



ORDINARY MEETING

26 April, 2005

LEICHHARDT MUNICIPAL COUNCIL

ORDINARY MEETING OF COUNCIL

NOTICE IS HEREBY GIVEN THAT AN **ORDINARY MEETING** OF THE LEICHHARDT MUNICIPAL COUNCIL WILL BE HELD IN THE COUNCIL CHAMBERS, LEICHHARDT TOWN HALL, 107 NORTON STREET, LEICHHARDT, ON **TUESDAY, 26 April, 2005** at **7.00 pm.**

Peter Head
GENERAL MANAGER

20 April, 2005

BUSINESS :

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** **CONFIRMATION AND/OR CORRECTION OF
MINUTES OF ORDINARY AND SPECIAL MEETINGS
C15/3**

(BOUND SEPARATELY)

- (a) BUILDING & DEVELOPMENT COMMITTEE
8 MARCH 2005**
- (b) BUILDING & DEVELOPMENT COUNCIL MEETING
15 MARCH 2005**
- (c) ORDINARY MEETING - 22 MARCH 2005**
- (d) EXTRAORDINARY MEETING – 23 MARCH 2005**

** **APOLOGIES AND/OR CONDOLENCES**

** **DECLARATION OF PECUNIARY INTEREST**

** **PRESENTATION**

ITEM A PRESENTATION OF CHEQUES TO OUT OF SCHOOL HOURS CENTRES

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**** QUESTIONS WITHOUT NOTICE**

**** COMMITTEE OF THE WHOLE**

The following items are listed for consideration by Council in Committee of the Whole with the public excluded, in accordance with the provisions of Section 10A (2) (d) of the Local Government Act, 1993.

**** REPRESENTATIONS FROM THE PUBLIC TO BE CONSIDERED AS TO THE CLOSURE OF THE MEETING**

1. TENDER FOR ARCHITECTURAL SERVICES FOR UPGRADE OF BALMAIN LIBRARY AND TOWN HALL

Reason: Commercial Information of a Confidential Nature

2. TENDER FOR MORT BAY PARK

Reason: Commercial Information of a Confidential Nature

MAYORAL MINUTES

LEICHHARDT MUNICIPAL COUNCIL

MAYORAL MINUTES

DIVISION: MAYORAL MINUTES

SUBJECT: ITEM 1 MAYORAL MINUTES

FILE REF: F97/00494

DATE: 24 June 2009

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LEICHHARDT MUNICIPAL COUNCIL**MAYORAL MINUTES**

DIVISION: MAYORAL MINUTES

SUBJECT: ITEM 2 SUMMARY OF MAYORAL MINUTE RESOLUTIONS
FROM MARCH 2005

FILE REF: F

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local
Settings\Temporary Internet
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DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Mayoral Minute resolutions from March 2005.

2. **Recommendations**

That the information be received and noted.

PRECIS OF CORRESPONDENCE

LEICHHARDT MUNICIPAL COUNCIL

PRECIS OF CORRESPONDENCE

DIVISION: PRECIS OF CORRESPONDENCE

SUBJECT: ITEM 3 SUMMARY OF PRECIS OF CORRESPONDENCE
RESOLUTIONS FROM MARCH 2005

FILE REF:

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local
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Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Precis of Correspondence Resolutions from March 2005

2. **Recommendations**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL

PRECIS OF CORRESPONDENCE

DIVISION: PRECIS OF CORRESPONDENCE

SUBJECT: ITEM 4 2005 INNER WEST BUSINESS AWARDS

FILE REF: F97/00425

DATE: 24 June 2009

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Attached is a request from precedent Productions for Council sponsorship towards the 2005 Inner West Business Awards.

Council has provided sponsorship for this event for several years and in the 2004/05 budget provided sponsorship to the value of \$1000.

Recommendation:

That Council provide sponsorship of \$1000 towards the 2005 Inner West Business Awards.

LEICHHARDT MUNICIPAL COUNCIL

PRECIS OF CORRESPONDENCE

DIVISION: PRECIS OF CORRESPONDENCE

SUBJECT: ITEM 5 GLADSTONE PARK BOWLING CLUB

FILE REF: F97/00058

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

A letter dated 18 March 2005 from Gladstone Park Bowling Club to the Mayor, is attached. There was a subsequent meeting on 29 March 2005 between the President and another representative of the Bowling Club, the Mayor, and Council officers.

The Bowling Club has a lease of part of Gladstone Park for 20 years from 1 January 1998 to 31 December 2017, with 12 years remaining of the term. The Bowling Club seeks a 99 years lease, or at least a 20 year option to renew added to the existing lease, to enable the Club to obtain finance for alterations and additions to the club house, as the financiers won't lend unless the Club has a longer lease than the remaining term of the current lease. One problem is that as Gladstone Park is a crown reserve, any lease requires the consent of the Minister for Lands, there is a Plan of Management referring to the existing lease expiring in 2017, and an officer of the Department of Lands expressed the opinion that the Department would not consent to a 99 year lease and maybe not to the 20 year extension of the current lease.

The Mayor proposed that the matter be brought to the Council meeting and if the Council supported the Club's request, the consent of the Minister for Lands could then be sought.

RECOMMENDATION

That Council support in principle a long term lease to the Gladstone Park Bowling Club, subject to obtaining consent from the Minister for Lands and development consent.

The Council writes to the Minister for Lands seeking consent for a long term lease to the Gladstone Park Bowling Club, prior to commencing lease variations and negotiations.

GENERAL MANAGER

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: GENERAL MANAGER

SUBJECT: ITEM 6 SUMMARY OF GENERAL MANAGER
RESOLUTIONS FROM MARCH 2005

FILE REF: F

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local
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DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of General Manager Resolutions from March 2005

2. **Recommendations**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: GENERAL MANAGER

SUBJECT: ITEM 7 LEICHHARDT OVAL IMPROVEMENTS PROGRAM

AUTHOR: PETER HEAD - GENERAL MANAGER

FILE REF: F97/02028 ; F97/00478

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: This report seeks to commit Council and the Balmain Tigers to a \$1 million loan to enable commencement of the \$5 million Leichhardt Oval improvement program.

Policy Implications: Consistent with the draft Leichhardt Plan of Management and Social Plan priorities; proposed improvements are also compatible with LPAC activities and programs

Strategic Plan Objective: Community Well Being – Recreation Provision;

Staffing Implications: Nil at this stage

Notifications: Proposed expenditures and improvement works will be covered in the draft management plan/budget consultation program; plus a DA will be lodged for the timber grandstands

Other Implications: Potential to increase community use of Leichhardt Oval and its facilities

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1. Purpose of Report

To advise Council on the funding applications for the Leichhardt Oval improvement program; and to recommend that an interest free loan be sought to commence the improvement program.

2. Recommendations

1. That Council in conjunction with the Balmain Tigers Rugby League Football Club apply through Local Member, the Hon. Sandra Nori, to the NSW Department of Tourism, Sport and Recreation for a \$1 million interest free loan for Leichhardt Oval, with repayments to be met equally by Leichhardt Council and the Balmain Rugby League Football Club.
2. That, subject to approval of and formal commitment to the loan package by both Council and the Balmain Tigers Board, tenders be immediately sought for the requisite lighting, fencing and toilet facilities improvement works
3. That Council consents in principle to a lease by the Balmain Tigers Rugby League Football Club of Leichhardt Oval for 10 years with a further 10 year option for the use by Wests Tigers and Balmain Tigers to train and play their home games subject to:
 - i. Loan approval and formal commitment to the loan repayment by the Balmain Tigers Rugby League Football Club
 - ii. Consent of the Minister for Lands
 - iii. Satisfactory determination of future operational and maintenance management arrangements including lease payments (if appropriate) and outgoings, insurances and payment by the club of all legal and other costs associated with preparation of the new lease agreement.
4. That Council in conjunction with the Balmain Tigers Rugby League Football Club continue to pursue supplementary funding through special purpose grants from the State and Federal Governments to fund the balance of the proposed \$5 million improvement program for Leichhardt Oval

3. Background

Council in October last year resolved to seek special purpose grants from the State and Federal Governments to fund the proposed \$5 million improvement program for Leichhardt Oval – stages 1 and 2 as detailed in the GHD options report of October 2004.

GHD undertook detailed asset condition surveys of the existing facilities/structures to identify the extent and cost of works to meet Building Code of Australia (BCA) and Occupational Health and Safety (OH&S) requirements. The report concludes that the ground and its facilities are in average condition for their age, are generally structurally sound however the various fittings and finishes require upgrading or replacement.

Essentially the problem is old infrastructure attempting to meet modern day demands.

The improvements including new toilets, canteens, upgraded corporate facilities and lift access to the main stand, playing field renovation, new lighting , an electronic scoreboard and proper security fencing will provide for a modern sporting ground meeting contemporary standards, and available for broad community use including schools, community events and various sporting clubs including the Balmain/Wests Tigers.

Once all funding options had been explored, a further report was required to consider budgetary implications, project staging, community consultation and future management (operational and maintenance) implications.

Additionally Council has been coordinating structural investigations and a heritage assessment for the timber grandstands at the southern end of the ground, which are currently earmarked for demolition because of severe termite attack. Previous assessments have all indicated that they can not be saved – however a recent heritage assessment and structural check contradicts this advice, and confirms that the western stand could be saved but the eastern stand is essentially beyond reasonable repair. A Development Application will therefore be lodged shortly to reflect these conclusions and enable demolition and restoration works to proceed at the end of this football season (currently \$260,000 is available for this work with a further \$100,000 earmarked in the 05/06 draft budget)

4. Funding submissions

Formal funding packages were submitted to the State and Federal Governments in November however there have been no positive responses to date.

An application for a \$200,000 grant under the State Government's Regional Sports Facility Program administered by the NSW Department of Sport and Recreation was also unsuccessful (the terms of the grant require major facilities upgrades and our initial application was deemed to contain too much basic maintenance)

However, at a meeting facilitated by Local Member, Sandra Nori, the Director Properties and Grants Division of the NSW Department of Tourism, Sport and Recreation raised the option of Council and the Balmain Tigers seeking a special sporting bodies loan under their assistance program. Essentially there is an opportunity subject to Ministerial approval to raise a loan in the order of \$1 million, repayable over 10 years and at an interest rate of between 0 and 5% negotiable.

5. Sporting Bodies Loan

The option for raising a \$1 million loan is affordable and is also supported in principle by the Balmain Tigers. It will permit, at this stage based on preliminary estimates and prioritised works:

- Flood lighting upgrade to meet NRL standards \$400,000 (\$300,000 for the lighting and up to \$100,000 for Energy Australia substation increases)

- New toilets at either end of the main grandstand and the upper level corporate box area; Glover St male and female toilets; closure of the north end toilets and replacement with a temporary demountable\$300,000.
- Security perimeter fencing and gates\$300,000

The Tigers are also currently exploring opportunities to secure a new and readily moveable electronic scoreboard with costs offset by sponsorship and hire to other venues.

Shared between Balmain Tigers and Council, servicing this loan will require respective repayments of \$50,000 per annum over a 10 year period, if it is approved as interest free. Provision has therefore been made in our draft 2005/6 budget to meet the repayments. Balmain Tigers also note that supplementary lighting for night games at Leichhardt Oval costs them at least this much each season.

In agreeing to commit to a \$500,000 loan however, the club seeks an extension of their current lease agreement to provide for a new 10 year lease with a 10 year extension. Given the level of financial commitment involved, this is not considered an unreasonable request. Currently Balmain Tigers has agreement with Council for a 5 year lease with a 5 year option, terminating in December 2011 for use of the oval and its facilities.

6. Conclusions

Funding opportunities are generally limited and taking up this loan:

- Will provide much improved ground facilities for spectators and the community
- May increase revenue by assisting negotiation of naming rights; sponsorship and signage; and catering rights
- Demonstrates Council's and Balmain Tiger's long term commitment to the oval and preparedness to bear their respective fair share of expenses
- May assist in securing the still much needed balance of funds from the State and Federal Governments to complete the improvement program.
- May assist ground and facilities management with better marketing and promotion for casual/permanent ground hire; and income from commercial activities
- Will assist preparation of a comprehensive maintenance management program for the site.

ENVIRONMENTAL AND COMMUNITY MANAGEMENT

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 8 SUMMARY OF ENVIRONMENTAL AND
COMMUNITY MANAGEMENT RESOLUTIONS FROM
MARCH 2005

FILE REF: F

DATE: 24 June 2009

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DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Environmental & Community Management Resolutions from March 2005.

2. **Recommendations**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 9 MINUTES OF THE ENVIRONMENT & RECREATION COMMITTEE

FILE REF: F05/00015

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: 3.1 Conservation & Enhancement
3.2 Pollution Control and Minimisation
3.4 Waste Minimisation
5.3 Community involvement

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Minute Resolutions of the Environment and Recreation Committee held on Tuesday 5th April 2005.

2. **Recommendation**

That Council adopt the minutes of the Environment and Recreation Committee held on Tuesday 5th April 2005 with the accompanying recommendations.

MINUTES of the **Environment and Recreation Committee** of Leichhardt Municipal Council held in the Supper Room on **Tuesday 5th April 2005**.

Present at the commencement of the meeting: Councillor Maire' Sheehan in the Chair, Councillor Vera-Ann Hannaford, Councillor Robert Webb, Councillor Kate Hamilton, David Lawrence, Pauline Kitson, Kristian Brockmann, Kim Wheatley, Bronwen Campbell, Gillian Leahy, Lorraine Shannon, Margaret Ryan and Kate O'Connell.

Staff Present: Jeff Thompson - Manager Strategic Planning, Marcus Rowan - Team Leader Planning, Bridget Dwyer - Senior Environment Officer, Diane Ross - Purchasing and Supply Coordinator, Rebecca Fogg - Environment Officer.

Meeting Commenced: 6.10pm

BUSINESS:

ITEM 1 APOLOGIES

ERC07/05 RESOLVED

That apologies be accepted for the non attendance of Bruce Ashley.

ITEM 2 SUMMARY OF RESOLUTIONS

ERC08/05 RESOLVED

That the Resolutions of the Environment and Recreation Committee Meeting held 1 February 2005 be received and noted.

ITEM 3 REPORT- PURCHASING POLICY

ERC09/05 RESOLVED

1. That the Environment and Recreation Committee receive and note the Leichhardt Council Purchasing Policy
2. That Council's Environment Staff provide a report to the Environment and Recreation Committee outlining Biodiesel as an alternative fuel for Council's fleet. The report should address the storage and distribution options for biodiesel fuel, the resale value of vehicles converted to biodiesel, and information regarding Newcastle City Council's experience in using biodiesel.
3. That Council's Fleet Manager provide a report to the Environment and Recreation Committee evaluating Council's current hybrid electric vehicle. The evaluation should address the kilometres travelled, the availability of hybrid electric vehicles, their resale value, and fuel and maintenance costs.

ITEM 9

**ITEM 4
REPORT- COMMITTEE STRUCTURE AND OPERATION UPDATE**

ERC10/05 RESOLVED

That Council endorse the proposed change to the Operation Guidelines for the Environment and Recreation Committee including:

1. In the absence of a quorum at the Environment and Recreation Committee meeting, it is proposed that the meeting proceed as long as one (1) Councillor is present.
2. Following the absence of a quorum at the Committee meeting, the Committee Agenda will be reported to the Ordinary Council meeting as a supplementary item.

**ITEM 5
REPORT- BASIX AND COUNCIL'S DCP SUSTAINABILITY CONTROLS**

ERC11/05 RESOLVED

1. That Council note the contents of this report.
2. That an update regarding the environmental aspects of the Martin Bright Steeles site be provided to the next Environment and Recreation Committee.
3. That a further report on the practicalities of the installation of rainwater tanks on small sites be submitted to the June Environment and Recreation Committee.

**ITEM 6
BUDGET AND MANAGEMENT PLAN**

ERC12/05 RESOLVED

1. That the section of the Management Plan relevant to Council's Environment Team be placed as an attachment to the next Environment and Recreation Committee.
2. That the Draft Budget for Council's Environment Team be distributed to Committee members for comment prior to the adoption of the team budget.

**ITEM 9
CURRENT PROJECTS**

ERC13/05 RESOLVED

1. That once completed the Bird Education brochure be sent to all Committee members to receive and note.
2. That the following actions occur regarding 31 White Street:
 - a. That the consultants' report is distributed to all 31 White Street Project Committee members.

- b. That the 31 White Street Project Committee meet on Saturday 30th April 2005 to finalise the components of the environment centre and surrounds in accordance with the vision for the site.
- c. Once final options for the site are determined that Council's Property and Commercial Services section prepare a project brief to obtain costings for the site.

**ITEM 11
OTHER BUSINESS**

ERC14/05 RESOLVED

1. That a report be provided to the Environment and Recreation Committee on the following topics:
 - a. An outline of Council's weeding policy and practices by Parks and Streetscapes.
 - b. An outline of stormwater runoff issues in Leichhardt and Council's management responses to these issues by Infrastructure and Service Delivery.

ERC15/05 RESOLVED

That correspondence received from Bruce Ashley regarding the Greenway Project is discussed at the next Environment and Recreation Committee meeting.

The meeting closed at 8.50pm.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 10 MINUTES OF THE COMMUNITY SERVICES,
SAFETY & FACILITIES COMMITTEE

FILE REF: F05/00012

DATE: 24 June 2009

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DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: NIL

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Minute Resolutions of the Community Services, Safety & Facilities Committee held on 7 April 2005.

2. **Recommendation**

That Council adopt the minutes of the Community Services, Safety & Facilities Committee held on 7 April 2005 with the accompanying recommendations.

MINUTES of the **Community Services, Safety & Facilities Committee** of Leichhardt Municipal Council held in the Supper Room on **Thursday 7 April 2005**.

Present at the commencement of the meeting: Clr Vera-Ann Hannaford in the chair, Clr Robert Webb, Clr Carolyn Allen, Clr Rochelle Porteous, Dawn Linklater, David Lawrence.

Staff Present: Jeff Thompson, Stuart Gibb, Deborah Harvey, Joseph Banno, Vera Zaccari, Claire Allon

Meeting Commenced: 7pm

BUSINESS:

**ITEM 1
APOLOGIES**

CSSF15/04 RESOLVED

That apologies be accepted for the non attendance of:

- Linda Williams, Joe Mannix, Clr Jamie Parker

**ITEM 2
SUMMARY OF RESOLUTIONS**

CSSF16/04 RESOLVED

That the information be received and noted with the following amendments:

The Crescent Mural

Further research to be undertaken into placing the mural on the heritage register in recognition of it's cultural significance.

Youth Council

Staff gave an undertaking that the Youth Council will be established by May 2005.

**ITEM 3
FEEDBACK – PRECINCT COMMITTEES ON COMMUNITY SAFETY**

That an invitation be extended to Precinct Committees to attend or report back on community safety issues to future CSSFC meetings.

**ITEM 4
ANNANDALE NEIGHBOURHOOD CENTRE MINUTES**

CSSF17/05 RESOLVED

That the information be received and noted with the following amendments:

- That the item relating to fees and charges under general business be excised from the minutes;
- In addition, a report be written for the next CSSFC meeting in relation to the Annandale Neighbourhood Centre (ANC). The report should cover proposed increase in fees and charges, current hall hire policy, breakdown of budget and relationship between ANC management Committee and Council.

**ITEM 5
ROAD SAFETY MONTHLY REPORT**

CSSF18/05 RESOLVED

That the information be received and noted with the following additions:

- Further consultation needs to be undertaken in relation to the Safe Pathways Program in order to develop a clear policy for managing street dining issues and pedestrian safety.
- That wherever possible footpath repairs should not be undertaken on Saturdays particularly in high pedestrian traffic areas such as in the vicinity of Rozelle Markets.

**ITEM 6
ROAD SAFETY ACTION PLAN**

CSSF19/05 RESOLVED

That the information be received and noted.

**ITEM 7
COMMUNITY SAFETY UPDATE**

CSSF20/05 RESOLVED

That the information be received and noted with the following amendment:

- That a report be brought to the CSSFC meeting that looks at a possible education campaign that makes the link between the cost of (removing) graffiti and the impact on the level of resources available to provide programs for local young people.

**ITEM 8
MARR RESERVE**

CSSF21/05 RESOLVED

- 2.1 That Council's current youth program encompass and address the needs and concerns of young people and other residents highlighted at community consultations conducted at Marr Reserve in December 2004 and January 2005.

- 2.2 That Council investigate trialling Burwood Council's Youth Outreach Program throughout the Leichhardt Local Government Area (initially in Marr Reserve) with the aim of engaging young people in meaningful and tangible youth activities and projects in their local area and a report be brought to the CSSFC meeting setting out the costs of a 12 month trial.
- 2.3 That Council's Community Recreation Planner and the Manager of Parks and Streetscapes be made aware of the results of consultations conducted at Marr Reserve in December 2004 and February 2005. And that a report be produced by the Community Recreation Planner on what changes are needed to park design so as to implement some or all of the findings on targeted youth groups.
- 2.4 The Council Community Recreation Planner and the Manager of Parks and Streetscapes encourage young people to engage in the future development and/or redevelopment processes of local parks, open spaces and in the Strategic Recreation Plan.

ITEM 9

ATTORNEY GENERAL LEICHHARDT MARRICKVILLE THEFT REDUCTION PROJECT

CSSF22/05 RESOLVED

- 2.1 That Council provide in principle support to the development of the Crime Prevention Division's Leichhardt Marrickville theft reduction trial project.
- 2.2 That Council's Team Leader Community Development and Community Safety Coordinator represent Council on the Crime Prevention Division's Leichhardt Marrickville theft reduction project steering committee.
- 2.3 That a further report be provided to Council when details of the project are available.

ITEM 10

SOCIAL PLAN 2004

CSSF23/05 RESOLVED

- 2.1 That the Leichhardt Social Plan 2004 be adopted by Council.
- 2.2 That a copy of the Leichhardt Social Plan 2004 be lodged with the Department of Local Government.

ITEM 11

SENIORS WEEK 2005

CSSF24/05 RESOLVED

That the information be received and noted.

**ITEM 12
INCREASE AGED SERVICES BUDGET BY \$20,000**

CSSF25/05 RESOLVED

That the information be received and noted with the following amendments:

- That the second last paragraph of the report be excluded.
- That Council's Infrastructure and Service Delivery Division be asked to expedite the upgrade of the disabled toilet facilities at the Hannaford Centre.

**ITEM 13
SOCIAL PLAN – OLDER PEOPLE AND PEOPLE WITH A DISABILITY**

That this item be carried over to the May CSSFC meeting.

The meeting closed at 9pm.

LEICHHARDT MUNICIPAL COUNCIL**REPORT****DIVISION:** ENVIRONMENTAL AND COMMUNITY MANAGEMENT**SUBJECT:** ITEM 11 MINUTES OF PLANNING COMMITTEE**FILE REF:** F97/00831**DATE:** 24 June 2009**WORD PROCESSING REF:** C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc**DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS****Financial Implications:** NIL**Policy Implications:** NIL**Strategic Plan Objective:** NIL**Staffing Implications:** NIL**Notifications:** NIL**Other Implications:** NIL

1. **Purpose of Report**

To advise Council on the status of Minute Resolutions of the Planning Committee held on 14 April 2005.

2. **Recommendation**

That Council adopt the minutes of the Planning Committee held on 14 April 2005.

MINUTES of the **PLANNING COMMITTEE** of Leichhardt Municipal Council held on **Thursday 14 April 2005.**

Present at the commencement of the meeting: Cr Damian Copley-Finch, Cr Rochelle Porteous, Cr Carolyn Allen, Ray Stevens, David Lawrence, Rachel Pleasant, Kirsty Noble

Staff Present: Marcus Rowan, Michael Rogers

Meeting Commenced: 6.30pm

Chair: Cr Damian Copley-Finch

BUSINESS:

**ITEM 1
APOLOGIES**

That apologies be accepted for the non attendance of:

- § Cr Michele McKenzie
- § Kath Hacking
- § Heather Warton
- § Jeff Thompson

**ITEM 2
REPORT – SUMMARY OF RESOLUTIONS**

PC05/12 RESOLVED

2.1 That the information be received and noted.

**ITEM 3
REPORT – DRAFT DEVELOPER CONTRIBUTIONS PLAN NO 2 – COMMUNITY FACILITIES AND SERVICES**

PC05/13 RESOLVED

It is recommended that:

- 2.1 Council receive and note the information in this report.
- 2.2 Council endorse the draft Leichhardt LGA Developer Contributions *Plan No. 2 - Community Facilities and Services (2005)* for the purpose of public exhibition in accordance with the relevant provisions of the Environmental Planning and Assessment Act.
- 2.3 Updated costings and inclusions for community facilities identified in the draft plan be provided at the May 2005 Planning Committee meeting.

**ITEM 4
REPORT – DEVELOPMENT APPLICATIONS ON EXHIBITION**

PC05/14 RESOLVED

That:

- 2.1 Council amend its fees and charges for 2005/06 to provide for the relevant property file to also be made available on request free of charge when people are viewing a current Development Application file or application on exhibition.

**ITEM 5
REPORT – DRAFT LOCAL ENVIRONMENTAL PLAN 2000 (AMENDMENT NO. 7)**

PC05/15 RESOLVED

That Council:

- 2.1 Adopt *Leichhardt Environmental Plan 2000 (Amendment No 7)* for gazettal by the Minister in accordance with section 70 of the *Environmental Planning and Assessment Act 1979*; and
- 2.2 Resolve to advertise the gazettal of *Leichhardt Environmental Plan 2000 (Amendment No 7)*, pending the Minister's determination, in Council's administration centre, Council's libraries and the Inner Western Suburbs Courier.

**ITEM 6
REPORT – PLANNING COMMITTEE – 3-MONTH REPORTING SCHEDULE**

PC05/16 RESOLVED

That Council receive and note the 3-month reporting schedule.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT
SUBJECT: ITEM 12 202 VICTORIA ROAD ROZELLE
AUTHOR: ELIZABETH WESTAWAY
FILE REF: DA04/0556
DATE: 24 June 2009
WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL
Policy Implications: NIL
Strategic Plan Objective: NIL
Staffing Implications: NIL
Notifications: NIL
Other Implications: NIL

Recommendation:

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 13 17-19 PARRAMATTA ROAD ANNANDALE - THE ANNANDALE HOTEL

AUTHOR: SCOTT BARWICK AND ADELE COWIE

FILE REF: DA040684

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: NIL

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

Recommendation:

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 14 DRAFT PARRAMATTA ROAD STRATEGIC PLAN

AUTHOR: MARCUS ROWAN, TEAM LEADER PLANNING
AARON BOWDEN, STRATEGIC PLANNER

FILE REF: F04/00141

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: Consistent with Council's policy on the Parramatta Road Strategy and RTA's M4 East proposal

Strategic Plan Objective: Urban Design
Sustainable Development

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

This report informs Council of the recent presentation to Leichhardt Councillors and M4 East Taskforce members, by the consultant team undertaking the draft framework plan for future development in Sector 1 of the Parramatta Road Corridor.

The draft framework plan proposes a 'liveable places' approach to development in the Parramatta Road corridor, which is effective and sustainable with or without the RTA M4 East proposal.

This report seeks a Council resolution to publicly exhibit the draft framework plan following its submission to Leichhardt and Marrickville Councils in early May.

2. **Recommendations**

It is recommended that Council resolve to:

2.1 Note the contents of this report; and

2.2 Publicly exhibit the draft framework plan when submitted.

3. **Background**

3.1 **Establishment of the Parramatta Road Taskforce**

In May 2004, the Minister for Infrastructure and Planning, the Hon. Craig Knowles, established the Parramatta Road Taskforce to determine the role of the Parramatta Road corridor and the means by which the corridor can accommodate a significant share of Sydney's growth, while addressing the potential of an M4 East motorway.

As part of the Parramatta Road Taskforce, the Department of Infrastructure, Planning and Natural Resources has allocated funding to member councils to undertake planning for the four corridor sectors. The funding has been provided to assist councils to prepare framework and structure plans and subsequent planning instruments for each of the sectors.

Final framework plans that are the subject of the funding to the councils are required by the end of April 2005.

3.2 Leichhardt and Marrickville Council Joint Funding Bid

At its Ordinary Meeting on 28 September 2004, Council endorsed a joint Leichhardt and Marrickville Council funding bid under the Parramatta Road Taskforce Project.

The joint funding application was successful and Leichhardt and Marrickville Councils subsequently engaged a consultant team comprising Olsson Associates Architects, PRA Sustainable Urbanism, Christopher Stapleton Consulting, Jane Irwin Landscape Architecture and Godden Mackay Logan to undertake the framework plan in accordance with a project brief prepared by the two Councils.

3.3 Parramatta Road Taskforce and Project Control Group Meetings

A Project Control group Meeting comprising the Mayors, General Managers and officers from each Council was undertaken on 15 March 2005, at which the consultant team presented the draft framework plan. The consultants also present the draft framework plan to the Parramatta Road Taskforce Meeting on 30 March 2005.

4. Report

4.1 Consultant Team Presentation

On the evening of Wednesday 13 April 2005, the consultant team made a presentation to Leichhardt Councillors and M4 East Taskforce members regarding the draft strategic plan for Sector 1 of the Parramatta Road Corridor. The slides of the presentation which summarise the key concepts of the draft framework plan are attached (**Attachment 1**).

The draft framework plan incorporates a broad structure plan approach for creating liveable places along Parramatta Road. Key parts of the structure plan approach include road space management and a wider structuring of movements through the corridor.

The structure analyses for the plan included an integrated land use and transport assessment of the Parramatta Road Corridor, having regard to:

- Commercial centres;
- Key intersections and linkages;
- Key transport interchanges and linkages;
- Public transport routes;
- Development focuses;
- Historical development of the corridor;
- Areas of heritage significance;
- Existing floor space ratios; and
- Regional commuter movements.

The draft framework plan includes a future proofing analysis, which concludes that the plan is sustainable, and is able to be successfully implemented and funded over the long term.

Importantly, the consultant team notes that the draft plan may be implemented with or without an M4 East extension. The key feature being the management of the

road space in the corridor which comprises one lane of parking and one lane of mass transit in each direction, and three lanes of reversible road space in the centre.

4.2 Resolution to Publicly Exhibit the Draft Strategy

It is anticipated that the draft framework plan will be submitted to Leichhardt and Marrickville Councils by the consultant team on 11 May 2005.

Due to Council's meeting cycle, it is a recommendation of this report that Council resolve to adopt the draft framework plan for public exhibition prior to its May Ordinary Meeting. This is considered appropriate given that Council is required to provide the Parramatta Road Taskforce with a copy of the draft framework plan upon receipt and on the basis that the Project Control Group, Councillors and the M4 East Taskforce are aware of the expected outcomes of the framework plan.

5. Conclusion

This report informs Council of the recent presentation to Leichhardt and Marrickville Councillors by a consultant team regarding the draft framework plan for future development in Sector 1 of the Parramatta Road Corridor.

This report recommends Council resolves to publicly exhibit the draft framework plan following its submission to Leichhardt and Marrickville Councils.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 15 CORPORATE MEMBERSHIP OF THE NATIONAL TRUST

AUTHOR: BRUCE LAY, ARCHITECT/PLANNER

FILE REF: F97/01959

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: \$1,000 per annum

Policy Implications: NIL

Strategic Plan Objective: NIL

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

The National Trust has invited Council to join its corporate membership program. This report advises Council of the merits of becoming a corporate member.

2. **Recommendations**

It is recommended that the Council become a Silver corporate member of the National Trust of Australia, at the tax deductible cost of \$1000 per annum.

3. **Report**

The National Trust has written to all Councils that are not currently corporate members. Only a handful of Councils are currently members, with only one Metropolitan Council being Botany a member. There are three classes of membership: Platinum at the cost of \$3000/annum; Gold at the cost of \$2000/annum and Silver at the cost of \$1000. The principal difference is the number of corporate cards provided e.g. fifteen for platinum, and five for silver.

The principal benefit of Council joining the Trust is mutual assistance with conservation issues. Council has often elicited the support of the Trust with heritage conservation issues, and vice versa. The National Trust's classification of building sites and Conservation Areas pre-date the current planning controls, and while their classifications have no legal status they carry some weight and assist Councils faced with a lack of State government support on heritage matters. The Heritage Office has often been timid in this respect and DIPNIR has often opposed heritage controls as being seen to obstruct development objectives. Accordingly, the Council and the Trust are often allies.

The Trust is a voluntary organisation that runs many events including the annual Heritage Week Program, in which Leichhardt participates, conducts seminars and workshops on issues of common concern.

The Silver membership carries the following specific entitlements:

- 5 individual membership cards giving free access to Trust properties in Australia and overseas.
- Acknowledgment on the Trust website and in its Annual Report.
- The Trust's 'Reflections' magazine.
- Networking opportunities through invitations to corporate events, lunches, breakfast events, exhibition openings and Heritage Lecture.
- Signage at such events.
- Certificate of Recognition for display, as well as use of the Trust logo on websites and promotional material.

4. **Conclusion**

Silver membership of the Trust would provide acknowledgement to the most important voluntary organisation concerned with heritage conservation as well as ensuring its ongoing support with heritage issues, particularly where the State Government and Council have different positions.

INFRASTRUCTURE AND SERVICE DELIVERY

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 16 SUMMARY OF INFRASTRUCTURE & SERVICE DELIVERY RESOLUTIONS FROM MARCH 2005

FILE REF: F

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Infrastructure Service & Delivery Resolutions from March 2005

2. **Recommendations**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 17 NORTON ST STREETScape MASTERPLAN

AUTHOR: VINCE CUSUMANO, MANAGER PARKS & STREETSCAPES

FILE REF: F03/00187

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: There is currently \$157,000 remaining in the 2004/2005 budget for Norton St. This could be carried over and added to the proposed 2005/2006 budget of \$245,000 creating a budget for Stage 1 works of \$402,000. There is also a \$13,000 contribution from the Leichhardt Chamber of Commerce for lighting improvements.

Policy Implications: Establishes a long term streetscape improvement plan for Norton St

Strategic Plan Objective: Nil

Staffing Implications: Nil

Notifications: Extensive community consultation programme undertaken

Other Implications: Nil

1. Purpose of Report

To seek adoption of the draft Norton St Streetscape Masterplan and to approve the commencement of the works as outlined in the action plan.

2. Recommendations

1. That Council adopt in principle the draft Norton St Streetscape Masterplan with the following amendments.

- That the footpath widening on the western side of Norton Street from Marlborough Street to Carlisle Street extend for the first eight spaces from Marlborough Street leaving the disabled space and two adjoining spaces.
- That the footpath widening eastern side of Norton Street from Wetherill Street to Short Street extend for the first two spaces from Short Street and one other space along the length of this block be used for tree planting and a seat structure.
- The no further footpath widening occur in Marlborough Street.
- That the footpath widening in front of Oporto's be deleted in order to maintain the existing loading zone.
- That the kerb blisters in the road carriageway on both sides of Norton Street north of Renwick Lane and south of the City West Link Road are deleted.
- That the any additional tree planting in the road carriageway is located so that it doesn't result in a net loss of parking.
- Defer consideration of the entry statements including intersection modifications at Parramatta Road and city West Link Road until such time as the traffic and transport implications associated with the M4 east and the Parramatta Rd Revitalisation Project are known

2. That Council approve the commencement of the Stage 1 works as follows:

2.1 Footpath widening to the western side of Norton St between Marlborough and Carlisle St; and lighting, installation of arbours and street furniture and improvements generally between Marlborough St and Carlisle St

3. That the Mayor seek a meeting with the Minister for Utilities regarding the undergrounding of power in Council's mainstreets

4. That Council investigates options for major capital investment for mainstreet programs in the draft 2005 - 2008 Management Plan and Budget

3. Background

Over the years a number of studies and proposals have been put forward in relation to implementing a plan to carry out an upgrade of Norton St. In 1994 following a competition run by Council, Knox & Tanner were engaged to prepare the Norton St, Street Improvement Project. This put forward a number of ideas some of which, such as the tree planting in the road shoulders and the paving improvements in the central section of the street were carried out. Essentially this was used as the Norton St mainstreet masterplan

In June 2003 a report was submitted to Council on Norton St mainstreet improvements. This report raised the issue of possible footpath widening which had been advertised and discussed with affected shopkeepers and the Leichhardt Chamber of Commerce (LCoC). Council resolved as follows:

1. *That Council defer the substantial part of the program for further discussion and consideration to include the whole of Norton Street, with the exception of changing the pedestrian crossing outside Norton Street bookshop to make it a raised pedestrian platform.*

In August 2004, following a report to Council on a decorative lighting proposal put forward by the Leichhardt Chamber of Commerce, Council resolved as follows:

1. *That Council support in principle a new decorative lighting scheme for Norton Street.*
2. *That the final lighting design be subject to the approval of the General Manager allowing review by Council's streetscape consultant and subsequent community consultation.*
3. *That the General Manager be delegated the authority to execute an agreement with Leichhardt Chamber of Commerce for the decorative lighting proposal.*

LCoC have sought to have a lighting upgrade along Norton St and to this end have carried out a number of fund-raising events to help achieve this. To date they have raised \$13,000 which they wish to contribute towards the proposed works.

In December 2004, following a report to Council on parking issues, Council resolved as follows:

Exhibit the Norton St proposals for street furniture and street lighting improvements early in the New Year following initial consultation with the Leichhardt Chamber of Commerce; with a report back to Council in March 2005.

In response to the Council resolution last December and from subsequent discussions held with key stakeholders such as the LCoC, Council developed a brief and sought expressions of interest from a number of firms that had experience in developing mainstreet masterplanning projects.

As a result of this process, Council selected Habitation, a relatively new firm that had recently completed the Kogarah Square project and had a leaning towards environmentally sustainable solutions to these types of projects.

The objective of the brief, was to prepare a concept masterplan that supplies Council with a creative vision of how the visual amenity of Norton Street could be improved. These ideas were to set the future detailed design and implementation of streetscape works. This concept plan, together with a suite of ideas for detailed treatments and street treatments was used for the community consultation.

The concepts and their graphic representations were to be simple, easily understood and achieved by a series of future detailed work packages depending on resources available.

4. Community Consultation for the draft Masterplan Exhibition

Council and the consultancy team provided a number of ways in which the community could be involved. Some of these methods were:

- § Council distributed flyers to all residences, business owners and operators within 500 metres of Norton St informing them of the process and detailing the ways in which they could participate. A form was included with a reply paid envelope to allow ease of making a submission
- § A drop in session for business owners and operators was held in early March to specifically discuss the footpath widening options contained in the draft masterplan.
- § Public exhibitions commenced with a display at Council's customer service centre, Leichhardt Library and Norton Plaza. These displays were well received and persons visiting each of the sites were able to fill in a questionnaire, which specifically dealt with main points of the masterplan as well as allowed them to also make further suggestions.
- § A drop in session was held at Council on 22 March where the consultants and key Council staff were on hand to answer any questions which the public may have had on the proposed masterplan
- § The information was placed on Council's website with downloadable PDF files being available to the public as well as means of making an e-mailed submission.
- § All of the information available was made available to LCoC with personal presentations being made to interested representatives and their written submissions were sought.
- § A Steering Committee was also formed with representatives from the various disciplines from Infrastructure and Service Delivery and Environmental & Community Management to oversee the various aspects of the plan. They met regularly throughout the process.

5. The Draft Streetscape Masterplan

The draft plan, which has been distributed to all Councillors, contains a number of achievable and coordinated outcomes, which will improve and enhance the overall character of the street as well as providing opportunities for improved commercial and residential amenity.

The plan does not have to be implemented in "one hit" and as such a number of the suggested treatments such as the lighting, furniture, paving and landscaping can be implemented in a staged manner.

One of the main points of the plan which has met with support from LCoC has been the suggested lighting improvements which include catenary mounted street lighting being suspended over the centre of the road and lighting to the arbour structures.

Some of the other projects include:

- § Entry structure at the City West Link which provides a raised wedge with up lit feature trees and raised lettering denoting Norton St;
- § Entry structure at Parramatta Rd which would include a large monolith type structure and water feature as well as raised walling to denote the Norton St entrance. This would also see the turn in lane off Parramatta Rd reduced to one lane this would allow for the footpath to be widened to accommodate the structure.
- § Reconfiguration of the frontages to the Town Hall, Anglican Church and Leichhardt Public School frontages to open then up to the street. This will include terraced steps and feature tree planting as well as upgraded lighting for these three buildings
- § The possible creation of a new civic space at the front of Leichhardt Public School that may include a large chess set and terraced steps;
- § Undergrounding of the powerlines along Norton St (discussions with Energy Australia have revealed that they may be will be willing to pick up the initial capital expenditure for these works and that Council could then repay a proportion of this figure over a number of years. The proposed initial start-up site from Marlborough St to Carlisle requires Energy Australia to carry out network upgrades which would reduce the costs of these works to Council);
- § Carry out footpath widening in the section between Macauley St and Wetherill St. This would result in a loss of 19 parking spaces from Norton St. These could be compensated for in the new proposed carpark in Marion St.
- § Creation of new upgraded intersection treatments at the Norton & Marion St intersection
- § Extensions of the improved and coordinated paving for Norton St (banded paving to be a reconstituted concrete unit paver 400mm x 400mm similar to the type currently being installed in Norton St with the high finish asphalt infill). The paving treatment will also include a band of pavers at the property boundary to further define the footpath and act as an entry to the premises
- § Installation of new seating which incorporates sandstone kerbing around existing street trees at key location.
- § Installation of sculptural arbours at key locations which will have lighting features as well as attachment points for banners
- § Increased street tree planting which will continue to build on the *Pyrus sp.* which have been planted over the past two years
- § Introduction of the "Migration Path" which would see the installation of pavers inset into the footpath. These pavers would have plaques that have the names of persons who have contributed to Norton St. This could start at Parramatta Rd end with reference to the original aboriginal inhabitants and moving through to the influx of European migrants in the late 1950's & 60's. The criteria for being included in the Migration Path can be the subject of a further report to Council in the near future.

6. Feedback Received from the Exhibition

The feedback received at Council through formal written submissions, e-mails and in-person representations have been summarised and included as Appendix 1 of this report. These total approx 50 responses.

The feedback form sent to all residences and businesses in and around 500 metres from Norton St asked what aspects of the plan they supported and what sections if any they did not favour. The form also allowed them space to make suggestions for the further improvement of Norton St.

In summary, the vast majority of submissions were supportive of the overall plan and looked forward to improvement works being undertaken. On the negative side, some submissions stated that they felt that the cost to implement the plan would be too great and that the money could be used to fund other infrastructure improvements. Another point made by a number of respondents was in relation to the traffic on Norton St. These were divided with some wanting the traffic sped up and others asking for Norton St to be more pedestrian friendly.

The Chamber of Commerce were supportive of the plan and look forward to working with Council in implementing the project.

Set out below are the issues of concern raised as a result of the consultation and the ways in which these have been addressed in the plan and/or can be accommodated as part of the implementation.

Parramatta Rd Entry Statement – Concerns were raised by the adjoining businesses and a number of respondents that the proposed structure was out of scale and would obscure business frontages. It was suggested that the structure be located on the eastern rather than the western side of Norton St.

Response – *The entry statement was included in the masterplan following concerns raised by businesses that the Norton St frontage onto Parramatta Rd was not visually prominent enough and that passers-by drove past before they realised that was the Norton St intersection. While the proposed structure is imposing, the western side of Norton St, due to the lack of awnings and the ability to reduce the flow in to one lane, affords the best opportunity to construct some form of entry statement. Final design of the structure and its exact siting can be determined as part of the required DA process.*

It is suggested however that we should await further detail from the Parramatta Rd revitalisation project regarding possible traffic and intersection modifications. This may also be impacted on by the current discussions underway on the M4 East.

Arbours – Some submissions made reference to these structures dating and being visually obtrusive especially when not lit during the day

Response – *These structures can perform a number of functions. As well as adding interest and character to the street, they can be used to mount banners, light pedestrian crossings and be a unifying element that repeats along the street. Final design of these structures has not been carried out and the detail can form part of on-going discussions with key stakeholders as well as forming part of the a DA process.*

Chess Square – A number of respondents were not in favour of the loss of school playground space to create this civic precinct.

Response – *The inclusion of this space was an attempt to create a public meeting space and a refuge from the street for pedestrians. It also relates to the European traditions of public gathering to participate in sports such as chess and bocce. Any reduction in the available playground space in the school would be the subject of on-going negotiations with the school, Dept. of Education and the P&C, similar to those undertaken to create Rozelle Sq. Preliminary discussions with the school have met with a positive response.*

Footpath Widening – This issue has been the subject of on-going discussions with the various shopkeepers and residents over the past few years. Respondents have again made mention of the effect this will have on business, traffic, parking and outdoor dining opportunities.

Response – The proposed footpath widening shown on the masterplan was arrived at following a number of discussions with the owners and operators of the various businesses in that precinct. Preference has been given to sections that have a predominance of cafes and restaurants so that they have the ability to carry out outdoor dining.

In total there are 357 on-street parking spaces and 62 off-street parking spaces that are regularly used for the northern end of Norton Street. The proposal requires the loss of nineteen (19) spaces, which represents less than 5% of parking spaces in this precinct.

It is possible that the parking spaces lost on Norton Street could be replaced by on and off street parking spaces within the proposed extension of the Marion Street car park which is subject to a report to be considered by Council at the April Ordinary meeting. In addition the remaining spaces from Marion Street to Allen Street can be converted from two hour to one hour parking until 6.00PM and then continue as 4 hour parking which currently exists after 6.00PM. This would increase parking turnover and assist businesses that require short term parking with the long term parking relocating to the Marion Street car park.

However Council's recent parking initiatives will replenish the loss of this long term parking with the addition of 10 car parking spaces in William Street adjacent to Pioneer park and the reopening of Derbyshire Road at the rear of Leichhardt High School as part of the Development Application for the closure of Moore Street West which has created a further 20 spaces. Council's administration centre underground car park also operates during peak times and provides another 40 spaces if the demand is prevalent.

Traffic and Parking Issues – A number of submissions raised matters pertaining to these issues. These ranged from traffic moving too slowly to traffic speeding through and concerning pedestrians. Other matters raised referred to loss of parking and the effect that the various proposals will have on this aspect. Bicycle users also made comment on the plan stating that some features may have an adverse effect on their movement along Norton St.

Response – *In putting together this masterplan, consideration was given to making the street more friendly to both pedestrians, cyclists and motorists alike. The increased tree planting, footpath widening and landscaping will have the affect of slowing down motorists and this making it safer for pedestrians and cyclists.*

The placement of new trees that may have an effect on existing parking should be referred to the traffic committee to obtain approval.

Other traffic initiatives such as the removal of redundant driveways and the creation of more loading zones will benefit the businesses and allow delivery vehicles to access and exit the street in a more coordinated manner thus further improving traffic flows.

The proposed streetscape master plan has no impact on the existing bus zones which have been modified over a number of years and are currently spaced in a manner that best serves the local community. However this doesn't preclude Council from modifying their locations in the future should the need arise.

Driveways such as that at Norton Plaza and The Forum will be looked at to ensure that the vehicles and pedestrians interface with the least amount of danger. This may include further linemarking to delineate these areas.

The proposed 40kph speed limit for Norton St will also help to make the street safer. This would be again subject to Traffic Committee and RTA approval. This initiative has worked quite well in a number of other mainstreet situations throughout Sydney including Darling St in Balmain.

Finally, the outcomes of the M4 East and the Parramatta Rd improvement project will certainly have traffic and parking implications.

Traffic Committee's consideration of the streetscape masterplan

The Traffic Committee considered the streetscape masterplan at its meeting on the 22nd April and at the time of printing this report only the officer's recommendations were available which have been incorporated into this report. A copy of the Traffic Committee report will be distributed separately. Should there be any changes at the Local Traffic Committee these will be tabled at the Council meeting.

The traffic engineer has identified the following components of the masterplan for consideration of the Traffic Committee:

1. Removal of all eleven parking spaces along the Western Side of Norton Street between Marlborough Street and Carlisle Street for footpath widening.

Traffic engineers comment: The proposal requires removal of the disabled parking space in front of the Royal Hotel which can't be supported. In addition the footpath widening could be reduced for the adjoining two car parking spaces to enable some parking along the western side near Carlisle Street. It is therefore recommended that eight spaces be removed from the western side of Norton Street starting from the Marlborough Street end.

2. Removal of five car spaces along the eastern side of Norton Street from Wetherill Street to Short Street . This includes 3 spaces for footpath widening and 2 spaces for tree planting.

Traffic engineers comment: In response for additional parking near the pharmacy and in order to balance the parking demand it is recommended that only two spaces be removed from the corner of Short Street and one other space along the length of this block be used for tree planting and a seat structure.

3. Removal of two car parking spaces in Marlborough Street adjacent to kerb extensions at the corner of Norton Street for footpath widening.

Traffic Engineers comment: This is not supported as it is an unnecessary removal of parking and will have limited footpath dining appeal. Could be reconsidered should angle parking be installed.

4. Removal of the Loading Zone on eastern side of Norton Street just north of Short Street (outside of Oportos) for footpath widening.

Traffic Engineers comment: This is not supported as the Loading Zone is essential for businesses in this area and is appropriately located for delivery purposes.

5. Removal of all eight parking spaces on the eastern side of Norton Street, north of Short Street, from the bus stop to the video shop for footpath widening.

Traffic Engineers comment: Supported as a majority of businesses will benefit from widening and the area is confined between the bus stop and the video shop's entrance and provided the loading zone is still available to the north of Short Street to service these businesses.

6. Tree planting in various parking bays along Norton Street.

7.

Traffic Engineers Comment: Not supported in effort to balance the remaining parking with the loss for footpath widening. Should there be a need for additional tree planting in the future that will require the loss of parking then it should be subject to a separate report to the traffic committee.

7. Kerb blisters in road carriageway on both sides of Norton Street south of City West Link Road. These are proposed to locate the arbour as part of the entry statement.

Traffic Engineers Comment: Not supported as they would restrict traffic flows on and off the City West Link Road As the arbour could be accommodated on the footpaths, the need for blisters would not be required on the carriageway

8. Kerb blisters in road carriageway on both sides of Norton Street north of Renwick Lane. These are proposed to locate the arbour as part of the entry statement.

Traffic Engineers Comment: Not supported as they would restrict traffic flows onto Parramatta Road and restrict access to the bus zone at the Commonwealth Bank. As the arbour could be accommodated on the footpaths, the need for blisters would not be required on the carriageway

9. Footpath widening on western side of Norton Street from Renwick Lane to Parramatta Road. These are proposed to locate the arbour as part of the entry statement.

Traffic Engineers Comment: This would require STA and RTA state network services approval and would be impacted by the M4 East and

the Parramatta Road Revitalisation project and therefore it is recommended that this be deferred.

Lighting – Concerns have been raised by a number of respondents regarding the proposed catenary lighting in the middle of the street and that this should be accompanied removal of the overhead electricity cables.

Response – *The success of the masterplan implementation is predicated on the undergrounding of the overhead powerlines. Successive mainstreet improvement schemes have all recommended the undergrounding of powerlines however, to date Energy Australia have insisted on the full up-front capital cost of these works be borne by Council. The current cost, excluding the cost to connect to each individual property (\$3,000 to \$5,000) is in the vicinity of \$1,200 - \$1,300 per linear metre.*

While Council has in the past carried out the laying of conduits under past footpath works in anticipation of Energy Australia relaxing this up front cost requirement in favour of the previous staged cost recovery, to date they have refused to come to the party.

It is therefore recommended that the Mayor seek an urgent meeting with the Minister for Utilities, in an attempt to progress the issue of undergrounding of power in Council's mainstreets.

In relation to the LCoC contribution to the lighting upgrade, they have indicated that they would be happy to see their contribution go towards the installation of one of the decorative arbours and the lighting contained within this structure. With the ability of these structures to house banners as well, the LCoC see this as a way of further promoting their activities and those of the community.

Light Rail – A number of respondents made reference to the works and their possible effect on the extension of the light rail down Norton St

Response – *The Light Rail Company were sent copies of the masterplan and asked to respond. They have stated that the works will not affect the extension of the light rail down Norton St.*

7. Proposed Works

The proposed works as outlined in the masterplan have been preliminarily costed. The cost to fully implement the plan including the undergrounding of powerlines along the length of Norton St is \$11,666,000. The cost to implement the works without the undergrounding of the overhead powerlines is \$8,017,000. Undergrounding the powerlines will cost in the vicinity of \$3.7million

The exact cost of undergrounding has not been ascertained as Energy Australia requires a design fee to be paid up-front prior to them providing this information. The figure quoted above was derived by applying the per metre quoted cost to carry out similar works in Darling St.

Council has \$157,000 remaining in the 2004 – 2004 budget for Norton Street mainstreet works and has allocated \$245,000 for Norton Street mainstreet works in the draft budget which allows for a stage one program of \$402,000. The streetscape plan for Norton Street is a long term vision and it can't be realistically achieved

without more funding than is currently allocated. Therefore it is recommended that Council investigates options for major capital investment for mainstreet programs in the draft 2005 - 2008 budget and management plan. In addition Council can seek future developer contributions to the implementation of the masterplan as part of the review of the Transport and Access Section 94 Plan.

A full breakdown of the various section and the works contained within each section is set out in the table below:

1.0 PRELIMINARY ESTIMATE OF COSTS FOR ALL SECTIONS

	Section	Project Cost	Cost excluding undergrounding powerlines	Undergrounding Costs
1.1	City West Road Link Entry Statement	\$700,000	\$700,000	\$0
1.2	City West Road Link to William Street (Eastern Side) <ul style="list-style-type: none"> • Upgraded paving (900 m²) • Installation of an arbour at CWL • Garden bed construction • Tree planting & surrounds (9) • Seating around trees (3) • Catenary lighting (15 sets) • Undergrounding of powerlines and connections to properties (35) 	\$822,750	\$468,750	\$354,000
1.3	City West Road Link to William Street (Western Side) <ul style="list-style-type: none"> • Upgraded paving (900 m²) • Installation of an arbour at CWL • Garden bed construction • Tree planting & surrounds (9) • Seating around trees (3) • Catenary lighting (15 sets) • Undergrounding of powerlines and connections to properties (46) 	\$888,750	\$468,750	\$420,000
1.4	William Street to Allen Street (Eastern Side) <ul style="list-style-type: none"> • Upgraded paving (1,200 m²) • Tree planting & surrounds (12) • Seating around trees (3) • Catenary lighting (18 sets) • Undergrounding of powerlines and connections to properties (6) 	\$804,000	\$576,000	\$228,000
1.5	William Street to Allen Street (Western Side) <ul style="list-style-type: none"> • Upgraded paving (1,200 m²) • Tree planting & surrounds (15) • Seating around trees (3) 	\$961,400	\$553,400	\$408,000

	<ul style="list-style-type: none"> • Catenary lighting (18 sets) • Undergrounding of powerlines and connections to properties (36) 			
1.6	Allen Street to Short Street (Eastern Side) <ul style="list-style-type: none"> • Upgraded paving (880 m²) • Paving to new widening (120 m²) • Installation of an arbour at Short St • Garden bed construction • Tree planting & surrounds (9) • Seating around trees (2) • Catenary lighting (12 sets) • Undergrounding of powerlines and connections to properties (33) 	\$837,900	\$499,100	\$338,800
1.7	Allen Street to Macauley Street (Western Side) <ul style="list-style-type: none"> • Upgraded paving (380 m²) • Tree planting & surrounds (2) • Seating around trees (2) • Catenary lighting (7 sets) • Undergrounding of powerlines and connections to properties (13) 	\$345,750	\$197,350	\$148,400
1.8	Macauley Street to Carlisle Street (Western Side) <ul style="list-style-type: none"> • Upgraded paving (380 m²) • Tree planting & surrounds (3) • Seating around trees (2) • Installation of an arbour at Carlisle St • Catenary lighting (5 sets) • Underground powerlines and connections to properties (11) 	\$327,750	\$191,350	\$136,400
1.9	Short Street to Wetherill Street (Eastern Side) <ul style="list-style-type: none"> • Upgraded paving (350 m²) • Paving to new widening (50 m²) • Garden bed construction • Tree planting & surrounds (4) • Seating around trees (2) • Installation of an arbour at Wetherill St • Catenary lighting (5 sets) • Undergrounding of powerlines and connections to properties (15) 	\$336,737	\$221,937	\$114,800
1.10	Carlisle Street to Marlborough Street (Western Side) <ul style="list-style-type: none"> • Upgraded paving (390 m²) • Paving to new widening (150 m²) • Garden bed construction 	\$441,295	\$290,495	\$150,800
		*Possible saving of \$40,000 due to planned Energy		

	<ul style="list-style-type: none"> • Tree planting & surrounds (5) • Seating around trees (2) • Installation of an arbour at Marlborough St • Catenary lighting (5 sets) • Undergrounding of powerlines and connections to properties (15) 	Australia cable upgrade works		
1.11	Wetherill to Marion Street (Eastern Side) <ul style="list-style-type: none"> • Upgraded paving (340 m²) • Tree planting & surrounds (2) • Seating around trees (2) • Catenary lighting (6 sets) • Undergrounding of powerlines and connections to properties (2) 	\$248,100	\$175,300	\$72,800
1.12	Marlborough Street to Marion Street (Western Side) <ul style="list-style-type: none"> • Upgraded paving (380 m²) • Tree planting & surrounds (2) • Seating around trees (2) • Catenary lighting (6 sets) • Undergrounding of powerlines and connections to properties (2) 	\$272,900	\$188,100	\$84,800
1.13	Marion Street to Parramatta Road (Eastern Side) <ul style="list-style-type: none"> • Upgraded paving (500 m²) most paving completed • Tree planting & surrounds (5) • Seating around trees (6) • Installation of an arbours at Renwick Lane (1) Norton Plaza (2) • Catenary lighting (24 sets) • Undergrounding of powerlines and connections to properties (31) 	\$954,500	\$448,500	\$506,000
1.14	Marion Street to Parramatta Road (Western Side) <ul style="list-style-type: none"> • Upgraded paving (500 m²) most paving completed • Tree planting & surrounds (5) • Seating around trees (6) • Installation of an arbours at Renwick Lane (1) Norton Plaza (2) • Catenary lighting (24 sets) • Undergrounding of powerlines and connections to properties (61) 	\$1,134,500	\$448,500	\$686,000
1.15	Civic Precinct – Town Hall Corner <ul style="list-style-type: none"> • Terraced steps • Lighting of the Town Hall Building • Footpath improvements 	\$470,000	\$470,000	

	<ul style="list-style-type: none"> Landscaping 			
1.16	Civic Precinct – Schools Corner <ul style="list-style-type: none"> Terraced steps Lighting of the School Building Footpath improvements Landscaping 	\$550,000	\$550,000	
1.17	Civic Precinct – Church Corner <ul style="list-style-type: none"> Terraced steps Lighting of the School Building Footpath improvements Landscaping 	\$270,000	\$270,000	
1.18	Chess Square <ul style="list-style-type: none"> Terraced steps Landscaping Water Feature 	\$350,000	\$350,000	
1.19	Parramatta Road Entry Statement (Western Side) <ul style="list-style-type: none"> Monolith Structure Water Feature Footpath Widening Lighting 	\$800,000	\$800,000	
1.20	Parramatta Road Entry Statement (Western Side) <ul style="list-style-type: none"> Decorative Walling Lit street name 	\$150,000	\$150,000	
	TOTAL	\$11,666,332	\$8,017,320	\$3,648,800

The 9 precincts identified in the Masterplan include a number of separate infrastructure and environmental improvement projects for Norton Street.

Priority projects as selected by Council and recommended by the consultants as Stage 1 works were chosen following discussions with Energy Australia. They are about to carry out substation upgrade works in Wetherill St which will involve footpath openings. As these works would require restoration works to be undertaken, it would be prudent to coordinate these works so that the pavement upgrades can be carried out at the same time and thus realise some savings.

RECOMMENDED PROJECTS:

2.0 STAGE ONE CONSTRUCTION - SHORT ST TO WETHERILL ST AND MALBOROUGH ST TO CARLISLE ST

2.1 Preliminaries

Site establishment, set-out, erosion control, services search, negotiation with business owners, traffic management

Estimates to Completion

\$ 5,000

2.2 Footpath Works Including Widening – Marlborough St to Carlisle St

Footpath works western side including removal of existing pavement, construct terraces, new bitumen and banded footpath plus large format pavers to widened footpath area, install conduits for future undergrounding, remove and reconstruct kerb and gutters, fencing of extended footpath.

Estimates to Completion	\$190,000
2.3 Garden Beds - Marlborough St to Carlisle St Construction of new garden beds including edging, soil-works and planting, and surrounds for installation of advanced trees.	
Estimates to Completion	\$ 7,000
2.6 Lighting Costs for lighting including supply and installation of smart poles and proposed decorative sheath around poles, light fittings, catenary wires using existing overhead wiring	
Estimates to Completion	\$115,000
2.7 Arbour Structures Fabrication and installation of two arbour structures, one at the intersection of Wetherill and Marlborough Streets and the other at the intersection of Short and Carlisle Streets. Cost includes lighting of arbour structures.	
Estimates to Completion	\$ 50,000
2.8 Integrated Street Furniture Construction of two integrated seats including lighting	
Estimates to Completion	\$ 10,000
TOTAL ESTIMATED COST STAGE 1 (including \$25,000 contingency)	\$402,000
A number of other projects contained with the plan are not predicated on the undergrounding of the powerlines and as such could be carried out as alternative projects to the suggested Stage 1 Works outlined above. These are set out below:	
3.0 – ALTERNATE STAGE ONE WORKS – (These are stand alone items which could be implemented in lieu of the works set out above)	
3.1 Parramatta Rd Entry Statement – (Eastern Side)	\$150,000
3.2 Tree Planting and Seating installation from Parramatta Rd to Marion St (8)	\$40,000
3.2 Arbour installation at Renwick Lane (1)	\$25,000
3.4 Arbour installation at Norton Plaza/Berkelows crossing (2)	\$50,000
3.5 Arbour installation City West Link (1)	\$25,000
3.6 Arbour installation Macauley St (1)	\$25,000
3.7 Lighting of the Town Hall Building	\$30,000
3.8 Lighting of the School Building	\$20,000
3.9 Lighting of the Church Building	\$20,000
Total	\$385,000

While there is flexibility within the plan to carry out works such as seating and arbour installations as stand alone items, the impact of the plan would be best served by carrying out the works in a block by block fashion, similar to that which has been undertaken in Darling St.

The result of the cost to underground the powerlines in Norton St, with no assistance from Energy Australia in deferring the full capital up-front costs significantly increases the total amount to implement the plan. Further negotiations with Energy Australia are therefore required at a senior level.

8. Conclusion

The streetscape masterplan for Norton Street is a long term vision and it can't be realistically achieved without additional funding than is currently allocated. Therefore it is recommended that Council investigates options for major capital investment for mainstreet programs in the draft 2005 - 2008 budget and management plan. In addition Council can seek future developer contributions to the implementation of the masterplan as part of the review of the Transport and Access Section 94 plan.

The streetscape masterplan for Norton St offers a staged implementation of agreed design elements and improvements to the best known street in Leichhardt. With the adoption of the plan and the implementation of the elements contained within, the streetscape of Norton St will continue to improve and attract both locals and visitors who wish to experience this vibrant commercial precinct.

The total cost to implement the plan with undergrounding of the powerlines is \$11,666,000. With the cost of undergrounding the powerlines being \$3,648,000, we can see that this is the chief impediment to this occurring more quickly.

Energy Australia, through its policy of up-front capital costs for these works restricts Council and the community from fulfilling its wishes in the foreseeable future and it is recommended that the Mayor seek a meeting with the Minister for Utilities regarding undergrounding of power in Mainstreets.

Appendix 1**NORTON STREET CONCEPT MASTERPLAN
SUMMARY OF COMMUNITY CONSULTATION SUBMISSIONS****8 April 2005**

RESPONDENT	COMMUNITY COMMENTS
Susan Moschner 18 Reuss Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Looks good, will improve the streetscape.
Nicholas Chaplin 149 Young Street Annandale NSW 2038	<ul style="list-style-type: none"> Focus on doing something to improve the street's appearance; Doesn't address architectural issues; Consider uniformity in architecture and introduce attractive trees, light fittings, uniform paving; Plan should restrict gaudy advertising in shop buildings – eg JB Hi Fi. Ban noisy vehicles and cars that 'cruise'; Allow cafes to use street-side tables for no additional rates or charges.
Malcolm More 3/49 Mackenzie Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Pyrus for street trees are a good choice; Don't remove casuarinas near the school; Would be detrimental to school children to encroach on their grassed area.
Tony Moody 44 Reuss Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Prohibits expansion of light rail; Should be no removal of established native trees; Does not suit the Victorian character of the street; Should be more low key – no architectural structures just indigenous plants.
Lino Raiti Villa Rosa Lounge 276 Norton Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Congratulations to all concerned for a splendid vision of a future landmark for Sydney; Proposal should be warmly embraced by Councillors and approved as soon as possible; Maybe roundabout at the corner of William Street could be beautified.
Roger Pirrone Telesecurity Communications P/L Shop 21/23 Italian Forum Norton Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Cannot wait until something is done about enhancing the look of Norton Street; Street lighting would be unnecessary – it should be focussed on the footpaths; Norton Street used to be much busier than it is today; The entrance to The Forum car park is dangerous for pedestrians – propose to have the pavement of the driveway a different colour to alert pedestrians and motorists.
Jenny Baralos	<ul style="list-style-type: none"> Not enough landscaping on the Parramatta Road

<p>Italian Shoes on Norton 93 Norton Street Leichhardt NSW 2040</p>	<p>end of Norton Street;</p> <ul style="list-style-type: none"> • More lighting (eg fairy lights) and terracotta pots filled with flowers; • Leichhardt has lost its atmosphere; • Provide benches for people to sit and socialise; • Would like to see something like Concord shopping centre.
<p>Lindsey Browne 7 Cromwell Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Good plan and will enhance the street; • Trees need to be deciduous eg Plane trees and trimmed to 3mt clear stem; • Power poles and cables need to be addressed – preferably ABC or undergrounding of power; • Manage traffic more effectively at the Plaza crossing – should be signalised.
<p>Neville Brown 29 Dalmar Street Croydon NSW 2132</p>	<ul style="list-style-type: none"> • Redevelopment of Norton Street is needed; • Proposal seems to make it more difficult for those in wheelchairs; • Look for ways of not building steps everywhere.
<p>Sasha Wong 1/524 Parramatta Road Petersham NSW</p>	<ul style="list-style-type: none"> • Proposed lighting will make the street more visually congested than it already is – lights should hang from awnings; • Power and phone cables should be underground.
<p>Graham Findlay P.O. Box 523 Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Much needed facelift but not a satisfactory solution; • Reduction of right-hand turn into Norton Street – what happens to the bus stop? • No attempt to address pedestrian / motor vehicle egress / exit. • Proposals need to address a co-ordinated traffic plan that gives preference to buses and cars. • Buses need to be sped up not slowed down.
<p>Judith Woods Unit 82 / 69 Allen Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Plans difficult to read and understand – should be clear simple drawings to show what is there now and how that would change; • Text is not easily understood and full of inaccuracies.
<p>Anthony Medich Medich Property Group Suite 103 55 Norton Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Overall are impressed by the proposal, especially stone sitting steps and chess square; • Proposed street lighting is inappropriate – will highlight centre of the street rather than the pedestrian zones. Emphasising the cars on Norton Street does not exhibit Norton Street's culture, heritage or its many attractions.
<p>Roger Hemingway Norton Street Pharmacy 129 Norton Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Not happy with reduction in parking for sick / disabled people in front of the pharmacy; • Themed awning signage and fibre-optic lighting for whole of Norton Street; • The plan should be amended to allow adequate parking in front of and in the immediate vicinity of the pharmacy.
<p>Ross Duncan</p>	<ul style="list-style-type: none"> • Would it be possible to include a bocce pit in

(via email)	Pioneer Park? The park appears to have been overlooked in the plan.
Ellen McFarlane Charles Street Leichhardt NSW 2040	<ul style="list-style-type: none"> • Too large and too expensive; • Please fix open spaces, seating, footpaths and bike paths first; • Replace glass bus stops with something that doesn't get smashed.
Gary Mangano 166 Norton Street Leichhardt NSW 2040	<ul style="list-style-type: none"> • The proposal may bring back the street's vibrancy but it needs to be amended; • It is crucial for restaurants to have outdoor seating; • Move and amalgamate RTA bus stops to provide more outdoor seating and car spaces; • Angle parking at Pioneer Park; • Designers should consult with shop-keepers right from the beginning of planning; • Parking meters should cease after 7pm; • Change for all or none at all.
Gary Spiteri Leichhardt Chamber of Commerce P.O. Box 1068 Leichhardt NSW 2040	<ul style="list-style-type: none"> • Extremely happy with all the proposed works and concepts; • Consultation with RTA and Parramatta Road end businesses will ensure success; • Angle parking in the side streets is required to completely compensate the parking lost.
Tamris Ustim 1/3 Henry Street Leichhardt NSW 2040	<ul style="list-style-type: none"> • Need parking metres in Henry Street; • More trees; • Provide speed humps to stop speeding and more police patrols.
Ian McKee 41 Charlotte Street Lilyfield NSW 2040	<ul style="list-style-type: none"> • Good to see a coherent plan for the whole street including street-lighting and seating improvements; • Don't support removing playground area from school to introduce community recreation space – if such recreation space is needed then sacrifice some of the parking at the rear of the Town Hall; • A clear park around the heritage listed town hall would improve visual amenity; • Multi-level parking can be accommodated at other end of the block with payment for non-residents or for allowing a decrease in charges on the street.
Allan Miles 36 Salisbury Road Stanmore NSW 2048	<ul style="list-style-type: none"> • Norton Street in need of rejuvenation; • No mention in the plan of the location of bus stops or the style of bus shelters – should not be added as an after-thought; • Has the light rail been considered? • Plan should be discussed with STA.
Lindy Annakin 41 Charlotte Street Lilyfield NSW 2040	<ul style="list-style-type: none"> • Agree with additional seating; • Opposed to loss of playground area in the school – it is not vacant space; • Provide native plantings as well as proposed

	<ul style="list-style-type: none"> plantings; Put the proposed chess board in Pioneer Park – instead of the existing pergola, or in the gardens proposed along side the Town Hall.
Simon Emsley 12 Edith Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Stepped seating around Marion / Norton Street excellent concept – potential for intersection as pick-up area / performance space; Lighting concept contradicts Council's own anti-overhead wires campaign and would be visually too busy and direct light to road rather than footpath; Don't feel upgrade can be justified from a cost-benefit point of view; Completion of library should be prioritised followed by support for opening of an Italian Community Centre; Off street parking expansion is a big mistake.
Franco Napoliello Bar Sport 2A Norton Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Agree with rejuvenation of area, improved lighting, standardised look; Column and waterfall at Parramatta Road end is tacky and has no community or historical value. No provision for loading zone; Add loading zone areas, tiled footpaths, better traffic management; Gateway to Norton Street should include traffic islands on Parramatta Road, olive trees, statue of Ludwig Leichhardt and a monument to the Italian heritage of the area; The focus should remain on the businesses and people who frequent the area.
Salvatore De Rosas (address not provided)	<ul style="list-style-type: none"> All of the elements proposed will decrease parking, therefore fewer people will come to the area and this will have economic impacts on businesses; If footpath upgraded it all must be done – don't leave any gaps; Improve roads and footpaths and put the entry and exit to Norton Plaza from Balmain Road only; Spend wisely, not just because you have money.
Lesley Lampasona Via Veneto 395 Parramatta Road Leichhardt NSW 2040	<ul style="list-style-type: none"> Don't like the water feature because it means we will not be able to have an outdoor seating area; Instead of a water feature, why not upgrade the footpaths.
Joe Napoliello Bar Sport 2A Norton Street Leichhardt NSW 2040	<ul style="list-style-type: none"> Upgrading of footpaths, street lighting and gateway is appropriate at City west Link end as this is a newer part of Leichhardt; Norton / Parramatta gateway is tacky and obtrusive – it will detract from the commercial buzz of the area;

	<ul style="list-style-type: none"> • Main issues facing Norton Street are parking and traffic management – these should be addressed in any street plan; • Loading zone outside Bar Sport – there is poor access at the moment for commercial vehicles; • Footpath upgrading and upkeep – minimal footpath widening; • Norton Street is not only about restaurants and cafes – the street plan should encourage a more diverse range of businesses eg more retail so that the street flourishes day and night.
Bill Holliday (via email)	<ul style="list-style-type: none"> • The entry statement at Parramatta Rd entrance removes road width which is used by cyclists turning into Norton Street; • A long-standing request for Allen Street to be re-opened for cyclists has not been addressed; • The proposal should include road re-sheeting as surface is currently bumpy for cyclists; • Buffer planting around City West Link prevents pedestrians and cyclists from accessing the footpath along the City west Link to Balmain; • Mature trees at Marion Street and City West Link should not be removed; • Few people would want to use seating around Marion and Norton Street intersection due to heavy traffic noise and fumes; • City West Link gateway does nothing for the James Street area; • Landscaping should try to protect residents from the noxious effects of the City west Road Link.
Helen Box (via email)	<ul style="list-style-type: none"> • Support Council's efforts to facilitate community public life; • World wide interest in the work of Jan Ghel relating to public space strategies – key results are a reduction in traffic noise and pollution; foot traffic and bicycle traffic have been reinforced; and public life has blossomed.
Kathy Prokhovnik 19 Macauley Street Leichhardt NSW 2040	<ul style="list-style-type: none"> • Believe the plan misses the point – priority should not be to pretty up the street but to make the street interesting; • This can be achieved by having places of interest – ie an interesting mix of businesses. Energy should be directed to regulating the mix of shops along Norton Street; • Gateways would be a monument only to folly; • Spend money on Parramatta Road footpath; • Shopkeepers could be required to have a façade that is in keeping with the rest of the street; • Would like to see a clearer statement of intent – what are to trying to do – and state it up front. This will make it easier to determine what needs to be done;

	<ul style="list-style-type: none"> • The current plan is a mix of styles and ideas – it has failed in creating a coherent vision; • Arbours will become outdated very quickly; • Street furniture needs a purpose – anything else simply clutters the footpath and makes it hard for pedestrians to use; • Adding steps and a chess board to the school grounds alienates land from the school and allow people to loiter close to school grounds; • Plan should address one simple question – how can Norton Street be made more pleasant to walk along – more diverse rang of shops, more places to sit, wider footpaths, more places to park for visitors; • Please don't wast ratepayer's money on ideas that are not grounded in the current use of the area.
<p>Tim Foster All Souls Anglican Church 126 Norton Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Required up front is a clear principal outlining what we want the street to become; • If the purpose is to develop a restaurant strip, then the plan should be uncompromising in its attempt to create this; • The issue of parking is misunderstood – people will walk to something if it is worth walking to; • The plan is a one-in fifty year opportunity to re-establish Norton Street as one of Sydney's premiere eateries – this should not be undermined by balancing diverse interests; • Church is supportive of integration of the public buildings on the corner and are willing to work with the Council to make the necessary improvements; • The church would like to receive the same grassed embankment treatment that has been proposed for the Town Hall and the school – giving a consistent appearance and opening the church grounds up to the public. Lighting would need to be increased for security and to eliminate hazards & included in Council's cleaning regime; • Also support proposal to light the features of the church.
<p>Leichhardt Bicycle Users Group 62 Lamb Street Lilyfield NSW 2040</p>	<ul style="list-style-type: none"> • In keeping with the desired European character of the street & to encourage bicycle users, well-designed bike parking rails should be included at regular intervals along the street; • The proposed gateway treatment at Parramatta Road could include a refuge crossing at or near Renwick Lane; • Require redesign of Allen & Norton Street intersection to allow improved bicycle access; • Access into Pioneer Park should have include ramps to facilitate bicycle and wheelchair

	<p>access;</p> <ul style="list-style-type: none"> • Important to keep footpath along City West Link clear for cycle use; • Any trees planted as a buffer on the SE corner of Norton and the City West Link should allow adequate room for pedestrians and cyclists; • Road surface of Norton Street is poor and is a hazard for cyclists; • More pedestrian crossings are required along Norton Street; • Ludwig Leichhardt should be given suitable memorial or historical mention.
<p>Jacqueline Showyin 11 Malborough Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • Street arbours are ugly and will look worse during the day when not lit up; • Need to repave the footpath and road of the entire street to make it look more uniform; • Would prefer to see concepts as employed along Majors Bay Road, Concord and Ramsay Street, Haberfield; • Consider unifying awnings over the strip on both sides of the street – provide more consistent cover over the walkways / footpath.
<p>Project Techniques For Frank Perciballi Owner of 395 Parramatta Rd and 2A Norton Street Leichhardt NSW 2040</p>	<ul style="list-style-type: none"> • There is a valid need to create a gateway to Norton Street but the one proposed in the plan is out of scale with surrounding buildings and the streetscape in general; • The base of the structure is long and would obscure the shop front and the advertising on the street awning so that customers would not be able to see the shops; • Large solid structure will reduce sunlight into the front of the buildings; • Outdoor seating area would be in shadow all day; • Any proposal for the gateway feature should retain the current awning of the building; • The presence of such a large, solid and dominant structure may adversely impact on the financial viability of the two businesses; • Location of additional street planting and construction of footpath widening will cause traffic congestion; • Footpath widening on eastern side of Norton Street will cause additional bank up of traffic turning into Parramatta Road; • Ideas from previous Norton Street entry investigations should be re-evaluated – a lightweight transparent structure may be more appropriate; • The idea of a water feature should be investigated further; • Should also consider an entry statement on the

	<p>eastern corner so that people approaching from the west can be altered to Norton Street;</p> <ul style="list-style-type: none"> • The area as a whole is short of car parking – car parking behind the town hall is supported.
<p>Carmen Di Napoli 41 Beresford Road Rose Bay NSW 2029 (owner 212 Norton Street)</p>	<ul style="list-style-type: none"> • Welcome overdue improvement of Norton Street; • Concerns about traffic – speeding cars at northern and bottlenecks at southern end; • Introduction of trams may calm traffic and reduce the need for parking; • How will street parking be affected by pavement widening? • Will parking meters be introduced at the northern end of the street? • Hopefully implementation of the project will not impact on businesses; • Provide much more light throughout the street, especially at the Pioneer Park end; • Park should be further embellished – possibly a kiosk introduced; • Will overhead street lighting and pergolas block views of the park? • Consider sails to shade people during festivals; • Will the trees obstruct views of the business on the ground floor, and are the species chosen appropriate? • Consider a sculpture symposium for the park? • Suggest sculpture at park or Parramatta Road entry to pay homage to Italian-Australian heritage; • Names inserted in the pavement should include Italians who have contributed to our combined heritage.
<p>Ken McDonald Kenmak 58 Susan Street Annandale NSW 2038</p>	<ul style="list-style-type: none"> • A good start but proposal is seriously flawed; • Needs clearer definition of objectives; • An intensely used inner-urban precinct where landscape is 2nd or 3rd priority after local traffic management and pedestrian issues; • Norton Street entry statement inappropriate and too big in scale; • Norton & Marion intersection over-designed and too visually cluttered; • Should be more pedestrian build-outs / footpath widening incorporating street tree plantings to facilitate outdoor dining – in combination with L.A.T.M to reduce traffic volumes; • Re-think street furniture design with more emphasis on creating ‘Italianate’ sense-of-place; • Smart poles not appropriate for Norton Street; • Landscape design should portray influence of Italian gardens; • The proposal should also be co-ordinated with a Development Control Plan for future

	development in Norton Street.
Renato Biondi / Damian Jennings Grind Espresso Bar 151 Norton Street Leichhardt NSW 2040	<ul style="list-style-type: none"> • All restaurants should be given the option to have an extended outdoor dining area; • Having a bus stop outside the restaurant next door should not preclude this restaurant from having an extended footpath area; • Extending the footpath will not save struggling businesses; • Every business along Norton Street should have been consulted before the plans were drawn up – businesses should be able to nominate if they want the extended footpaths or not; • Implementation of the plans that have been drawn up will devalue any business that does not have footpath development; • If parking spots reduced in Norton Street where will they be replaced?
Jeff Thompson Manager Strategic Planning Leichhardt Council	<ul style="list-style-type: none"> • There is a strong need for a taxi rank in Norton Street; • Need for an additional pedestrian crossing between the forum and Parramatta Road; • Bicycle parking not shown on plans; • Has the light rail been considered? • Proposed seating around town hall and public school is within curtilage of heritage items and may need to be more sympathetic and less extensive; • Proposed parking around town hall poses some dangerous pedestrian / vehicle mixes which can be improved with re-design.
Peter Ring 39 Charlotte Street Lilyfield NSW 2040	<ul style="list-style-type: none"> • Proposed lighting to be checked to ensure it does not affect vision of road traffic; • European influence of lighting is not explained; • Planting to be in accord with Council's regulations and guidelines for residences; • Designs to ensure easy & minimal maintenance; • Designs and finishes to be as graffiti proof as possible; • All items to be stock items, readily available and Australian made; • Existing pavers are slippery when wet – will this be addressed? • Space is being taken away from the school without appropriate offset; • How will the chess set be available to the school; • Chess area could easily become catchment for rubbish and unsavoury activity; • Pedestrian bottlenecks have not been addressed.
Bridget Hart 41 Church Street Lilyfield NSW 2040	<ul style="list-style-type: none"> • Plan difficult to read; • Structures for banners unattractive; • Will gateway affect traffic flow;

	<ul style="list-style-type: none"> • Where will children play if grassed area taken away from school; • A comprehensive traffic plan far more important than aesthetics; • Create a banner policy or use banner poles throughout street wherever possible; • Looking forward to final outcome and improvements to Norton Street; • Add right turn arrow at Marion & Norton Street; • No right turn into or out of Norton Plaza; • Right turn arrow at City West link.
P. Marshall & P Kitsin 15 James Street Leichhardt NSW 2040	<p>§ Will the majority of existing trees be incorporated into the new scheme;</p> <p>§ The masterplan does not appear to take the opportunity to improve the Allen Street intersection at all.</p>
Unknown	<ul style="list-style-type: none"> • Opposed to overhead cabling for street lighting – should be underground; • Reduce heavy vehicle traffic; • What do drivers get as most of this will be paid for from parking fees / fines; • What guarantees are there that Norton Street won't become a narrow crawl lane requiring 4WD to negotiate speed humps.
Kevin Eadie 21 St Georges Crescent Drummoyne NSW 2047	<ul style="list-style-type: none"> • Will improve visual amenity; • Gateway pylons and water feature is a waste of time and motorists rushing by won't have time to appreciate; <p>§ Norton Street should be pedestrian mall or transit mall exclusively for pedestrians and gas powered buses.</p>
Rebecca Bishop (vis telephone)	<ul style="list-style-type: none"> • Need to be consideration of traffic issues – particularly at Norton Plaza where pedestrian crossing and entry / exit from the plaza cause significant traffic and bus delays; • Opposed to loss of grassed area from the school.
David Herrero 4 Mayes Lane Annandale NSW 2038	<ul style="list-style-type: none"> • Where are the bicycle lanes? • Why are there garden beds on corners that force cyclists out into traffic lanes? • Propose no street parking, wider footpaths and a bicycle lane.
Wayne Carveth 274 Young Street Annandale NSW 2038	<ul style="list-style-type: none"> • Like unified plan for whole of street; • Don't like destruction of school fence – would have thought it a heritage item; • The facades of some buildings between Marion Street and Parramatta Road and good – just need better colour and texture; • Reduce traffic between Marion Street and Parramatta Road – make Norton Plaza entrance or exit only; • Plane trees in front of the Town Hall are

	<p>unsuitable – should plant Hills figs or Brush box;</p> <ul style="list-style-type: none">• JB Hi-Fi should be brought out to the footpath alignment.
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LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION:	INFRASTRUCTURE AND SERVICE DELIVERY
SUBJECT:	ITEM 18 RAPID GRAFFITI REMOVAL TRIAL EVALUATION AND SUMMARY EVALUATION OF THE GRAFFITI STRATEGY AND ACTION PLAN OPTIONS
AUTHOR:	PETER GAINSFORD, DIRECTOR INFRASTRUCTURE AND SERVICE DELIVERY
FILE REF:	F97/01916
DATE:	24 June 2009
WORD PROCESSING REF:	C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications:	\$50,000 has been allocated in the draft 2005 – 2006 budget.
Policy Implications:	Enhancement of Graffiti Strategy and Action Plan
Strategic Plan Objective:	1.5 Community Support 5.1 Enhanced Image 5.2 Effective Management 5.3 Community Involvement
Staffing Implications:	Nil
Notifications:	NIL
Other Implications:	Implementation of components of social planning (Youth) and crime prevention objectives

1. Purpose of Report

To advise Council on the outcome of the continued program, for the removal of graffiti from private property.

2. Recommendations

2.1 That Council allocates \$50,000 in the draft 2005/06 budget to continue the program for the removal of graffiti from private property two days per week in highly visible areas.

2.2 That Council continue to implement the Graffiti Strategy and Action Plan.

3. Background

Council has been responding systematically to the issue of unwanted graffiti since 1997. Its interest in the issue has developed alongside State Government programs and grants created to address a rising trend in graffiti vandalism across New South Wales. Rising community expectations for action to reduce graffiti crime prompted the Council to seek extensive community consultation and trial a range of responses. Council's current response to graffiti crime, formalised in the Council's Graffiti Strategy and Action Plan (adopted 2002), evolved organically and with close consultation with elements of the community most affected and concerned. The Graffiti Strategy and Action Plan has coordinated a range of responses including:

- rapid removal of graffiti from Council property
- development of community responses to cleaning up graffiti on non -Council property through promoting of the graffiti kit and trailer, community clean-up days as well as encouraging and providing information on best practice (rapid removal) within the community
- developing preventative youth art projects.

Council considered a report in November 2003 which looked at graffiti policy options (see appendix) which signified the commencement of the removal of graffiti from private property in highly visible areas by Council resources. As a first step Council allocated \$20,000 and engaged a contractor to remove graffiti from the private properties during March and April 2004 with 1240 square metres of graffiti being removed from 64 properties. This work fully expended the \$20,000 allocated for the trial of rapid graffiti removal. A survey carried out in May 2004 found that approximately 20% of properties have been retagged.

4.0 Report

As part of the 2004/05 budget review in August 2004 Council allocated \$50,000 to employ a staff member to undertake this work. Unfortunately Council had trouble finding a suitable painter and we were unable to commence this work until December 2004.

Council employed the painter full time on a temporary basis which has allowed Council to determine a level of service for a full time resource based on the amount of graffiti throughout the LGA. The painter has on average spent 2 days per week cleaning graffiti from Darling Street, Norton Street and Marion street shopping areas, then spent the remainder of the week removing graffiti from other highly

visible areas such as Parramatta Road, Victoria Road, Balmain Road, Booth Street, Brennan Street, Johnston Street, Mullens Street and any areas of complaint.

This service has removed graffiti by painting and also cleaning off unpainted surfaces which are less porous. Council is yet to tackle the porous surfaces such as brick work as it requires the modification to Council's high pressure water cleaner and the purchase of a wet vacuum. However should Council decide to continue this work using day labour then this equipment can be purchased from the current year's graffiti funding.

As part of the legislation Council has advised all property owners when graffiti has been removed and has developed a data base to accurately record the effectiveness of this graffiti removal. In addition Council's painter delivers a letter to property occupiers that have been the target of heavy graffiti (mostly commercial) encouraging and advising them of the best way to remove graffiti.

Up until the end of March 2005 Council has removed a total of 2580m² of graffiti from 402 properties with 18.5% of properties being retagged at least once at a total cost of \$32,000. The service has enabled Council to direct this resource to problem areas based on resident complaints such as Lords Road where Council recently received a petition from local residents about graffiti.

Council's painter has also been reporting any public utilities such as Energy Australia kiosks and RTA signal boxes and these have been forwarded to the relevant authority for action. Along with some commercial properties these utilities are repeatedly tagged and the response times are very slow. These heavily tagged properties reduce the aesthetic and safety impacts and hinder the positive work by council. Therefore Council should pursue these organisations in an effort to get them to contribute to the overall graffiti solution.

There is some evidence that these authorities have contributed funding towards other Councils and allowed them to undertake this work as part of the regular graffiti patrols. It is recommended that Council pursue this option and if successful that the additional resources be added to match this funding. As an example North Sydney Council has approached commercial properties who have contributed annually to this program.

Should Council wish to provide a service using a permanent full time painter then it will need to allow \$100,000 in the 2005/06 budget. However Council could provide a basic service with the equivalent of labour of two days per week through main shopping areas, which would include painting and cleaning graffiti off some surfaces and patrols to problem areas at a cost of \$50,000 per year. This still enables Council to continue a graffiti removal service that can be measured easily and refined in future years depending on the demand and community needs. Council has allocated \$50,000 in the draft 2005/06 budget.

Whilst Council's trial of the removal of graffiti varies from best practice (48 hours maximum response time) it can be argued that the improvement made to high traffic areas of Leichhardt has improved the community's sense of safety. The improvement will have a significant medium term effect on aesthetics and community pride.

Leichhardt's trial has allowed the highly visible areas to benefit from the trial at lower short term cost than would have been the case if a comprehensive rapid

removal trial had been initiated. Council has estimated that it would cost approximately \$144,000 to achieve rapid removal in highly visible areas only, in the first year of such a program. The table below summarises the options available for Council.

Option	Service	Cost	Remarks
1	2 day per week service with Council staff	\$50,000	Cleaning and painting in most shopping centres and hotspots on a weekly basis and other highly visible areas monthly. Limited removal from brickwork depending on demand.
2	5 day per week service with Council staff	\$100,000	Cleaning and painting in all shopping centres, hotspots and highly visible areas on a weekly basis with greater coverage to less visible areas and a concentrated effort for graffiti removal from brickwork.
3	Universal treatment by contractor	\$144,000 subject to tender process	Remove all types of graffiti within 48 - 72 hours.

Options 1 and 2 do not include Council property and parks which is undertaken by existing Council resources.

5. Conclusion

Rising community expectations for action to reduce graffiti crime has prompted Council to move beyond its earlier user pays policy for the removal of graffiti. Council is currently attending to its responsibilities to provide a considered and cost effective response to the issue of unwanted graffiti. In order to control costs arising from new claims for service provision a consistent policy approach which builds on past experience and knowledge relevant to local circumstances needs to be pursued in conjunction with the dedication of Council's resources.

At this stage it would appear that the level of retagging is has dropped slightly to 18.5% from 20% last year based on the work undertaken over the past four months which indicates a level of success in removing Graffiti from the area.

Accordingly it is recommended that \$50,000 be allocated in the 2005/2006 budget to build on the current approach taken.

Appendix 1 Graffiti Removal Policy Options

Differences in the levels of community concern and political attitudes to the phenomenon of graffiti have resulted in a wide variation in the responses of local government bodies to the problem of unwanted graffiti. Some Councils focus strictly on removal of the graffiti itself, ie the tags and pieces. Others combine 'removal policies' with other community-based responses (such as mural projects, community clean-up days and school-based programs) to address issues giving rise to the graffiti problem. Leichhardt Council's own Graffiti Strategy and Action Plan encompasses 20 strategies and engages with the problem of graffiti through removal and community-based responses.

The degree of importance given to the issue of graffiti also varies considerably across local government bodies. The Australian Institute of Crime literature suggests that people in more affluent and less crime affected suburbs may be more concerned about graffiti than those in poorer/high crime localities. This variation may play a part in the priority given by local bodies to graffiti removal. However, it cannot be assumed that the Leichhardt population necessarily has a high level of concern about graffiti. There is some evidence to show that concern about graffiti has declined since Glebe/Forest Lodge was transferred to the City of Sydney's jurisdiction.

Removal options are considered below in relation to level of resources committed

4.2.1 *Low level support*

The Graffiti Kit

The Graffiti Kit developed by Leichhardt Council is made available to all residents and businesses reporting an incident of graffiti vandalism. Valued at \$30, the kits are provided free to victims of graffiti crime. The provision of the kit to victims economically targets Council resources to those most in need and most motivated. Kits are occasionally used by Council's Home Maintenance Service to clean graffiti from the homes of aged and disabled people. The Council's Graffiti Kit Users survey revealed a high level of satisfaction with the product. Council distributed approximately 75 kits in 2003-2004 at a cost of \$2,250.

Graffiti Trailer

Leichhardt Council maintains and promotes the use of a trailer containing equipment supporting community-based graffiti clean-up events. Maintenance of this trailer is estimated to be \$2,300 per annum. Effective use of the trailer requires substantial community development work to identify and build the groups using the trailer. Establishment of such groups may have flow on effects to other features of community safety. The trailer has rarely been used over the past two years which reflects the effort that Council is putting into the problem. Council needs to update a number of environmental and safety issues with the trailer and given its low usage will need to consider the long term viability of the trailer in the future.

Corporate Responsibility

Many frequently tagged buildings are owned by the corporate sector. A campaign to encourage corporate participation in rapid removal of graffiti has the potential to significantly reduce the level of graffiti in a given area. Some councils have formalised the commitment of corporate entities through contracts and statements of intents. The promotion of rapid removal by agencies and corporate entities within

Leichhardt was a recommendation of the Graffiti Strategy and Action Plan Evaluation. Council's painter has been delivering a letter to property occupiers that have been the target of heavy graffiti (mostly commercial) encouraging and advising them of the best way to remove graffiti.

Graffiti Solutions Community Service Clean Up Teams

The Department of Corrective Services and Department of Juvenile Justice assemble and administer teams to assist with community Graffiti Clean Up projects. The teams can provide regular paint-outs for affected areas. Cost of materials must be met by Council. More frequent utilisation of the Teams was a recommendation of the Evaluation Report

4.2.2 Medium level support

Limited Rapid Removal

Leichhardt Council maintains a rapid removal approach (48 hours maximum response time) for Council properties. This is thought to have been successful in significantly reducing the incidence of graffiti vandalism of Council property. Paint-out work is conducted by Council staff, with a contractor being employed to maintain areas treated with anti-graffiti coatings. The cost is included as part of Council's painting maintenance program.

Part sponsored and fee for service rapid removal

Some councils provide a 'fee for service' rapid removal facility in order to limit costs and share responsibility for removal. Leichhardt's experience has shown little community interest in such a service. An offer of a 50% discount on graffiti removal in Glebe in 2002 did not attract any interest. Such lack of interest suggested a fee for service approach would have little overall effect on the presence of graffiti.

Limited Private Removal

Some councils offer to remove graffiti from private properties free of charge for a fixed number of times. The effect of this approach is not known.

4.2.3 High Level Support - Universal Rapid Removal

A universal rapid removal program commits a council to remove, free of charge, graffiti on all buildings in the area it administers. Councils providing free rapid removal to all victims of graffiti in their area typically claim the cost effectiveness of this policy over the long term. The policy involves a high initial cost arising from the removal of existing bodies of graffiti and subsequent removal of new graffiti. The reasoning behind the strategy is that a universal rapid removal policy, applied over a wide area, removes all incentives for a graffiti tagger. Within a relatively short period the initial cost of the program declines to a manageable level. Auburn Council claims the program it established in late 2000 and initially committing 170 worker hours seven days a week is now in maintenance mode, involving an annual cost of \$20,000 per year (material and equipment costs only). Auburn Council's program is supplemented by the use of Department of Corrective Services teams, work for the dole participants and Council employees specially trained in graffiti removal and specialised equipment.

A universal rapid removal program similar to Auburn is estimated to cost in the vicinity of \$144,000. Given the high recurring cost of rapid removal on Council property, expectation of a repetition of Auburn Council's experience in Leichhardt would appear optimistic. However, the City of Sydney's utilisation of a universal

rapid removal approach has raised the question of the application of a similar policy within Leichhardt. A proposal for a trial rapid removal program was included as an early draft of the Leichhardt Crime Prevention Plan, but was eliminated from the exhibited Draft due to concerns about the possible cost of committing to such a program. The question of the ongoing cost of a universal rapid removal program for the Leichhardt area has historically been the factor preventing Council's commitment to such an approach.

CORPORATE AND INFORMATION SERVICES

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 19 SUMMARY OF CORPORATE AND INFORMATION SERVICES RESOLUTIONS FROM MARCH 2005

FILE REF:

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Corporate and Information Services Resolutions from March 2005.

2. **Recommendations**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION:	CORPORATE AND INFORMATION SERVICES
SUBJECT:	ITEM 20 STATEMENT OF INVESTMENT BALANCES AS AT 31 MARCH 2005
AUTHOR:	MICHELLE DE ROSA, ACCOUNTING OFFICER TREASURY/COMPLIANCE
FILE REF:	F97/00004
DATE:	24 June 2009
WORD PROCESSING REF:	C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications:	Investment income within budget
Policy Implications:	NIL
Strategic Plan Objective:	Effective Management – maximise the return to the community, manage Council's physical, financial and human resources to provide efficient services in an honest and responsible manner.
Staffing Implications:	NIL
Notifications:	NIL
Other Implications:	NIL

1. Purpose of Report

Local Government Act Regulation No 264 Section 19 (3)(a) specified that:

“The responsible accounting officer of a Council must provide the Council with a written report to be presented at each Ordinary Meeting of the Council, setting out details of all money that the Council has invested under Section 625 of the Act”.

In accordance with the requirements of S.625 and the above Regulation, attached is a Statement of Investment Balances as at the 31 March 2005.

Furthermore, and in accordance with Local Government Act Regulation No.264 19 (3)(b), it can be certified that the investments listed have been made in accordance with the Act, the appropriate regulations and the Council's investment policies.

2. Recommendation

That the Statement of Investment Balances as at the 31 March 2005 be received and noted.

3. Report**STATEMENT OF INVESTMENTS AS AT 31 MARCH 2005****Fund Managed**

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
N/A	N/A	Alliance Cap.	1,372,728	5.70%	5.58%
N/A	N/A	AMP	1,618,771	5.43%	5.22%
N/A	N/A	Colonial	1,632,862	5.59%	5.32%
N/A	N/A	Macquarie	1,697,104	5.24%	5.44%

NB Monthly Interest rate is monthly return annualised.

Annual interest rate is average return received in 2004/2005 financial year.

Term Deposits

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
34/99	91 days	CBA	1,774,500	5.36%	5.37%
29/03	30 days	National Bank	3,000,000	5.47%	5.26%
42/00	91 days	CBA	1,687,500	5.35%	5.37%

NB 34/99 is a Loan/investment offset facility and is reduced by loan principal every quarter.

NB 42/00 is a Loan/investment offset facility and is reduced by loan principal every quarter.

Call Accounts – 11 am Call and CBA Cash Treasury.

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
N/A	N/A	Cash Treasury	4,833,651	5.35%	5.10%

NB Call account has a variable interest rate, based upon daily balance.

NB Cash Treasury account has a variable daily interest rate.

Floating rate notes

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
N/A	90 days	Bendigo Bank	2,054,140	7.46%	7.45%
N/A	90 days	Bank of WA	2,000,000	6.51%	6.19%
N/A	90 days	Bank of QLD	2,016,100	6.58%	6.55%
N/A	90 days	Bank of QLD	1,017,980	6.95%	6.96%
N/A	90 days	Bank of QLD	1,008,160	6.84%	6.77%
N/A	90 days	Bendigo Bank	1,000,000	6.62%	6.63%
N/A	90 days	Bank of ADL	1,000,000	6.38%	6.40%
N/A	90 days	Ethical (Green)	2,000,000	6.83%	6.83%

TOTAL INVESTMENTS \$29,713,496

Comment

The Reserve bank has left interest rates unchanged at 5.5% after considering the impact of the economic indicators.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 21 MINUTES OF BALMAIN TOWN HALL
MANAGEMENT COMMITTEE - DECEMBER 2004 AND
MARCH 2005 MEETINGS

AUTHOR: GEORGE GEORGAKIS, MANAGER ADMINISTRATION
SERVICES

FILE REF: F99/00099

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local
Settings\Temporary Internet
Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: The main implication is the Committee decision to purchase a projector for \$10,026. Council has previously resolved not to accept this decision until the matter is investigated.

Policy Implications: Nil

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. Purpose of Report

To resubmit the minutes of the December 2004 meeting (previously submitted to March Council meeting) and submit the minutes of the March 2005 meeting to Council for consideration.

2. Recommendations

- 2.1 The December minutes be accepted with the exception of point 27, which is to be deleted and the proposal for flags in the town hall (points 17 and 18) be investigated and reported back to the Balmain Town Hall Committee and Council.
- 2.2 In relation to the March 2005 minutes, Council adopt the officer's recommendations as listed below (noting that some vary from the Committee recommendations);

1. Friends of Callan Park – Request for fee waiver

That the request for a fee waiver for Balmain Town Hall on 30 March 2005 from the Friends of Callan Park be approved as it is a community event, but the group must pay the \$500 security, with the use of the small PA system.

2. Bendigo Bank – Request for fee waiver

That the Balmain-Rozelle branch of Bendigo Bank have the hall hire fees waived for the launch event on 23 March 2005 and the Balmain Town Hall Committee welcomes its support in the future.

3. Meeting room and hall hire charges for 2005/06

That an increase in commercial rates of 5% from 1 July 2005 with all community hire rates remaining unchanged be included in the draft 2005/06 Management Plan for consideration.

4. Audio equipment to be included as part of hall hire at no extra fee

This matter be referred back to the Committee for further consideration and recommendation to Council in conjunction with Item 5 below.

5. Equipment Hire Rates

The fees proposed by the Committee be referred back to the Committee and the Committee be asked to consider free access or a lower fee to encourage use.

Council inform the Committee that it considers the proposed fees to be too high and would discourage use of the hall and requests the Committee to review the changes to encourage use of the system.

6. Letter of thanks to people who gave donations of equipment to the town hall

That the Balmain Town Hall Committee write and thank those people who gave donations of equipment to the Town Hall.

7. Quotation for a metal base to enable the locking of equipment to a table

That Richard Gould be asked to quote on a metal base to enable the locking of equipment to a table.

8. Quotation for cable-reeling device, metal cable covers and custom bag

That Luke Fox quote for equipment in his recommendations in the interim report to include cable-reeling device, metal cable covers and a custom bag.

9. Purchase of projector

In accordance with the Council resolution on 22 March 2005, Council not accept the decision made by the Balmain Town Hall Management Committee to purchase a projector until the matter is investigated and reported back to Council for a decision.

10. Filef-Italian flim festival – Request for fee waiver

That a fee waiver be granted and a deposit of \$500 to be paid.

11. Installation of wiring to plug in speakers and for system on stage

That Council install appropriate wiring to plug in speakers and for system on stage.

12. Inspection of electricity room

That a vote of thanks be passed onto staff for the investigation of the problem in the electricity room.

13. Updating bank signatories

That the bank signatories be updated as soon as possible.

14. Invoice for Luke Fox for \$805

That the Committee endorses the payment less the amount incurred by the youth event on 14 January 2005. The money is to come from the reserve account and Jennifer Dowling is to make sure the hours are correct.

3. Background

Council at its Ordinary Meeting on 22 March 2005 considered the Committee's minutes of the December 2004 meeting and resolved;

- “1. Council not accept the December minutes or the recommendations of the Balmain Town Hall Management Committee and that they be clarified and corrected.
2. Council not accept the decision made by the Balmain Town Hall Management Committee at its meeting in February 2005 to purchase a projector until the matter is investigated and reported back to Council for a decision.
3. The Balmain Town Hall Management Committee be advised that in

the interim it must not purchase the projector.”

At the March Ordinary meeting, Council also considered a report on the “Review of Delegations” and resolved that;

“Council delegate functions to the persons and committees as documented in the delegations register with the exception of the section relating to the Balmain Town Hall Committee which is to be deferred and reviewed.”

This means that until such time as the delegations have been reviewed and reported back to Council, the Committee has no powers, authorities or duties delegated to it by Council. The Committee may continue to meet, however all decisions including determinations of fee waivers must be reported to Council for approval. The review of the delegations will be undertaken once the outcome of the abovementioned investigation (which is underway) is known.

The purpose of this report is therefore twofold;

1. To clarify and resubmit the minutes of the December meeting.
2. To submit the recommendations of the March meeting to Council for consideration.

4. Report

4.1 December 2004 Minutes

The December 2004 minutes are attached.

Point 27 of the minutes refers to events which occurred on 20 December which was after the meeting date of 16 December.

The Secretary had sought clarification on the order from the supplier. This had occurred at a later stage, after the meeting and should not have formed part of the minutes.

Points 17 and 18 of the minutes refer to a request for formal permission from Council to hang flags inside the hall, for dual purpose of community engagement and to reduce the sound reverberation.

The officer’s recommendation in relation to this matter is that the proposal be investigated and reported back to the Balmain Town Hall Committee and Council.

In relation to the December 2004 minutes, it is therefore recommended that the minutes be accepted with the exception of point 27, which is to be deleted and the proposal for flags in the town hall (points 17 and 18) investigated and reported back to the Balmain Town Hall Committee and Council.

4.2 March 2005 Minutes

The March 2005 minutes are attached and are submitted to Council to consider the various recommendations of the Committee.

Items which will need Council's consideration and/or endorsement are listed below;

1. Friends of Callan Park – Request for fee waiver

A request for a fee waiver from the Friends of Callan Park for the use of the Balmain Town Hall for a public meeting on 30 March 2005.

The above matter was referred to the Committee after Council had considered the matter at its February Ordinary Meeting and resolved;

“That Council provides support to the Friends of Callan Park rally on 30 March 2005 at Balmain Town Hall and send a request to the Balmain Town Hall Committee to waive the fees for this meeting.”

Committee recommendation:

That the request for a fee waiver for Balmain Town Hall on 30 March 2005 from the Friends of Callan Park be approved as it is a community event, but the group must pay the \$500 security, with the use of the small PA system.

Officer's recommendation:

As per Committee recommendation.

2. Bendigo Bank – Request for fee waiver

A request for a fee waiver from Bendigo Bank for a meeting held in relation to the setting up of a community bank in the Rozelle/Balmain area.

Committee recommendation:

That the Balmain-Rozelle branch of Bendigo Bank have the hall hire fees waived for the launch event on 23 March 2005 and the Balmain Town Hall Committee welcomes its support in the future.

Officer's recommendation:

As per Committee recommendation.

3. Meeting room and hall hire charges for 2005/06

The Committee reviewed the fees and charges and recommended an increase on the commercial hire rates of 5% and no change to the community hire rates. Rather than adopting this change from 1 July, it is recommended that the proposed changes be included in the draft Management Plan for consideration.

Committee recommendation:

That an increase in commercial rates of 5% be made from 1 July 2005 with all community hire rates remaining unchanged.

Officer's recommendation:

That an increase in commercial rates of 5% from 1 July 2005 with all community hire rates remaining unchanged be included in the draft 2005/06 Management Plan for consideration.

4. Audio equipment to be included as part of hall hire at no extra fee

The Committee discussed the audio equipment to be made available to hirers as part of the hall hire at no extra fee.

Council officers are of the view that the Mackie sound system, drum kit microphones and three channel DJ mixer should also be provided free of charge (as part of the hall hire inclusions), not just those mentioned in the Committee's recommendation, with the only charge in addition to the hall hire charge to be for the hiring of a technician to operate.

Item 5 deals with a motion for the hiring charge of equipment and it is Council officer's recommendation that both Items 4 and 5 be referred back to the Committee for further consideration and recommendation to Council.

Committee Recommendation:

1. That the standard hall hire include the following items at no extra fee;
 - a) 2 microphones
 - b) 2 leads
 - c) 2 microphone stands
 - d) speakers
 - e) basic mixer
 - f) CD player
2. These will not require an operator.
3. The above items will be set up and checked back in by the caretaker.
4. The \$500 security deposit covers loss or damage of equipment.
5. A log book contains forms to be signed at equipment release and return, by both the caretaker and the hall hirer.

Officer's recommendation:

This matter be referred back to the Committee for further consideration and recommendation to Council in conjunction with Item 5 below.

5. Equipment Hire Rates

The Committee recommended a number of hire fees for groups wishing to use the sound equipment purchased in 2004 (namely the Mackie sound system, drum kit microphones and three channel DJ mixer).

These charges are not supported by staff for reasons outlined below.

When Council approved the purchase of the Mackie sound system and associated components in September 2004 it had resolved that;

- responsibility for management and operation of the sound system (including hiring sound technicians) be delegated to the Balmain Town Hall Management Committee
- Council modify its fees and charges for the hall to include a fee for the recovery of costs for hiring sound technicians.

It would appear that Council’s intention was that the only additional hire charges imposed be for the hiring of technicians to set up and operate the equipment (certainly, that was the intention of the officers when first putting the matter to Council).

The Committee at its February meeting recommended a series of fees including \$600 (for commercial groups) and \$400 (for community groups) which is in addition to the hall hire charges.

Council at its September 2004 meeting, also resolved that it review the success of the purchase of the sound system in increasing hall hire usage in 12 months and a report be brought back to Council.

It is Council officers’ view that the imposition of hire charges for groups wishing to use the sound equipment may discourage use of the hall and sound system.

Committee recommendation:

1. That the professional sound system be;
 - a) hired in two optional set ups
 - b) in each case requires a registered Balmain Town Hall Committee registered technician
2. The two optional set ups be;
 - a) drum kit microphone
 - b) Three channel DJ mixer
3. Equipment hire rates for the various components be as follows;

	Commercial	Community
Registered Technician	\$30/hour	\$30/hour
Mackie Sound system	\$600	\$400
Drumkit Microphones	\$50	\$50
Three channel DJ mixer	\$100	\$100

Officer’s recommendation:

The fees proposed by the Committee be referred back to the Committee and the Committee be asked to consider free access or a lower fee to encourage use.

Council inform the Committee that it considers the proposed fees to be too high and would discourage use of the hall or equipment and requests the Committee to review the charges to encourage use of the system.

6. Letter of thanks to people who gave donations of equipment to the town hall

Committee Recommendation:

That the Balmain Town Hall Committee write and thank those people who gave donations of equipment to the Town Hall.

Officer's recommendation:

As per Committee recommendation.

7. Quotation for a metal base to enable the locking of equipment to a table

Committee recommendation:

That Richard Gould be asked to quote on a metal base to enable the locking of equipment to a table.

Officer's recommendation:

As per Committee recommendation.

8. Quotation for cable-reeling device, metal cable covers and custom bag

Committee recommendation:

That Luke Fox quote for equipment in his recommendations in the interim report to include cable-reeling device, metal cable covers and a custom bag.

Officer's recommendation:

As per Committee recommendation.

9. Purchase of projector

As mentioned above, Council at its March Ordinary meeting resolved that it not accept the decision made by the Balmain Town Hall Management Committee at its meeting in February 2005 to purchase a projector until the matter is investigated and reported back to Council for a decision.

Committee recommendation:

That the projector that is available to the Committee for \$10,026 be purchased from the Balmain Town Hall Committee funds held in the Balmain Town Hall Committee at Council.

Officer's recommendation:

In accordance with the Council resolution on 22 March 2005, Council not accept the decision made by the Balmain Town Hall Management Committee to purchase

a projector until the matter is investigated and reported back to Council for a decision.

10. Filef-Italian flim festival – Request for fee waiver

A request for a fee waiver for the use of the Town Hall in May 2005 for a film festival.

This matter was referred to the Committee after the following resolution was adopted by Council at its meeting in February;

“In lieu of the Opera in the Park event, that Council donate \$5,000 from the community events budget towards the Ital-Australian Film Festival in May 2005, with event expenses to be fully reconciled and forwarded to Council and the request for a waiver of the hall hire fee be referred to the Balmain Town Hall Management Committee for report back to the Community Services Committee”.

Committee recommendation:

That a fee waiver be granted and a deposit of \$500 to be paid.

Officer recommendation:

As per Committee recommendation.

11. Installation of wiring to plug in speakers and for system on stage

Committee recommendation:

That Council install appropriate wiring to plug in speakers and for system on stage.

Officer’s recommendation:

As per Committee recommendation.

12. Inspection of electricity room

Committee recommendation:

That a vote of thanks be passed onto staff for the investigation of the problem in the electricity room.

Officer’s recommendation:

As per Committee recommendation.

13. Updating bank signatories

Committee recommendation:

That the bank signatories be updated as soon as possible.

Officer's recommendation:

As per Committee recommendation.

14. Invoice for Luke Fox for \$805

Committee recommendation:

That the Committee endorses the payment less the amount incurred by the youth event on 14 January 2005. The money is to come from the reserve account and Jennifer Dowling is to make sure the hours are correct.

Officer's recommendation:

As per Committee recommendation.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 22 LEICHHARDT CIVIC PRECINCT SITE AND PROPOSED MARION STREET CAR PARK

AUTHOR: LYN GERATHY, MANAGER PROPERTY & COMMERCIAL SERVICES
PETER GAINSFORD, DIRECTOR INFRASTRUCTURE AND SERVICE DELIVERY

FILE REF: F05/00005

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Consultants fees required from S94 Transport and Access Plan and Property Reserve

Civic leadership. Providing for short and medium term needs whilst preserving options for the long term.

Policy Implications: 2.2 Parking. 4.2 Land Use. 4.5 Commercial Development. 5.1 Enhanced Image. 5.2 Effective Management. 5.3 Community Involvement. 5.4 Accessibility.

Strategic Plan Objective: Nil

Staffing Implications: Nil

Notifications: In accordance with Council's notifications policy.

Other Implications: Co-ordination with Council's proposals to increase public parking.

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1. Purpose of Report

To recommend the lodgement of development applications for the demolition of existing buildings and the construction of a car park on the Marion Street portion of the Leichhardt civic precinct site, with commencement of works not to proceed until a parking study and development control plan has been prepared to ensure the works are consistent with the long term vision for the site.

2. Recommendations

1. That Council prepare a “Leichhardt Business Centres Car Parking Strategy”, to determine the amount of off-street car parking in business centres that Council should provide. The study will have regard to existing s.94 schemes, effects of parking meters on demand/supply, and effects of constraining supply in terms of public transport availability/patronage and economic impacts on the business centres. The output should be recommended public car parking provision in each of the centres and could include the development of designs for identified sites and/or recommended alternatives.
2. That Council prepare a development control plan for the Leichhardt Civic Precinct site.
3. That Council lodge a development application to demolish the cottages at 9 and 11 Marion Street, the block of flats at 13 Marion Street and the buildings on 15 Marion Street, Leichhardt.
4. That Council lodge a development application for a ground level public car park between 1C and 15 Marion Street Leichhardt.
5. That Council lodge a development application to use the vacant space adjacent to the library at the Italian Forum for the Leichhardt Early Childhood Centre and for its fitout.
6. That Council lodge a development application to construct a demountable building for the dislocated staff next to the Infrastructure and Service Delivery building.
7. That the General Manager be delegated the authority to engage consultants and take other actions as necessary to prepare the plans and applications, with funding to be sourced from Council’s S94 Transport and Access Developer Contributions plan and from the property reserve. An update on funding requirements to be reported to Council at the quarterly budget review.
8. That the commencement of any works on the civic precinct site be subject to a further report on the outcome of the parking study and development control plan for the Leichhardt Civic Precinct site.

3. Background

The properties stretching from 1C to 15 Marion Street, Leichhardt are owned by Council. The properties are used variously for car parking, temporary staff accommodation, file storage, the Leichhardt Early Childhood Centre and as residential accommodation.

In 2001 Council began research and consultation for the preparation of a Development Control Plan (DCP) for the civic precinct site which is bounded by Norton St, Marion St, Wetherill St and Balmain Road. This was interrupted by the various State Government Inquiries into the structure of local government, and more specifically Leichhardt Council, leading to the boundary change in 2003.

On 23 November 2004, so far as it related to this site, Council resolved:

“The Council notes the strategies contained in the Report for extra on and off street parking opportunities in and around Leichhardt...and in particular ...Prepare and exhibit a concept plan to provide additional off street parking on Council’s current civic precinct site.”

4. Report

A long term plan for the Leichhardt Civic Precinct Site is required to resolve issues relating to car parking, community facilities and staff accommodation. As such, it is recommended that Council complete the preparation of a development control plan for the site.

Council’s resolution of 23 November 2004 required the preparation and exhibition of a concept plan to provide additional off street parking on the site. The purpose of this proposal was to provide an immediate solution to the demand for parking in the area, without waiting for a long term civic redevelopment to be undertaken. It is considered that as long as the car park proposal is consistent with the development control plan, it would be reasonable to proceed with this option in the short term.

The Marion Street site has been identified by Council for a number of years as a requirement for additional car parking for business growth in Leichhardt and as such Council has been collecting developer contributions as part of Council’s Section 94 Developer Contributions Transport and Access Plan (adopted 26 October 1999), based on a study by Hallam and Associates in 1998. Since then further parking studies have identified parking deficiencies in Leichhardt at various times (TTM report 2000, PPK report 2002). However these reports do not provide the quantum of spaces required to address the deficiency. As such, it is recommended that Council undertake a “Leichhardt Business Centres Car Parking Strategy”. The aim of the strategy should be:

- To determine the amount of off-street car parking in business centres that Council should provide.
- To determine this, the study should have regard to:
 - Existing s.94 schemes
 - Effects of parking meters on demand/supply
 - Effects of constraining supply in terms of public transport availability/patronage and economic impacts on the business centres.
- The output should be recommended public car parking provision in each of the centres and could include the development of designs for identified sites and/or recommended alternatives (i.e. seeking public car parking on potential development sites – Balmain Leagues etc).

The existing carpark in the Leichhardt Civic Centre Precinct comprises the parking area at the rear of the Leichhardt Town Hall and number 3-7 Marion Street where there are a total of 62 off street car parking spaces. Additionally there are 9 on street car parking spaces in this section of Marion Street. The extension of the carpark will result in provision of 110 off street parking spaces and 12 on street car spaces due to the reconfiguration of driveways resulting a net increase of 51 spaces (refer attachment).

The plan has been forwarded to the Local Traffic Committee for comment and adjoining residents were notified as well as it being exhibited with the plans for the Norton Street Masterplan. No comments were received on the car park but should Council decide to proceed with this plan residents would be consulted again as part of the DA process.

The car park can also assist with the Norton Street footpath widening proposal by replacing the 19 parking spaces which will be lost along the Norton Street frontage. Whilst Council is not pre-empting the outcome of the DCP Council could as a first stage provide some additional car parking whilst it sought the necessary funding to undertake the DCP redevelopment. The cost to undertake this initial stage of works would be as follows

Construct new demountable for Employee Services	\$120,000
Relocate Early Childhood Centre to Italian forum	\$300,000
Demolish existing buildings in site	\$120,000
Construct new car park	\$300,000
Contingency	\$ 80,000
Total	\$920,000

It is considered that the Marion street car parking proposal can proceed without hindering the long term plans. This is because any redevelopment of the site will probably require the demolition of the cottages and flats fronting Marion Street, so their demolition will not affect the DCP preparation or implementation nor will the costs of demolition and clearing of the site be wasted. In view of the likely time to obtain necessary designs, development consents and funding, the ground level car park can be used for some time until the redevelopment (probably incorporating underground parking) is ready to proceed.

However, to ensure this is the case, it is recommended that Council lodge development applications now but not permit the construction work on the car park to commence until the DCP is sufficiently advanced to allow Council to be certain that the construction of the car park will not hinder the preparation or implementation of the DCP.

The following issues will continue to be pursued should Council proceed with the proposal to undertake the car park and DCP.

- It is suggested that the Leichhardt Early Childhood Centre which is now in 11 Marion Street be moved to the vacant shop next door to the Library at the Italian Forum. An architect has sketched the layout and this has been discussed with the staff at the Centre and their supervisor from Central Sydney Area Health Service. They have also inspected the Italian Forum site and are enthusiastic about the move. The possibility has also been

raised at the Executive Committee of the Strata Plan and they are supportive. The costs of fitting out the area will be about \$200,000-\$300,000.

- Arrangements have been made for the files now stored in the brick building behind the Parking Officers' building (being files not required frequently) to be stored at Balmain Depot.
- The tenants of 13 Marion Street have been formally advised by letter that Council is considering a proposal to demolish the flats to provide car parking, and that while a decision has not been made, if it did proceed they would not be required to vacate before January 2006. The tenants have been advised that they will be kept informed of progress and timing and will be given as much notice as possible. It may become necessary to assist some of the tenants to find other accommodation.

A consequence of the demolition of the flats is the loss of approximately \$70,000 pa in rent. However this will be offset in part by the removal of maintenance requirements and the longer term need for upgrading/renovation of the flats.

5. Summary/Conclusions

Council resolved in November 2004 that a concept plan for additional parking on Council's civic precinct site be prepared. This was undertaken and no comments were received.

It is recommended that Council proceed with the preparation of a parking study and development control plan for its civic precinct at the same time as it continues planning for the short term expansion of public car parking.

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION: MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

SUBJECT: ITEM 23 SUMMARY OF MOTIONS OF NOTICE
RESOLUTIONS FROM MARCH 2005

FILE REF: F

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local
Settings\Temporary Internet
Files\OLK21\260405bp71.doc

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Responsible Government – Effective Management

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise Council of the status of Notice of Motions Resolutions from March 2005.

2. **Recommendations**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION: MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

SUBJECT: ITEM 24 ANGLE PARKING

FILE REF: F05/00070

DATE: 24 June 2009

WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Hannaford and Dyer**Background:**

Throughout Leichhardt Council area there is a lack of available car spaces, not only for residents but also for visitors to the area. This situation occurs in Norton Street, Leichhardt and the surrounding streets. A number of these streets are wide but only have parallel parking, which is an under utilisation of available space. It would be a more effective use of resources if these streets were changed to angle parking.

Recommendation;

That Leichhardt Council staff investigate the introduction of angle parking in Marlborough and Carlisle streets from Norton Street to Cromwell Street and report back to the [May](#) Council Meeting.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION:	MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT:	ITEM 25 PROPOSAL TO FORM A PARTNERSHIP WITH RED CROSS -NSW BRANCH AS A LOCAL GOVERNMENT FRIEND OF RED CROSS AUSTRALIA
FILE REF:	F
DATE:	24 June 2009
WORD PROCESSING REF:	C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Hamilton and Porteous**Background:**

Red Cross Australia was formed in 1914, is part of the largest humanitarian network in the world and has over 60,000 volunteers and members across Australia.

Internationally, Red Cross responds to major disasters and emergencies such as the massive tsunami relief operation where Red Cross Australia raised over \$96m to support the largest relief effort in living memory.

Red Cross is governed by fundamental principles that inform its operations and explain why it has been so successful for so long. They are humanity, impartiality, neutrality, independence, voluntary service, unity and universality.

What many people don't realise is that Red Cross Australia provides a wide range of community programs, 66 in fact, for the disadvantaged, the frail and elderly, to asylum seekers, the needy and marginalized and to youth. Red Cross Australia works with community organisations, Local Council staff and charities (see attachment).

Red Cross Australia is at a pivotal point in its history and, in March 2005 thousands of volunteers called on households all over Australia to ask them to donate again to help those in need in our own country.

The Secretary General of Red Cross Australia has outlined a vision to raise the profile of this great organisation and one of his strategies is to approach politicians at all levels of government and ask their non-political support as 'Parliamentary Friends of the Red Cross'.

Leichhardt Council has a long history of leading by example in its progressive, environmental and humanitarian initiatives for example, the support we have given to Balmain for Refugees, the boycotting of James Hardy products and the support provided to groups in East Timor and many other examples. Leichhardt Council staff already work with the Red Cross for example the Blood Bank Red Cross bus that visits the community so that residents can donate blood.

Leichhardt Council performs essential community services for the residents such as programs for the aged and Youth Week. A partnership with Red Cross NSW would give emphasis to the overarching role of Council in building social capital in the community and would build the profile of both organisations through joint initiatives and program delivery.

Motion for Ordinary Council Meeting 26 April 2005

Recommendation:

It is proposed that Leichhardt Council approaches Red Cross Australia –NSW Branch through the Executive Director Michael Lynch, with a view to establishing a partnership as a 'Local Government Friend of Red Cross'.

As such Leichhardt Council could:

- Promote Red Cross Australia to our community by raising awareness of the programs they conduct and highlighting those in our community;
- Support Red Cross Australia through corporate sponsorship of \$1000 pa;
- Provide in kind contributions such as fee waivers on use of the Town Hall and other facilities;
- Work with Red Cross Australia to establish Red Cross-LMC Youth Forum representatives in the local schools;
- Include our partnership relationship in the media releases and marketing of Council including a dedicated spot on the website and in newsletters promoting Red Cross programs in our area;
- Leichhardt Council and Red Cross Australia could co-badge special events, fundraisers and festivals highlighting the mutuality of the relationship.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION:	MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT:	ITEM 26 COUNCIL TREES AND DEVELOPMENT OF AN URBAN FOREST POLICY
FILE REF:	F
DATE:	24 June 2009
WORD PROCESSING REF:	C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Porteous and Hamilton

Street and park trees in Leichhardt are some of the municipalities most treasured assets bringing social, psychological, environmental and economic benefits to residents. At present work with our trees is essentially reactive in nature. Replantings, removals and replacements of our trees is done principally on a needs-by basis. In addition too often trees are perceived as a potential risk to property and personal safety and as a liability rather than an asset. Leichhardt Council, is a leader in Environmental Sustainability initiatives and it is recommended that;

Recommendation:

- 1) A report be brought to Council on the benefits and costs of undertaking a complete audit of Leichhardt's tree assets in order to allow Council officers to be proactive rather than reactive in their management of trees.
- 2) That this report also makes recommendations on a positive tree-education programme to inform residents about the management of Council trees, an explanation on how risk associated with Council owned trees are assessed and the numerous benefits trees are bringing to our community.
- 3) That this report also makes recommendations on the development of an Urban Forest Policy for the Leichhardt Municipality including appropriate choice of trees.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION: MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT: ITEM 27 TRANSPORT AND PARKING STUDY
FILE REF: F
DATE: 24 June 2009
WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Porteous and Parker

The issues of parking availability and parking meters and the accessibility and appropriateness of public transport in the Leichhardt Council area are integrally linked. We have no current quantitative evidence to guide us when attempting to assess the quality and availability of public transport alternatives to car usage in LMC and the issues that are driving our car park building agenda.

Much of the recent information on the lack (or otherwise) of parking provision and how this is impacting on local residents and businesses is hearsay with some in-house observational studies on turnover of meters done by parking compliance officers on selected main streets. Within the present 2005/6 proposed budget items on major works we have three of the top four items - 2 (Civic Precinct Car Park and demolitions), 3 (Merton St Car Park and demolition) and 4 (Hamilton St Car Park) involving the building of new car parks and in two of the three items there is also significant demolition of buildings to make way for these car parks. Their combined cost is 1.1 million dollars. In order to allow Council to properly assess present and future parking and transport needs for the Leichhardt Municipality and to therefore develop policy and allocate the budget in line with these findings it is recommended that;

Recommendation;

- 1) That a brief is immediately developed by Council officers for a Transport and Parking Survey for the LMC area which includes:
 - * an audit of all available parking – metered and non-metered and all available public transport in the major Commercial Zones.
 - * a parking meters impact study with the participation of both residents and business owners

* a survey of residents and business owners present and future transport needs – both for parking and public transport

* recommendations incorporating the impact or otherwise of major road and public transport projects such as the M4 East and Light rail on future needs.

- 2) That once this brief is developed and tenders considered, Council proceeds to engage Consultants to undertake the above survey.
- 3) That no Car Park works and associated demolitions are undertaken by Council until the results of this survey are assessed by Council.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION:	MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT:	ITEM 28 WHITES CREEK
FILE REF:	F01/00305
DATE:	24 June 2009
WORD PROCESSING REF:	C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Hamilton and Parker

Leichhardt Council has been committed in principle to developing and sustaining the multipurpose functionality of the property 31 White Street Annandale surrounding garden as a community facility for many years. Exhaustive consultation has taken place over those years resulting in concept plans, masterplans, consultative forums facilitating a vision for the site and a range of resolution by Council to continue the process of discussion and consideration. They are as follows:

On 26 November 2002 Council resolved to appoint consultants, prepare plans and cost estimates for the use of the house and the former dairy as a multi-use community facility. It was also resolved to formally notify the existing tenant that Council would require vacant possession by April/May 2003 and that renovations/conversion of the property would be undertaken using environmental best practice.

On 16 December 2003 Council resolved that the concept plans for the multi-use facility 31 White Street Annandale would be placed on public display and that a report summarising the feedback would be brought back to Council in 6 weeks from that date.

Furthermore on 22 June 2004 Council resolved to form a Project Committee chaired by the Mayor to consider, clarify and review issues of future use and financial feasibility for the Whites Creek facility. Again on the 22 February 2005 Council resolved to review, refine, consider and call for an expression of interest in a feasibility study to provide advice for the Whites Creek facility Models of Management.

One consultation with the community took place as a facilitated Project Vision Workshop on 30 October 2004 with a further two such consultations to be held. A report on this workshop went to Council however the community did not receive a copy of the report. This issue was raised at the April 2005 Environment Committee meeting and the question was asked when are the promised further meetings to take place. A tentative date

was set for 30 April 2005 for the next consultation meeting with residents concerned in this project.

Current Situation:

The community members seemed disappointed that their energy and enthusiasm for this project seems to meet constant Council procrastination and an apparent lack of commitment to drive the project forward and make it physically happen! Given that they have been engaged in sporadic and unfulfilling consultation for 5 years and nothing has happened on the ground, this is understandable.

The \$400,000 of S 94 funds allocated to start this project in 2004/05 have not been spent. There has been a suggestion that funds not be allocated for this project for 2005/06, however it could be perceived as a breach of good faith to the community. Good project management is undertaken in a series of stages, has a defined budget for resources and an achievable timeframe with clear milestones to comply with at set times. It is time that we, the Council concretise this project for our community by authorising action on the site. We need to restore the faith from the community that we are going to do this and not procrastinate any longer.

Therefore we need to make a binding commitment to the following plan and resolve that:

Recommendation:

That Council will:

- 1) Commit \$200,000 of the 2005/06 budget to starting physical activity at the Whites Creek community facility starting in May/June.
- 2) That a call for expressions of interest to plan and build Stage 1 The Renovation of the Property 31 Whites Creek Lane to be used as a community facility to the value of \$200,000 goes out immediately and that a small Steering Committee be appointed to drive this process.
- 3) The Steering Committee will comprise of a Chair nominated by the group, 3 Councillors, 3 community members and 2 representatives one from Property and one from Environment Divisions of Council.
- 4) The role of the Steering Committee will be to meet on a regular basis, determine the dates for closure of the EOIs as 30 May, the criteria for selection, assess the EOIs and to decide on a preferred provider, to ensure that the start and finish date for the renovations are on time; and to project manage the process; to oversee the renovations of the house and to drive the other stages of the overall project forward to completion.
- 4a) That renovation work begin in September/October 2005
- 4b) The Steering Committee will report to the Environment Committee on a regular basis and through that to Council

- 5) That Council gives the current tenant of the property 90 days notice as at June 1, that it will be taking vacant possession and that Council commits to expedite the design and DA process as quickly as humanly possible.
- 6) Furthermore that the Council staff work with the architect/builder appointed to expedite the approval of the DA by the September 2005 Ordinary Meeting for approval. Lock up stage of the renovation will be reached by March 2006. This DA and subsequent approval documents for the intended renovation works that will follow this scope.
- 7) While this process is being undertaken and at the same time a consultant will be appointed by the Steering Committee based on research by the Environment Division to undertake the Feasibility Study and Subsequent Business Plan for the community facility to the sum of \$20,000, and a report on this will be brought to Ordinary Council September 2005 Meeting on the various options. This consultant will engage and consult the community in this holistic process and attend the 2 planned vision setting meetings on 30 April and a date to be set before September 2005.

Stage 1 Renovation of 31 Whites Creek Property (as per the original consultant's design for internal refurbishment of the house)

- a) - Indoor Community meeting room seating approx 40 people
- b) - upgrade kitchen including enviro rating goods and fittings
- 3 - convert existing rooms (3) into offices spaces
- c) - construct new northern balcony to provide weather protection
- d) - upgrade and refurbish toilet block to meet community need including a disabled toilet to be accessed by the ramp at street level and not a lift at the rear of the property meeting all legislative codes. Build area to accommodate water treatment facility at rear of building below toilet block.
- e) - Southern balcony constructed as break out space for meetings.
- f) - environmental sustainability and renewable energy-all BASIX codes and other environmental indices will be complied with in this renovation eg Insulation in ceilings, solar passive lighting, solar panels or tiles will be utilised, a water tank of appropriate size will be installed.

If this renovation list exceeds the \$200,000 limit then sensible exclusions will occur ie the southern balcony will not be built at this stage. Architect/builder will meet with and discuss the ongoing renovations with the Steering Committee who will inform the community and Council through the Environment Committee.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION:	MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT:	ITEM 29 PROPOSED RALLY AGAINST THE INSTALLATION OF TELSTRA TELECOMMUNICATIONS TOWERS – NORTON STREET PLAZA SHOPPING CENTRE
FILE REF:	F97/00101
DATE:	24 June 2009
WORD PROCESSING REF:	C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Porteous and Webb

The Land and Environment Court has recently dismissed Leichhardt Council's case against Telstra in which Leichhardt Council argued that Telstra required Development consent in order to install six (6) Telecommunication Towers above Norton Street Plaza Shopping Centre. The community intends to hold a Rally and a March on Sunday May 15th 2005 starting in Pioneer Park, Leichhardt and ending at Leichhardt Public School. There will be one rally speech at the park before participants walk up Norton St to the school where the main Rally will be held. Leichhardt Council is committed in its opposition to these towers and stands with the community in the fight to stop their installation.

Recommendation;

1. That Council grant permission to the rally organisers, TAG (Towers Action Group) to use Pioneer Park as a meeting point and start of the rally.
2. That Council publicise this rally within the Council Notification page of the weekly Inner West Courier on at least two occasions and that Media Releases be sent out by the Council Media Officer to all local and national press, radio and TV about the Rally and Council's support for it.
3. That Council provide in kind staff support for the rally both to the organisers in terms of the logistics and liaising with the police and in terms of staff support on the day as marshals of the Rally and March.

4. That Council undertakes to provide the Rally with a the PA system to be used both in the park and at the school (unless the school is able to provide one of its own)
5. That the Mayor speaks at the rally on behalf of Leichhardt Council.

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION: MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT: ITEM 30 TRADE AGREEMENT
FILE REF: F05/00025
DATE: 24 June 2009
WORD PROCESSING REF: C:\Documents and Settings\susiec\Local Settings\Temporary Internet Files\OLK21\260405bp71.doc

Councillors Allen and Sheehan

That the Mayor write to the Trade Minister the Hon Mark Vaile urging him NOT to include water and other essential services in GATS or any trade agreement.

Explanation:

In the current round of World Trade Organisation negotiations Australia is negotiating to increase the number of services included in the GATS. Global service corporations are putting increasing pressure on governments to include essential services in the GATS. Community groups are particularly concerned about the push to include education, health, energy, public transport, water and audio-visual services in the GATS.

Water is vitally important to Australia as many areas remain in drought and also for people in the developing world where there is no access to a safe water supply. Once services become part of a trade agreement the ability of communities (including elected government bodies) to determine policy is removed. In May 2005, the Australian government will list the services it wants included in the GATS and negotiations will continue over the next 18 months. The government has said that it will not include ownership of water resources but has remained silent on the management of water services. Water services were not excluded from the US FTA which sets a bad precedent. GATS negotiations are occurring alongside other WTO negotiations in agriculture and goods. The danger is that water services may be traded off at the last minute in return for concessions in agriculture.

