collected fortnightly, or equivalent.

Category B Domestic Waste Collection Service includes a 120-litre or shared 240-litre mobile garbage bin collected weekly and 240-litre mobile recycling bin collected fortnightly, or equivalent.

Garden Organics Collection Service includes a 240-litre mobile collection bin collected fortnightly, or equivalent.

Category A Business Waste Collection Service includes a 120-litre mobile garbage bin collected weekly and a 240-litre mobile recycling bin collected fortnightly, or equivalent.

* Includes GST

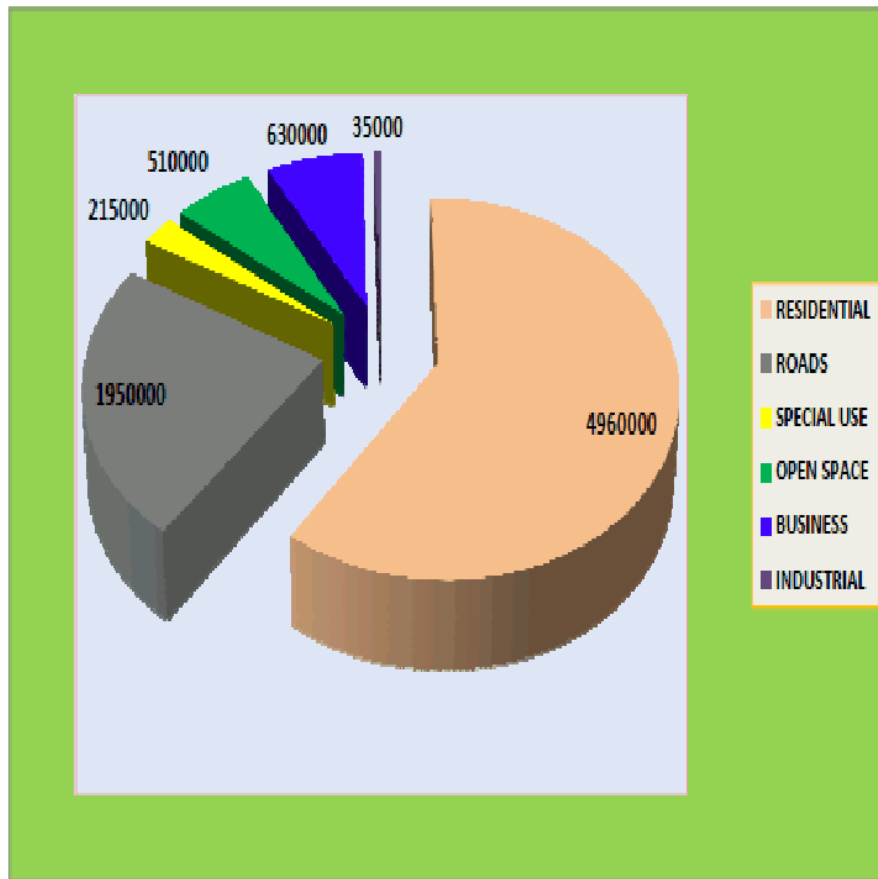
Category B Business Waste Collection Service includes a 240-litre mobile garbage bin collected weekly and 240-litre mobile recycling bin collected fortnightly, or equivalent.

Category A Recycling Service includes an additional 240-litre mobile recycling bin collected fortnightly, or equivalent. Only available to existing Business Waste Services customers.

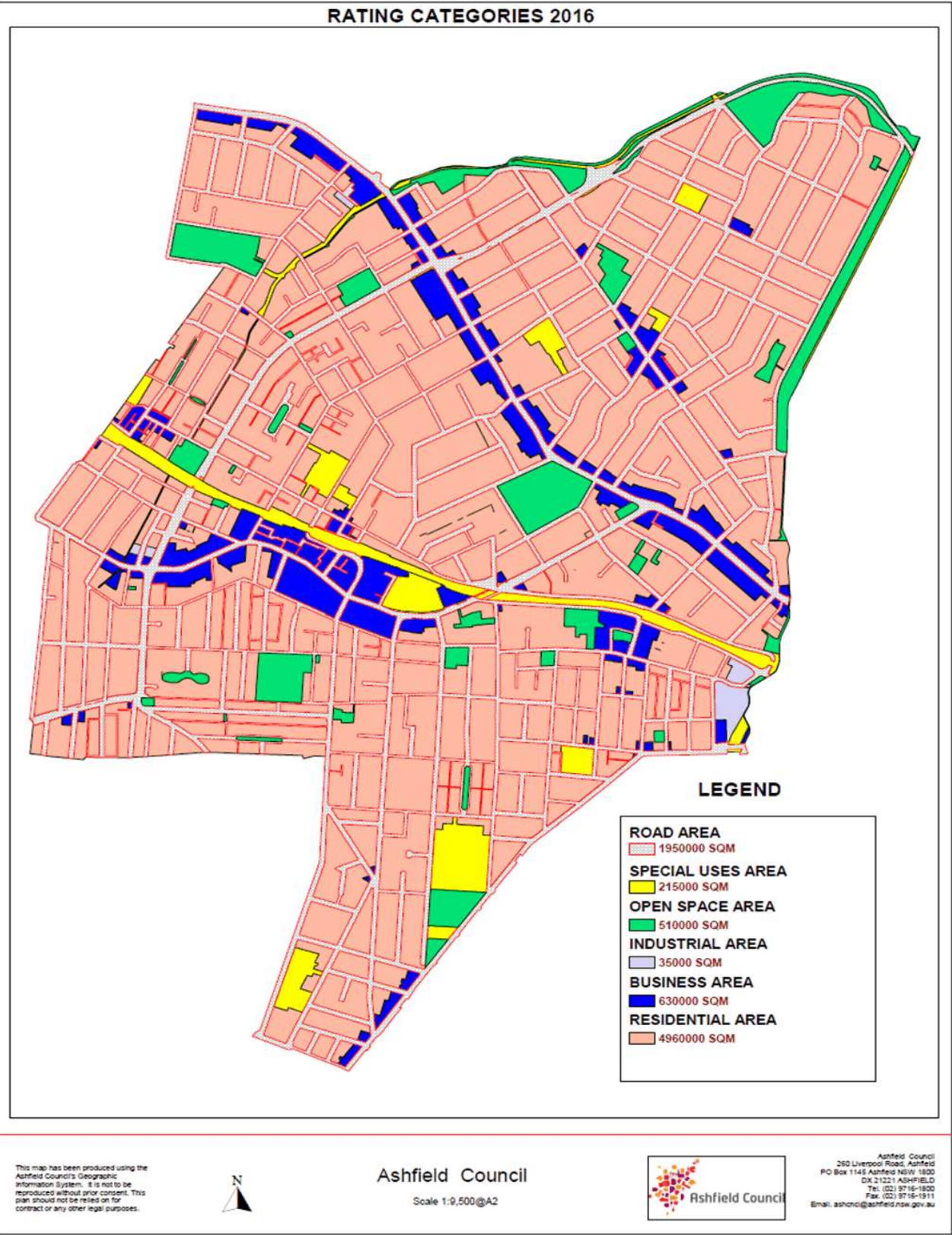
Category B Recycling Services includes a 240-litre mobile recycling bin collected fortnightly, or equivalent. Available to customers not utilising Council's waste service

That Pursuant to Section 566(3) of the Local Government Act 1993 the rate of interest on overdue rates and charges be set at the maximum rate specified by the Minister of Local Government from time to time.

LAND USE 2016



COMPARISON OF CATEGORIES BY AREA(SQ M)



Ashfield Council Fees and Charges 2016-2017

Fees and Charges

Council reviews its fees and charges annually. Council has increased its fees and charges by 3% except where fees and charges are statutory.

Council's Pricing Policy is based on the following 8 Pricing Principles.

- A** NO price charged for this product or service. All associated costs met from general income.
- B** Price of this product or service make a small contribution towards the total cost of providing the service, rather than full cost recovery, recognising the community benefit it provides.
- C** Price of this product or service makes a significant contribution towards the total cost of providing the service or product, rather than full cost recovery, recognising the community benefit it provides.
- D** Price of this product or service is based on full cost recovery.
- E** Price of this product or services generates cost recovery and an appropriate return.
- F** Price of this product or service is set by reference to market prices.
- G** Price of this product or service is set by regulation or other legal agreement, beyond the control of Council.
- H** Price charged is refundable deposit against possible damage to infrastructure, footpaths, kerb, gutters and roadways, buildings, parks and reserves caused by adjacent development or use of facilities.

Fees and Charges 2015-2016

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
FINANCE			
Section 603 (as set under Section 603 (2) of the Local Government Act, 1993) *	G	N	\$75.00
Section 603 Expedition Fee	E	N	\$72.45
Admin charge on refund of 603 Certificate	C	N	\$15.00
Rating/Valuation Search Fee per 1/2 hour or part thereof	C	N	\$88.00
Print-out of Rate Account from current computer system	A	N	Free
Copy of Annual Rate Notice	E	N	\$12.80
Dishonoured Cheque Fee	D	N	\$5.00
			Plus Bank Charges (for Stop Payment, etc.)
Lost Cheques (plus replacement fee if a new cheque is required)	D	N	Reimburse Bank Charges (Stop Payment etc)
Adjoining Ownership Enquiries (subject to Privacy requirements)	C	N	\$12.80
Rating/ownership enquiries per hour or part thereof (staff-assisted, including written replies where required)	C	N	\$73.40
Bank Guarantees are accepted to replace any Council security deposit/bond subject to the following:			
A charge equal to the value multiplied by the current "overdue rates interest charge" be levied, per month or part thereof, with a minimum charge of three months is to be paid upon lodgement.	D	Y	
Any remaining charge is to be calculated at the prevailing "overdue rates interest rate" for each month or part thereof beyond the original three months that the Bank Guarantee was held, and paid prior to its release.	D	Y	
Any costs incurred in the acceptance, administration or release of such Bank Guarantees be on-charged to the entity claiming the release of such Bank Guarantee, and that these amounts be paid prior to its release.	D	Y	
At the time of lodgement, Council will seek verification of the Bank Guarantee. Please provide contact details for the branch (phone number and officer) to assist with verification of the bona fides of the Bank Guarantee.	D	Y	
Until all items above are completed, no documents or usage sought from Council by the party lodging the Bank Guarantee can be issued. Please allow a minimum of 2 business days for this process.	D	Y	

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
GOVERNANCE			
SUBPOENA OF DOCUMENTS - SUPPLY OF INFORMATION			
(a) Where Council is required to supply information on subpoena (in proceedings in which it is not itself directly involved) or requests to supply information which is not subpoenaed:			
(i) Less than one hour (1) is required to compile the information	E	N	\$215.20
(ii) Longer than one hour (1) is required to compile the information additional charge per hour or part thereof is to be charged	E	N	\$153.00
(b) Where a Council Officer is required by a party, other than Council itself, to attend Court in their capacity as a Council employee and give evidence, Council charge for his/her service a fee equal to:			
(i) Expert Witnesses (plus expenses – see below)			
for the first hour	E	N	\$407.50
per additional hour thereafter	E	N	\$314.00
(ii) Non-Expert Witnesses (plus expenses – see below)			
per hour or part thereof	E	N	\$261.30
Time charges listed above to include all time for which Council is liable to pay the Officer			
PLUS			
(iii) Travelling and Other Expenses			
- actual cost if public transport is used	E	N	Actual Cost
- per km each way up to an including 80km, plus Parking fees or tolls where applicable	E	N	\$3.30
- per km in excess of 80km, plus Parking fees or tolls where applicable	E	N	\$1.60
- any out of pocket expenses such as accommodation	E	N	Actual Cost
GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009 (NSW) (GIPA ACT) *			
Application Fee for Access Application (GIPA Act s41) * (First 20 hours then \$30.00 per hour.)	G	N	\$30.00 first 20 hours then \$30.00 per hour *
Processing Charge for Access Application (GIPA Act s64) (per hour) *	G	N	\$30.00 plus \$30 per hour *
Internal Review (GIPA Act s64) (per hour) *	G	N	\$40.00
Photocopy of Council document where information is not available at the Library - per B & W A4 page	B	N	\$0.20
Other photocopying per A4 page (B & W)	D	N	\$2.40
Colour Copies	D	N	\$5.80
Note: A3 photocopies to be charged at double the A4 rate			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Copies of Plans or other document greater than A3 size - per copy	D	N	\$73.10
Information from Rating Records per Property searched	C	N	\$44.50
Bulk (Electronic) Information Supply (eg Government Departments) per hour (eg programming)	C	N	\$80.40
			Plus 20c per record reported
Archival Research Service per hour or part thereof	C	N	\$73.40
Supply of Business Paper by post per meeting (Committees)	C	N	\$29.30
Supply of Business Paper by post per meeting (Council)	C	N	\$66.10
Supply of Business Paper by post per month - all meetings (excl. Jan if applicable)**	C	N	\$146.40
Note: A limited supply of Business Papers are available at meetings at no charge.			
** If paying in bulk, pay pro-rata up to and including June 30, upon which time the new year fees will be charged			
Annual Report	A	N	Free
COMMUNITY SERVICES			
HALL BOOKINGS			
NOTE: HALL FEES TO BE PAID AT LEAST 2 WEEKS PRIOR TO FUNCTION DATE			
Michael Maher Room - Monday to Friday (till 5.00pm) - per hour	B	Y	\$69.00
Michael Maher Room - Monday to Friday (after 5.00pm) - per hour	B	Y	\$80.00
Michael Maher Room - Weekends & Public Holidays - per hour	B	Y	\$100.00
Michael Maher Room - Damage Security Deposit	H	N	\$443.00
Grahame Yarroll Room - Monday to Friday (till 5.00pm) - per hour	B	Y	\$64.00
Grahame Yarroll Room - Monday to Friday (after 5.00pm) - per hour	B	Y	\$76.00
Grahame Yarroll Room - Weekends & Public Holidays - per hour	B	Y	\$95.00
Grahame Yarroll Room - Damage Security Deposit	H	N	\$443.00
Mervyn Fletcher Hall - per hour	B	Y	\$79.00
Mervyn Fletcher Hall - Damage Security Deposit	H	N	\$443.00
Cancellation fee:			
Bookings cancelled less than 1 week prior to the function	B	Y	50% of Hiring fee refunded
CADIGAL ROOM			
Cadigal Room - per hour	B	Y	\$52.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Cadigal Room - Damage Security Deposit	H	N	\$443.00
Cancellation fee:			
Bookings cancelled less than 1 week prior to the function	H	Y	50% of Hiring fee refunded
BASTABLE STREET HALL			
Bastable Street, Croydon - Community Hall - per hour	B	Y	\$61.00
Bastable Street - Damage Security Deposit	H	N	\$443.00
Cancellation fee:			
Bookings cancelled less than 1 week prior to the function	H	Y	50% of Hiring fee refunded
Bookings for above halls - If booking is 6hrs or more on any single day then a discount applies for that day			15% Discount on above fees
Block booking discount not applicable to additional cleaning fees or damage charges if applied			
ACTIVITY ROOMS - CIVIC CENTRE			
Monday to Friday per hour	B	Y	\$56.00
Weekends and Public Holidays per hour	B	Y	\$79.00
Additional rooms 50% of charge per room	B	Y	\$39.50
Monday to Friday 9am - 5pm per day	B	Y	\$241.00
Saturday	B	Y	\$317.00
Sunday	B	Y	\$317.00
Activity Rooms - Damage Security Deposit	H	N	\$426.00
Full Fee applies to State/Federal and Local Government (except in cases where Ashfield Council is itself the sponsor).			
Concessional Fee			
Category 1: 50% of the full fee will be charged to non-profit groups and organisations located outside the Local Government Area	B	Y	
Category 2: 35% of the full fee will be charged to non-profit groups located within the Local Government Area	B	Y	
Category 3: Free use of Council rooms and facilities will be available to groups that are non-profit located within the Local Government Area who do not receive formal funding, where the activities of the group have a clear community benefit	B	Y	

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
ASHFIELD TOWN HALL BOOKINGS			
NOTE: HALL FEES TO BE PAID AT LEAST 4 WEEKS PRIOR TO FUNCTION DATE			
Monday to Friday (till 5.00pm) - per hour	B	Y	\$220.00
Monday to Friday (5.00pm - midnight) - per hour - Min 4hr (see below)	B	Y	\$246.00
Note: bookings after 5pm must be a minimum of a 4 hour block from the start of the booking, including daytime (at daytime rate or daytime block fee if applicable)			
Weekends & Public Holidays - per hour - Min 4 hrs	B	Y	\$305.00
Monday to Friday - per day 9.00am - 5.00pm Daytime Block Booking	B	Y	\$986.00
Weekends & Public Holidays - per day 9.00am - 12midnight Block Booking	B	Y	\$2,487.00
Town Hall - Damage Security Deposit	H	N	\$721.00
Town Hall - Damage Security Deposit - Hirers using the Control Room	H	N	\$1,000.00
Cancellation fee:			
Bookings cancelled less than 1 week prior to the function	B	N	No refund of Damage Security Deposit
Bookings cancelled between 1 and 3 weeks prior to the function	B	N	50% of Damage Security Deposit refunded
Bookings cancelled more than 3 weeks prior to the function	B	N	Full refund of Damage Security Deposit
Ashfield Town Hall - client & caterers access to arrange hall prior to function (if not preceding function in hall) - per hour	C	Y	\$143.00
Cleaning Fees: If cleaning access is not available by 10.30pm weeknights, additional cleaning fees incurred by Council will be on-charged.	D	Y	
COMMUNITY EVENTS			
CARNIVAL OF CULTURES			
Community (1.8m trestle table)			\$50.00
Commercial table (1.8m trestle table)			\$100.00
Community Stall	C	Y	\$150.00
Commercial Stall - standard	C		\$210.00
Commercial Stall subsidised (for target groups e.g. emerging artists, creative industries)	C		\$150.00
Food Stall and/or Food Truck	C		\$520.00
Drink Stall (excluding coffee/tea and alcohol)	C		\$410.00
Double Food Stall	C		\$740.00
FEAST OF FLAVOURS (FF)			
Tastes of Asia Food Stall	C	Y	\$200.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Tastes of Asia Display Table	C	Y	\$100.00
Feast of Flavours - Haberfield and Summer Hill events - Food Stall	C	Y	\$350.00
Feast of Flavours - Haberfield and Summer Hill events - Commercial Stall	C	Y	\$250.00
Feast of Flavours - Haberfield and Summer Hill events - NFT Community Stall	C	Y	\$150.00
Feast of Flavours - Haberfield and Summer Hill events - Trestle Table for Community or commercial	C	Y	\$100.00
LIBRARY SERVICES			
Overdue DVDs - per day to a maximum of \$10.00	D	N	\$0.30
Overdue Non-DVDs - 1st Notice - per day to a maximum \$10.00	D	N	\$0.30
Overdue Non-DVDs - 2nd Notice - per day to a maximum \$10.00	D	N	\$0.30
Lost Books	D	N	Charge for the purchase price of book plus \$10.00 non-refundable processing charge
Reserves request - per item	C	N	Free
"Other library" charges - cost to be born by applicant (plus the fees listed above if applicable)	D	Y	Full cost to Council - Minimum fee \$6.20
Photocopying per sheet - A4 (black & white)	D	Y	\$0.20
Photocopying per sheet - A3 (black & white)	D	Y	\$0.40
Photocopying per sheet - A4 (colour)	D	Y	\$2.00
Photocopying per sheet - A3 (colour)	D	Y	\$4.00
Replacement Borrower's Card	C	N	\$5.00
Toys missing parts (per part)	C	N	\$6.90
Sale of old Library Books - Paperbacks	B	Y	\$0.50
Sale of old Library Books - Hardbacks	B	Y	\$0.50
Computer Printout - per sheet - A4 (black & white)	D	Y	\$0.20
Computer Printout - per sheet - A3 (black & white)	D	Y	\$0.40
Computer Printout - per sheet - A4 (colour)	D	Y	\$2.00
Computer Printout - per sheet - A3 (colour)	D	Y	\$4.00
Local History Research -first 20 hours	C	Y	\$30.00
Local History Research - each hour after the first 20 hours	C	Y	\$30.00
Library Bags	D	Y	\$1.50
-	-	-	-
-	-	-	-
ENVIRONMENTAL HEALTH			
GENERAL			
Guidelines for Food Premises	D	N	\$30.70
Guidelines for the Hygienic Operation of Temporary Food Premises, Stalls and Vehicles	D	N	\$15.20

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Guidelines for Food Vending Vehicles	D	N	\$30.70
Written Enquiry Fee	D	N	\$73.10
Bulk Waste Containers Mini Size or Bld Materials to 4 cubic metres - per week or part thereof	C	Y	\$122.90
Medium Size Waste Containers or Bld Materials 5-10 cubic metres - per week or part thereof	C	Y	\$184.20
Large Size & Sea Containers or Bld Materials 11-20 cubic metres - per week or part thereof	C	Y	\$245.30
COMPANION ANIMAL REGISTRATION FEES - *			
For desexed animal not owned by an eligible pensioner *	G	N	\$51.00
For desexed animal owned by an eligible pensioner *	G	N	\$20.00
For an animal that is not desexed and is kept by a recognised breeder for breeding purposes. *	G	N	\$51.00
For an animal that is not desexed (except an animal kept by a recognised breeder for breeding purposes.) *	G	N	\$188.00
For a greyhound formerly registered under the Greyhound Racing Authority Act 1985 *	G	N	\$0.00
For an animal kept for research purposes *	G	N	\$0.00
Dangerous/Restricted Dog Certificate *	G	N	\$150.00
COMPANION ANIMAL IMPOUNDING - FEES AND CHARGES			
Impounding Fees	C	N	\$53.80
Maintenance (per day)	C	N	\$53.80
Release Fee	C	N	\$45.90
Refundable Bond for Cat/Pigeon Cages	H	N	\$63.80
Voluntary surrender of owned dog or cat (administration and pickup)	C	N	\$61.40
INSPECTION FEES AND ADMINISTRATION FEES			
High Risk Food premises (3 inspections a year)	D	N	\$208.90
Medium Risk Food premises (2 inspections a year)	D	N	\$208.90
Low Risk Food Premises (1 inspection a year)	D	N	\$196.80
Temporary Food Stalls per day including Administration Fee	C	N	\$184.60
Hair Salons inspection fee	D	N	\$172.40
Beauty Salons inspection fee	D	N	\$172.40
Skin Penetration Process inspection fee	D	N	\$178.30
Ear Piercing only inspection fee	C	N	\$86.20

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Brothel Inspection Fees (spas & waste - other Dept of Health responsible authority)	C	N	\$178.30
Miscellaneous fee for inspections not listed above	C	N	\$160.90
Food Act Improvement Notice Administration Fee *	G	Y	\$351.00
Warm Water Annual Registration	C	N	\$98.40
Cooling Tower Registration Fee and Inspection Fee	C	N	\$209.20
Mortuary Inspection and Administration Fee	D	N	\$202.30
Required Additional and Follow-up Inspections	C	N	\$145.40
<i>NAFSIS - Food Premises Data Notification *: (Notification and Food Safety Internet System)</i>			
<i>Food Regulation 2001 cl 6AA</i>			
a) if the notification relates to 5 food premises or less *	G	Y	\$50.00
b) if the notification relates to more than 5 food premises * (per premises)	G	Y	\$10.00
PLACES OF SHARED ACCOMMODATION - INSPECTION AND ADMINISTRATION FEES			
0 to 12 Boarders inspection fee	D	N	\$336.80
13 to 25 Boarders inspection fee	D	N	\$552.10
26 to 45 Boarders inspection fee	D	N	\$628.90
46 & over Boarders inspection fee	D	N	\$858.90
Required Additional Inspections	D	N	\$295.20
PROTECTION OF ENVIRONMENT OPERATIONS ACT AND REGULATIONS FEES & CHARGES.			
Fee for clean-up, prevention and noise control notices under section 94(2), 100(2) or 267A(2) of the Act.			
on or after 1 July 2016 and before 1 July 2017	G	N	\$520.00
Compliance Follow-up Costs - per inspection	C	N	\$139.40
Water Samples (Pollution Incidents) plus actual Testing Costs	C	N	\$167.40
STREET VENDING			
Mobile Street Vending Vehicles - p.a.	D	N	\$348.60
Mobile Food Vending vehicle inspection fee	D	N	\$97.60
Application for Charity Collection, Button Days & Street Stalls	D	N	No Charge
Application for Charity Collection - commercial organisations and third party agencies - per application	F	N	\$55.90
Street Entertainment - 3 months	D	N	\$5.50

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Street Entertainment - 12 months	D	N	\$21.60
IMPOUNDED ARTICLES - GENERAL			
Removal, impound and administration costs for Abandoned/Unattended-Signs, Posters, Articles & Goods (per item)	D	N	\$162.50
Release Fee for Abandoned/Unattended- Signs, Posters, Articles & Goods (per item)	D	N	\$107.30
IMPOUNDED MOTOR VEHICLES			
Release Fee for Impounded Motor Vehicle or Trailer - plus towing fee (actual cost), plus daily storage fee, plus administration fee	C	N	\$78.20
Administration Fee for Impounded Motor Vehicle or Trailer	C	N	\$167.40
Storage fee for Impounded Motor Vehicle or Trailer per day	D	N	\$61.40
IMPOUNDED SHOPPING TROLLEYS AND CLOTHING BINS			
Removal, impound, administration & release Fee for impounded Shopping Trolleys (per trolley)	B	N	\$67.80
Impound & Release Fee for Impounded Clothing Bins (per bin)	C	N	\$460.10
Photocopy fee for providing copy of parking fine (1st copy)	D	N	\$6.10
- additional photocopy of parking fines after 1st copy	D	N	\$1.20
PLANNING AND BUILDING SERVICES			
DEVELOPMENT APPLICATION FEE (C246)			
Development application based on estimated value of the development			
Minor Works * (for Items of Environmental Heritage and/or properties in Heritage Conservation Areas)			No Development Application fees apply if development consent would not be required had the item not been an Item of Environmental Heritage or located in a Heritage Conservation Area.
Up to \$5,000 *	G	N	\$110.00
\$5,001-\$50,000*	G	N	\$170, plus an additional \$3 for each \$1,000 (or part of \$1,000) of estimated cost.*
\$50,001-\$250,000*	G	N	\$352 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000*
\$250,001 - \$500,000*	G	N	\$1,160 plus an additional \$2.34 for each \$1,000 or (part of \$1,000) by which the estimated cost exceeds \$250,000*

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
\$500,001-\$1,000,000*	G	N	\$1,745 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000*
\$1,000,001-\$10,000,000*	G	N	\$2,615 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000*
More than \$10Million*	G	N	\$15,875 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000*
Development involving the erection of a dwelling- house with an estimated construction cost of \$100,000 or less. * (Cl. 247)	G	N	Maximum fee \$455
Construction certificate * (lodged separately)	G	Y	In accordance with fees for construction certificate
Construction certificate * (lodged simultaneously with DA)	C/G	Y	In accordance with fees for construction certificate
Compliance certificatee (Exempt from GST if not contestable)			
Occupation certificate (other than Class 1a & Class 10 Buildings	D	Y	\$337.40
P & B Inspection - per inspection (for works exceeding \$1,000 in estimated value)	C	Y	\$317.30
Additional inspections carried out by Council as a result of a failed inspection, or inspections not ready at time of inspection will be additionally invoiced	C	Y	\$317.30
Microfilming Costs - per Application	B	N	\$92.10
UNAUTHORISED WORK			
Up to and including \$5,000.00 of unauthorised works	C	N	\$391.40
More than \$5,000.00 but less than \$25,000.00 of unauthorised works	C	N	\$945.00
\$25,000.00 and more of unauthorised works	C	N	\$1,677.60
DEVELOPMENT APPLICATIONS - OTHER			
Developmental Applications for Advertisements * (Cl. 246(2))	G	N	\$285 + \$93 for each advertisement in excess of one; OR the fee calculated in accordance with the table in Cl. 246(2), whichever is the greater *
Development not involving the erection of a building, the carrying out of work or the subdivision of land * (Cl. 250)	G	N	\$285.00
Maximum fee payable if 2 or more fees are applicable to a single Development Application * (eg. Development Application, Construction Certificate, Application for Advertisement) (Cl. 254)	G	N	Sum of those fees *

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Designated development * (Cl. 251)	G	N	\$920.00
Integrated development * (Cl. 253)	G	N	Relevant development application fee plus \$140.00, plus \$320.00 for each approval body. *
Refunding Development Application fees * (Cl. 51) (see note below)	G	N	Development Application Fees – amount to be refunded is as listed below subject to <u>\$150.00 being retained in all cases for administrative purposes</u>
			1. If the Development Application is rejected by Council within 7 days of being lodged, the whole of the application fee paid excluding the Department of Planning & Infrastructure (DOPI) monitoring and review component is to be refunded. *
			2. If the application is withdrawn prior to being processed. 50% of Development Application fee refunded excluding the Department of Planning and Infrastructure (DOPI) monitoring and review component is to be refunded
			3. If processing is completed but reports not submitted to council 25% of Development Application fee refunded excluding the Department of Planning & Infrastructure (DOPI) monitoring and review component is to be refunded.
			4. In all other cases no refund .
Fee for request for review of determination of development application	G	N	5. Advertising Fee – Refund only when no advertising costs have been incurred.
			The maximum fee for a request for a review of a determination under section 82A of the Act is: (a) in the case of a request with respect to a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building, 50 per cent of the fee for the original development application, and

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
			b) in the case of a request with respect to a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less, \$190, and
			(c) in the case of a request with respect to any other development application, as set out in the Table below plus an additional amount of not more than \$620.00 if notice of the application is required to be given under Section 82A of the Act
Estimated cost			Maximum fee payable
Up to \$5,000			\$55.00
\$5,001-\$250,000			\$85, plus additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost
\$250,001-\$500,000			\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000
\$250,001-\$500,000			\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000
\$500,001-\$1,000,000			\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000
\$1,000,001-\$10,000,000			\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000
More than \$10,000,000			\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000
NOTE: THE MONITORING AND REVIEW COMPONENT OF A DEVELOPMENT APPLICATION FEE [64 cents for each \$1,000 (or part of \$1,000) for Developments with an estimated value exceeding \$50,000] IS NON REFUNDABLE AS IT IS A FEE COLLECTED FOR THE DEPARTMENT OF PLANNING & INFRASTRUCTURE.			
ADVERTISING FEES (CI. 252)			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Designated development *	G	N	\$2,200.00
Advertised development *	G	N	\$1,105.00
Prohibited development *	G	N	\$1,105.00
Development for which an environmental planning instrument or development control plan requires notice to be given * (other than those referred to above)	G	N	\$1,105.00
Note: For the above Advertising fees, any unexpended portion will be refunded *			
Development < \$100,000 *	G	N	\$270.00
Development \$100,001 - \$200,000 *	G	N	\$435.00
Development \$200,001 - \$500,000 *	G	N	\$570.00
Development \$500,001 - \$1,000,000 *	G	N	\$695.00
Development > \$1,000,000 *	G	N	\$860.00
Additional fees payable for development that requires concurrence	F	N	\$140.00 fee plus a further \$320.00 payment to each concurrence authority. *
CONSTRUCTION CERTIFICATES			
Construction certificate (lodged separately) Class 1b, 2-9			
Class 1 Minor Works - pools, spas, garages, sheds, decks, pergolas, awnings	C	Y	\$536.80
Class 1 Alts & Adds < \$50k	C	Y	\$766.80
Class 1 Alts & Adds \$50k - \$200k	C	Y	\$1,073.60
Class 1 Alts & Adds > \$200K	C	Y	\$87.90
			Plus 0.65% for first \$5,000, plus 0.49% of the next \$95,000, plus 0.29% of the next \$100,000, plus 0.15% of the amount in excess of \$200,000 *
Class 2-9 Base Fee		Y	\$996.80
Class 2-9 + for every \$1,000 of estimated value		Y	\$3.90
Class 2-9 Additional amount for alternative solution		Y	\$245.30
Amended Construction Certificate	B	Y	50% of the above fees (plus amended D/A or s96 fee as applicable)
Amended Construction Certificate (minor error or detail amendment only)	B	Y	\$127.30
Registration of privately issued certificates (Construction, Compliance and Occupation Certificates) per certificate *	G	N	\$36.00
COMPLYING DEVELOPMENT CERTIFICATES			
Works less than \$10,000 value	C	N	\$360.50
Works between \$10,001 and \$50,000 value	C	N	\$895.90
All other	C	N	\$1,493.30
OTHER CHARGES			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Amended / substituted plans prior to determination of development application (Where applicant has elected to amend plans or major non-compliances are involved)	C	N	50% of the original development application fee (Excluding PLANFIRST fee). Applicants are to bear the full costs of any readvertising of amended plans (this fee may be varied at Council's discretion for minor amendments)
Request for a review of development application determination under s 82A (3) (Cl. 257) - in the case of a request with respect to a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building.	G	N	50% of the original development application fee.
Request for a review of development application determination under s 82A (3) (Cl. 257) - in the case of a request with respect to a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less.	G	N	\$190.00
Any other development application			
MODIFICATION OF DEVELOPMENT CONSENT (SECTION 96) Cl. 258			
Section 96 (1) (Minor modifications) *	G	N	\$71.00
Section 96 (1A) (Modification involving minimal environmental impact) *	G	N	\$645 or 50% of original DA fee, whichever is the lesser
Section 96 (2) *	G	N	If original fee was less than \$100, 50% of that fee
Section 96(2) (If original fee was \$100 or more and application does not involve the erection of a building, carrying out of a work or demolition of a work or building) *	G	N	50% of the original development application fee.
Section 96 (2) If application involves the erection of a dwelling house worth \$100,000 or less *	G	N	\$190.00
Section 96(2) Any other development			
Up to \$5,000 *	G	N	\$55.00
\$5,001 - \$250,000 *	G	N	\$85 + \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost.
\$250,001 - \$500,000 *	G	N	\$500 + \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.
\$500,001 - \$1,000,000 *	G	N	\$712 + \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.
\$1,000,001 - \$10,000,000 *	G	N	\$987 + \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
More than \$10,000,000 *	G	N	\$4,737 + \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000
Extension of consent (s.95A) *	G	N	50% of original DA fee if < \$100. Any other case, \$100 or 50% of the original DA, fee whichever is the greater;
			Plus \$665.00 re-advertising fee if required
BUILDING CERTIFICATES (Cl. 260)			
Class 1 or 10 building – for each dwelling contained in the building or in any other building on the allotment *	G	N	\$250.00
Other class of building with floor area – not exceeding 200 square metres *	G	N	\$250.00
exceeding 200 square metres but not exceeding 2,000 square metres *	G	N	\$250.00 + 50 cents per square metre over 200
exceeding 2,000 square metres *	G	N	\$1,165.00 + 7.5 cents per square metre over 2,000
Application related to a part of a building which consists of an external wall only or does not otherwise have a floor area *	G	N	\$250.00
If it is reasonably necessary to carry out more than one inspection of the building before issuing a building certificate, the Council may require the payment of an additional fee for the issue of the certificate. *	G	N	\$90.00 maximum fee payable
Copy of a Building Certificate * (Cl. 261)	G	N	\$14.00
SUBDIVISION CERTIFICATES (Cl. 249)			
Subdivision Certificate * (Cl. 249)	G	N	\$100 per lot
Development involving the subdivision of land * (Cl. 249) -			
New road *	G	N	\$665.00 + \$65.00 per additional lot
No new road *	G	N	\$330.00 + \$53.00 per additional lot
Strata *	G	N	\$330.00 + \$65.00 per additional lot
Linen Plan Release Fee (per unit or lot created)	C	N	\$65.30
SECTION 149 CERTIFICATES (Cl. 259)			
S.149 (2) Certificates *	G	N	\$53.00
S.149 (2) Complying Certificates *	G	N	\$53.00
S.149 (5) Certificates *	G	N	\$133.00
Section 149 Expedition Fee	E	N	\$203.70
Outstanding Notices - Section 735A LGA & Section 121ZP EPA Act	E	N	\$203.70
Admin Charge on refund of 149 Certificate	C	N	\$67.90

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
ACTIVITY APPLICATIONS (S.68)			
Section 68 Application Table Part A. Activities 2-8 up to 200 m2	B	N	\$184.20
Section 68 Application Class 2-9 buildings greater than 200 m2	B	N	\$167.50
SECTION 94 CONTRIBUTIONS			
Public Car Parking Facilities * (Ashfield Town Centre)	D/G	N	\$33,426.79 * per car parking space not provided on-site
Dwelling House / New Lot	D	N	\$21,843.67 per dwelling.
Residential Accommodation ^B less than 60m ² GFA	D	N	\$9,915.39 per dwelling
Residential Accommodation ^B between 60-84m ² GFA	D	N	\$15,208.55 per dwelling
Residential Accommodation ^B greater than 84m ² GFA	D	N	\$21,661.41 per dwelling
Seniors Housing (self-care)	D	N	\$11,679.75 per dwelling
Residential Care Facility	D	N	\$340.70 per bed
Hotels / Motels / Serviced Apartments	D	N	\$754.60 per bed
Boarding Schools / Colleges / Hostels / Boarding Houses / Hospitals	D	N	\$1,100.49 per bed
Retail shops	D	N	\$198.18 per m2 GFA
Bulky Goods Retail	D	N	\$36.57 per m2 GFA
Commercial	D	N	\$303.23 per m2 GFA
*Note: For a Dwelling House/New Lot or for Residential Accommodation the maximum contribution levied by Council will not exceed \$20,000 per dwelling/lot			
SECTION 94A CONTRIBUTIONS			
Alterations or additions to dwelling houses and new or modified ancillary structures	D	N	0% under \$100,000; 0.5% \$100,001 to \$200,000; 1.0% for all developments over \$200,000 Costs of construction as assessed by Council are subject to quarterly CPI adjustments
Alterations or additions to multi dwelling housing	D	N	Not Applicable
Alterations to commercial and retail development (excluding additional floor space)	D	N	0% under \$100,000; 0.5% \$100,001 to \$200,000; 1.0% for all developments over \$200,000 Costs of construction as assessed by Council are subject to quarterly CPI adjustments.
Industrial development	D	N	0% under \$100,000; 0.5% \$100,001 to \$200,000;

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
			1.0% for all developments over \$200,000 Costs of construction as assessed by Council are subject to quarterly CPI adjustments.
Other forms of development	D	N	0% under \$100,000; 0.5% \$100,001 to \$200,000; 1.0% for all developments over \$200,000 Costs of construction as assessed by Council are subject to quarterly CPI adjustments.
COPY OF CERTAIN DOCUMENTS OR EXTRACT FROM REGISTER			
Copy of building plans - per sheet	E	N	\$81.60
Certified copy of a document, map or plan (Section 150(2)) (Cl. 108) *	G	N	\$40.00
Copy of Environmental Impact Statement (Cl. 75) *	G	N	\$25.00
APPROVALS REGISTER - STATISTICAL APPROVALS REPORT			
Development Applications - Per Month	C	N	\$54.30
Construction Certificates - Per Month	C	N	\$54.30
NOTE: If paying in bulk, only pay up to and including June 30, upon which time the new year fees will be charged			
ASHFIELD LEP 2013			
Ashfield LEP 2013 (Instrument)	D	N	\$54.30
DEVELOPMENT CONTROL PLAN AND POLICIES			
Guidelines for Submission of DA's	A	N	Free
Interim Development Assessment Policy 2013	D	N	\$244.30
Ashfield DCP 2007 or Interim Development Assessment Policy 2013 - CD ROM	D	N	\$20.30
Ashfield DCP or Interim Development Assessment Policy - Individual Part Individual Related Policy	D	N	\$20.30
Any other Planning Policies not listed	D	N	\$13.50
DOCUMENT SEARCH & ADVICE			
Design Verification Statement Referral Fee * (see Policy)	G	N	\$600.00
Provision of written planning & building advice, in response to a written request, involving an interpretation or clarification of information / documents	B	N	\$339.50
Health, Planning or Building documents Search Fee - per hour or part thereof	C	N	\$162.90

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Pre-lodgement meeting involving Senior Staff (MDA, SHS, SE, TP or equivalent)	B	Y	\$746.50
HERITAGE ADVISOR REFERRALS			
Initial Meeting	B	Y	\$179.30
Each Subsequent Meeting	B	Y	\$89.60
PLANNING PROPOSALS AND DEVELOPMENT CONTROL PLANS			
Development Control Plans	B	N	\$4,479.80
Minor LEP Amendment	B	N	\$14,932.70
Major LEP Amendment	B	N	\$29,865.50
Additional studies/surveys/research for LEP and or DCP preparation (cost to be borne by applicant)	D	N	\$239.70
			Per hour or part thereof plus reimbursement of any actual costs where applicable
LONG SERVICE LEVY			
Long Service Levy – Building work in excess of \$25,000. *	G	N	0.35% of the value of all building work in excess of \$25,000.*
CLAUSE 80H & 80I OBJECTIONS			
Application fees per item on less complex applications * (50% of fee forwarded to Dept of Local Government)	G	N	\$400.00
Application fees per item for complex applications * (50% of fee forwarded to Dept of Local Government)	G	N	\$800.00
SECTION 82 OBJECTIONS			
Application fees per item on less complex applications * (50% of fee forwarded to Dept of Local Govt)	G	N	\$400.00
Application fees per item for complex applications * (50% of fee forwarded to Dept of Local Govt)	G	N	\$800.00
MISCELLANEOUS FEES AND CHARGES			
Factory Registration – Compliance with egress provisions of Building Code of Australia	B	N	\$244.30
SEPP 4 Notification / Response	B	N	\$135.90
Temporary Crossing in connection with building	B	N	\$97.10
Stamping additional copies of plan (above 3 copies - per copy)	C	N	\$59.60
FOOTPATH USAGE			
Shopfront Footpath Use - per m2 or part thereof p.a.	F	N	\$183.30
Footpath Licence Processing Fee (paid when lodging signed Footpath Licence, after DA approval where required)	F	N	\$108.80

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
SWIMMING POOL / FENCING / SAFETY NEEDS			
Application for exemption under Section 22 of the Swimming Pools Act 1992 * (LGA)	G	N	\$70.00
Fee for first inspection of swimming pool	G	N	\$150.00
Fee for second inspection of swimming pool	G	N	\$100.00
Registration of pool information by council	G	N	\$10.00
Pool Resuscitation Laminated Posters	D	Y	\$22.10
HOARDING FEE			
Fee is charged only where the hoarding encroaches on public land			
TYPE A			
Per frontage/per calendar month or part thereof	E	N	\$348.70
PLUS charge per calendar month part thereof per linear metre per calendar month or part thereof	E	N	\$25.10
TYPE B			
Per frontage/per calendar month or part thereof	E	N	\$824.50
PLUS charge per calendar month part thereof per linear metre per calendar month or part thereof	E	N	\$31.70
INFRINGEMENT NOTICES			
Planning			
Breach Consent *	G	N	\$600.00
Cease Use *	G	N	\$1,500.00
Remove Unlawful Works *	G	N	\$1,500.00
Cease Activity *	G	N	\$1,500.00
Order Non-Compliance *	G	N	\$1,500.00
Building			
Annual Fire Safety Statement Lodgement Fee	B	N	\$40.40
No Fire Safety Certificate *	G	N	\$100.00
No Annual Fire Safety Statement *	G	N	\$600.00
No Display of Statement *	G	N	\$100.00
No Supplementary Fire Safety Statement *(SFSS)	G	N	\$600.00
No Display of SFSS *	G	N	\$100.00
Non-Compliance Fire Safety *	G	N	\$1,500.00
No Safety Notice Display *	G	N	\$300.00
Obstruct Exit *	G	N	\$300.00
Impede Door Operation *	G	N	\$300.00
Remove Notice *	G	N	\$300.00
Paths Not Clear *	G	N	\$300.00
Not Display Notice *	G	N	\$300.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
AQUATIC SERVICES			
Single Admissions			
Adult	C	Y	\$7.60
Children 5-16yrs	B	Y	\$4.60
Child 5yr & under (* must be accompanied with full paying adult)	A	Y	Free
Spectator	C	Y	\$2.60
Resident Pensioners (Pensioner Concession Card or DVA-TPI or DVA-EDA only)	A	Y	Free
Non Resident Pensioners (Pensioner Concession Card or DVA-TPI or DVA-EDA only)	B	Y	\$2.10
Seniors Card holders	B	Y	\$5.70
Day Multi person (Family) pass (up to 4 persons including no more than 2 adults; children are aged 5-16yrs) ** see notes below	B	Y	\$16.80
Multi Entry Passes			
10 Visit Multi Entry Pass Children	B	Y	\$42.00
10 Visit Multi Entry Pass Adult	B	Y	\$57.10
Periodic Passes			
Annual Pass - Adult	B	Y	\$528.40
Annual Pass - Resident Pensioner	A	Y	Free
Annual Pass - Non Resident Pensioner	B	Y	\$394.50
Annual Pass - Seniors Card Holders	B	Y	\$474.40
Annual Pass - Child 5-16yrs	B	Y	\$474.40
Annual Multi person (Family) pass (up to 4 persons including no more than 2 adults; children are aged 5-16yrs) ** see notes below	B	Y	\$940.10
Annual Multi person Family Pass (additional children per child) ** see notes below	B	Y	\$245.70
Six Monthly Pass - Adult	B	Y	\$310.00
Six Monthly Pass - Resident Pensioner	A	Y	Free
Six Monthly Pass - Non Resident Pensioner	B	Y	\$231.80
Six Monthly Pass - Seniors Card Holders	B	Y	\$279.50
Six Monthly Pass - Child 5-16yrs	B	Y	\$280.00
Six Monthly Multi person (Family) pass (up to 4 persons including no more than 2 adults; children are aged 5-16yrs) ** see notes below	B	Y	\$554.00
Six Monthly Multi person Family Pass (additional children per child) ** see notes below	B	Y	\$144.00
One Monthly Pass - Adult	B	Y	\$99.00
One Monthly Pass - Resident Pensioner	A	Y	Free

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
One Monthly Pass - Non Resident Pensioner	B	Y	\$74.20
One Monthly Pass - Seniors Card Holders	B	Y	\$89.50
One Monthly Pass - Child 5-18yrs	B	Y	\$90.00
One Monthly Multi person (Family) pass (up to 4 persons including no more than 2 adults; children are aged 5-18yrs) ** see notes below	B	Y	\$175.00
One Monthly Multi person Family Pass (additional children per child) ** see notes below	B	Y	\$45.80
Replacement Membership Card	B	Y	\$5.50
Events & Bookings			
School Children bulk admission - each child	B	Y	\$2.60
Booking fees - Schools within the LGA - per 50m lane - pro-rata - per hour, plus entry fees	B	Y	\$14.50
Booking fees - Schools or other organisations outside the LGA - per 50m lane -pro-rata - per hour, plus entry fees	C	Y	\$26.00
Summer Season use of water polo pool by Club	B	Y	\$4,640.20
Use of water polo pool - per hour	C	Y	\$79.30
Seasonal (Summer) use of 50m pool by Club per day per season	B	Y	\$1,107.00
Aqua Aerobics			
Casual Class	C	Y	\$20.20
Casual Class - Resident Pensioner	A	Y	Free
Casual Class - Non Resident Pensioner	C	Y	\$10.10
Casual Class Senior Card Holder	C	Y	\$14.60
Ten Class Multi Entry Pass	C	Y	\$143.60
Ten Class Multi Entry Pass Pensioner	A	Y	Free
Ten Class Multi Entry Pass Senior Card Holder	C	Y	\$109.70
Group Aqua Class (must be booked and paid for as a group) price per person	C	Y	\$10.80
Non Swimming			
Showers (5min)	B	Y	\$0.40
Notes & Conditions			
All pool entry passes (including Annual, Six-Monthly and Monthly) are NON-REFUNDABLE and NON-TRANSFERABLE, as per the terms and conditions on the application form.			
Replacement daily passes or concession tickets are not available.			
Youths (18 years and over) are classed as adults for charging fees (school function entries excepted)			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Summer Season is September-April, Winter Season is May-August			
Water Polo Pool not available on Seasonal Rate in Winter Season (Hourly Rate to be charged)			
Children's Learn to Swim (Wonder, Courage and Active)			
Per lesson payable in advance by the term			
* Including Pool Entry for student and 2 spectators			
1st Family Member (per lesson)	F	N	\$18.50
2nd Family Member (per lesson)	F	N	\$18.00
3rd Family Member (per lesson)	F	N	\$17.50
4th Family Member (per lesson)	F	N	\$17.00
All other Family Members (per lesson)	F	N	\$16.50
Private 1:1 Lessons (Special Needs) - (per lesson)	F	N	\$37.00
Adult Learn to Swim			
Per lesson payable in advance by the term			
Per lesson (Including Pool Entry for student)	F	Y	\$18.50
Swim Squads			
Including Pool Entry			
Gold Squad per month (up to 10 sessions per week)	F	Y	\$148.50
Silver Squad per month (up to 6 sessions per week)	F	Y	\$123.70
Bronze per month (up to 3 sessions per week)	F	Y	\$72.10
Including Pool Entry			
Fitness Squad 10 session pass	F	Y	\$123.70
Pool Pass Holders (not including pool entry)			
School Programs			
Terms 1 & 4 AAC instructor teaching LTS, stroke correction, bronze medallion and others per student	F	N	\$10.50
Terms 2 & 3 AAC instructor teaching LTS, stroke correction, bronze medallion and others per student	F	N	\$9.00
School student assessment by qualified instructor or pool inflatable assessment/usage	F	N	\$3.80
*Note: Wonder, Courage and Active participants and their non-swimming adult supervisor shall have unlimited access to the Aquatic Centre during the period of their enrolment, as per terms & conditions on the application form			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Aquatic Centre Vacation Care per day (ages between 6 to 12 years)			
1st sibling per day	F	Y	\$54.60
2nd sibling per day	F	Y	\$49.10
3rd and subsequent sibling per day	F	Y	\$43.70
1 week block (5 days) one child	F	Y	\$218.40
1 week block (5 days) two children same family price per child	F	Y	\$196.50
1 week block (5 days) three children same family price per child	F	Y	\$174.70
Vacation care late fee per 15 minute interval per child	F	Y	\$16.90
*Note: Vacation Care only open to school aged children who have done at least 1 term of school.			
Vacation Care hours operate between 7:30am to 6:00pm price includes daily swimming lesson.			
Dive-in Movie - (Including Pool Entry)			
Dive-In Movie Adult	F	Y	\$20.00
Dive-In Movie Child 5-18yrs	C	Y	\$10.00
Dive-in Movie Family pass (up to 4 persons including no more than 2 adults; children are aged 5-18yrs)	C	Y	\$45.00
Dive-In Movie Resident Pensioners (Pensioner Concession Card or DVA-TPI or DVA-EDA only)	A	Y	Free
Dive-In Movie Non Resident Pensioners (Pensioner Concession Card or DVA-TPI or DVA-EDA only)	B	Y	\$4.00
Dive-In Movie Seniors Card holders	B	Y	\$10.00
PERMIT FEES			
Road Opening Permit	D	Y	\$131.00
Un-authorised road works - 110% of calculated restoration cost based on Council's fees and charges. (This fee applies to un-authorised road &/or footpath openings, driveways and all other public infrastructure works undertaken without an approved Council permit)	D	N	
Installation of temporary shoring including ground anchors in the road reserve - Application fee	E	N	\$3,000.00
Installation of temporary shoring including ground anchors in the road reserve - Security deposit (refundable once anchors have been released)	E	N	\$25,000.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Crane / Heavy Plant - Occupation of Public Road			
One Road Lane - per Day	E	N	\$159.00
One Road Lane (within existing Works/Construction Zone) - per Day	E	N	\$105.00
Each Additional Road Lane - per Day	E	N	\$ 237.00
Full Road Closure - per Day	E	N	\$ 1,262.00
Hoarding Permit			
Application Fee (Class A or B)	D	Y	\$232.00
PLUS per sqm per month or part thereof (Class A or B)	E	Y	\$46.00
PLUS if airspace utilised (Such as Site sheds or other equipment or material stored on top of Class B) per sqm per month or part thereof	E	Y	\$18.00
Builders Fence, or any temporary fencing, on Council Property per sqm per month or part thereof	E	Y	\$12.00
Footpath Occupation Permit (Short Term Works)			
Application Fee	D	N	\$42.00
CBD Areas per sqm per week or part thereof	E	N	\$21.00
Residential Areas per sqm per week or part thereof	E	N	\$11.00
Works / Construction Zone			
Application Fee (includes LTC approval if needed, installation and removal of signs)	D	Y	\$1,041.00
PLUS per lineal metre per month or part thereof	E	Y	\$35.00
Vehicular Crossing Permit (Construction of new, or renewal of existing, driveway)			
Application Fee (Includes initial, formwork and final inspection OR initial inspection, quotation and administration of works) - no level survey or design required	D	Y	\$393.00
Application Fee (Includes initial inspection, survey and design and administration of works) - design using B85 vehicle template as per AS2890.1 (2004).	D	Y	\$647.00
Additional Inspection Fee	D	Y	\$254.00
Damage Deposit (Residential Driveway)	H	N	\$579.00
Damage Deposit (Commercial Driveway)	H	N	\$984.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
RESTORATION CHARGES			
			Restoration involves substantial removal, remediation and tipping charges.
			Council Officers are required to carry out scheduled inspections and sign off on all completed works.
Road Pavement - Concrete			
Establishment Fee	D	Y	\$267.00
Concrete Road (225mm) - per m2	D	Y	\$697.00
Concrete Road (225mm) with 50mm AC Overlay - per m2	D	Y	\$1,003.00
Road Pavement - Asphalt			
Establishment Fee	D	Y	\$267.00
Asphalt Pavement (AC10, 75mm) - per m2 - up to 10m2	D	Y	\$342.00
Asphalt Pavement (AC10, 75mm) - per m2 - greater than 10m2	D	Y	\$256.00
Asphalt Pavement (AC10, 75mm) - per m2 - greater than 50m2	D	Y	\$226.00
Footpath - Concrete			
Establishment Fee	D	Y	\$157.00
Concrete Footpath (75mm) - per m2 - up to 10m2	D	Y	\$324.00
Concrete Footpath (75mm) - per m2 - greater than 10m2	D	Y	\$211.00
Concrete Footpath (75mm) - per m2 - greater than 50m2	D	Y	\$192.00
Footpath street name plates - per name plate			POA
Footpath - Asphalt			
Establishment Fee	D	Y	\$267.00
Asphalt Pavement (AC5, 50mm) - per m2 - up to 10m2	D	Y	\$342.00
Asphalt Pavement (AC5, 50mm) - per m2 - greater than 10m2	D	Y	\$256.00
Asphalt Pavement (AC5, 50mm) - per m2 - greater than 50m2	D	Y	\$226.00
Footpath - Pavers			
Establishment Fee	D	Y	\$157.00
Brick Pavers on Road Base - per m2	D	Y	\$382.00
Brick Pavers on Concrete Slab - per m2	D	Y	\$440.00
Concrete Pavers on Road Base - Per m2	D	Y	\$447.00
Concrete Pavers on Concrete Slab - per m2	D	Y	\$505.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Patching (Remove & Replace) Damaged Pavers - per m2	D	Y	\$447.00
Grass Verge			
Establishment Fee	D	Y	\$157.00
Formed or Grassed Area - per m2	D	Y	\$98.00
Kerb & Gutter			
Establishment Fee	D	Y	\$157.00
Standard Kerb & Gutter - per lin.m	D	Y	\$382.00
Standard Kerb or Gutter Only - per lin.m	D	Y	\$243.00
Dish Crossing (up to 900mm wide) - per lin.m	D	Y	\$435.00
Sandstone Kerbing & Relevelling (using existing) - per lin.m	D	Y	POA
Sandstone Kerbing & Relevelling (new sandstone) - per lin.m	D	Y	POA
Pram Ramp, Standard Size - each	D	Y	\$1,527.00
Driveways			
Establishment Fee	D	Y	\$157.00
Residential (125mm, SL72) - per m2	D	Y	\$377.00
Commercial (150mm, SL82) - per m2	D	Y	\$492.00
Stormwater			
Establishment Fee	D	Y	\$157.00
Kerb Outlet (Concrete Kerb) - each	D	Y	\$243.00
Stormwater Piping (90mm pipe) - per lin.m	D	Y	\$40.00
Core Drill Sandstone Kerb for Outlet - each	D	Y	\$226.00
Lintel Only to Gully Pit - per lin.m	D	Y	\$984.00
Gully Pit - each	D	Y	POA
Traffic Facilities			
Special traffic facilities (e.g. Pedestrian Refuges, Wombat Crossing, etc)	D	Y	POA
Saw Cutting			
Establishment Fee	D	Y	\$289.00
Formed or Grassed Area - per m2	D	Y	\$98.00
Up to 75mm thickness	D	Y	\$53.00
Each additional 25mm thickness over and above 75mm	D	Y	\$18.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Restoration or Infrastructure Works - carried out by Utilities / their nominated contractor			
Administration Fee (includes two inspections)	D	Y	\$232.00
Each additional inspection	D	Y	\$145.00
Asset Integrity Charge - 25% of calculated restoration cost based on Council's fees and charges	D	Y	
Restoration or Infrastructure Works - carried out by other than public authorities/utilities.			
Administration Fee (includes two inspections)	D	Y	\$232.00
Each additional inspection	D	Y	\$145.00
Asset Integrity Charge - 25% of calculated restoration cost based on Council's fees and charges	D	Y	
Security Deposit - 30% of calculated restoration cost based on Council's fees and charges. Refundable on satisfactory completion of works.	H	N	
The following conditions apply to all fees & charges listed under the Restorations Charges.			
1) Establishment Fee An establishment fee will be applied to each job site unless multiple restorations of the same material type are located in the same proximity in which case one establishment fee will be applied at the discretion of Council's Restorations Officer.			
2) Night/Weekend Work A surcharge of 30% of the scheduled fee is applied for night/weekend work due to the location (CBD/State/Regional Road) or if required by RMS.			
3) Traffic Control Costs Traffic control costs may be applicable depending on the location and scope of works and are subject to confirmation at time of pricing.			
4) Quantity Based Rates The above quantity based rates apply to individual openings/restorations. Multiple openings/restorations within the same proximity will be grouped together at the discretion of Council's Restorations Officer.			
5) Measurement of Restored Areas Will be taken to the nearest full slab panel or concrete kerb sections defined by control joints. Note that restorations for pavers can result in greater area of paver restoration than the area of base disturbed.			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
6) Unsatisfactory Temporary Restoration Council reserves the right to rectify any unsatisfactory road pavement/temporary restoration works if not rectified within 48hrs of Council's notification. Such works will be charged at cost recovery basis.			
7) Reusing Existing Pavers - Sustainability Incentive Where pavers are salvagable and are in a good and reusable condition, a deduction of \$80/m2 will apply to the paving restoration rate for the salvaged quantity, subject to prior arrangement with Council's Restorations Officer.			
8) Asset Integrity Charge An assets integrity charge is applicable to all restoration works (other than those associated with a vehicle crossover permit) carried out by persons or public utilities to cover the cost of damage to and accelerated failure of Council's adjoining infrastructure due to the impact of the road opening and contribute towards the ongoing maintenance of the asset.			
9) Utility agreements At the discretion of Council's Restoration Officer, and approval by the Director of Works & Infrastructure Services, Council may choose to negotiate on the set restoration charges between Council and Utility Authorities. This may be applied to larger restorations or where a Memorandum of Understanding is established between Council and a Utility Authority.			
10) Out of hours Inspections Permit & road works inspections required outside the hours of 9.00am to 5.00pm, Monday to Friday, shall be charged at two times the inspection fee rate.			
VEHICULAR CROSSINGS AND ASSOCIATED WORKS			
<i>The rates given below are applicable for the construction of vehicular crossings and associated works undertaken by Council. The permit fees listed in the section above are applicable in addition to these rates. All of the rates below have a minimum charge of 1 m2 / 1 lin.m</i>			
Establishment Fee	D	Y	\$157.00
Concrete Residential Driveway (125mm, SL72) - per m2	D	Y	\$289.00
Layback (incl Wings) for Residential Driveway - per lin.m	D	Y	\$254.00
Concrete Commercial Driveway (150mm, SL82) - per m2	D	Y	\$405.00
Layback (incl Wings) for Commercial Driveway - per lin.m	D	Y	\$289.00
Concrete Kerb & Gutter - per lin.m	D	Y	\$254.00
Concrete Kerb or Gutter Only - per lin.m	D	Y	\$185.00
Footpath - Concrete (75mm) - per m2	D	Y	\$162.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Footpath - Ashphalt (AC5, 50mm) - per m2	D	Y	\$185.00
Relaying 90mm Stormwater Pipe (Private Connection) - per lin.m	D	Y	\$40.00
Kerb Outlet - each	D	Y	\$174.00
Grass Verge - per m2	D	Y	\$70.00
Ashphalt Road Pavement (resheet to gutter) - per m2	D	Y	\$185.00
Other Treatments	D	Y	POA
GIS MAPS			
A4 Black & White Cadastral Maps of small areas showing Street Names & Numbers			
1st copy	C	N	\$22.00
Subsequent copies	C	N	\$13.00
A4 Black & White 1:3000 scale Cadastral Maps (33 sheets) of entire Municipality showing Street Names & Numbers			
1st copy	C	N	\$124.00
Subsequent copies	C	N	\$72.00
Customised maps to client specifications (B & W, titles, legends) with any 4 layers on the basic map			
A4 - 1st copy	C	N	\$32.00
A4 - subsequent copies	C	N	\$24.00
A3 - 1st copy	C	N	\$52.00
A3 - subsequent copies	C	N	\$32.00
A2 - 1st copy	C	N	\$72.00
A2 - subsequent copies	C	N	\$43.00
A1 - 1st copy	C	N	\$89.00
A1 - subsequent copies	C	N	\$56.00
A0 - 1st copy	C	N	\$104.00
A0 - subsequent copies	C	N	\$72.00
Additional Layers - per layer (>4)	C	N	\$13.00
Note: For any map printed in colour - a 30% surcharge applies to above fees			
FILMING RIGHTS &/OR STREET USAGE			
Classification			
Ultra Low - No more than 10 crew, no disruption caused to Council's stakeholders, vehicles associated with activity are legally parked at all times.	A	N	No Charge
Low - 11-25 crew, No more than 4 trucks/vans, minimal equipment /lighting, small or no unit base required	G	N	\$179.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Medium - 26-50 crew, no more than 10 trucks, equipment used for filming, unit base required, barricading of parking	G	N	\$358.00
High - >50 crew, > 10 trucks, significant construction, extensive equipment, large unit base required	G	N	\$589.00
Traffic Management Assessment Fees			
Low - Stop/go traffic control on a local or Council-managed road, Police consultation	G	Y	\$133.00
Medium - Stop/go traffic control on a multi-laned or state road, Police consultation, RMS consultation	G	Y	\$393.00
High - Road closures, Police consultation, RMS consultation	G	Y	\$649.00
Additional Charges apply where:			
(a) Application is submitted less than 5 days notification	E	N	\$211.00
(b) Application is submitted with 24 Hours notification	E	N	\$315.00
Location research/site/Inspection/supervision per hour	G	N	\$53.00
Filming in the Ashfield Aquatic Centre			
Filming within the Ashfield Aquatic Centre (half & full day), does not include exclusive use or exclusion of the general public	B	N	\$1,442.00
Filming within the Ashfield Aquatic Centre (lane hire 1/2 day), includes exclusive use and exclusion of the general public	B	N	\$2,885.00
Filming on Private Property			
Application fee for Council approval for parking when filming on private property such as unit base plans or parking plans	G	N	\$179.00
Filming Application Revision			
Significant changes in the timing and nature of the filming activity, and where this could seriously disrupt arrangements made by surrounding businesses and residents in anticipation of the filming activity or where the approval required consideration of a number of new matters by Council.	G	N	Additional 75% of Application fees
Student Filming/Non-Profit organisations			
(a) Zero budget student productions (Application fee and Assessment of traffic management)	A	N	No Charge
(b) Community based non-profit educational & community service organisations (Application fee and Assessment of traffic management)	A	N	No Charge
Please note all other fees may be applicable.			
Filming in other council facilities (i.e. Halls/parks)			
See PARKS AND PLAYING FIELDS, COMMUNITY SERVICES-HALL BOOKINGS.			
Exclusive use for Parks & Halls refer to parks and facilities fee structure			

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
COMMUNITY BUS			
Community Bus Non-Profit - Community groups	A	N	No Charge
CODES & POLICIES			
Stormwater Management Code (printed copy)	B	N	\$21.00
Any other Planning Codes/Policies not listed	B	N	\$14.00
TRAFFIC AND PARKING RECORDS			
Supply information relating to dates of installation and other data	C	N	At Cost
Supply information relating to traffic data	C	N	At Cost
SECTION 88G CERTIFICATES			
Section 88G (Conveyancing Act) Certificates *	G	N	\$49.50
SUNDRY CHARGES			
Change of Property Address (Application Fee to alter street address of a property)	C	N	\$289.00
Brown Street Car Park per week	B	Y	\$37.00
Use of Council's property for charitable clothing bin (Annual Charge)	B	N	\$617.00
Security Bond for Complying Developments (as follows)			
Minor Works (up to \$10,000)	H	N	\$1,139.00
Single Residential building Works (up to \$250,000)	H	N	\$3,312.00
Industrial / Commercial works and residential unit development (Up to \$100,000)	H	N	\$3,312.00
Single Residential building Works (Exceeding \$250,000)	H	N	\$7,659.00
Industrial / Commercial works and residential unit development (Exceeding \$100,000)	H	N	\$7,659.00
Development involving construction of a stormwater pipeline	H	N	P.O.A.
Development involving demolition	H	N	\$7,659.00
RESIDENT PERMIT PARKING SCHEME			
1st Permit for the household	A	N	No Charge
2nd Permit for the household	D	N	\$52.00
Replacement Permit	D	N	\$103.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
<i>Note: A pro rata credit of six months to be granted to Summer Hill Parking Scheme Permits when renewed. (Council Resolution NM12/2016)</i>			
ON-STREET PARKING LINEMARKING AND SIGNAGE CHARGES			
Linemarking either side of driveway	D	N	\$120 for 2 lines
Remarking of faded / damaged linemarking either side of driveway	D	N	\$120 for 2 lines
Adjustments to parking signs to comply with Development Consent Conditions and approved by Traffic Committee (including removing and installing)	D	N	\$200 per sign
Install / replace Car Share signposting (supply and install signs)	D	N	\$400 per bay
Install / remark Car Share pavement markings	D	N	\$500 per bay
Removal of Car Share bay (signs and pavement markings)	D	N	\$500 per bay
PARKS AND PLAYING FIELDS			
Winter Season	Saturdays and Public Holidays		
Algie Park	F	Y	\$2,113.00
Algie Park "Mini" Field	F	Y	\$1,057.00
Ashfield Park	F	Y	\$2,113.00
Centenary Sports field East	F	Y	\$2,113.00
Centenary Sports field West	F	Y	\$2,113.00
Centenary Sports "Mini" Field	F	Y	\$1,057.00
Hammond Park	F	Y	\$2,113.00
Winter Season	Sundays Only		
Algie Park	F	Y	\$2,198.00
Algie Park "Mini" Field	F	Y	\$1,098.00
Ashfield Park	F	Y	\$2,198.00
Centenary Sports field East	F	Y	\$2,198.00
Centenary Sports field West	F	Y	\$2,198.00
Centenary Sports "Mini" Field	F	Y	\$1,098.00
Summer Season	Saturdays and Public Holidays		
Algie Park	F	Y	\$2,113.00
Algie Park "Mini" Field	F	Y	\$1,057.00
Ashfield Park	F	Y	\$2,113.00
Centenary Sports field East	F	Y	\$2,113.00
Centenary Sports field West	F	Y	\$2,113.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Centenary Sports "Mini" Field	F	Y	\$1,057.00
Yeo Park	F	Y	\$2,113.00
DJ Gardens	F	Y	\$2,113.00
Hammond Park	F	Y	\$2,113.00
NOTE 50% of the above fee will be charged for less than 4 hours (Resolution MM 43/2005)			
Summer Season			
Sundays Only			
Algie Park	F	Y	\$2,198.00
Algie Park "Mini" Field	F	Y	\$1,098.00
Ashfield Park	F	Y	\$2,198.00
Centenary Sports field East	F	Y	\$2,198.00
Centenary Sports field West	F	Y	\$2,198.00
Centenary Sports "Mini" Field	F	Y	\$1,098.00
Yeo Park	F	Y	\$2,198.00
DJ Gardens	F	Y	\$2,198.00
NOTE 50% of the above fee will be charged for less than 4 hours (Resolution MM 43/2005)			
Canteen Charge Per Season			
Algie Park	F	Y	\$1,057.00
Centenary Sports Field	F	Y	\$1,057.00
Hammond Park	F	Y	\$1,057.00
Daily Charges For Use of Sporting Fields - Sundays			
Algie Park	F	Y	\$847.00
Algie Park "Mini" Field	F	Y	\$422.00
Ashfield Park	F	Y	\$847.00
Centenary Sports Field East	F	Y	\$847.00
Centenary Sports Field West	F	Y	\$847.00
Centenary Sports "Mini" Field	F	Y	\$422.00
Yeo Park	F	Y	\$847.00
DJ Gardens	F	Y	\$847.00
NOTE 50% of the above fee will be charged for less than 4 hours (Resolution MM 43/2005)			
Daily Charges For Use of Sporting Fields - Monday - Saturday			
Algie Park	F	Y	\$676.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Algie Park "Mini" Field	F	Y	\$339.00
Ashfield Park	F	Y	\$676.00
Centenary Sports Field East	F	Y	\$676.00
Centenary Sports Field West	F	Y	\$676.00
Centenary Sports "Mini" Field	F	Y	\$339.00
Yeo Park	F	Y	\$676.00
DJ Gardens	F	Y	\$676.00
Hammond Park	F	Y	\$676.00
NOTE 50% of the above fee will be charged for less than 4 hours (Resolution MM 43/2005)			
Training - Playing Fields			
All fields per hour without floodlighting	F	Y	\$50.00
Per hour per field with floodlighting # see below	F	Y	\$102.00
Per hour per field with floodlighting to all organisations that can demonstrate 70% membership inside the Council area (conditions apply) Min 10 bookings	F	Y	\$67.00
Administration fee for less than 10 uses (charged per booking)	F	Y	\$76.00
Casual bookings Except PRATTEN PARK (these fees include a casual user insurance)			
Casual use of less than 30 people - no floodlighting	A	Y	Free
General Bookings - of over 30 people (includes picnics, weddings and/or photographs)	F	Y	\$152.00
Yeo Park Rotunda (a cleaning and key deposit may be required)	F	Y	\$152.00
Usage of 3-phase power supply (Ashfield Park) - per day or part thereof	F	N	\$117.00
Note: Usage of parkes either for carnivals or for gathering > 150 people is subject to Council approval.			
"Personal Trainer" groups - person per session, including trainer - All Parks	F	Y	\$7.00
			Per person per session capped at \$88.60/hr
Commercial Use surcharge - above fees + 100% (except personal trainer fee) - includes professional sporting clubs (eg NRL, A-League, AFL, Super 14s and above), and any for profit organisation			
Netball Courts			
Single court use per day	F	Y	\$152.00
Per court per Season without Floodlighting	F	Y	\$322.00
Per court per season with floodlighting	F	Y	\$542.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Local Schools (located within Ashfield Municipality) - Monday to Friday Only			
* All non-local schools - normal hire rates apply			
* If using on Saturday, Sunday, Public Holidays or Night Training then normal hire rates applyAdministration fee			
Day time use of Playing Field, Cricket Pitch or Netball Court (excluding Pratten Park)	A	Y	No Charge
Day time use of PRATTEN PARK Playing Field or Cricket Pitch (per day or park)	F	Y	\$170.00
Day time use of PRATTEN PARK Playing Field or Cricket Pitch Per Season	F	Y	\$997.00
Athletic Carnivals at Pratten Park (line marking only) PLUS hire/usage fee as above	F	Y	\$152.00
Note: 50% of the above fee will be charged for bookings of 4 hours or less (Resolution mm 43/2005)			
Key Deposit			
A key deposit per season or per day is required with full refund on return of the original key to Council within one (1) month of the end of the season or at the end of the day	H	N	\$166.00
Cleaning Deposit			
A cleaning deposit per season or per day may be required to ensure that the areas under use are left in a tidy condition. This deposit or the balance available is refunded at the end of the season or day on written request to Council	H	N	\$345.00
TREE MANAGEMENT			
Landscaping Bond			
Single residential development	H	N	\$1,141.00
\$0.00 - \$100,000	H	N	\$1,141.00
\$100,000 - \$250,000	H	N	1.1% of Estimated Cost
\$250,000 - \$750,000	H	N	1.1% of Estimated Cost
> \$750,000	H	N	\$21,418.00
Tree Preservation Application	C	N	\$65.00
RECYCLING AND WASTE MANAGEMENT			
Domestic Waste A (120L weekly waste + 240L fortnightly recycling)	D/G	N	\$350.40

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Domestic Waste B strata (120L weekly or shared 240L weekly waste + 240L fortnightly recycling)	D/G	N	\$350.40
Domestic Waste C non strata (120L weekly or shared 240L weekly waste + 240L fortnightly recycling)	D/G	N	\$350.40
Domestic Waste D (240L weekly waste + 240L fortnightly recycling)	D/G	N	\$700.80
Additional Garbage Bin (120L)	D/G	N	\$350.40
Garden Organic Waste	D/G	N	\$82.60
Business A (120L weekly waste + 240L fortnightly recycling)	E	N	\$545.30
Business B (240L weekly waste + 240L fortnightly recycling)	E	N	\$849.80
Recycle A (Additional 240L fortnightly recycling - non-domestic)	E	N	\$187.80
Recycle B (240L fortnightly recycling - non-domestic where business waste is not provided by Council)	E	N	\$206.50
Street Bin Waste (a street bin is provided nearby for customers use) where business waste is not provided by Council	E	N	\$186.00
Street Bin Waste (a street bin is provided nearby for customers use) where business waste is not provided by Council. Half fee for non ratable properties. Properties which are non ratable due to being vacant are exempt from this charge.	C	N	\$85.50 Half fee for non ratable properties
			Properties which are non-ratable due to being vacant are exempt from this charge
Replacement of 120 Litre Bin (1st replacement is free)	D	N	\$159.00
Replacement of 240 Litre Bin (1st replacement is free)	D	N	\$222.00
Non Ratable Properties - Recycling and Waste Management			
Business A (120L weekly waste + 240L fortnightly recycling)	E	N	\$545.30
Business B (240L weekly waste + 240L fortnightly recycling)	E	N	\$849.80
Recycle A (Additional 240L fortnightly recycling - non-domestic)	E	N	\$187.80
Recycle B (240L fortnightly recycling - non-domestic where business waste is not provided by Council)	E	N	\$206.50
SIGNPOSTING (if approved)			
Naming Plates erected with steel posts	D	Y	At Cost
Parking restriction signs approved by Traffic Committee for business purposes	D	Y	At Cost
CLEAN UP SERVICES			
Special Pick-up White Goods - Pensioner Rate	A	N	Free
Special Pick-up White Goods - per item	C	N	\$108.00

TITLE OF FEE/CHARGE	Pricing Principle	GST Taxable Y/N	2016-2017 GST Inclusive Fee
Special Pick-up Service - Bundled Rubbish. Per service (first 4 services p.a. free)	B	N	\$144.00
GRAFFITI REMOVAL			
Graffiti Removal Kit	C	Y	\$36.00

Subject	APPOINTMENT OF COUNCILLOR TO WESTCONNEX COMMITTEES
File Ref	SC545
Prepared by	Janene Harris - Team Leader Sustainability
Reasons	To request the appointment of Councillors to the WestConnex Urban Design Review Panel and the NoW Public Transport Steering Committee.
Objective	To seek nominations and appointment of Councillors to the WestConnex Urban Design Review Panel and the NoW Public Transport Steering Committee.

Overview of Report

Council continues to receive ongoing requests for representatives to attend meetings linked to the WestConnex project from the Westconnex delivery authority itself and community groups. This report seeks nominations for Councillor representatives for the WestConnex Urban Design Panel and the NoW Public Transport Steering Committee.

Background

The NoW Public Transport Inc. is a coordinating body for a diverse alliance of organizations with a shared vision of a sustainable future for Greater Sydney. Council at its Ordinary meeting 23 February 2016 considered a Mayoral Minute in respect of supporting the continuation of the Community Organiser position and resolved in **MM 5/2016** that:

- 1/4 Ashfield Council support the continuation of the community organizer position.**
- 2/4 Ashfield Council allocate \$7,500.00 exclusively for the employment of the community organiser.**
- 3/4 Ashfield Council be represented on the steering committee.**
- 4/4 A Memorandum of Understanding be established.**

Council has received the MoU and information on the Community Organiser Position from NoW Public Transport Inc. The next step is to nominate a Councillor to represent Council on the Steering Committee for the Community Organiser.

This Steering Committee meets monthly and the Councillor representative will be provided with a monthly report prepared by the Community Organiser to brief Council on actions undertaken.

Council at its Ordinary Meeting on the 12th April considered a Mayoral Minute regarding the WestConnex Urban Design Review Panel and resolved in **MM 13/2016** that:

APPOINTMENT OF COUNCILLOR TO WESTCONNEX COMMITTEES

1. **Council advise the Sydney Motorway Corporation (SMC) that its current processes with respect to the engagement of key stakeholders in the M4 East WestConnex project are totally inadequate and should be reviewed as a matter of urgency.**

That Council request the SMC provide:

- **evidence that they have complied with conditions of development approval**
- **salvaging historical items**
- **photographing and documenting historical items**
- **salvaging and reuse for recycling of housing items**
- **other conditions required of WestConnex and SMC.**

- 2 **That Council determine if we want a representative on the Urban Design Review Panel after Council has had the benefit of a briefing at the 19 April 2016 Committee Meeting.**

The Sydney Motorway Corporation briefed Council at the Planning & Environment Committee Meeting on the 19th April 2016. As per MM 13/2016, this report now asks Council to consider nominating a representative for the Urban Design Review Panel.

Financial Implications

\$7,500 has been allocated to support the Community Organiser Position.

Other Staff Comments

Nil.

Public Consultation

Nil.

Conclusion

Council needs to determine its representatives on the committee and panel.

ATTACHMENTS

There are no supporting documents for this report.

RECOMMENDATION

- 1/2 **That Council nominate Councillor representative/s for the NoW Public Transport Inc Community Organiser Steering Committee.**
- 2/2 **That Council nominate Councillor representative/s for the SMC Urban Design Review Panel.**

PHIL SARIN
Director Planning and Environment

Subject	WESTCONNEX M4 EAST - PROJECT UPDATE ON PROPOSED ACTIVITIES
File Ref	SC545
Prepared by	Cathy Edwards-Davis - Director Works & Infrastructure
Reasons	To update Council on proposed WestConnex M4 East activities
Objective	To update Council on proposed WestConnex M4 East activities

Overview of Report

To provide the Council with an update on various proposed WestConnex activities by the CPB Samsung John Holland Joint Venture.

Background

At the Council meeting on the 9 February 2016, it was resolved (in part):

- 4/5 Confirm that any future decisions or applications for work related to WestConnex will be brought to the elected Council for decision.

An update is provided below on various proposed WestConnex M4 East activities by CPB Samsung John Holland Joint Venture.

Reg Coady Land Acquisition

Council has received correspondence from RMS with regard to land acquisition within Reg Coady Reserve. This is in Attachment 1.

Council has sought legal advice. This is in Attachment 2.

Council's Solicitor has provided legal advice to Council in relation to other proposed uses for Reg Coady Reserve. This is in Attachment 3.

WestConnex Consultation

At the Council meeting on the 12 April 2016, it was resolved (in part):

- 1 Council advise the Sydney Motorway Corporation (SMC) that its current processes with respect to the engagement of key stakeholders in the M4 East WestConnex project are totally inadequate and should be reviewed as a matter of urgency.

That Council request the SMC provide:

- evidence that they have complied with conditions of development approval
- salvaging historical items

WESTCONNEX M4 EAST - Project Update on Proposed Activities

- photographing and documenting historical items
- salvaging and reuse for recycling of housing items
- other conditions required of WestConnex and SMC.

The Mayor subsequently wrote to the Sydney Motorway Corporation on the 22 April 2016 outlining these concerns.

The response from the Sydney Motorway Corporation is in Attachment 4.

Flood Mitigation Strategy

The consent conditions for the development require the Proponent to prepare a Flood Mitigation Strategy. This will look at temporary works during construction and permanent works. Further information regarding temporary works is in Attachments 5 and 6.

This report was received by Council on the 26 April 2016 with a request to provide comments by 2 May 2016. This is an unrealistic and unfair expectation. Council staff have advised that comments will be provided by the 17 May 2016, subject to any direction by Council.

Stormwater Drainage Report

The consent conditions for the development require the Proponent to prepare a Stormwater Drainage Report. Further information regarding temporary works is in Attachments 7 and 8.

This report was received by Council on the 27 April 2016 with a request to provide comments by 4 May 2016. This is an unrealistic and unfair expectation. Council staff have advised that comments will be provided by the 17 May 2016, subject to any direction by Council.

Financial Implications

Nil for Council.

Other Staff Comments

Planning and Engineering staff have provided input into the preparation of this report.

Public Consultation

The Joint Venture has advised that they will be undertaking community consultation, where there are impacts.

Conclusion

The WestConnex M4 East project is due to commence shortly. There will be significant impacts associated with the project, as detailed in the report.

WESTCONNEX M4 EAST - Project Update on Proposed Activities

ATTACHMENTS

Attachment 1	Reg Coady Reserve Land Acquisition - Letter from RMS - - CONFIDENTIAL ATTACHMENT - <i>It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (g) of the Local Government Act, 1993, on the grounds that the matter relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</i>	9 Pages
Attachment 2	Reg Coady Reserve Land Acquisition - Email to Solicitors - - CONFIDENTIAL ATTACHMENT - <i>It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (g) of the Local Government Act, 1993, on the grounds that the matter relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</i>	1 Page
Attachment 3	Reg Coady Reserve - Legal Advice - - CONFIDENTIAL ATTACHMENT - <i>It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (g) of the Local Government Act, 1993, on the grounds that the matter relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</i>	2 Pages
Attachment 4	Sydney Motorway Corporation Correspondence Regarding Community Consultation	1 Page
Attachment 5	Joint Venture Correspondence Regarding Flood Mitigation	1 Page
Attachment 6	Flood Mitigation Strategy	37 Pages
Attachment 7	Joint Venture Correspondence Regarding Stormwater	1 Page
Attachment 8	Stormwater Drainage Report	9 Pages

WESTCONNEX M4 EAST - Project Update on Proposed Activities

RECOMMENDATION

- 1/3 That the information regarding Reg Coady land acquisitions be received.**
- 2/3 That Council staff provide appropriate comments to the Joint Venture regarding the Flood Mitigation Strategy for works during construction.**
- 3/3 That Council staff provide appropriate comments to the Joint Venture regarding the Stormwater Drainage Report for works during construction.**

CATHY EDWARDS-DAVIS
Director Works & Infrastructure



WestConnex

Councillor Lucille McKenna OAM
Mayor
Ashfield Council
PO Box 1145
ASHFIELD NSW 1800

Dear Mayor

Thank you for your letter about our engagement activities for the M4 East.

Sydney Motorway Corporation's (SMC) project team carried out extensive community consultation throughout the planning approval process for the project. The project followed all of the required steps to achieve planning approval including meeting and exceeding the required levels of consultation and engagement with our stakeholders. The level of consultation required for the project planning is detailed in the Secretary's Environmental Assessment Requirements (SEARs), which are available on the NSW Department of Planning and Environment's website.

Now that we are in the construction stage of the project, work on the M4 East is being carried out in accordance with the planning approval granted by the Minister for Planning in February 2016. This includes requirements relating to ongoing consultation and informing the community about our work.

The planning approval also includes a condition ensuring we take special care to identify and safely remove and store items and material of heritage value, with the help of an independent heritage consultant.

I assure you we are absolutely committed to working with our stakeholders to ensure that heritage items are recovered so that they can be enjoyed for many years to come.

The work involves careful dismantling and removing heritage features by hand and securely storing them in a storage facility. Such heritage items may include terracotta roof features, timber front doors, leadlight windows and fireplaces, some interior furniture items, and external sandstone or brickwork.

Where possible, these items will be reused in the project's urban design. A draft Urban Design and Landscape Plan will go on display for community feedback mid-year illustrating how they will be used. SMC will work in close collaboration with local councils to decide the best way to use these important heritage items as well as determine how to make remaining heritage items available to residents within local heritage areas.

Once the plan is finalised with local councils, details of how residents can have access to the remaining heritage items will be made available.

Thank you for taking the time to write and I hope this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Terry Chapman'.

Terry Chapman
Stage 1 Project Director

29 APR 2016

Sydney Motorway Corporation Pty Limited ABN 47 601 507 591
GPO Box 3905, Sydney NSW 2001
T 1300 660 246 | E info@westconnex.com.au
westconnex.com.au



26 April 2016

Ashfield Council
PO Box 1145
Ashfield NSW 1800

Attn: Vanessa Chan, General Manager;
cc: Phil Sarin, Director of Planning and Environment; Cathy Edwards-Davis, Director Works and Infrastructure Services

Dear Ms Chan

Re: Re: WestConnex M4 East – Condition of Approval B14 Flood Mitigation Strategy

The CPB Contractors Samsung John Holland Joint Venture (CSJ) has been engaged by WCXM4 Co. to design and construct the M4 East project, a component of the greater WestConnex scheme.

The project Planning Approval, Condition of Approval B14, requires CSJ to prepare a Flood Mitigation Strategy for the construction and operation of the project.

In accordance with Condition of Approval B14, CSJ have prepared a Flood Mitigation Strategy for temporary construction works associated with the:

- Wattle Street civil compound (C9) – referred to as Zone 40 (*Technical Report – Flood Mitigation Strategy TW3 – Zone 40 – Temporary Works (M4E-AEH-TR-00-120-090001)*).

A Flood Mitigation Strategy for the operational project will be provided to Council for review in June 2016.

In accordance with Condition of Approval B14, this report is provided to Ashfield Council for your review.

Could you please return your comments for the Flood Mitigation Strategy by Monday 2 May 2016 via: Ryan.Franklin@m4e.com.au

Should you wish to discuss any of the above, or the documents, please contact the CSJ Environment and Sustainability Manager, Ryan Franklin on (M) 0439 533 072, (T) (02) 9258 2367, or (email) Ryan.Franklin@m4e.com.au.

Yours sincerely
CPB Samsung John Holland Joint Venture

A handwritten signature in black ink, appearing to read "Don Johnson", is written over a horizontal line.

Don Johnson
Project Director

Attachment: Technical Report – Flood Mitigation Strategy TW3 – Zone 40 – Temporary Works (M4E-AEH-TR-00-120-090001)

WestConnex M4 East



Technical Report – Flood Mitigation Strategy TW3

Zone 40 – Temporary Works

Substantial Detailed Design (SDD)

Project	M4 East – Design and Construct
Contract No.	15.7105.1373
Document No.	M4E-AEH-TR-00-120-090001_B_01
Revision Date	21/04/2016

Document Approval

Rev	Date	Prepared by	Reviewed by	Approved by	Remarks
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Design Technical Report
Zone 40 – Temporary Works

Substantial Detailed Design (SDD)



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1 Executive Summary

This technical report addresses the Planning Minister's Conditions of Approval B14 (Flood Mitigation Strategy). To facilitate the proposed construction program, the Flood Mitigation Strategy Report has been split into five (5) stages, which will be covered under separate technical reports:

- Flood Mitigation Strategy Report: Permanent Works (Zones 10 to 50) – M4E-AEH-TR-00-120-087001
- Flood Mitigation Strategy Report TW1: Temporary Works Zone 20 - M4E-AEH-TR-00-120-088001
- Flood Mitigation Strategy Report TW2: Temporary Works Zone 30 - M4E-AEH-TR-00-120-089001
- **Flood Mitigation Strategy Report TW3: Temporary Works Zone 40 - M4E-AEH-TR-00-120-090001**
- Flood Mitigation Strategy Report TW4: Temporary Works Zone 50 - M4E-AEH-TR-00-120-091001

The content of this report relates specifically to the Zone 40 construction sites: Northcote Tunnel Site (C7), Parramatta Road Ventilation Facility (C8) and Wattle Street Civil Site (C9).

Details of Condition B14 are listed in Table 6, which also identifies the relevant sections of this report that deal with each individual clause of that Condition.

This Flood Mitigation Strategy Report provides a summary of the flood assessments undertaken for the temporary works in Zone 40 as well as a discussion on proposed mitigation measures to meet Condition B14. Details of the development and validation of the hydrological and hydraulic models that were used to undertake the assessments are discussed in detail in the M4E Hydrology and Flooding Design Report (Document No M4E-AEH-TR-00-120-053001).

The flood impact assessment considers both the temporary site access works as well as construction staging. The flood risk assessment is documented in Section 4.

The Northcote Tunnel Site (C7) is not flood affected in events up to and including the PMF and no flood mitigation measures are required.

The Parramatta Road Ventilation Facility (C8) is not flood affected in events up to and including the PMF and no flood mitigation measures are required.

The eastern end of the Wattle Street site (C9) is flood affected through both creek flooding from Iron Cove Creek, as well as overland flows from the catchment to the south of Wattle Street/Dobroyd Parade. The western end of the site is not flood affected except for a small overland flow path that runs to the west of Allum Street, and crosses Wattle Street at Ash Lane. A local drainage system runs north along Ash Lane. Wattle Street/Dobroyd Parade was assessed as having low flood immunity, with the low point near Waratah Street overtopping in as little as a 1-2 year ARI storm event.

The flood impact assessment as documented in this report has considered both the temporary site access works as well as Traffic Staging Stage1. Gaps in the temporary traffic barriers or alternative to solid traffic barriers have been proposed in some areas to minimise flood impacts. Gaps or flaps in temporary noise walls are also proposed. The proposed G-Loop through Reg Coady Reserve would need to be built up no higher than the existing road level on Wattle Street, preferably as close to existing ground level as possible

Mitigation measures developed for the construction sites in Zone 40 are documented in Section 5.

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2 Introduction

The WestConnex M4 East Project is being designed and constructed by the CPB Contractors (ABN 98 000 893 667) Samsung (ABN 49 160 079 470) John Holland (ABN 11 004 282 268) Joint Venture (CSJ JV). The purpose of this report is to document the flood impact assessments and to provide supporting information which has been applied during the development of the design.

This report has been prepared by AECOM Hyder Joint Venture (AEH) on behalf of CSJ JV.

2.1 Description of the Project Works

The M4 East Project will comprise two new, three lane carriageways (Main Carriageway, Eastbound or Eastbound Carriageway and Main Carriageway Westbound or Westbound Carriageway), generally beneath Parramatta Road (together the "Main Carriageways"). The Main Carriageways will be constructed between the eastern end of the M4 West Motorway near Homebush Bay Drive and the City West Link and Parramatta Road at Haberfield.

- 1 The Main Carriageway Eastbound will be provided with:
 - a A connection from the M4 West Motorway eastbound
 - b A western tunnel portal between Homebush Bay Drive and Concord Road
 - c Access from Homebush Bay Drive
 - d A ramp from Concord Road
 - e A ramp to the City West Link (Wattle Street / Dobroyd Parade) northbound
 - f A ramp to Parramatta Road eastbound with the ramp portal located between Wattle Street and Dalhousie Street
 - g Provisions for a future, uninterrupted, three lane connection to the future M4 South, located in the vicinity of Parramatta Road and Wattle Street at Haberfield.
- 2 The Main Carriageway Westbound will be provided with:
 - a Provisions for a future, uninterrupted, three lane connection from the future M4 South, located in the vicinity of Parramatta Road and Wattle Street at Haberfield
 - b A ramp from Parramatta Road westbound with the ramp portal located between Wattle Street and Dalhousie Street
 - c A ramp from City West Link (Wattle Street / Dobroyd Parade) southbound
 - d A ramp to Concord Road
 - e A direct connection to the M4 Motorway westbound near Parramatta Road
 - f Access to the Homebush Bay Drive
 - g A connection to the M4 West Motorway westbound between Homebush Bay Drive and Concord Road.

The project has been split into five geographical zones for delivery purposes. The zones are split as follows and shown below:

- Zone 00 (General Project Wide)
- Zone 10 – Tunnels
- Zone 20 – Homebush Bay Drive Interchange
- Zone 30 – Concord Road Interchange
- Zone 40 – Wattle Street Interchange
- Zone 50 – Parramatta Road Interchange

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- Zone 60 (Mechanical and Electrical)

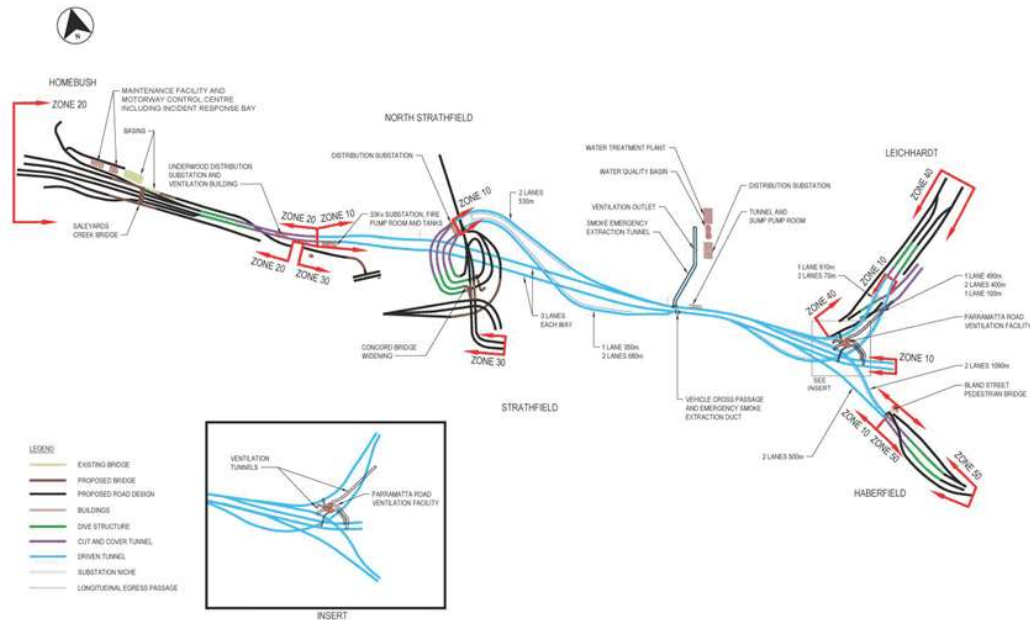


Figure 1: Schematic showing M4 East Project zones

2.2 Scope of this Report

This Technical Report has been prepared in accordance with the WestConnex M4 East Design and Construction Deed Clause 13 and SWTC Appendix C.2 Clause 3 and in accordance with CSJ Design Management Plan M4E-LSJ-00-000-MP-001003_B_00.

The scope of works covered by this technical report relates specifically to the Planning Minister's Conditions of Approval B14 (Flood Mitigation Strategy). To facilitate the proposed construction program, the Flood Mitigation Report has been split into five (5) stages, which will be covered under separate technical reports:

- Flood Mitigation Strategy Report: Permanent Works (Zones 10 to 50) – M4E-AEH-TR-00-120-087001
- Flood Mitigation Strategy Report TW1: Temporary Works Zone 20 - M4E-AEH-TR-00-120-088001
- Flood Mitigation Strategy Report TW2: Temporary Works Zone 30 - M4E-AEH-TR-00-120-089001
- Flood Mitigation Strategy Report TW3: Temporary Works Zone 40 - M4E-AEH-TR-00-120-090001
- Flood Mitigation Strategy Report TW4: Temporary Works Zone 50 - M4E-AEH-TR-00-120-091001

This technical report describes the assessment of flood risk and development of mitigation measures undertaken for the proposed temporary works in Zone 40, and includes the lot numbers listed in Table 1.

Table 1: Design Lots

Lot Number	Description	Comment
00-120-090	Flood Mitigation Strategy	This submission covers the flood mitigation strategy for Zone 40 temporary works.

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2.3 Differences between the Draft and the Final Stages

Table 2 describes the differences between the SDD and FD Report.

Table 2 Differences to SDD

Location	Difference	Reason for the Difference
N/A at this stage		

2.4 Definitions and Abbreviations

Table 3: Definitions used within this Report

Term	Description
The Contractor	CPB Samsung John Holland Joint Venture
Project Company	WCX M4 Pty Limited
Existing Conditions	Conditions representing the pre-M4 upgrade (also referred to as Base Case)
Design Conditions	Conditions representing the post-M4 upgrade (also referred to as Design Case)
Afflux	The rise in water level on the upstream side of a constriction in a stream or channel relative to the water level on the downstream side (Austroads Glossary of Terms, 2015)
Floodplain	Area of land which is subject to inundation by floods up to and including the probable maximum flood event.
Temporary Works	Any temporary physical works required for the purpose of the carrying out of the Contractor's Activities, but which does not form part of the Project Works including any such works specified in Section 3.4A of the SWTC and including, to the extent relevant to such works, Changes directed in accordance with the Project Deed.

Table 4: Abbreviations used within this Report

Abbr.	Description
AEH	AECOM Hyder Joint Venture
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ARI	Average Recurrence Interval
BoM	Bureau of Meteorology
CDR	Cross Discipline Review
CEMP	Construction Environment Management Plan
CH	Chainage
CSJ JV	CPB Samsung John Holland Joint Venture
DxV	Depth-Velocity Product
EB	Eastbound
EIS	Environmental Impact Statement
EY	Exceedances per Year
FD	Final Design

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Abbr.	Description
GIS	Geographic Information Systems
HHWSS	High High Water Solstices Springs
IC	Independent Certifier
IFC	Issued for Construction
LGA	Local Government Area
LoS	Level of Service
CSJ	CPB Samsung John Holland Joint Venture
M&E	Mechanical & Electrical
MCoA	Minister's Conditions of Approval
M4E	M4 East
MGA	Map Grid of Australia
NB	Northbound
O&M	Operations & Maintenance
OSD	On-site Detention
PMF	Probable Maximum Flood
PRVF	Parramatta Road Ventilation Facility
RCBC	Reinforced Concrete Box Culvert
RCP	Reinforced Concrete Pipe
RMS	Roads and Maritime Services
SB	Southbound
SiD	Safety in Design
SWTC	Scope of Work and Technical Criteria
WB	Westbound

It should be noted that this report uses the Average Recurrence Interval (ARI) terminology when discussing design flood events. The latest draft of the new edition of Australian Rainfall and Runoff (AR&R) recommends the use of the Annual Exceedance Probability (AEP) and Exceedances per Year (EY) terminology. However, the term ARI was used for simpler comparison to older flood studies in particular for minor storm events. The two terms are defined as follows:

- Annual Exceedance Probability (AEP) - the probability of an event occurring or being exceeded within a year.
- Average Recurrence Interval (ARI) – the average period between occurrences equalling or exceeding a given value.

The relationship between ARI and AEP is summarised in Table 5.

Table 5: Relationship between ARI and AEP

ARI (years)	AEP (%)
5	18.13
10	10.00
20	5.00
50	2.00

ARI (years)	AEP (%)
100	1.00

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3 Design Performance Criteria

3.1 Design Performance Criteria

This report has been prepared in accordance with the Project Deed and the SWTC. The Planning Minister's Conditions of Approval (MCoA) include several conditions related to flooding. This report relates specifically to Condition B14, with details as summarised in Table 6.

Table 6: Planning Minister's Conditions of Approval – Condition B14

Clause	Description of requirement	Comment
B14	The Flood Mitigation Strategy must be designed to ensure that the SSI, where feasible and reasonable, does not worsen existing flooding characteristics in the vicinity of the SSI during construction and operation. The Flood Mitigation Strategy must include but not be limited to:	This report
B14 (a)	the identification of flood risks to the SSI and adjoining areas, including further modelling and the consideration of local drainage catchment assessments, and climate change implications on rainfall and drainage characteristics. This must consider blockages of waterway structures from floating debris in its flood level modelling;	Refer to Sections 4.2 for assessment of flood risk. Refer to Section 4.3 for climate change assessment. Refer to Section 4.4 for blockage assessment.
B14 (b)	the identification of design and mitigation measures that would be implemented to protect proposed operations and not worsen existing flooding characteristics within and in the vicinity of the SSI boundary during construction and operation, including soil erosion and scouring;	Refer to Section 5
B14 (c)	consideration of limiting flooding characteristics to the following levels: (i) a maximum increase in inundation time of one hour in a 100 year ARI rainfall event; (ii) a maximum increase of 10 mm in inundation at properties where floor levels are currently exceeded in a 100 year ARI rainfall event; (iii) a maximum increase of 50 mm in inundation at properties where floor levels would not be exceeded in a 100 year ARI rainfall event; and (iv) no inundation of floor levels which are currently not inundated in a 100 year ARI rainfall event, or else provide alternative flood mitigation solutions consistent with the intent of these limits;	Refer to Section 4.2
B14 (d)	the processes and actions committed to in the mitigation measures referred to in conditions A2(b) and A2(c)	Refer to Section 5.5
B14 (e)	the identification of measures to be implemented to minimise scour and dissipate energy at locations where flood velocities are predicted to increase as a result of the SSI and cause localised soil erosion or scour;	Refer to Section 5.3

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Clause	Description of requirement	Comment
B14 (f)	identification of drainage system upgrades including those upgrades considered as mitigation measures and identified during the process outlined in condition B20	Refer to Section 5.4
B14 (g)	identification of the timing and maintenance requirements responsibility of any necessary works	Refer to Section 5.6
B14	The Flood Mitigation Strategy must be prepared by a suitably qualified and experienced person in consultation with directly affected landowners, Sydney Water, OEH and relevant councils.	Refer to Section 6.2.1
B14	The Flood Mitigation Strategy must be peer reviewed and confirmed as meeting the requirements of this condition by a suitably qualified and experienced independent hydrological engineer.	Refer Section 3.1.1

Conditions A2(b) and A2(c) refer to:

- A2(b): M4 East Environmental Impact Statement (EIS) – Volumes 1A, 1B, 2A, 2B, 2C, 2D, 2E, 2F, 2G and 2H prepared by AECOM Australia Pty Ltd and GHD Pty Ltd, dated September 2015
- A2(c): M4 East Submission Report – Volumes 1A, 1B and 2 (WestConnex, 2015)

Condition B20 refers to Stormwater Drainage:

The Proponent must undertake further hydrological and hydraulic modelling based on the detailed design of the SSI (State Significant Infrastructure) to determine the ability of the receiving drainage systems to effectively convey pavement drainage from the SSI. The modelling must be undertaken in consultation with relevant council(s) and the outcomes documented in a Stormwater Drainage Report. The Stormwater Drainage Report must:

- confirm the location, size and capacity of all drainage basin structures associated with the operation of the SSI;*
- assess the potential impacts of pavement drainage discharges from the SSI drainage systems on the receiving environment including the hydrology (water quality and quantity) of receiving waterways, riparian vegetation, aquatic ecology and property;*
- identify all feasible and reasonable mitigation measures to be implemented where pavement drainage from the SSI drainage systems is predicted to adversely impact on the receiving environment;*
- where pavement drainage from the SSI flows to a council stormwater drainage system, confirm the location of the cross drainage point and, where available, use drainage information obtained from the relevant council, to -*
 - confirm the capacity of the council's drainage system and its ability to receive and convey the flows,*
 - identify any consequent upstream and downstream impacts on cross drainage infrastructure capacity,*
 - assess the impacts on the receiving environment at the final outflow point resulting from any additional flow volume (including, but not limited to, scour, flooding, water quality impacts, and impacts on riparian vegetation, aquatic ecology and property), and*
 - identify all feasible and reasonable mitigation measures to be implemented where increased flows through cross drainage systems adversely impact on council drainage infrastructure and the receiving environment; and*
- set out a clear time frame for the implementation of mitigation measures.*

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The Stormwater Drainage Report must be submitted to the Secretary at least four weeks prior to the commencement of any new drainage works, modifications to existing drainage works, or construction of hard surfaces that would result in runoff to existing stormwater drainage systems, unless otherwise agreed by the Secretary.

3.1.1 Peer Review

The Planning Minister's Conditions of Approval Condition B14 requires *"The Flood Mitigation Strategy must be peer reviewed and confirmed as meeting the requirements of this condition by a suitably qualified and experienced independent hydrological engineer"*.

AEH have nominated a suitably qualified and independent hydrological engineer from AECOM who has not been involved in the design development for this Project to undertake this review.

3.2 Design Life

Not applicable to this design lot.

3.3 Durability

Not applicable to this design lot.

3.4 Standards, Codes and Guidelines

The Design has as a minimum been designed in accordance with the Codes and Standards referred to in Section 3.16 of the SWTC and in accordance with the order of precedence set out in SWTC Section 2.4.

Additional Design Standards and Codes, Technical Publications and Guidelines not referenced as above and relevant to this design package are listed in Table 7.

Table 7: Additional Codes, Standards, Technical Publications and Guidelines

Reference	Title
AR&R	Engineers Australia: Australian Rainfall and Runoff, 3 rd Edition (1987, with 1998 updated Book VI)
BoM GSMD	The Estimation of Probable Maximum Precipitation in Australia: Generalised Short-Duration Method
NSW Floodplain Development Manual	NSW Floodplain Development Manual – The Management of Flood Liable Land, Department of Infrastructure, Planning and Natural Resources, April 2005

3.5 Safety Requirements

In addition to the safety requirements derived from the Project Deed and SWTC, a number of risk workshops and Safety in Design (SiD) workshops have been carried out on the design to date. The subsequently generated safety requirements have been analysed and addressed through the SiD process and actions arising are identified in the M4E Hydrology and Flooding Report (M4E-AEH-TR-00-120-053001). Verification and validation of these safety requirements will be incorporated into the Matrix as works progress.

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3.6 Agreed Exceptions

In some cases SWTC requirements have required exception or clarification via RFIs. These have been agreed with the Project Company and this section of the report identifies those relevant to this design package. For this package there are no agreed exceptions or clarifications at this design stage.

A number of exceptions have been agreed during the tender evaluation process and have been included in SWTC Appendix B.1. None of the agreed exceptions from Appendix B.1 apply to this design lot.

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4 Identification of Flood Risk

4.1 Introduction

The M4 Motorway and connecting roads cross various creeks and their associated floodplains as well as numerous council drainage lines and Sydney Water stormwater trunk mains (refer Figure A.1 in Annexure B for a map of the study area). The flood behaviour in these areas affects the design, particularly around the proposed tunnel portals. Hydrologic and hydraulic models have been developed for those areas of the SSI that are flood affected during both construction and operation of the SSI. The development and validation of the hydrological and hydraulic models is discussed in detail in the M4E Hydrology and Flooding Design Report (Document No M4E-AEH-TR-00-120-053001). That technical report informs the design development of temporary and permanent works and documents the flood impact assessment associated with the works. The Flood Mitigation Strategy Reports provide a summary of the flood assessments documented in the Hydrology and Flooding Report as well as a discussion on proposed mitigation measures to satisfy Condition B14.

There are nominally 10 temporary construction sites (C1 to C10) for this project (refer Table 8), some of which comprise both tunnel and civil sites. Flood impact assessments have been undertaken for all sites. This particular Flood Mitigation Strategy Report covers the temporary works within Zone 40 (ie sites C7, C8 and C9) which extends from Parramatta Road to Loudon Ave (refer Figure A.2). Within that zone there are works adjacent to Iron Cove Creek.

Table 8: Summary of Construction Sites

Site ID	Site Name	Zone
C1	Homebush Bay Drive civil site	20
C2	Pomeroy Street civil site	20
C3	Underwood Road (tunnel and civil compound)	20
C4	Powells Creek civil site	30
C5	Concord Road (tunnel and civil compound)	30
C6	Cintra Park tunnel site	30
C7*	Northcote Street tunnel site	40
C8*	Parramatta Road ventilation facility (PRVF)	40
C9*	Wattle Street civil site	40
C10	Parramatta Road civil site	50

*: Subject of this report

The flood impact assessment covers the temporary site access works, which include features such as site access and haul roads, hardstand areas (eg for laydown and parking), acoustic sheds, noise walls, sediment control basins and drainage infrastructure. These features will be in place for most of the duration of the construction activities (2 to 3 years). Temporary Site Access Design packages have been developed for each of the construction sites. Summaries of the flood impact assessments have been included in those design packages. The design package for Northcote Street Tunnel Site (C7) has been issued for IFC. The Parramatta Road Ventilation Facility Temporary Site Access Works (C8) have been combined with the Wattle Street Civil Site Temporary Site Access Works (C9) and these are currently at Substantial Detailed Design (SDD) stage. The flood impact assessment has been based on the SDD/IFC designs.

The construction staging works were still under development at the time of submission of this report, except for the Stage 1 works. As the staging works are being developed further flood impact assessments will be undertaken to identify flood risks and appropriate mitigation measures. Flood mitigation measures identified for the staging works will be documented in the Construction Staging Temporary Works Design packages. The individual stages will typically be in place for a relatively short duration (less than one year). Therefore the risk associated with flooding associated with the construction stages is low compared to the longer

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duration site access works and permanent works. A preliminary assessment of the flood impacts associated with the construction staging is included in this submission of the report.

4.2 Assessment of Flood Risk

The three construction sites in Zone 40 are located in the Iron Cove Creek catchment. Wattle Street runs parallel to Iron Cove Creek.

The catchment draining to Parramatta Road at Iron Cove Creek is approximately 630 ha and the critical storm duration is estimated to be 60 minutes. The sites in Zone 40 generally experience short duration flooding (ie hours, not days), but would also have relatively short flood warning times.

4.2.1 Northcote Street Tunnel Site (C7)

The Northcote Street Tunnel Site (C7) is not flood affected in events up to and including the PMF and no flood mitigation measures are required.

4.2.2 Parramatta Road Ventilation Facility (C8)

The Parramatta Road Ventilation Facility (C8) is not flood affected in events up to and including the PMF and no flood mitigation measures are required.

4.2.3 Wattle Street Civil Site (C9)

4.2.3.1 Existing Conditions

The eastern end of the Wattle Street site is flood affected through both creek flooding from Iron Cove Creek, as well as overland flows from the catchment to the south of Wattle Street/Dobroyd Parade (refer to Figure B.1). Flows in Iron Cove Creek are reasonably confined up to Parramatta Road, but start breaking out between Parramatta Road and Ramsay Street. Downstream of Ramsay Street, flows break out of the channel, flooding Reg Coady Reserve and Wattle Street/Dobroyd Parade on the right bank and Timbrell Park on the left bank. The creek then discharges to Iron Cove approximately 400 m downstream of the extent of works.

Under existing conditions a low point on Wattle Street exists just north of the intersection with Waratah Street, with the road crest at 2.0 m AHD, which is only about 1 m above the High High Water Solstices Springs (HHWSS) tide level of 1 m AHD. Further east, Dobroyd Parade is generally also low lying, with the road frequently inundated by both creek and overland flows.

The catchment runoff generally follows a natural drainage line from the southeast heading towards Wattle Street between Martin and Waratah Streets. The Sydney Water trunk mains (a 2.59 m x 1.37 m box culvert and a single 1,050 mm diameter pipe turning into twin 900 mm diameter pipes) cross Wattle Street at this location to discharge into Iron Cove Creek.

Overland flow surcharges from the upstream drainage system to the south of Wattle Street and local runoff ponds up behind the footpath on Wattle Street. Flows are pushed east along Wattle Street towards Waratah Street before it starts overtopping the road.

Another smaller drainage line runs down Waratah Street towards Wattle Street. This contributes to flooding at this intersection. In larger flood events a third drainage line running down Loudon Avenue further east pushes even more flows towards Waratah Street when the drainage system surcharges.

The western end of the site is not flood affected except for a small overland flow path that runs to the west of Allum Street, and crosses Wattle Street at Ash Lane. A local drainage system runs north along Ash Lane.

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Wattle Street/Dobroyd Parade was assessed as having low flood immunity, with the low point near Waratah Street overtopping in as little as a 1-2 year ARI storm event.

4.2.3.2 Flood Risk Associated with the Proposed Temporary Site Access Works

The temporary site access works proposed for the Wattle Street site that could potentially affect flooding include:

- Noise walls and hoarding
- Temporary traffic barriers

The site can be divided into three different zones: Wattle Street South, Wattle Street North and the Walker Avenue compound. The Walker Avenue compound is located towards the western end of the site near Parramatta Road adjacent to the PRVF and is not flood affected (refer Figure B.1).

The Wattle Street South site is located to the south of Wattle Street from the Walker Avenue compound to just east of Martin Street. This site is generally not flood affected except for a minor overland flow path around Allum Street and Ash Lane (refer figure B.1). This flow path would be managed through local stormwater management during construction. The proposed noise wall/hoarding along the southern side of the site also has the potential to cause flooding impacts on properties. Gaps or flaps in the noise would need to be provided, similar to the permanent noise wall design.

The Wattle Street North site is located to the north of Wattle Street between Martin Street and Loudon Ave and mainly runs through Reg Coady Reserve. This site is flood affected through break-outs from Iron Cove Creek and overland flows from the catchments to the south of Wattle Street. During the temporary site access works temporary barriers will be placed along Wattle Street. These potentially affect flow paths. To mitigate potential impacts either gaps in the barriers or alternative permeable temporary fencing/hoarding will be required provided working restrictions and appropriate clear zone restrictions are enforced (refer Figure C.1).

Along the pedestrian pathway to the north of Wattle Street around Waratah Street chain mesh fence type fencing will be used rather than solid safety barriers where required.

The proposed temporary site access works layout would not lead to adverse flood impacts to adjoining properties (refer Figure C.1). No floor levels were checked for inundation as there would be no flood impacts at buildings on adjoining properties. Some minor flood impacts are estimated to occur on Walker Ave and Parramatta Road near the PRVF. These are less than the allowable maximum limit of 0.05 m.

As the proposed works affect overland flows inundation times have been checked. In particular the inundation times on properties to the south of Wattle Street along the temporary noise walls were investigated, but the provision of gaps in the noise walls would maintain flow paths similar to existing conditions which would mean that inundation times in the 100 year ARI would only marginally increase but no more than the allowable one hour (refer Figure 2).

4.2.3.3 Flood Risk Associated with the Proposed Temporary Traffic Staging

Most of the traffic staging works for the construction of the Wattle Street interchange was still under development at the time of submission of this report. The design of the Stage 1 works was at SDD stage at the time of submission of this report and the flood impact assessment associated with those works is discussed in this section.

In addition to the temporary site access works the construction works during Temporary Traffic Staging - Stage 1 proposed for the Wattle Street site that could potentially affect flooding include:

- Temporary site access works such as the G-Loop located in close proximity to the creek
- Temporary traffic barriers

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Through Wattle Street North a 'g-loop' facility is planned at the intersection of Wattle Street and Waratah Street (refer Figure C.2). This will enable a turnaround facility for construction traffic servicing both Northcote Street Tunnel Site and Wattle Street Site reducing the impact of construction on the local road network. The proposed G-Loop and temporary traffic barriers through Reg Coady Reserve have the potential to block flows. This G-Loop would need to be built up no higher than the existing road level on Wattle Street, preferably as close to existing ground level as possible.

Similar to the site access works safety barriers, noise walls and hoarding between Martin Street and Loudon Ave along Wattle Street affect flow paths. To mitigate potential impacts either gaps in the barriers or alternative permeable temporary fencing/hoarding will be required provided working restrictions and appropriate clear zone restrictions are enforced (refer Figure C.2).

The proposed temporary site access works layout would not lead to adverse flood impacts to adjoining properties (refer Figure C.2). No floor levels were checked for inundation as there would be no flood impacts at buildings on adjoining properties. Some minor flood impacts are estimated to occur on Walker Ave and Parramatta Road near the PRVF. These are less than the allowable maximum limit of 0.05 m.

As the proposed works affect overland flows inundation times have been checked. The inundation times were found to be very similar to those estimated under the temporary site access works (see Figure 3).

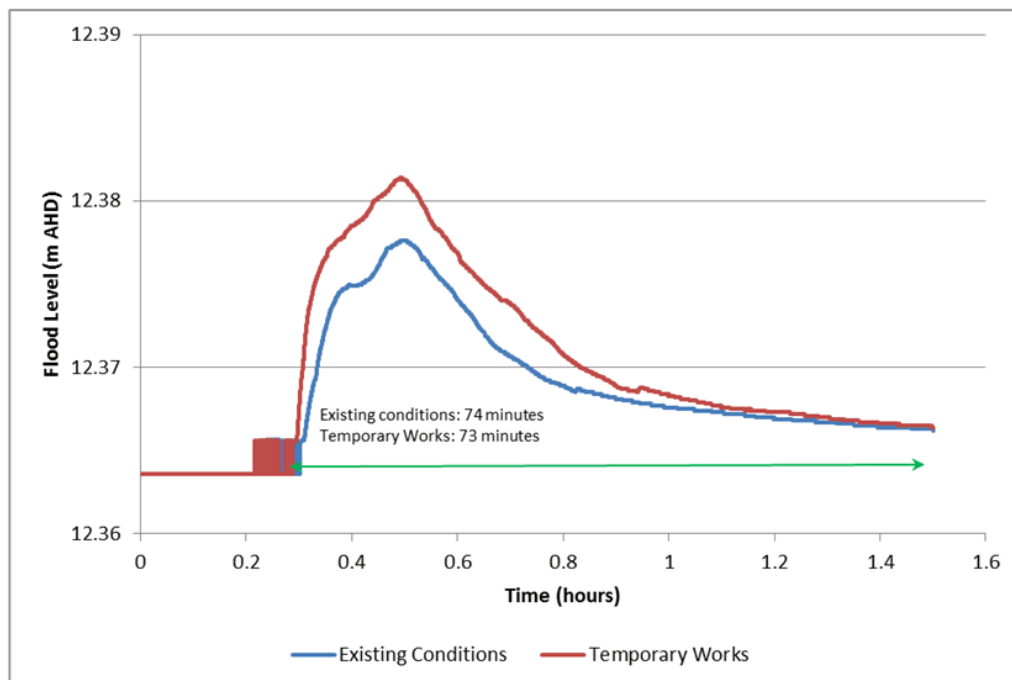


Figure 2 – Inundation time, temporary site access works (Ramsay Street)

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WestConnex M4 East

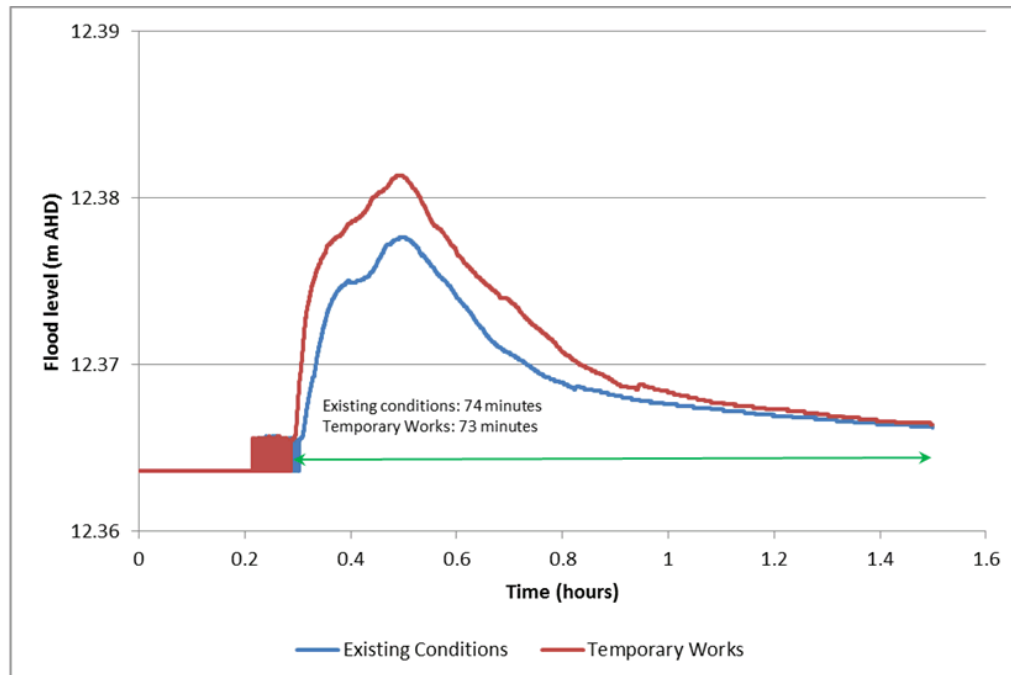


Figure 3 – Inundation time, temporary traffic staging Stage 1 (Ramsay Street)

4.3 Implications of Climate Change

Condition B14 requires an assessment of the risk of climate change to the project. The assessment of two climate change scenarios has been prescribed in the SWTC. Considering the short-term nature of the temporary works (duration of construction up to 3 years) and the planning horizon for climate change (greater than 10 years), a climate change impact assessment for temporary works is not deemed applicable. Climate change assessments for permanent works are documented in the Flood Mitigation Strategy Report for the permanent works (M4E-AEH-TR-00-120-087001).

4.4 Consideration of Waterway Structure Blockage

Condition B14 requires the consideration of blockage of waterway structures from floating debris. Potential blockage at the Wattle Street site is discussed below.

4.4.1 Wattle Street Civil Site (C9)

Condition B14 requires the consideration of blockage of waterway structures from floating debris. As part of the temporary works there would be no new waterway crossings or works to be undertaken within any waterways. Therefore only blockage of the existing waterway structures was considered.

AR&R Project 11 provides recommendations for the assessment of waterway blockage due to floating debris. Based on those recommendations, considering the size of the bridges compared to the size of the channel as well as the size and availability of potential floating debris, a blockage of 10% has been applied to bridges in close proximity to the different construction sites:

- Wattle Street site: Ramsay Street bridge, pedestrian bridge at Waratah Street and Timbrell drive bridge over Iron Cove Creek

The flood level impacts associated with the potential blockage of the existing waterway structures would lead to very similar flood impacts than under the no blockage scenario. Flood levels would not increase to such an extent to pose a risk to the works.

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5 Flood Mitigation Measures

Possible flood mitigation measures for the temporary work sites have been identified based on the flood model results for the temporary works sites in Zone 40. These are discussed in more detail below.

5.1 Site Specific Flood Mitigation Measures

5.1.1 Northcote Street Tunnel Site (C7)

The Northcote Street site is not flood affected in events up to and included the PMF. As such, no mitigation measures are required for this site.

5.1.2 Parramatta Road Ventilation Facility (C8)

The Parramatta Road Ventilation Facility is not flood affected in events up to and included the PMF. As such, no mitigation measures are required for this site.

5.1.3 Wattle Street Civil Site (C9)

The proposed mitigation measures to manage potential impacts and the risk of flooding at the Wattle Street site for the temporary access works include:

- The proposed site facilities will be located at the Walker Street compound. This area is not flood affected.
- Between Waratah Street and Loudon Ave alternative permeable temporary fencing/hoarding are required to minimise flood impacts provided working restrictions and appropriate clear zone restrictions are enforced to minimise blockage of flow paths that would be caused by solid concrete traffic barriers.
- A minimum 15 m opening/section without safety barriers is required between Waratah Street and Loudon Ave along the northern side of Wattle Street to maintain overland flow paths.
- Use of chain mesh fence type fencing along the pedestrian pathway north of Wattle Street.
- The proposed G-Loop would need to be built up no higher than the existing road level on Wattle Street, preferably as close to existing ground level as possible.
- Gaps or flaps in the temporary noise wall along the southern boundary of the site would need to be provided.

5.2 Emergency Response and Evacuation

Weather conditions in the vicinity of site C9 will need to be monitored with sufficient warning disseminated to all construction personnel on site of impending flood producing rain, so that they can implement precautionary measures vacate the sites as soon as possible. Any mobile equipment stored on site within flood affected areas will also need to be moved to an area away from the flood zone. A flood emergency response procedure is being developed based on the five Flood Mitigation Strategy reports to remove construction materials, such as mobile equipment, stockpiles and scaffolding where required/possible when severe weather warnings are issued for the area and to provide staff evacuation plans. This will be documented in the Contractor's Incident Response Plan (M4E-LSJ-00-000-MP-001011).

Flood warning times would likely be short as the catchment response is fast (the critical storm duration is estimated to be 60 minutes for Iron Cove Creek). This would limit the how much equipment could be moved out of the floodplain and could have implications for safety of construction staff and the public in the vicinity of the works.

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Monitoring weather conditions is covered in the Construction Environmental Management Plan (CEMP) Soil and Water Management Plan (M4E-ES-PLN-PWD-00242) currently under review by the Department of Planning and Environment.

5.3 Scour and Energy Dissipation

Clause (e) of Condition B14 requires the identification of mitigation measures to reduce scour where flood velocities are estimated to be increased as a result of the SSI. This assessment is detailed in the sections below. Temporary sediment and erosion controls on construction sites to manage site runoff do not form part of this assessment. These are documented in the CEMP and Temporary Site Access Works packages.

5.3.1 Wattle Street Civil Site (C9)

Velocities in Iron Cove Creek are relatively high (in the order of 3 m/s in the 100 year ARI). Overland flow velocities are less than 0.5 m/s in the 100 year ARI, but at the low point at Waratah Street the overtopping velocities are as high as 1.5 m/s under existing conditions.

The velocities in the creek would not be changed as a result of the temporary works. Overland flow velocities would generally only be changed through the construction sites as a result of changes to overland flow paths and potential erosion within the construction sites will be managed through the temporary sediment and erosion controls. No additional scour measures are considered necessary or proposed.

5.4 Drainage System Upgrades

Condition B20 requires the assessment of potential impacts where the proposed pavement drainage systems would connect to council's existing drainage system. Assessments for Condition B20 will be documented as part of the Temporary Site Access Works packages for construction works and Drainage Design Reports for permanent works.

For the temporary access site works in Zone 40 there would be no adjustments to the local drainage pit and pipe system required.

For Stage 1 some of the permanent drainage systems between Martin Street and Waratah Street will be constructed. These connect to Iron Cove Creek. No drainage system upgrades are required for flood mitigation due to temporary works.

5.5 Mitigation Measures Identified in Environmental Documents

Conditions B14 Clause (d) requires the consideration of the processes and actions documented in Condition A2(b) and A2(c), which refer to the *M4 East Environmental Impact Statement (EIS)* and the *M4 East Submission Report*. These documents outline flood mitigation measures for permanent and temporary works. Condition A2(c) is the most recent document and provides the revised environmental management measures for the Project in Chapter 8 of that report. The relevant flood related management measures have been extracted from the M4E Submissions Report and are summarised together with mitigation measures developed as part of the M4E detailed design process in Table 9. The mitigation measures that have been developed for the Zone 40 construction works are generally in line with mitigation measures identified in Condition A2(c).

Table 9: Mitigation Measures referred to in Table 8.1 of Condition A2(c)

Ref *	Location	Possible Mitigation Measures Identified in Condition A2(c)	Proposed Mitigation Measures Developed as Part of the Detailed Design Process
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WestConnex M4 East



Ref *	Location	Possible Mitigation Measures Identified in Condition A2(c)	Proposed Mitigation Measures Developed as Part of the Detailed Design Process
FD01	Management of flood and stormwater – General	<p>A flood management strategy (FMS) will be prepared to manage flooding and stormwater related issues and will include:</p> <ul style="list-style-type: none"> (i) The layout of construction ancillary facilities (ii) Location of amenities buildings and equipment outside high flood hazard areas (iii) Controlled diversion of overland flow either through or around work areas (iv) Staging construction to limit the extent and duration of temporary works on the floodplain (v) Monitoring weather conditions (vi) Ensuring construction equipment and materials are removed from floodplain areas at the completion of each work activity, or upon issuing of a weather warning of impending flood producing rain (vii) Provision of temporary flood protection for properties identified as being at risk of adverse flood impacts during any stage of construction of the project (viii) Development of flood emergency response procedures to remove temporary works during periods of heavy rainfall and staff evacuation plans (ix) For site facilities located within the floodplain, the FMS will identify how risks to personal safety and damage to construction facilities will be managed. 	<p>The Flood Mitigation Strategy deals with flooding issues only. Stormwater issues are documented in the individual Temporary Site Access Works design packages for temporary works and Drainage Design packages for permanent works.</p> <ul style="list-style-type: none"> (i) Provided in figures in Annexure B (ii) Stationary equipment not included. Site amenities will be located outside flood affected areas (refer Section 4.2.3.2) (iii) Refer Section 4.2 (iv) Refer Section 4.1.3.3 (v) Refer to Section 5.2 (vi) Construction equipment and materials will be removed as soon as practical after completion of works in an area. Refer also Section 5.2 (vii) Refer Section 5.1 (viii) Refer Section 5.2 (ix) Refer Section 5.2
FD02	Flooding impacts on adjacent development	<p>Adverse flood impacts on existing development will be managed through the FMS. This may include:</p> <ul style="list-style-type: none"> (i) A detailed hydrologic and hydraulic assessment into flooding behaviour and mitigation measures required during detailed 	<ul style="list-style-type: none"> (i) Refer M4E Flooding and Hydrology Report (M4E-AEH-TR-00-020-053001) (ii) Refer Sections 4 and 5. Assessments of impacts during events larger than the 100 year ARI are not applicable for construction works. That assessment will

Project M4 East – Design and Construct

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Revision Date 21/04/2016

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Ref *	Location	Possible Mitigation Measures Identified in Condition A2(c)	Proposed Mitigation Measures Developed as Part of the Detailed Design Process
		<p>design</p> <p>(ii) Design of works within the floodplain to minimise adverse impacts on surrounding development for flooding up to the 100 year ARI event. Assessment will also be made of impacts during flooding in excess of the 100 year ARI event up to the PMF, in the context of impacts on critical infrastructure and flood hazards</p> <p>(iii) Floor level survey will be carried out at all properties at risk (where there is a potential increase in flood levels) to confirm whether construction activities will increase flood damages.</p> <p>(iv) Where flooding potential is confirmed, management measures for construction works and operational design will be incorporated.</p>	<p>be undertaken for permanent works (Flood Mitigation Strategy M4E-AEH-TR-00-120-087001).</p> <p>(iii) Refer Section 4</p> <p>(iv) Refer Section 5</p>
FD04	Impacts of future climate change on flooding behaviour	The project will be designed to manage the potential impacts due to climate change in accordance with the Practical Considerations of Climate Change – Floodplain Risk Management Guideline (DECC 2007).	Refer Section 4.2
FD18	Scour prevention	Measures will be implemented and maintained to intercept concentrated flow and divert it in a controlled manner to prevent scour of disturbed surfaces and transportation of sediment and construction materials.	This is covered in the individual Temporary Site Access Works packages for each construction site
FD24	Wattle Street (City West Link) interchange and Wattle Street and Walker Avenue Civil Site (C9)	Bunding will be provided to direct overland flow along the haul road and around the Sydney Water pump station.	Refer Section 5.1
FD26	All tunnel structures	The flood standard adopted at each tunnel entry during construction will take account of the duration of construction, the magnitude of inflows and the potential risks to personal safety and the project works.	The tunnel site at Northcote Street is located outside the 100 year ARI flood extent.

*: As per Table 8.1 of the M4E Submissions Report;

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5.6 Timing and Maintenance Requirements

5.6.1 Timing

The mitigation measures identified in this report for the Zone 40 construction sites would need to be implemented during the establishment of the temporary site access works.

5.6.2 Maintenance

Whilst the temporary construction sites are operational it is recommend that a visual inspection of the temporary stormwater system is undertaken. It is paramount that the systems are maintained to allow the drainage system to function efficiently especially before a major storm.

Maintenance activities would include:

- Removing any debris from pit grates
- Keeping swale and catch drains free from vegetation and debris
- Removing any debris that will stop the flaps functioning at the bottom of noise walls
- Assessing any structural damage to pits during construction
- Keeping open channels free from vegetation and debris
- Flow paths under temporary bridges will need to be kept clear
- Keeping temporary sedimentation basin in good working condition. Ensure sediment is removed if design capacity is reduced by sediment build-up
- Inspections and clean up after major storms.

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6 Design Integration

6.1 Cross Discipline Review

A cross discipline review (CDR) has been undertaken on this design package by design and construction team discipline leaders to verify appropriate integration of other disciplines design components prior to submission to IC and the Project Company.

6.2 Integration with Other Stakeholders

Design integration will be presented in the individual design packages.

6.2.1 Consultation

Consultation commenced in late February with meetings with councils to discuss staging of the Flood Mitigation Strategy Reports and requests for council flood study information. These meetings were held on:

- 10 March 2016 - Canada Bay Council
- 16 March 2016 – Ashfield Council

The draft report will be provided for comment to:

- Canada Bay Council and Ashfield Council
- Sydney Water
- Office of Environment and Heritage (OEH)
- Roads and Maritime Services

At the time of submission of this report there are no properties identified that would experience flood impacts greater than the allowable maximum criteria. As further assessments are being carried out on the construction staging works any affected landowners will be consulted where required.

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7 Design Compliance

7.1 Non-Conformances

The design has been developed to comply with the SWTC; however in some instances the design may not satisfy all design criteria.

Design Non-Conformances are summarised in Table 10 below to identify the details of design departures from the SWTC, the reason for the departure or proposed action to mitigate these departures and the current status of approval.

The design departures are to be reviewed and discussed with the Project Company and Independent Certifier during the detailed design with the objective of gaining acceptance prior to seeking formal approval to amend the SWTC prior to issue of the final design.

Table 10: Identified Non-Conformances

Details of Non-conformance	Reason for Non-conformance	Proposed action	Status (open/closed)
Nil at this stage			

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8 Approvals and Certifications

The following design approval(s) and certification(s) have been identified for this package (refer Table 11).

Table 11: Design Approval and Certification Requirements

Design stage	Required party to approve	Design Approval Required	Status of Approval
Nil at this stage			

8.1 Internal Verification Process

All design outputs will be subject to informal internal verification that may take the form of general overview, spot checking, compliance with the brief, or a detailed check. The form of verification will be relevant to the risk presented by the design activity, and the degree to which risk can be effectively mitigated by the form of verification.

8.2 Independent Verification and Assurance

The design has been internally verified by independent design team members. We have addressed the verification comments where possible prior to this submission. Any outstanding comments will be addressed during the next design stage.

8.3 Independent Certifier, Project Company and RMS

Comments made by the IC, PC and RMS and evidence of closure from previous design package submissions are included in Annexure A – Comments and Responses Register.

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9 Outstanding issues

9.1 'Hold' Schedule

There are a number of areas on 'Hold' for various design lots (road geometry, structures, drainage, etc) that in turn affect the flood assessment and development of proposed flood mitigation measures. These 'Hold' areas are expected to be resolved as the design progresses, and the flood impact assessment will be updated and these 'Hold' areas are resolved as the design progresses.

9.2 Other Issues

At the time of this report submission there are no additional stakeholder issues that are still to be addressed before the design can progress to the next stage.

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10 Sustainability Targets and Initiatives

Details of the sustainability targets and initiatives as set out in the SWTC Appendix D.5 Sustainability Requirements will be addressed in the individual design packages.

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11 References

AECOM Australia Pty Ltd and GHD Pty Ltd (2015). *M4 East Environment Impact Statement - Volumes 1A, 1B, 2A, 2B, 2C, 2D, 2E, 2F, 2G and 2H*. September 2015

Bureau of Meteorology (2003). *The Estimation of Probable Maximum Precipitation in Australia: Generalised Short-Duration Method*

Department of Infrastructure, Planning and Natural Resources (2005). *NSW Floodplain Development Manual – The Management of Flood Liable Land*

Engineers Australia (1987, with 1998 updated Book VI). *Australian Rainfall and Runoff*, 3rd Edition

Engineers Australia (2015). *AR&R Revision Project 11: Blockage of Hydraulic Structures – Blockage Guidelines*, February 2015

WestConnex (2015). *M4 East Submissions Report – Volumes 1A, 1B and 2*

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Annexure A Comments and Responses Register

Not applicable at this stage.

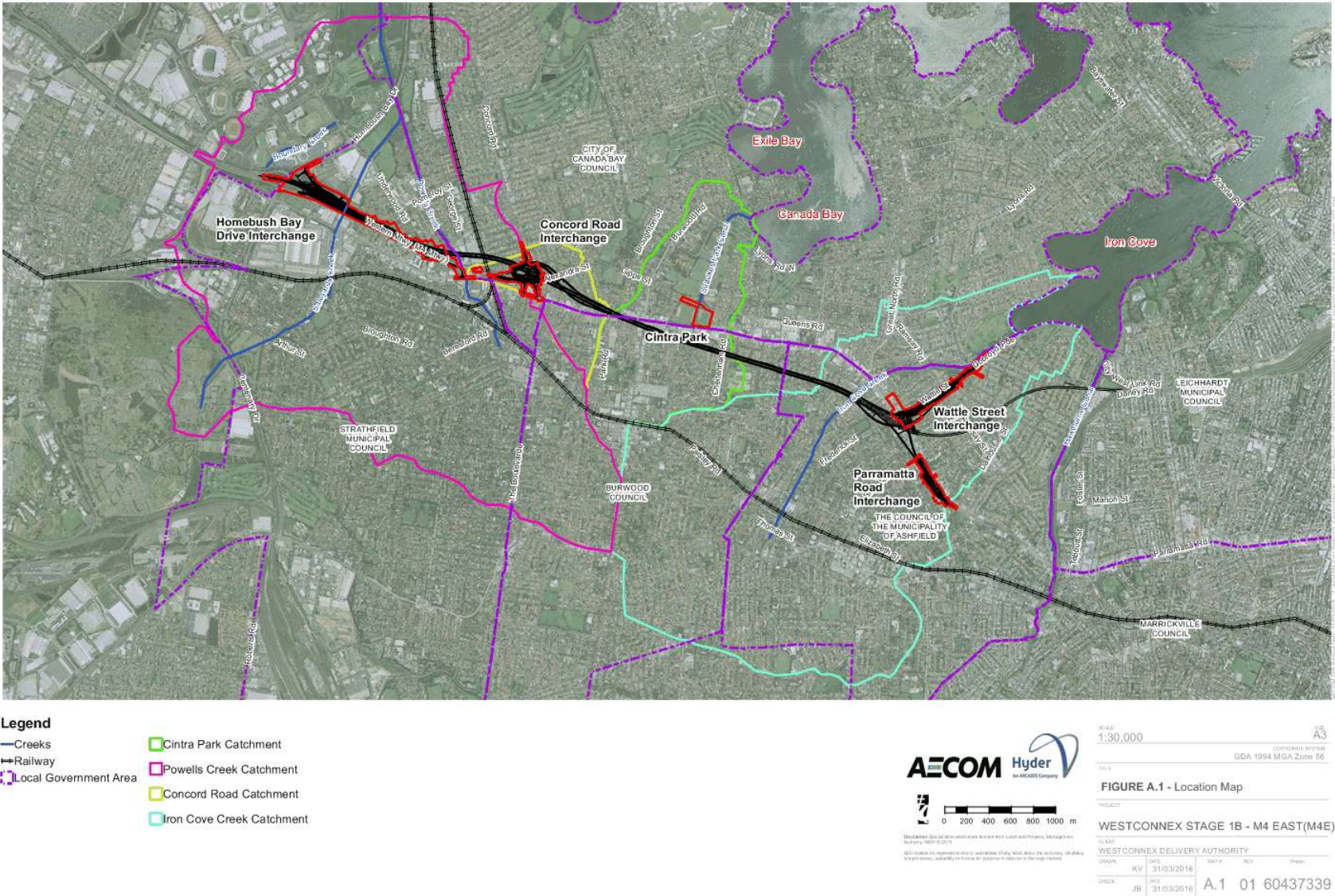
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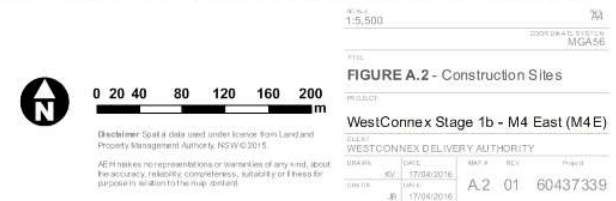
Substantial Detailed Design (SDD)



Annexure B Figures

Figure Number	Figure Title
Figure A.1	Location Map
Figure A.2	Construction Sites
Figure B.1	Iron Cove Creek - Existing Conditions Flood Extents
Figure C.1	Northcote (C7), PRVF (C8) and Wattle Street (C9) Temporary Site Access – 100 Year ARI Relative Flood Impacts
Figure C.2	Northcote (C7), PRVF (C8) and Wattle Street (C9) Temporary Traffic Stage 1– 100 Year ARI Relative Flood Impacts







Legend

Peak Flood Extent

- 100 Year ARI Flood Extent
- 20 Year ARI Flood Extent

Drainage System

- Bridge
- Pipe
- Box Culvert
- Open Channel

- Cadastre
- Temporary Work Boundary
- Local Government Area



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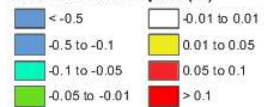
Flood model results presented on these maps have been specifically prepared for the WestConnex M4E Project and should not be used for any other purposes.

SCALE	1:14,000	COORDINATE SYSTEM	GDA 1984 MGA Zone 56
FIGURE	FIGURE B.1 - Iron Cove Creek Existing Conditions Flood Extent		
PROJECT	WestConnex Stage 1b - M4 East (M4E)		
CLIENT	WESTCONNEX DELIVERY AUTHORITY		
DATE	17/06/2018	REVISION	01
DATE	17/04/2018	REVISION	01
PROJECT ID	B.1 01 60437339		

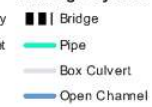


Legend

Relative Flood Impact (m)



Drainage System

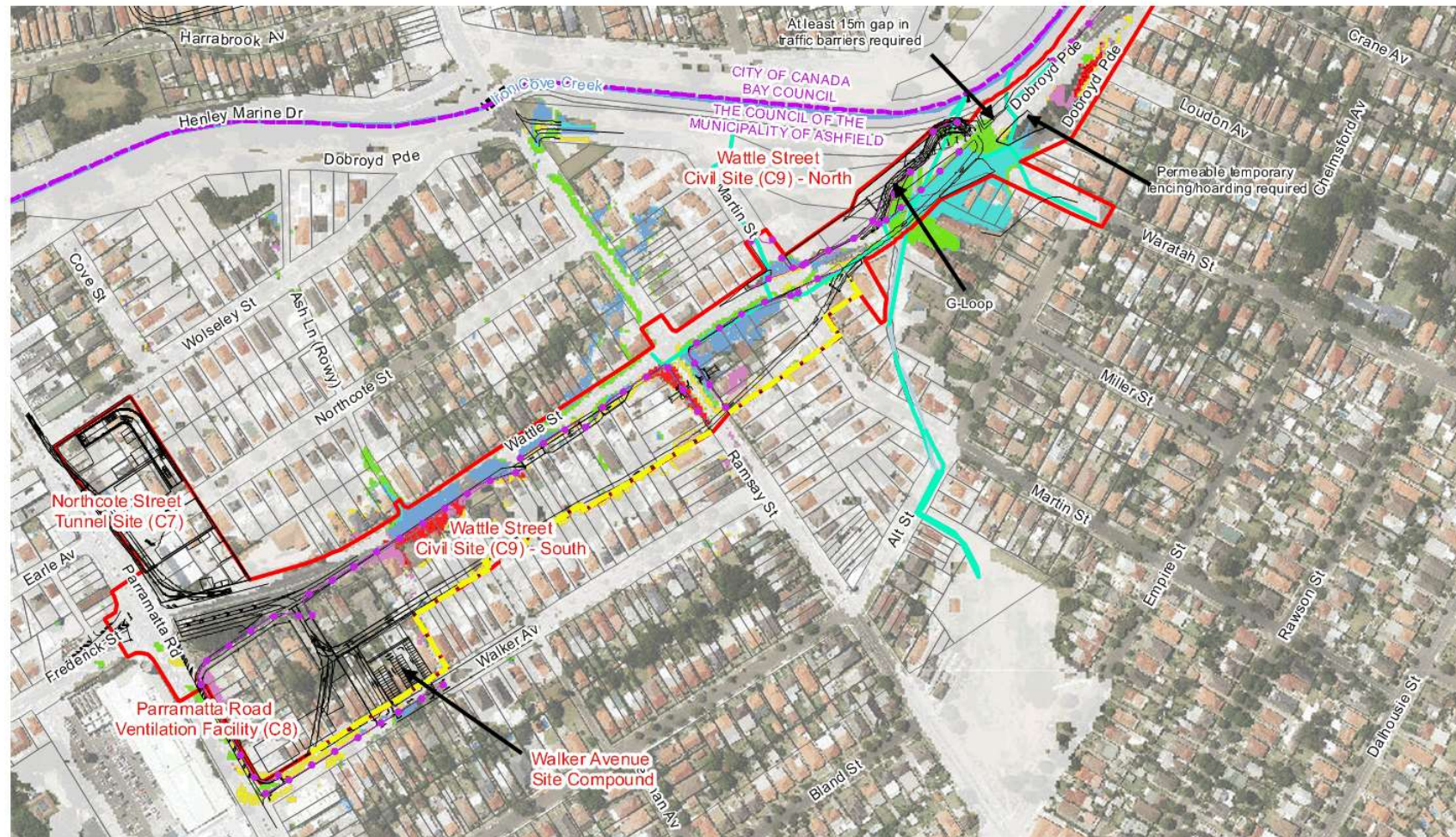


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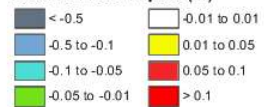
Flood model results presented on these maps have been specifically prepared for the WestConnex M4E Project and should not be used for any other purposes.

SCALE	1:4,000	741	
GRID	COORDINATE SYSTEM GDA 1994 MGA Zone 56		
TITLE			
FIGURE C.1 - Northcote (C7), PRVF (C8) and Wattle Street (C9) Temporary Site Access 100 Year ARI Relative Flood Impact			
PROJECT			
WestConnex Stage 1b - M4 East (M4E)			
CLIENT			
WESTCONNEX DELIVERY AUTHORITY			
DESIGN	DATE	SCALE	741
HY	18/04/2015		
DATE	18/04/2015	C.1 01	60437339

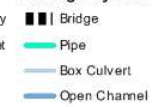


Legend

Relative Flood Impact (m)



Drainage System



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AEH makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness for purpose in relation to the map content.

Flood model results presented on these maps have been specifically prepared for the WestConnex M4E Project and should not be used for any other purposes.

SCALE	1:4,000	7/1
PROJ	COORDINATE SYSTEM	GDA 1994 MGA Zone 56
FIGURE C.2 - Northcote (C7), PRVF (C8) and Wattle Street (C9) Temporary Traffic Stage 1 100 Year ARI Relative Flood Impact		
WestConnex Stage 1b - M4 East (M4E)		
WESTCONNEX DELIVERY AUTHORITY		
DESIGN	DATE	REV
HY	18/04/2015	01
DATE	18/04/2015	01
C.2 01		60437339



27 April 2016

Ashfield Council
PO Box 1145
Ashfield NSW 1800

Attn: Vanessa Chan, General Manager;
cc: Phil Sarin, Director of Planning and Environment; Cathy Edwards-Davis, Director Works and Infrastructure Services

Dear Ms Chan

Re: WestConnex M4 East – Condition of Approval B20 Stormwater Drainage Report

The CPB Contractors Samsung John Holland Joint Venture (CSJ) has been engaged by WCXM4 Co. to design and construct the M4 East project, a component of the greater WestConnex scheme.

The project Planning Approval, Condition of Approval B20, requires CSJ to prepare a Stormwater Drainage Report for the construction and operation of the project.

In accordance with Condition of Approval B20, CSJ have prepared a Stormwater Drainage Report for temporary construction works associated with the Northcote Street tunnel compound (C7). This report is provided to Ashfield Council for your review and comment.

A Stormwater Drainage Report for the operational project will be provided to Council for review in early-May and late-June 2016.

Could you please return your comments by Wednesday 4 May via: Ryan.Franklin@m4e.com.au

Should you wish to discuss any of the above, or the document, please contact the CSJ Environment and Sustainability Manager, Ryan Franklin on (M) 0439 533 072, (T) (02) 9258 2367, or (email) Ryan.Franklin@m4e.com.au.

Yours sincerely
CPB Samsung John Holland Joint Venture

Don Johnson
Project Director

Attachment: Memo – Northcote Street Tunnel Site – Temporary Works– Stormwater Drainage Report (M4E-AEH-MO-10-660-922002)



MEMO

Date 26 April 2016
To CSJ
From AEH
Copies
Subject Northcote Street Tunnel Site – Stormwater Drainage Report

1 INTRODUCTION

This memo outlines the stormwater drainage assessment undertaken to address the requirements of Ministerial Conditions of Approval (MCoA) B20 (Stormwater Drainage Reports). To facilitate the proposed construction and design program, separate Stormwater Drainage Reports (SDRs) are being prepared for each temporary works site and also for each permanent works zone.

The content of this memo relates to the Northcote Street Tunnel Site (The Site) temporary works.

1.1 BACKGROUND

The Site is located on the northern corner of the intersection of Parramatta Road and Wattle Street. Existing commercial and residential properties will be cleared and a south-western section of Northcote Street will be temporarily acquired to accommodate the works. The Site location is shown in Figure 1.



Figure 1 –Site location, existing terrain contours and existing drainage systems

The size of the Site is approximately 12,200 m² and the area is proposed to be used for (but not limited to) spoil removal and the following activities:

- Tunnelling
- Pavement construction access
- M&E works in the tunnel

An acoustic shed is proposed as part of the works. Spoil removal trucks will enter the site from Parramatta Road and proceed to the shed to be loaded. Once loaded, the trucks will exit onto Wattle Street.

The design life of the Site is assumed to be three years, based on the current estimated construction programme. Once the tunnelling activities have been completed, the temporary site facilities will be demolished, Northcote Street will be reinstated and the remaining land is returned to Sydney Motorway Corporation (SMC). It is anticipated that the site will be reinstated for commercial/ residential use.

1.2 SCOPE OF THIS MEMORANDUM

This memo summarises the stormwater drainage assessment undertaken to address MCoA B20 (Stormwater Drainage). It includes details and results of the hydrologic and hydraulic assessment of the Northcote Street Tunnel Site temporary works.

1.3 CONDITIONS OF APPROVAL

The MCoA include several conditions related to stormwater drainage. This report relates specifically to Condition B20. The details of this condition, as well as identification of the sections of this report that address each sub-part of this condition are provided in Table 1.

Table 1: Planning Minister's Conditions of Approval – Condition B20

Clause	Description of requirement	Comment
B20	The Proponent must undertake further hydrological and hydraulic modelling based on the detailed design of the SSI to determine the ability of the receiving drainage systems to effectively convey pavement drainage from the SSI. The modelling must be undertaken in consultation with the relevant council(s) and the outcomes documented in a Stormwater Drainage Report. The Stormwater Drainage Report must:	This memo Refer to Section 1.4
B20 (a)	confirm the location, size and capacity of all drainage basin structures associated with the operation of the SSI;	Refer to Section 2.2
B20 (b)	assess the potential impacts of pavement drainage discharges from the SSI drainage systems on the receiving environment including the hydrology (water quality and quantity) of receiving waterways, riparian vegetation, aquatic ecology and property;	Refer to Sections 3 and 4
B20 (c)	identify all feasible and reasonable mitigation measures to be implemented where pavement drainage from the SSI drainage systems is predicted to adversely impact on the receiving environment;	Refer to Sections 5
B20 (d)	where pavement drainage from the SSI flows to a council stormwater drainage system, confirm the location of the cross drainage point and, where available, use drainage information obtained from the relevant council, to - (i) confirm the capacity of the council's drainage system and its ability to receive and convey the flows, (ii) identify any consequent upstream and downstream impacts on cross drainage infrastructure capacity, (iii) assess the impacts on the receiving environment at the final outflow point resulting from any additional flow volume (including, but not limited to, scour, flooding, water quality impacts, and impacts on riparian vegetation, aquatic ecology and property), and (iv) identify all feasible and reasonable mitigation measures to be implement where increased flows through cross drainage systems adversely impact on council drainage infrastructure and the receiving environment;	Refer to Sections 3, 4 and 5
B20 (e)	set out a clear time frame for the implementation of mitigation measures.	Refer to Section 5
B20	The Stormwater Drainage Report must be submitted to the Secretary at least four weeks prior to the commencement of any new drainage works, modifications to existing drainage works, or construction hard surfaces that would result in runoff to existing stormwater drainage systems, unless otherwise agreed by the Secretary.	This memo – submission timeframes were proposed in RMS letter Ref: A12442902

1.4 CONSULTATION

Consultation with Ashfield Council was undertaken during the preparation of this Stormwater Drainage Report. Consultation events included a meeting which was held on 16 March 2016, and provision of a draft of this report to council for review and comment on 28 April 2016. Evidence of this consultation will be attached to this report as an appendix when the consultation is completed, with a summary below of comments raised and the project's response.

Table 2: Summary of comments raised during consultation with Ashfield Council

No.	Comment	Response
1	Ashfield Council did not raise any specific comments relating to the Stormwater Drainage Report at a meeting held on 16 March 2016, where CSJ's approach to the report was presented.	N/A
2	To be completed following review of Stormwater Drainage Report by Ashfield Council	

2 DRAINAGE PATTERNS

2.1 EXISTING CONDITIONS

The Site (catchment C1) is located in the local catchment (catchment C2) that discharges into Iron Cove Creek and is not affected by major creek flooding. Based on available survey information, the Site is highest at the north-eastern corner and grades towards Parramatta Road at the north-western corner. The existing land usage is primarily of residential and commercial lots. The surfaces are primarily paved with some grassed areas existing only within the residential backyards and nature strip.

The catchment analysis undertaken for the Site indicates that most of the properties located between Northcote Street and Wattle Street discharge to the Northcote Street road gutter. This runoff then flows south-westerly down Northcote Street before being captured at existing drainage pits at the Parramatta Road intersection. Bypass flows continue in a northerly direction along the Parramatta Road gutter.

Properties along the northern boundary of The Site drain towards the Wolseley Street gutter system. These flows continue south-westerly down Wolseley Street and is captured at an existing drainage pit at the Parramatta Road intersection. The existing drainage network servicing the Site is located along Parramatta Road, which is a Roads and Maritime asset.

The flows from the Site travel along the Parramatta Road drainage network and ultimately discharges into Iron Cove Creek. The catchment layout for the site is provided in Figure 2.



Figure 2 – Existing conditions catchment

The catchment areas under existing conditions are as shown in Table 3.

Table 3 - Existing conditions catchment

Catchment	Description	Area (m ²)	Comment
C1	Northcote Street Tunnel Site	12,500	To Parramatta Road (at Wolseley Street)
C2	Iron Cove Creek Sub-catchment	29,850	To Parramatta Road (at Wolseley Street)

2.2 TEMPORARY SITE CONDITIONS

The Site will be cleared and regraded as part of the temporary works. The surface will comprise primarily of haul road pavement or concrete hardstand. The acoustic shed will be located in the centre of the site. The catchment area will be as per existing conditions. However, there will be a reduction in pervious area when compared to the existing conditions due to the removal of the grassed areas and the construction of hardstand areas.

Runoff generated within the Site will be captured through a series of concrete catch drains. These flows are conveyed towards drainage pits or sediment traps and subsequently discharged into the existing Parramatta Road drainage network. These flows will then discharge into Iron Cove Creek at the end of the drainage line, as per the existing conditions.

Runoff from the acoustic shed roof is proposed to be discharged directly into the Parramatta Road drainage network as sediment is not expected to be an issue.

Flows external to the Site area are kept separate from the Site by confining the runoff to a separate catch drain along the northern site boundary, upstream of the proposed noise wall. The external flows are directed to the kerb and gutters on Northcote Street and Wolseley Street. The two existing drainage inlet pits at the intersection of Northcote Street and Parramatta Road will be converted into junction pits. The proposed works will block overland flows that currently travels towards Parramatta Road in Northcote Street. Two new drainage inlet pits, connecting to the junction pits via a 450mm diameter pipe, are proposed at the eastern edge of project boundary to capture the external flows. The new pits were designed to capture the 5 year ARI flows arriving at this location. Surcharges from this system will enter the catch drain that links Northcote Street and Wolseley Street and travel to Parramatta Road along the Wolseley Street gutter.

The temporary works site and proposed drainage treatments are as shown in Figure 3. The catchments under temporary works conditions are as shown in Table 4.



Figure 3 – Temporary works conditions and proposed drainage

Table 4 – Temporary works conditions catchment

Catchment	Description	Area (m ²)	Comment
C1	Northcote Street Tunnel Site	12,500	To Parramatta Road (at Wolseley Street)
C2	Iron Cove Creek Sub-catchment	29,850	To Parramatta Road (at Wolseley Street)

3 HYDROLOGIC AND HYDRAULIC ANALYSIS

The hydrologic and hydraulic assessment was undertaken using DRAINS. The DRAINS model performs hydrologic and hydraulic grade line analyses on pit and pipe systems to determine:

- Flow estimation for design storm events
- Open channel flow calculations to assess kerb and channel flow widths
- Calculation of pit inlet capture rates based on inlet capacity charts (developed using HEC-22 procedures) and blockage allowances
- Pipe friction losses using the Colebrook-White equation
- Pit losses using the standard Missouri pit loss charts.

Results of the hydrologic analysis undertaken in DRAINS for the 5 year and 100 year ARI design storm events are presented in Table 5. It is important to note that the results do not consider potential attenuation effects the sedimentation traps may have.

Flows leaving the Site (catchment C1) and entering the Parramatta Road drainage network are expected to increase by approximately 4% and 8% for the 5 year ARI and 100 year ARI storm events respectively. The increase is largely due to the change in perviousness of the Site.

The total flows from the local catchment (catchment C2), which includes the flows from the Site, are expected to increase in smaller magnitude. These are expected to increase by 1.6% and 3% for the 5 year ARI and 100 year ARI storm events respectively.

These increases are minor in nature and are not expected to impact on the Roads and Maritime Services drainage infrastructure on Parramatta Road as a result. The flows are expected to be attenuated by the overland and underground flow paths before discharging into Iron Cove Creek where the Parramatta Road drainage network outfalls.

There are no impacts to Council drainage systems in the near vicinity as a result of the works within the Site.

Table 5 – Estimated Flows at Catchment Outfall

Catchment	Existing Conditions		Temporary Conditions		Difference (%)	
	5 yr ARI (L/s)	100 yr ARI (L/s)	5 yr ARI (L/s)	100 yr ARI (L/s)	5 yr ARI	100 yr ARI
C1	527	841	548	906	4.0	7.7
C2	1270	2040	1290	2100	1.6	2.9

A flood mitigation strategy report for Zone 40 has been prepared as part of the flood assessment of the project. The report confirms that the proposed temporary works at the Northcote Street site have no impact on flooding

for all events up to and including the 100 year ARI. For further details refer to the report (document # M4E-AEH-TR-00-120-090001).

4 WATER QUALITY

A number of sedimentation and erosion control measures are proposed to mitigate potential impacts of the proposed works. These measures will ensure that there is minimum impact to water quality and reduce the potential for scour and sediment migration. The measures proposed include:

- Lining of the proposed open channels/drains within the site
- Onsite water management measures including sediment traps, silt fencing, sand bags, etc

Further to the above, the project's Construction Environmental Management Plan (CEMP, M4E-ES-PLN-PWD-00233) and Soil and Water Management Plan (M4E-ES-PLN-PWD-00242) sets out the contractor's commitments for the effective management of water during construction. These mitigation measures include:

- Erosion and Sediment Control Plans (ESCPs) will be prepared in accordance with the Blue Book Volumes 1 and 2D (Landcom, 2004 and DECC, 2008) for each specific stage or parcel of work prior to commencing construction,
- All erosion and sediment controls will be installed in accordance with best-practice guidelines
- Key management structures such as sediment traps and clean water diversions will be installed as early works to assist in effective site management,
- As much as possible, separate 'clean' (offsite) run-on water catchments from 'dirty' (onsite) construction area run-off catchments to minimise impacts to receiving waters and reduce the need to manage large volumes of dirty water .
- Turbid construction runoff will be directed into sediment retention devices such as sediment basins, sediment sumps, sediment fences and other sediment traps,
- Sediment controls, including sediment basins, will be dewatered or cleaned out (de-silted) as necessary no more than 5 days after rain in accordance with the Blue Book. Sediment basins will be de-silted if more than 60% of the Storage Zone in the basin is filled, and
- Use wheel washes or sprays (where significant outloading of spoil will occur) or stabilised access points (in accordance with Landcom, 2004), aka rumble grids.

5 MITIGATION MEASURES

The stormwater drainage strategy and design was prepared adopting measures to minimise the potential impacts of the works. These measures include:

- Maintain drainage patterns as similar to existing as possible
- Use local sedimentation and erosion controls
- Lining of open drains to minimise scour potential

The above measures will be implemented in the initial phase of the site setup. The measures are documented in the temporary works civil drawings (10-660-912 series).

Luiz Segundo

M4 East Drainage Design Lead

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Subject	TENDER15/56458 - CLEANING SERVICES AT ASHFIELD COUNCIL CORPORATE AND COMMUNITY BUILDINGS
File Ref	SC1264
Prepared by	Anthony Claxton - Building Services Officer
Reason	To advise Council of the results of the tender process completed in accordance with the Local Government Act 1993 (NSW, Part 3, Division 1, Section 55 and Section 377 of the Local Government Act 1993, for cleaning services at Ashfield Council Corporate and Community Buildings, Ashfield
Objective	To seek a resolution from Council on entering into a contract with a successful Tenderer to appoint as the Contractor to carry out the proposed cleaning contract works in the Ashfield Council Corporate and Community Buildings.

Overview of Report

The existing cleaning contract had been extended several times and Council identified the need to retender for these services. Documents were prepared to obtain a cleaning contractor through public tenders.

This report explains the background for Council to decide if it wishes to enter into a contract with the entity recommended as the Contractor. The report also details the tender process (criteria, weightings, and evaluation) supporting the recommendation for Council's consideration, with the confidential matters being within the Confidential Attachments.

Background

The cleaning of the Corporate and Community Use Halls and Rooms has been undertaken by a combination of a Council staff cleaner and an external contractor. The contractor's contract had been extended and a review and testing of the market place was considered necessary. The cleaning of the amenities at the parks and sporting fields, including the opening and closing of the facilities on a daily basis, was being undertaken by a different external contractor. These services were also included in the RFT to test the market

Tender documents were prepared following consultation with Council staff and stakeholders.

Council advertised a Request for Tenders in November 2015 a view to appoint a Contractor to carry out the works under the proposed Contract Number 15/56458.

This report provides the information on the tendering process undertaken, the evaluation criteria, the tender evaluation process and the outcome

TENDER15/56458 - Cleaning Services At Ashfield Council Corporate and Community Buildings

Tender Process

The tasks undertaken as part of the tendering process are as follows:

1. Tender Documents were prepared and reviewed in-house, a Tender Evaluation Plan (TEP) was prepared, and a Tender Evaluation Committee (TEC) appointed prior to calling/advertising of the Tender.
2. TENDER 15/56458 – Cleaning Services for Ashfield Council Corporate and Community Buildings, Ashfield, NSW 2131 was advertised on Tuesday, 24 November 2015 on the Council's public website, Tenders Online, Sydney Morning Herald and the local newspaper via open tendering method in accordance with clause 167 of the Local Government (General) Regulation 2005.
3. The tender advertised for a period of 21 days, closed on 15 December 2016 at 9.30 am.
Council's Tender Opening Committee, in the presence of the Independent Observer, opened the Tender Boxes.
Two addenda were issued during the tender period.
4. The tender was based on the Schedule of Rates and intended to appoint a Contractor under the proposed Contract Number 15/56458.
5. The Evaluation Criteria established in the tender are as follows:
 - a).
 - Price
 - Capability and capacity to perform the Service Agreement:
 - Proposed facilities, processes and arrangements for receiving and processing stakeholders requests and delivering services to listed sites;
 - Proposed Stakeholder support facilities, including availability for Stakeholder enquiries and processes for request correspondence;
 - Quality assurance;
 - Compliance with the proposed conditions of the Service Agreement.
 - Previous experience and performance on meeting the requirements covered in this RFT or other similar requirements;
 - Proposed implementation plan, including the setting up of services, stakeholder information program and an implementation timeline;
 - Conflict of Interest Declaration - Schedule 'C'
 - Required Industrial Relations details as listed in Schedule 'H'
 - Financial capacity and stability – Schedule 'J'
 - References – Schedule K

TENDER15/56458 - Cleaning Services At Ashfield Council Corporate and Community Buildings

- b). Qualitative Assessment Criteria captured in the TEP was point scored. The criteria subject to scoring are; Compliance with the specification, previous experience, proposed implementation plan and quality assurance
 - c). Scoring of Price - In accordance with the Tender Evaluation Plan, the TEC ranked the tenders in accordance with the procedure within the TEP.
6. The TEC met on a single occasion, 6 January 2016 to review and accept the TEP, understand the evaluation process including methodology and, sign the Conflicts of Interest Declarations having made aware of the identities of the Tenderers. The TEC then proceeded to assess and evaluate the 16 (sixteen) tenders received from the following entities.
- i. Northern Contract Cleaning P/L
 - ii. Sydney 5 Star Cleaning P/L
 - iii. A C Commercial Cleaning P/L t/a Shining Knight Facility Services
 - iv. Lavarro P/L
 - v. The Trustee for CMC Unit Trust t/a CMC Property Services
 - vi. The Sparkle Team P/L t/a TAT Property Services
 - vii. Academy Services(NSW) P/L
 - viii. M K Cleaning & Maintenance P/L
 - ix. TJS Services Group P/L
 - x. Finder Australia P/L t/a Birchgrove Facility Management
 - xi. K J Cleaning Service
 - xii. K J Cleaning Service – Alternative Tender
 - xiii. GJK Facility Services
 - xiv. Storm International P/L
 - xv. AFMR P/L t/a Solo Services Group
 - xvi. VDG Services
7. The TEC completed the tender assessments and the evaluation process in accordance with the requirements set out in the TEP and identified a tender that best represents value for money and therefore the most advantageous tender. The TEC also recommends the Contractor for appointment under the proposed Contract Number 15/56458.
8. The TEC recommends that, under Section 178 (1) (a) of the Local Government (General) Regulation 2005, Council accepts the tender identified as the most advantageous tender as outlined in the confidential attachments to this report.

Variations to the Specified Service

9. Council's Community Programs & Services Branch, in response to feedback from hirers of the venues, has made representations for increased cleaning of the Community Rooms and Halls. Extensions of the supplied rates to reflect the request for increased cleaning were prepared and presented in the confidential attachments to this report.

TENDER15/56458 - Cleaning Services At Ashfield Council Corporate and Community Buildings

Financial Implications

The TEC will undertake a financial assessment of the recommended Tenderer to confirm its assessment of the financial capacity and the ability of the Tenderer to fulfil the obligations under the proposed Contract Number 15/56458.

Tenderers have submitted their responses as strictly “Commercial in Confidence” and requested that commercially sensitive aspects of their respective offers be discussed by Council officers, Councillors and others in closed sessions only and is not to be made public. The Tenderers consider that the information within the tender documents is commercial in confidence and if disclosed to the public and to their competitors, could be damaging to their business.

Other Staff Comments

Ms. Menaka Kulatunge – Strategic Procurement Specialist

The tendering process undertaken has satisfied the legislative and statutory requirements and the intent of the Local Government Act 1993 (NSW, Part 3, Division 1, Section 55 and, Local Government (General) Regulation 2005, Part 7 Tendering, Division 2, in particular Sections 167 and 170, Local Government (General) Regulation 2005, Part 7 Tendering, Division 3 Sections 173 to 178.

Conclusion

The procurement process has complied with the relevant legislative requirements for tendering and with Council’s Procurement Policy.

In accordance with the Local Government Act 1993, Section 10A subsection’s (c) and (d), it is advised that all attachments herewith be considered in closed committee because they may confer a commercial advantage on a person with whom the Council is proposing to conduct business and reveal commercial in-confidence information.

ATTACHMENTS

Attachment 1 Tender Evaluation Report - - **CONFIDENTIAL** 9 Pages
ATTACHMENT - *It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) (d) of the Local Government Act, 1993, on the grounds that the matter relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed:*
(i) prejudice the commercial position of the person who supplied it, or
(ii) confer a commercial advantage on a competitor of the council, or
(iii) reveal a trade secret.

TENDER15/56458 - Cleaning Services At Ashfield Council Corporate and Community Buildings

Attachment 2 Appendix A - - **CONFIDENTIAL ATTACHMENT** - It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) (d) of the Local Government Act, 1993, on the grounds that the matter relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed:
 (i) prejudice the commercial position of the person who supplied it, or
 (ii) confer a commercial advantage on a competitor of the council, or
 (iii) reveal a trade secret. 16 Pages

Attachment 3 Tender evaluation method - - **CONFIDENTIAL ATTACHMENT** - It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) (d) of the Local Government Act, 1993, on the grounds that the matter relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed:
 (i) prejudice the commercial position of the person who supplied it, or
 (ii) confer a commercial advantage on a competitor of the council, or
 (iii) reveal a trade secret. 1 Page

RECOMMENDATION

- 1/2 That, under Section 178 (1) (a) of the Local Government (General) Regulation 2005, Council accept the tender that is recommended as the most advantageous tender for Contract Number 15/56458, 'Cleaning Services for Ashfield Council Corporate and Community Buildings, Ashfield, NSW 2131' subject to satisfactory outcome of the financial assessment.
- 2/2 That Council inform the unsuccessful Tenderers of the resolution to decline to accept those tenders.

CATHY EDWARDS-DAVIS
 Director Works & Infrastructure

Subject	TENDER 15/56753 - CARE TAKING, CONCIERGE AND MINOR FACILITY MANAGEMENT SERVICES AT ASHFIELD COUNCIL CIVIC CENTRE BUILDING
File Ref	SC1267
Prepared by	Anthony Claxton - Building Services Officer
Reasons	To advise Council of the results of the tender process completed in accordance with the Local Government Act 1993 (NSW, Part 3, Division 1, Section 55 and Section 377 of the Local Government Act 1993, for care taking, concierge and minor facility services at Ashfield Council Civic Centre Building, Ashfield.
Objective	To seek a resolution from Council on entering into a contract with a successful Tenderer to appoint as the Contractor to carry out the proposed caretaking contract works in the Ashfield Council Civic Centre building.

Overview of Report

The existing care taking contract had been extended several times and the duties had varied and increased. Council identified the need to retender for the services and documents were prepared to obtain a contractor to undertake the care taking, concierge and minor facility management services through public tenders.

This report explains the background for Council to decide if it wishes to enter into a contract with the entity recommended as the Contractor. The report also details the tender process (criteria, weightings, and evaluation) supporting the recommendation for Council's consideration, with the confidential matters being within the Confidential Attachments.

Background

The operation of the Ashfield Council Civic Centre requires work of differing trades and categories. The existing contract had been extended and a review in the market place was considered necessary.

Tender documents were prepared following a review of the varied existing duties of the existing contractor and consultation with Council staff and stakeholders.

Council advertised a Request for Tenders in November 2015 with a view to appoint a Contractor to carry out the works under the proposed Contract Number 15/56753.

This report provides the information on the tendering process undertaken, the evaluation criteria, the tender evaluation process and the outcome.

Tender Process

TENDER 15/56753 - Care Taking, Concierge and Minor Facility Management Services at Ashfield Council Civic Centre Building

The tasks undertaken as part of the tendering process are as follows:

1. Tender Documents were prepared and reviewed in-house, a Tender Evaluation Plan (TEP) was prepared, and a Tender Evaluation Committee (TEC) appointed prior to calling/advertising of the Tender.
2. TENDER 15/56753 – Care Taking, Concierge and Minor Facility Management Services for Ashfield Council Buildings was advertised on Tuesday, 24 November 2015 on the Council's public website, Tenders Online, Sydney Morning Herald and the local newspaper via open tendering method in accordance with clause 167 of the Local Government (General) Regulation 2005.
3. The tender was advertised for a period of 21 days, closed on 15 December 2015 at 9.30 am.
Council's TEC in the presence of the Independent Observer opened the Tender Boxes. There were no clarifications sought during the tender period, therefore no Addenda issued.
4. The tender was based on Schedule of Prices and intended to appoint a Contractor under the proposed Contract Number 15/56753.
5. The Evaluation Criteria established in the tender are as follows:
 - (a) Price
 - (b) Capability and capacity to perform the Service Agreement including:
 - (i) Proposed facilities, processes and arrangements for:
 - receiving and processing stakeholders requests
 - delivering services to listed sites;
 - (ii) Proposed Stakeholder support facilities, including availability for Stakeholder enquiries and processes for request correspondence;
 - (iii) Quality assurance;
 - (c) Previous experience and performance on meeting the requirements covered in this RFT or other similar requirements;
 - (d) Proposed implementation plan, including the setting up of services, stakeholder information program and an implementation timeline;
 - (e) Conflict of Interest Declaration - Schedule 'C'
 - (f) Required Industrial Relations details as listed in Schedule 'E'
 - (g) Financial capacity and stability – Schedule 'F'
 - (h) References – Schedule 'G'
6. Qualitative Assessment Criteria captured in Schedule 10 – Weighted Non-Price Criteria Information are point scored. The criteria subject to scoring are; compliance

TENDER 15/56753 - Care Taking, Concierge and Minor Facility Management Services at Ashfield Council Civic Centre Building

with specification; previous experience and performance; proposed implementation plan and quality assurance.

7. The TEC met on a single occasion, 5 January 2016 to review and accept the TEP; understand the evaluation process including methodology and, sign the Conflicts of Interest Declarations having made aware of the identities of the Tenderers. The TEC then proceeded to assess and evaluate the 5 (five) tenders received from the following entities.
 - K Jezzini Caretaking
 - K Jezzini Caretaking – Alternative Tender
 - Huntley Facilities Management Services
 - Birchgrove Facility Management
 - TJS Services Group
8. The TEC completed the tender assessments and the evaluation process in accordance with the requirements set out in the TEP and identified a tender that best represents value for money, therefore the most advantageous tender. The TEC also recommends the Contractor for appointment under the proposed Contract Number 15/56753.
9. The TEC recommends that, under Section 178 (1) (a) of the Local Government (General) Regulation 2005, Council accepts the tender identified as the most advantageous tender as outlined in the confidential attachments to this report.

Financial Implications

The TEC will undertake a financial assessment of the recommended Tenderer to confirm its assessment of the financial capacity and the ability of the Tenderer to fulfil the obligations under the proposed Contract Number 15/56753.

Tenderers have submitted their responses as strictly “Commercial in Confidence” and requested that commercially sensitive aspects of their respective offers be discussed by Council officers, Councillors and others in closed sessions only and is not to be made public. The Tenderers consider the information that is commercial in confidence nature and if disclosed to the public and to their competitors, could be damaging to their business.

Other Staff Comments

Ms. Menaka Kulatunge – Strategic Procurement Specialist

The tendering process undertaken has satisfied the legislative and statutory requirements and the intent of the Local Government Act 1993 (NSW, Part 3, Division 1, Section 55, and Local Government (General) Regulation 2005, Part 7 Tendering, Division 2, in particular Sections 167 and 170, Local Government (General) Regulation 2005, Part 7 Tendering, Division 3 Sections 173 to 178.

TENDER 15/56753 - Care Taking, Concierge and Minor Facility Management Services at Ashfield Council Civic Centre Building

Conclusion

The procurement process has complied with the relevant legislative requirements for tendering and with Council's Procurement Policy.

In accordance with the Local Government Act 1993, Section 10A subsection's (c) and (d), it is advised that all attachments herewith be considered in closed committee because they may confer a commercial advantage on a person with whom the Council is proposing to conduct business and reveal commercial in-confidence information.

ATTACHMENTS

- Attachment 1** tender evaluation report - - **CONFIDENTIAL** 7 Pages
ATTACHMENT - *It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) (d) of the Local Government Act, 1993, on the grounds that the matter relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed:*
(i) prejudice the commercial position of the person who supplied it, or
(ii) confer a commercial advantage on a competitor of the council, or
(iii) reveal a trade secret.
- Attachment 2** Care taking Tender - Appendix A - - **CONFIDENTIAL** 5 Pages
ATTACHMENT - *It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) (d) of the Local Government Act, 1993, on the grounds that the matter relates to information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed:*
(i) prejudice the commercial position of the person who supplied it, or
(ii) confer a commercial advantage on a competitor of the council, or
(iii) reveal a trade secret.
- Attachment 3** Evaluation Method - - **CONFIDENTIAL** 1 Page
ATTACHMENT - *It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (c) (d) of the Local Government Act, 1993, on the grounds that the matter relates to information that would, if disclosed, confer a commercial advantage on a person with*

TENDER 15/56753 - Care Taking, Concierge and Minor Facility Management Services at Ashfield Council Civic Centre Building

whom the council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed:
(i) prejudice the commercial position of the person who supplied it, or
(ii) confer a commercial advantage on a competitor of the council, or
(iii) reveal a trade secret.

RECOMMENDATION

- 1/2 That, under Section 178 (1) (a) of the Local Government (General) Regulation 2005, Council accept the tender that is recommended as the most advantageous tender for Contract Number 15/56753, 'Care Taking, Concierge and Minor Facility Management Services for Ashfield Council Building' subject to satisfactory outcome of the financial assessment.**
- 2/2 That Council inform the unsuccessful Tenderers of the resolution to decline to accept those tenders.**

CATHY EDWARDS-DAVIS
Director Works & Infrastructure