



ORDINARY MEETING

27 November 2007

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, 27 November, 2007** at **7.00 pm**.

Peter Head
GENERAL MANAGER

21 November, 2007

BUSINESS :

ACKNOWLEDGMENT OF COUNTRY

I acknowledge the Aboriginal people of the Eora nation on whose country we are meeting today.

Page

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

(BOUND SEPARATELY)

- (a) BUILDING & DEVELOPMENT COMMITTEE - 2 OCTOBER 2007
- (b) BUILDING & DEVELOPMENT COUNCIL – 16 OCTOBER 2007
- (c) ORDINARY MEETING – 30 OCTOBER 2007

**** APOLOGIES AND/OR CONDOLENCES**

**** DECLARATION OF PECUNIARY INTEREST**

PRESENTATION

Presentation of the Youth Volunteer of the Year (Sydney Inner West Region) Award
to Ashley Douglas

MAYORAL MINUTES

ITEM 1	MAYORAL MINUTE NOVEMBER	2
ITEM 2	SUMMARY OF MAYORAL MINUTE RESOLUTIONS FROM OCTOBER 2007	3

PRECIS OF CORRESPONDENCE

ITEM 3	SUMMARY OF PRECIS OF CORRESPONDENCE RESOLUTIONS FROM OCTOBER 2007	6
--------	---	---

GENERAL MANAGER

ITEM 4	SUMMARY OF GENERAL MANAGER RESOLUTIONS FROM OCTOBER 2007	9
ITEM 4A	LEGAL MANAGEMENT REVIEW Report to be furnished	

ENVIRONMENTAL AND COMMUNITY MANAGEMENT

ITEM 5	SUMMARY OF ENVIRONMENTAL AND COMMUNITY MANAGEMENT RESOLUTIONS FROM OCTOBER 2007	12
ITEM 6	MINUTES OF THE PLANNING COMMITTEE	14
ITEM 7	MINUTES OF THE COMMUNITY SERVICES, SAFETY & FACILITIES COMMITTEE MEETING	19
ITEM 8	ENVIRONMENT AND RECREATION COMMITTEE MINUTES	25
ITEM 9	LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2000 (AMENDMENT NO. 17) REZONING AT 46 THE CRESCENT ANNANDALE	31
ITEM 10	SITE INSPECTION SCHEDULE 2008	42
ITEM 11	DA FOR ADMINISTRATION BUILDING - WETHERILL STREET, LEICHHARDT	44
ITEM 11A	ADOPTION OF PLAN OF MANAGEMENT PLAN FOR 2 – 8 WESTON STREET, BALMAIN Report to be furnished	
ITEM 11B	MORT BAY PARK – DESIGN OF REGIONAL PLAYGROUND Report to be furnished	
ITEM 11C	DCP DEMOLITION AND SUB-DIVISION Report to be furnished	
ITEM 11D	BIRCHGROVE PARK PLAN OF MANAGEMENT Report to be furnished	

INFRASTRUCTURE AND SERVICE DELIVERY

ITEM 12	SUMMARY OF INFRASTRUCTURE AND SERVICE DELIVERY FROM OCTOBER 2007	69
ITEM 13	MINUTES OF LOCAL TRAFFIC COMMITTEE	77
ITEM 14	FOOD COLLECTION TRIAL	78
ITEM 15	TRAFFIC CALMING MEASURES IN CATHERINE STREET, (STYLES STREET – MOORE STREET), LEICHHARDT	87
ITEM 16	TRAFFIC CALMING MEASURES IN NELSON STREET (ALBION STREET – COLLINS STREET), ANNANDALE	94
ITEM 17	NORTON ST TABLES AND CHAIRS	99
ITEM 18	1st QUARTER 2007/08 INFRASTRUCTURE PROGRAM UPDATE	102

CORPORATE AND INFORMATION SERVICES

ITEM 19	SUMMARY OF CORPORATE AND INFORMATION SERVICES RESOLUTIONS FROM SEPTEMBER 2007	108
ITEM 20	INTERNAL & EXTERNAL COMMITTEES	110
ITEM 21	HALL HIRE WAIVERS/REDUCTION FOR QUARTER ENDING 30/0907	113
ITEM 22	ANNUAL FINANCIAL REPORTS FOR THE YEAR ENDING 30 JUNE 2007	116
ITEM 23	LEICHHARDT PARK – REVOCATION OF PART FROM COUNCIL'S CONTROL AND PROPOSED SALE TO LE MONTAGE	118
ITEM 24	STATEMENT OF INVESTMENT BALANCES AS AT 31 OCTOBER 2007	125
ITEM 24A	1 ST QUARTER 2007/08 BUDGET REVIEW Report to be furnished	
ITEM 24B	1 ST QUARTERLY REVIEW 2007/08 MANAGEMENT PLAN Report to be furnished	

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

ITEM 25	SUMMARY OF NOTICE OF MOTIONS RESOLUTIONS FROM OCTOBER 2007	128
---------	--	-----

MAYORAL MINUTES

LEICHHARDT MUNICIPAL COUNCIL

MAYORAL MINUTES

DIVISION: MAYORAL MINUTES

SUBJECT: ITEM 1 MAYORAL MINUTE NOVEMBER

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

LEICHHARDT MUNICIPAL COUNCIL**MAYORAL MINUTES**

DIVISION: MAYORAL MINUTES

SUBJECT: ITEM 2 SUMMARY OF MAYORAL MINUTE RESOLUTIONS
FROM OCTOBER 2007

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise of the status of Mayoral Minute resolutions from October 2007.

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 OCTOBER 2007

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To advise of the status of Precis of Correspondence resolutions from October 2007.

2. **Recommendations**

That the information be received and noted.

GENERAL MANAGER

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: GENERAL MANAGER

SUBJECT: ITEM 4 SUMMARY OF GENERAL MANAGER
RESOLUTIONS FROM OCTOBER 2007

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. **Purpose of Report**

To advise the status of General Manager resolutions from October 2007.

2. **Recommendation**

That the information be received and noted.

ENVIRONMENTAL AND COMMUNITY MANAGEMENT

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 5 SUMMARY OF ENVIRONMENTAL AND
COMMUNITY MANAGEMENT RESOLUTIONS FROM
OCTOBER 2007

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. **Purpose of Report**

To advise of the status of Environmental and Community Management Resolutions from October 2007.

2. **Recommendation**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT
SUBJECT: ITEM 6 MINUTES OF THE PLANNING COMMITTEE
FILE REF: F
DATE: 3 August 2018
WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY – ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: NIL

Strategic Plan Objective: Community Well-being
Accessibility
Place where we live and work
A sustainable environment
Business in the Community
Sustainable Services and Assets

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. Purpose of Report

To advise Council of the status of Minute Resolutions of the Planning Committee held on 8 November 2007.

2. Recommendation

That Council adopt the minutes of the Planning Committee held on 8 November 2007 with the accompanying recommendations.

MINUTES of the **Planning Committee** of Leichhardt Municipal Council held in the Supper Room on **Thursday, 8 November 2007**.

Present at the commencement of the meeting: Cr Damian Copley-Finch in the chair, Cr Carolyn Allen, Cr Nick Dyer, Ray Stevens, David Lawrence June Lunsmann and Shirley Dean

Staff Present: Simon Manoski, Margaret Fasan, & Kate Fitzallen

Meeting Commenced: 6.35pm

ACKNOWLEDGEMENT OF COUNTRY

Cr Damian Copley-Finch performed acknowledgement of country in his capacity as chair.

BUSINESS:

ITEM 1 APOLOGIES

PC07/60 RECOMMENDED

That apologies be accepted for the non attendance of Val Hamey and Malcolm Garder.

ITEM 2 MINUTES OF THE PREVIOUS MEETING: 11 OCTOBER 2007

PC07/61 RECOMMENDED

That Council adopt the minutes of the Planning Committee meeting held on **11 October 2007**.

ITEM 3 SUMMARY OF RESOLUTIONS

PC07/62 RECOMMENDED

That the report be received and noted.

ITEM 4 UPDATE ON PLANNING ISSUES

4A CALLAN PARK
No matters arising.

4B WHITE BAY AND GLEBE ISLAND
No matters arising.

ITEM 5 CALLAN PARK

PC07/63 RECOMMENDED

That:

1. That the status report on Callan Park be received and noted.
2. That Council writes to Verity Firth MP requesting the outcome of her recent community survey.

ITEM 6 PROPOSED CHANGES TO THE LEICHHARDT DCP 2000 – B3.5 ACOUSTIC PRIVACY

PC07/64 RECOMMENDED

That:

1. That the draft amendment to Council's Development Control Plan 2000 relating to guidelines for the assessment of Acoustic Privacy (**Attachment 2**) be placed on public exhibition for a period of 28 days. Council will advise the public of the exhibition via newspaper advertisement (Inner West Courier) and exhibitions at Council's Citizen Service Centre, Leichhardt Library and Council's website.
2. Inconsistencies between the Building Code of Australia and Leichhardt DCP 2000 be addressed through the place based planning project and subsequent preparation of a new Development Control Plan.

ITEM 7 OTHER BUSINESS

7.1 BAYS PRECINCT TASK FORCE

PC07/65 RECOMMENDED

That:

1. A letter be sent to Sydney Harbour Foreshore Authority (SHFA) requesting Leichhardt Council be informed on their goals and aims concerning the master plan and reference panel selection process that was undertaken.
2. Council be involved on the reference panel and that the process undertaken be open and transparent.

7.2 SMALL BARS LEGISLATION NSW

PC07/66 RECOMMENDED

That:

1. Council to investigate this legislation and advise the planning committee on the implications it has for the Leichhardt Local Government Area and need for development approval for small bars.

7.3 HERITAGE REGISTER OF THE NATIONAL ESTATE

PC07/67 RECOMMENDED

That:

1. Council write to property owners in Leichhardt LGA who are currently on the Register on the National Estate and not on the State Heritage Register outline the processes involved in registering on the NSW State Heritage register and the associated advantages.
2. Report be prepared that identifies those heritage items included on the Register on the National Estate but are not included on the State Heritage Register and the implications of nominating those items for inclusion on the State register.

The meeting closed at 8.00pm.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 7 MINUTES OF THE COMMUNITY SERVICES, SAFETY & FACILITIES COMMITTEE MEETING

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY – ORGANISATIONAL IMPLICATIONS

Financial Implications: The following amounts have been proposed for consideration for funding in the next Quarterly Management Review
 Item 11 - Total of \$ 500
 Item 12 - Total of \$5000

Policy Implications: Item 13 - Graffiti Policy being developed as per Management Plan

Strategic Plan Objective: Community Well-being
 Accessibility
 Place where we live and work
 A sustainable environment
 Business in the Community
 Sustainable Services and Assets

Staffing Implications: NIL

Notifications: NIL

Other Implications: Item 9 - Report to December Council Meeting on regional community cultural partnerships

1. Purpose of Report

To advise Council of the status of Minute Recommendations of the Community Services, Safety & Facilities Committee held on 1 November 2007.

2. Recommendation

That Council adopt the minutes of the Community Services, Safety & Facilities Committee held on 1 November 2007 with the accompanying recommendations.

MINUTES of the **Community Services, Safety & Facilities Committee** of Leichhardt Municipal Council held in the Conference Room on **1 November 2007**.

Present at the commencement of the meeting: Clr Rochelle Porteous in the chair and Joe Mannix.

Staff Present: Erla Ronan, Jennifer Dowling, Michele Goeldi, Claire Allon

Meeting Commenced: 6.45pm

ACKNOWLEDGEMENT OF COUNTRY:

Cr Rochelle Porteous performed acknowledgement of country in her capacity as chair.

BUSINESS:

As there was no quorum at this meeting the CSSFC items are recorded as supported instead of recommended.

ITEM 1

APOLOGIES

CSSFC91/07 SUPPORTED

That apologies be accepted for the non attendance of:

- Clr Vera-Ann Hannaford, Clr Robert Webb, Joe Banno, Deborah Harvey, David Lawrence.

ITEM 2

MINUTES OF THE PREVIOUS MEETING: 4 OCTOBER 2007

CSSFC92/07 SUPPORTED

That Council adopt the minutes of the Community Services, Safety & Facilities Committee meeting held on **4 October 2007** with the accompanying recommendations.

ITEM 3

SUMMARY OF RESOLUTIONS

CSSFC93/07 SUPPORTED

That the report be received and noted.

ITEM 4

COMMUNITY SAFETY FEEDBACK

CSSFC94/07 SUPPORTED

Clr Rochelle Porteous advised that there has been several reports of cars and houses in Falls Street Leichhardt being vandalised over the past month and that this matter needed to be reported by Council to the local Police to investigate.

ITEM 7

ITEM 5

BALMAIN TOWN HALL MANAGEMENT COMMITTEE MINUTES

CSSFC95/07 SUPPORTED

That Council adopt the minutes of the Balmain Town Hall Management Committee Minutes held on 20 September 2007 with the accompanying recommendations (see **Attachment 1**).

ITEM 6

CLONTARF COTTAGE MANAGEMENT COMMITTEE MINUTES

CSSFC96/07 SUPPORTED

That Council adopt the minutes of the Clontarf Cottage Management Committee Minutes held on 10 September and 8 October 2007 with the accompanying recommendations (see **Attachment 2**).

ITEM 7

DISABILITY POLICY ACCESS COMMITTEE MINUTES

CSSFC97/07 SUPPORTED

That Council adopt the minutes of the Disability Policy Access Committee Minutes held on 10 October 2007 with the accompanying recommendations (see **Attachment 3**).

ITEM 8

LEICHHARDT YOUTH COUNCIL MINUTES

CSSFC98/07 SUPPORTED

That Council adopt the minutes of the Leichhardt Youth Council Minutes held on 24 September 2007 with the accompanying recommendations (see **Attachment 4**).

ITEM 9

NSW CULTURAL GRANTS PROGRAM SUBMISSION

CSSFC99/07 SUPPORTED

That Council notes the submission to the review of NSW Cultural Grants Program, in particular the following key points:

1. The opportunity for the NSW Government to fulfil the 2006-2008 Cultural Accord commitment "To work collaboratively to establish a new funding program for Local Government
2. Overall funding to community cultural development programs not to be reduced
3. Propose establishing a Community Partnerships Program to deliver local and sub-regional arts and cultural programs.
4. Expansion of categories of funding to facilitate incubation funds, project funds and recurrent funds.
5. Funding stream allocated for experiential cultural programs in significant spaces and places.
6. That a report be prepared for the December Council meeting on the direction and

ITEM 7

potential for regional community and cultural partnerships to be established for the Leichhardt LGA.

ITEM 10

PRECIS OF CORRESPONDENCE: NSW ATTORNEY GENERAL DEPT

CSSFC100/07 SUPPORTED

That the information be received and noted.

ITEM 11

SENIORS FUNDING PROGRAM 2007/08

CSSFC101/07 SUPPORTED

1. That the following groups be allocated grants totalling \$5,000 for the 2007/08 year under the Leichhardt Seniors Funding Program, as follows:

• Bow Meow	\$500
• Italian Australian Pensioners Assoc (UPI)	\$200
• Amigoss Association	\$350
• Balmain Garden Club	\$500
• Good Samaritan Sisters Welfare	\$500
• Greek Welfare Centre	\$500
• The Actors Forum	\$500
• Older Women's Network	\$500
• Ethnic Craft Group	\$500
• Italian Walking Group (via Hannaford Centre)	\$250
• Balmain Hospital Auxiliary	\$500
• Snappy Stitches	\$200
Total	\$5000

2. That Council consider funding the project listed below during the next quarterly Budget Review, in recognition of the contribution it would make to the community.

• CoAslt Gentle Exercise Program	\$500
----------------------------------	-------

ITEM 12

COMMUNITY FUNDING PROGRAM 2007/08

CSSFC102/07 SUPPORTED

1. That the following groups be allocated grants totalling \$23,300 for the 2007/08 year under the Community Funding Program, as follows:

• ACLI	\$800
• Aftercare Ali (Active Linking Initiative)	\$2,000
• NSW Australians for native title and reconciliation (ANTAR)	\$2,000
• CoAslt	\$2,000
• Family Drug Support	\$2,000
• Friends of Whites Creek Valley Park	\$500
• Innerskill	\$2,000
• Leichhardt Women's Community Health Centre	\$1,000

• Nicholson Street Public School	\$500
• Police & Community Youth Club (PCYC)	\$2,000
• Rosemount Good Shepherd Youth & Family Services	\$2,000
• Spectrum Employment Services	\$2,000
• STARS (Skills, Training and Resource Service)	\$2,000
• The Actors Forum	\$500
• Vision Australia	\$2,000

Total Community Funding Program 2007/08 \$23,300

2. That the following groups be recognised and rewarded for their ongoing contribution to the Leichhardt LGA ,and that Council consider funding the projects listed below during the next quarterly Budget Review,

• Rozelle Bay Community Native Nursery	\$2,000
• Callan Park Bushcare	\$2,000
• Balmain Hospital Auxiliary	\$1,000

Total proposed for funding in quarterly budget review \$5,000

3. That Council Officers be requested to investigate the progress of the partnership with the Leichhardt Espresso Chorus (Item 9 Council Resolution: C149/07 - 22 May 2007) to ensure that it is incorporated into the Management Plan for the following three years.

ITEM 13

OTHER BUSINESS

CSSFC103/07 SUPPORTED

1. That Council Officers prepare a report for the next CSSFC meeting to ensure ongoing funding support for the Balmain for Refugees Asylum Seeker project.
2. Council note that;
 - the development of a new Graffiti Policy is supported in the Management Plan,
 - initial research on the Graffiti Policy is being undertaken, and
 - progress on the development of the policy be reported at next CSSFC meeting.
3. That Council Officers consult with community member Joe Mannix and prepare a Mayoral letter addressing key issues/impacts in response to the Residential Tentative Law Reform proposed by the Dept of Fair Trading that may impact on local residents and that a report be prepared for the next CSSFC meeting.

The meeting closed at 7.45pm.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 8 ENVIRONMENT AND RECREATION COMMITTEE MINUTES

FILE REF: F05/00015-3

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Place Where We Live & Work
A Sustainable Environment
Sustainable Services & Assets
Community Wellbeing

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. Purpose of Report

To advise Council of the status of Minute Recommendations of the Environment & Recreation Committee held on 7 November 2007.

2. Recommendation

That Council adopt the minutes of the Environment & Recreation Committee held on the 7 November 2007 with the accompanying recommendations.

MINUTES of the Environment and Recreation Committee of Leichhardt Municipal Council held in the Supper Room on 7 November 2007

Present at the commencement of the meeting: Cllr Kate Hamilton (Chair), Cllr Jamie Parker, David Lawrence, Sue Mitchell, Bev Maunsell, Elisabeth Dark, Paul Geraghty, Peter Stirling Benson, Lindsay Anderson, Leone Hutchinson, Jim Roberston, Martin McAvenna, A. Wooding, John Symonds, Stuart Miller, Maree Miller, Ruth Edenborough.

Staff Present: Anna Broome, Judi Illes, Aaron Callaghan, Peter Conroy, Lyn Gerathy.

Meeting Commenced: 6.35pm

BUSINESS:

**ITEM 1
APOLOGIES**

ERC 62/07 RECOMMENDED

That apologies be accepted for the non attendance of Cllr Maire Sheehan, Cllr Carolyn Allen, Cllr Vera Ann Hannaford and Bronwen Campbell.

**ITEM 2
MINUTES OF THE PREVIOUS MEETING 3 OCTOBER 2007
ERC 63/07 RECOMMENDED**

That Council adopt the minutes of the Environment and Recreation Committee Meeting held on 3 October, 2007 and as amended by the Ordinary Council meeting of 23 October 2007 as follows:-

Item 10 – Other Business, ERC 61/07

Points 1 & 2 of the recommendation (61/07) in Item 10 of the minutes as listed below, be moved from Item 10 and included in the minutes under Item 8.2 – Birchgrove Park – Adopted of Plan of Management;

“1. In view of the delay of the Plan of Management, it is strongly suggested that the tree maintenance program previously adopted for Birchgrove Park continue until such time that the Plan of Management is adopted.

2. Paper copies of the Birchgrove Plan of Management will not be reissued for the next meeting to committee members”.

**ITEM 3
SUMMARY OF RESOLUTIONS**

ERC 64/07 RECOMMENDED

That the information be received and noted.

**ITEM 4
CORRESPONDENCE - NIL**

**ITEM 5
REPORTS FROM THE COMMUNITY**

5.1 BUBBLER FOR JOHNSTON STREET GARDENS

ERC 65/07 RECOMMENDED

That Council investigate the proposal to install a bubbler at the site where the plaque will be erected at the steps that lead to Bayview Crescent on the western side of Johnston Street, Annandale.

**ITEM 6
POLICY ITEMS RECREATION**

6.1 BIRCHGROVE PLAN OF MANAGEMENT

ERC 66/07 RECOMMENDED

That:

1. The committee endorses the adoption of the Birchgrove Park Plan of Management in principle, subject to further investigation and reporting on the following issues:
 - a) Lighting Towers
 - b) Playground location
2. Council convene a meeting with lighting consultants, relevant Council staff, residents, precinct committee and sporting bodies in February 2008 to discuss the possible relocation options and impacts associated with the two 25m sports training floodlighting towers at Birchgrove Park.
3. A report is brought back to the Environment and Recreation Committee with options to address this issue.
4. The Manager of Parks and Streetscapes undertakes a cost benefit analysis of relocating the children's playground at Birchgrove Park and addressing concerns associated with shade and visual site lines within the park.

**ITEM 7
REPORTS ON MAJOR PROJECTS – ENVIRONMENT AND RECREATION**

7.1 ADMINISTRATION BUILDING DEVELOPMENT APPLICATION – ESD REVIEW

ERC 67/07 RECOMMENDED

1. The Committee notes that the current DA design for the extension to the Administration Building includes the following ESD features:
 - Low emissivity glass;
 - Mesh screens;

ITEM 8

-
- External sun blinds;
 - Replacement of the external condensers for the existing air conditioning system;
 - A Building Management and Control System;
 - Multiple zoning of air-conditioning in the new floors;
 - Additional Insulation;
 - Energy efficient lights;
 - A lighting control system;
 - An additional bank of photovoltaic cells;
 - Solar hot water heating;
 - Rainwater collection and re-use for flushing toilets in the existing and new floors and garden watering;
 - Use of recycled aggregate for all concrete;
 - Specification for Australian grown plantation timber only. No non-plantation timber to be used;
 - Use of linoleum (rather than vinyl);
 - Tiles which can be cleaned without chemicals;
 - Additional racks for bicycle parking, additional showers and lockers.
2. The Committee recommends that the following additional ESD features be incorporated into the design of the Administration Building with a budget allowance of between \$142,000 and \$344,000 (including additional fees, contingencies and escalation allowance, as well as the additional capital costs over current design budget referred to below):
- a) Chilled water fan coil units (\$25,000) or chilled beams (\$173,000) in the new 2nd and 3rd floors, subject to further design investigation.
 - b) Additional lighting control [referred to in Norman Disney & Young's report dated 19 October 2007("NDY report")] in the new 2nd and 3rd floors (\$26,000).
 - c) Task lighting in the new 2nd and 3rd floors (\$15,000).
 - d) In respect of the mesh screening proposed in the current design, energy modelling as recommended in the NDY report (\$30,000).
 - e) Carpets made from renewable sources and with low volatile organic compounds in the new 2nd and 3rd floors (\$9,000).
3. That the additional funding be considered as part of a review of the Major Property, Mainstreet and Developer Contributions Plans 2007/2008 to 2009/2010 in November 2007.
4. In respect of the existing ground and first floors:
- a) Lighting controls be installed when the existing light fittings are due for replacement.
 - b) Carpet made from renewable sources and with low volatile organic compounds be used when the existing carpet is due for replacement.
 - c) When the existing air-conditioning system requires replacement, Council investigate the most energy-efficient system to be installed.

5. Council contact Sydney Water, the relevant Ministers and the state member for Balmain and continue to encourage the collection and recycling of stormwater and the treatment and recycling of black water.
6. Council contact Energy Australia and other suppliers, the relevant Ministers and reduction of the lag time between the increase in greenpower purchased by consumers and the increase in wind and solar powered generating plants.
7. Council improve energy usage monitoring of the individual buildings on the site so that changes in energy usage can be quantified and reviewed.

ITEM 8

POLICY ITEMS ENVIRONMENT

8.1 STATE OF THE ENVIRONMENT REPORT 2006-7

ERC 68/07 RECOMMENDED

That:

1. The information in this report be received and noted.
2. No professionally designed / printed versions be produced.
3. Hard copies will be printed in-house upon request or those requesting the report will be directed to download a copy from Council's website.

8.2 ENVIRONMENTAL SUSTAINABILITY STRATEGY

A verbal progress report was given to the committee and noted

ITEM 9

OTHER BUSINESS

ERC 69/07 RECOMMENDED

That the Environment and Recreation Christmas Party is combined with the planned Volunteers Christmas Party on 5 December 2007.

11. NEXT MEETING

The next meeting will be held on Wednesday, **6 February 2008**

Meeting Closed at 8.35pm

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 9 LEICHHARDT LOCAL ENVIRONMENTAL PLAN
2000 (AMENDMENT NO. 17)

REZONING AT 46 THE CRESCENT ANNANDALE

AUTHOR & TITLE: SIMON MANOSKI – EXECUTIVE PLANNER
BEN COLMER – STUDENT STRATEGIC PLANNER

FILE REF: PP12376 1

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Nil

Staffing Implications: Nil

Notifications: Objector
Public advertisement
Council website

Other Implications: Minor amendment to Leichhardt Local
Environmental Plan 2000

1. **Purpose of Report**

The purpose of this report is to progress draft amendment No.17 to Leichhardt Local Environment Plan 2000 and rezone 46 The Crescent Annandale from Open Space to Residential pursuant to Leichhardt Local Environmental Plan 2000. A copy of the draft plan has been provided at *Appendix A*.

This report also provides a strategic assessment of the rezoning against the current, relevant State, regional and local planning strategies and policies and to provide Council a sound framework within which to determine whether to support the rezoning of the subject site.

2. **Recommendations**

It is recommended that:

- 2.1 Council resolve to seek an opinion from Parliamentary Counsel that the Plan may legally be made.
- 2.2 Subsequent to an opinion from Parliamentary Counsel, Council prepare and forward a Section 69 Report to the Department of Planning seeking the Minister for Planning to gazette draft Amendment No. 17 to Leichhardt Local Environment Plan 2000.
- 2.3 Council officers advertise the gazettal of the *Leichhardt Environmental Plan 2000 Amendment No 17* (pending the Minister's determination) on Council's website and in the Inner West Courier.

3. **Executive Summary**

A discrepancy has been identified between the Leichhardt Local Environmental Plan 2000 and its associated Zoning map.

The subject site formed part of a strategically planned road reservation identified as part of the Leichhardt Planning Scheme Ordinance. The zoning applied to the subject site was then amended to *Residential* under Leichhardt Local Environmental Plan No. 20 and then to *Open Space* as part of zoning amendments undertaken during the preparation of Leichhardt Local Environmental Plan 2000. The site however is not identified in the Local Environmental Plan nor in any Section 94 Plan, policy or planning document as land to be acquired and would offer minimal beneficial outcomes as an item of open space.

It is evident that that the zoning applied to the subject property has resulted in a discrepancy between the local environmental plan map and the purpose for this site which is residential. It is expected that the amendment to the map may be made in accordance with Part 3 of the *Environmental Planning and Assessment Act 1979*. This will require Council to seek Ministerial approval to rezone the site for residential purposes.

This report provides an assessment of the rezoning against the State and local planning framework and considers a submission forwarded to Council during the public exhibition period. The assessment concludes that the rezoning can be

supported, and is consistent with the planning framework and planning guidelines applicable to the subject site.

4. Background

At its Ordinary Council Meeting held on 12 December 2006, Council resolved to prepare a draft local environmental plan to rezone the subject site to correct an error on Council's local environmental plan zoning map and accurately reflect the historic and current use of the site.

Subsequently, a report was prepared in accordance with s.54 of the *Environmental Planning and Assessment Act 1979* and submitted to the Department of Planning Local Environmental Plan Review Panel on 16 January 2007.

In response, the Department of Planning issued Council a Section 65 Certificate on 27 March 2007 enabling public exhibition of the Draft Plan. The Certificate identifies a number of Director General requirements that must be adhered to as part of the plan being proceeded with and placed on public exhibition. A copy of the Certificate is provided at *Appendix B*.

Relevant public agencies were consulted with in relation to the draft plan pursuant to Section 62 of the *Environmental Planning and Assessment Act 1979* which included the Roads and Traffic Authority and City of Sydney Council. No objections were raised during consultations with public agencies. A copy of agency submissions have been provided at *Appendix C*.

Pursuant to Council's resolution of 28 August 2007, the draft amendment was publicly exhibited in accordance with Section 66 of the *Environmental Planning and Assessment Act 1979* between 24 September to 26 October 2007.

During the exhibition period, one submission was received raising several matters in relation to the draft amendment. These issues are considered and addressed below.

5.0 Report

5.1 Subject lands

The location of subject site is shown at *Figure 5.1*. The subject site is defined as 46 The Crescent, Annandale (refer *Figure 5.2* and *Figure 5.3*)

The site is irregular in shape and comprises an approximate site area of 126 square metres.

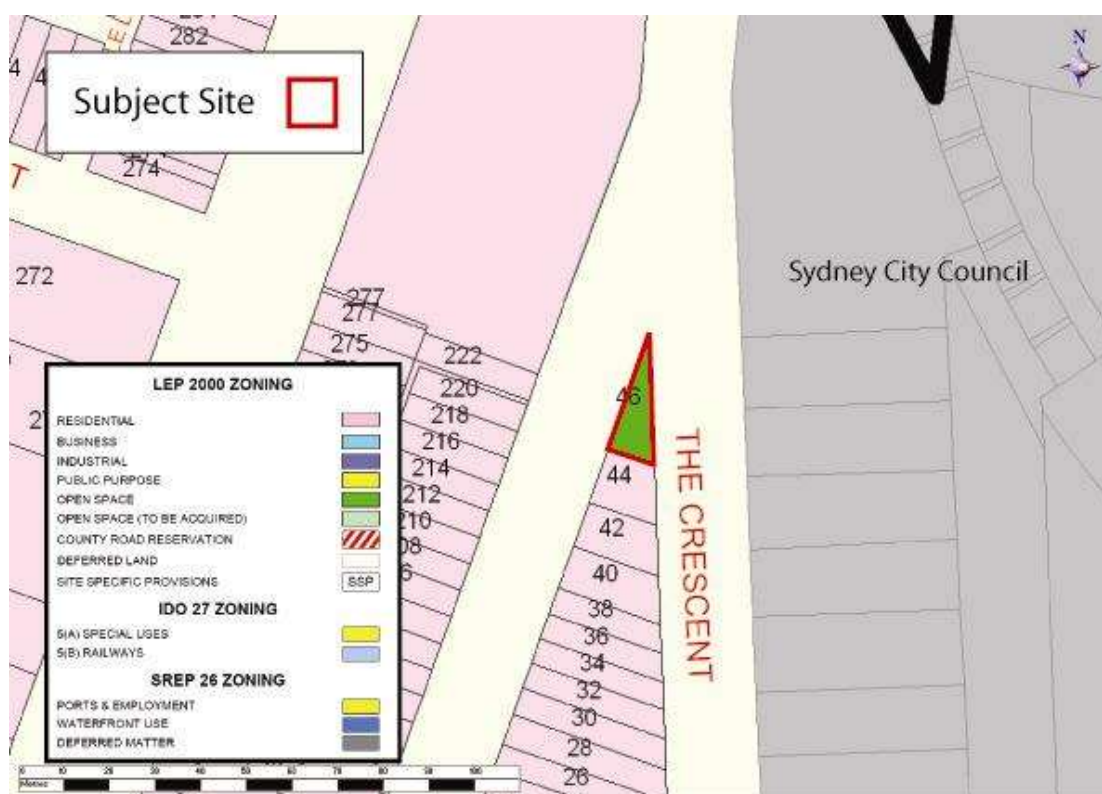
Figure 5.1 Subject site



Figure 5.2 Aerial of subject site



Figure 5.3 Zoning map



Development on the site has historically been used for residential purposes. The primary front of the site is to The Crescent however the site also fronts View Street although a substantial grade separation occurs between the rear of the subject site and View Street. A detached brick cottage is located on the subject site roofed with tile and metal with a cement rendered brick extension (refer *Figure 5.4*).

Refer to *Figure 5.4* for subject site and contextual development.

Adjoining development to the south comprises single storey detached cottages that also face The Crescent with an informal open space area adjoining the site to the north at the corner of The Crescent and View Street.

A sandstone embankment is located west of the site due to the grade separation to View Street. Industrial uses including car repair shop are located across The Crescent from the subject site which adjoin Federal Park to the west. Several industrial properties located on the eastern side of the Crescent are also zoned open space and identified for acquisition through the local environmental plan process and part funded through Section 94 contributions.

Were the subject site to be transferred into open space, the site would not provide any improved open space link to Federal Park due to poor access across The Crescent. Encouraging pedestrians to cross at this location would result in an unsafe crossing point being offered. Designated and signalised crossing points along The Crescent are offered in proximity to the subject site.

The site is generally flat in its topography and is directly accessible from The Crescent.

Figure 5.4 Site and context



Existing dwelling
on subject site.



Industrial
properties located
directly opposite to
the subject site
along The
Crescent.



Area at rear of site showing embankment on right
and unformed road operating as an accessway



View along The Crescent looking north

4.2 Strategic planning assessment

The primary basis for rezoning the subject site from open space to residential is to correct a cartographic misrepresentation of the zoning applied to the site. The historic land use on the site has been for residential land uses and the rezoning is designed to accurately reflect this existing land use. A review of the reports prepared for Council introducing Leichhardt Local Environmental Plan 2000 did not reveal any justification or intention of Council to amend the zoning of the subject site from residential to open space at that time.

No changes are proposed to development standards applicable to residential land uses under Leichhardt Local Environmental Plan 2000. The subject site would comprise a floor space ratio of 0.6:1 and would be subject to the controls of Leichhardt Development control Plan 2000 in relation to any future works undertaken at the site.

The primary intention for this Precinct as per the Leichhardt Town Plan is to retain and encourage lower scale development complimentary to the existing streetscape. The low scale residential nature of the subject site aligns with this intention. Rezoning of the subject site would reinforce the objectives and intentions of the Leichhardt Town Plan in addition to more accurately reflecting the existing land use.

Industrial uses across The Crescent have been earmarked to be acquired by City of Sydney Council and transform selected lands into open space and provide an open space link to Federal Park.

5.3 Sydney Metropolitan Strategy

The proposed rezoning would not result in any change in development capacity on the site and is proposed primarily to more accurately reflect the existing land use on the subject site.

The subject site is not located within a defined centre or transport corridor under the Sydney Metropolitan Strategy and is likely to remain as a residential use together with contextual development.

5.4 State Environmental Planning Policies

5.4.1 SEPP (*Building Sustainability Index: BASIX*) 2004

BASIX requires that residential development within NSW single dwellings (not applicable to high rise development) must adhere to water and energy targets as prescribed under the policy.

The policy is relevant at the development application stage and requires applicants to submit the BASIX Certificate. The plans and specifications must identify the BASIX commitments which will be checked by a suitably qualified building certifier during the construction phase.

Should the owner of the subject site seek approval to redevelop the site for residential purposes or propose alterations and additions (value in excess of \$100,000), this Policy must be considered and adhered to.

5.5 Ministerial Directions

Three Ministerial Directions apply to the subject site. Ministerial Directions are issued under S.117 of the *Environmental Planning and Assessment Act 1979*.

Ministerial Directions relevant at this stage of the rezoning process have been discussed below.

5.5.1 Ministerial Direction No. 21 – Residential Zones

This Direction applies where Council resolves to prepare a draft local environmental plan that would create, remove or alter a Residential Zone boundary or a Residential Zone provision.

This Direction enables the draft local environmental plan to be inconsistent with this direction only where Council can satisfy the Director-General that the provisions upon which the rezoning has been prepared has regard to the provisions of section 5 of the *Environmental Planning and Assessment Act*, and the rezoning is in accordance with any relevant Regional Strategy prepared by the Department.

As the rezoning of the subject site would expands the residential zoning within its locality, this Direction therefore applies.

This Direction stipulates that the draft local environmental plan:

- (1) shall contain a requirement that residential development is not permitted until land is adequately serviced with water and sewerage (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).
- (2) shall retain existing provisions enabling a dwelling house to be erected on an existing allotment.
- (3) which zone land for residential purposes:
 - (a) shall not contain provisions which will reduce the permissible residential density on any land to which the plan applies, and
 - (b) shall in as much as is practicable and compatible with the environmental quality of the area, provide for a variety of housing forms and increase the permissible residential density on the land.

The subject site currently comprises a single dwelling and the historic use of the site has been for residential purposes. The rezoning of the site will not impede on the site's ability to continue to operate as a residential property and therefore addresses provisions under this Direction. Residential development will be made a permissible development with the consent of Council pursuant to the Residential Zone under Leichhardt Local Environmental Plan 2000.

Rezoning of the subject site would accord with the intentions and objectives stipulated for this precinct under the Leichhardt Town Plan and would therefore continue a compatible land use relationship with surrounding uses.

5.5.2 Direction No.25 – Site Specific Zoning

This directive applies when Council prepares any draft local environmental plan to allow a particular development proposal to be carried out. As no development application or intention to redevelop this site has been provided to Council, this Directive is therefore not applicable.

5.5.3 Direction No.26 – Special Area Zones and Recreation Zones

This Directive requires Council to obtain approval to alter or reduce existing zoning of land for public open space. The subject site was previously zoned *Residential* under Leichhardt Local Environmental Plan No. 20 and then inadvertently rezoned to *Open Space* during the preparation of Leichhardt Local Environmental Plan 2000. The site has historically been occupied for residential purposes and the intentions for the precinct are to have it retained as a residential land use. As the site is not considered suitable nor has it been identified in any Council strategy for public open space, it is not considered reasonable to retain the site for its currently defined land use.

5.6 Matters raised during public exhibition

During the exhibition period, one submission was received raising several matters in relation to the draft amendment. These issues are considered and addressed in the table below.

Issue raised	Response
Does nothing for the current streetscape.	The current dwelling is generally in keeping with existing development in the locality in terms of height, scale, set-back and materials and was constructed prior to preparation of Development Control Plan 2000. The draft amendment however relates to land use and permissible development pursuant to Leichhardt Local Environment Plan 2000. Should the site be redeveloped, development controls under Leichhardt Development Control Plan 2000 would apply.
Does not augment existing style	The property is a single story brick cottage and is consistent with neighbouring scale of development and architectural style.
The property is in unsound condition	This is not a matter for consideration for the rezoning of the site. Where there is concern for the structural adequacy of the property, Council should be notified in writing stating that the subject site is structurally unsound at which time Council's Compliance Officers would inspect the property to determine its structural adequacy or whether further information should be sought from the landowner.
The property far exceeds council's requirements for floor/land area	The Floor Space ratio to be applied to the site is 0.6:1 which equates to that provided to surrounding residential development. The subject site was developed prior to Local Environmental Plan 2000 and Development Control Plan 2000. Many residential properties within this locality have been constructed beyond the floor space ratio due to their era of development or ability provided by Council to construct beyond the floor space ratio limit.
Occupiers have no amenity to their land	Historically, the site has been zoned for residential purposes and is surrounded primarily by residential uses. The draft amendment seeks only to amend the zoning of the property to correct a mapping anomaly and therefore accurately reflect the intended use of the subject site.
Restricted view of pedestrians when	The draft amendment would not amend the current situation at 46 The Crescent and would not impact sightlines for pedestrians or motorists.

driving out of the lane behind/to the side of 46 The Crescent	Where the current situation is believed to raise safety concerns for pedestrians or motorists, this should be indicated to Council in writing at which time an assessment of the current unformed road and footway would need to be conducted.
There has been a long standing open space zoning on the affected land and it would be beneficial that this zoning is maintained.	<p>Development on the site has historically been occupied for residential purposes. The land originally formed part of a road reservation identified by the then Department of Main Roads and this was reflected in the Leichhardt Planning Scheme Ordinance. The land was subsequently zoned to residential under Leichhardt Local Environment Plan No. 20 and was then re-zoned Open Space under zoning amendments undertaken during the preparation of Local Environment Plan 2000. The rezoning to open space was a cartographic misrepresentation and the land is not identified in the Local Environment Plan 2000, nor in any section 94 plan, policy or planning document as land to be acquired as open space.</p> <p>Were the subject site to be transferred into open space, this would not improve links to open space across The Crescent at Federal Park due to poor pedestrian access across The Crescent at this point. Encouraging pedestrians to cross at this location would result in an unsafe crossing point being offered. Designated and signalised crossing points along The Crescent are offered in proximity to the subject site. The unformed roadway located at the rear of the subject site provides vehicular access to the subject site and adjoining dwellings. This roadway performs a service function with the subject dwelling not unreasonably impacting on the amenity of adjoining dwellings.</p> <p>The draft amendment therefore seeks to accurately reflect the intended use of the subject site.</p>

5.7 Rezoning assessment

As the proposal seeks to amend the zoning and therefore planning provisions that apply to the subject site, a strategic assessment of the proposal must be considered to determine the appropriateness of the proposed change in land use and whether rezoning of the site into residential under Leichhardt Local Environmental Plan 2000 would be appropriate.

5.6.1 Changes to Zoning Provisions

In order to rezone the subject lands for Residential, a change in the current zoning provisions is necessary. This will require an amendment to the Leichhardt Local Environmental Plan 2000. Subsequently, concurrence from the Department of Planning will be required in order for any change of zoning to eventuate. If the Department of Planning supports the proposed changes, a formal exhibition of an amendment to Leichhardt Local Environmental Plan 2000 for a minimum of 28 days would be required under the *Environmental Planning and Assessment Act 1979*.

There have been a number of changes to the planning system as part of the Department of Planning's planning reform process. Any changes to the zoning provisions must be in keeping with Department of Planning policies and Ministerial Directions. For example any amendment to local planning provisions cannot be inconsistent with the long term growth and change objectives as set out in the Metropolitan Strategy.

As this rezoning seeks to amend the zoning of the subject site to residential to remove a cartographic misrepresentation on the local environmental plan map it is

expected that this would not impact on the broader strategic planing for the Precinct.

Provisions for residential development in Leichhardt Local Environmental Plan 2000 and Leichhardt Development Control Plan 2000 would be applied with no change to these instruments.

6. Summary/Conclusions

Rezoning of the subject site would not contradict the intentions of the Precinct as defined under the Leichhardt Town Plan 2000 or Sydney Metropolitan Strategy.

This rezoning would remove a cartographic misrepresentation proposal and would appropriately zone this site Residential under Leichhardt Local Environmental Plan 2000 reflecting the historic and intended use on the subject site.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT
SUBJECT: ITEM 10 SITE INSPECTION SCHEDULE 2008
AUTHOR & TITLE: KAREN JONES, MANAGER ASSESSMENTS
FILE REF: F
DATE: 3 August 2018
WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.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

From 2008 there will no longer be a B&D Ward Committee meeting held on 2nd Tuesday of the month. Therefore it is recommended that the schedule for site inspections be moved from the 1st Saturday of the month to the 2nd Saturday of the month. This will allow the site inspections to be held closer to the B&D Council meeting which is scheduled for the 3rd Tuesday of the month.

2. Recommendations

That the meeting schedule for 2008 be amended so that site inspections are moved from the 1st Saturday of the month to the 2nd Saturday of the month.

3. Report

The current meeting cycle has site inspections on the 1st Saturday of the month and the Building and Development Council Meetings on the 3rd Tuesday of the month (note: from 2008 there will no longer be a B&D Ward Committee on the 2nd Tuesday of the month).

It is proposed to amend the cycle and the Council's Code of Meeting Practice to have site inspections as close to the Building and Development Council meeting as possible for the following reasons:

- The sites and the issues raised are fresh in the Councillors minds.
- The process is not prolonged for applicants and residents.
- The agenda deadlines are close together providing greater efficiency in agenda preparation and finalisation.

As such, it is proposed that site inspections be moved to the 2nd Saturday of the month commencing in 2008.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: ENVIRONMENTAL AND COMMUNITY MANAGEMENT

SUBJECT: ITEM 11 DA FOR ADMINISTRATION BUILDING -
WETHERILL STREET, LEICHHARDT

FILE REF: F

DATE: 3 August 2018

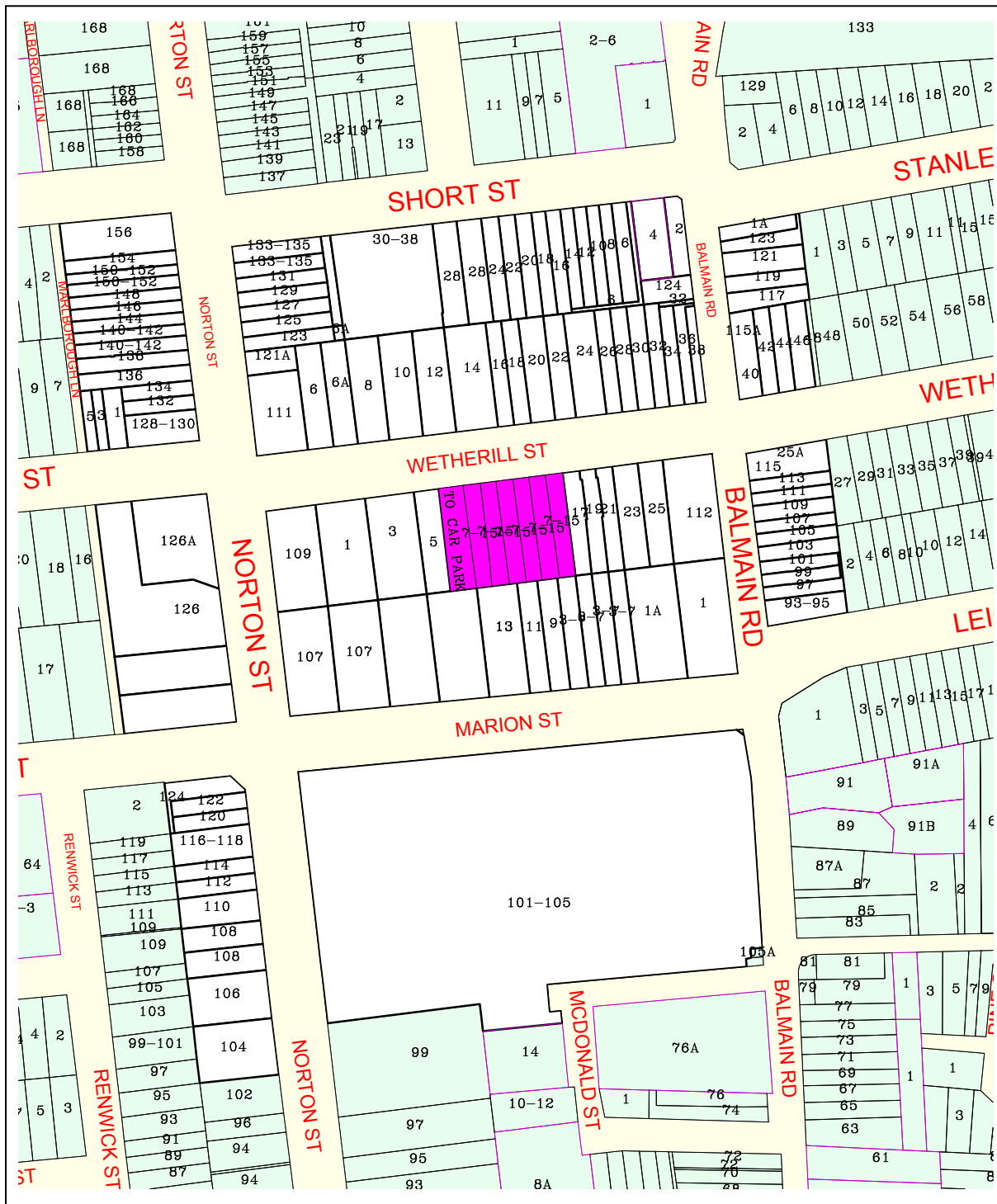
WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

ORDINARY COUNCIL MEETING
27 November 2008


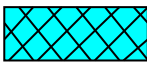




Development Application No.	➤ D/2007/143
Address	➤ Administration Centre, 7-15 Wetherill Street, LEICHHARDT NSW 2040
Description of Development	➤ Alterations and additions to Leichhardt Council Administration Centre including the addition of 2 floors to the existing building.
Date of Receipt	➤ 12 April 2007
Value of Works	➤ \$4,500,000
Applicant's Details	➤ Stephenson and Turner International Pty Ltd PO BOX 273 NORTH SYDNEY NSW 2059
Advertised Dates	➤ 16 May 2007 to 30 May 2007.
Number of Submissions	➤ nil
Building Classification	➤ 5 (office) 7a (car parking)
Integrated Development	➤ No

Main Issues	➤ Heritage Impacts, ESD considerations ➤ Consistency with Masterplan for the Leichhardt Civic Precinct ➤ Impacts to 17 Wetherill Street
Recommendation	➤ Approval

Attachment A	➤ Conditions of consent
Attachment B	➤ Photographs of mesh screens
Attachment C	➤ Plans of proposal



LOCALITY MAP – NOT TO SCALE

Subject Site		Objectors		
Notified Area		Supporters		

1. PROPOSAL

The applicant seeks consent for alterations and additions to Leichhardt Council Administration Centre including the addition of 2 floors to the existing building at the Administration Centre, 7-15 Wetherill Street, Leichhardt NSW 2040.

The proposed alterations and additions include:

- A second floor of 671m² setback 4m from the Wetherill Street (northern) boundary;
- A third floor of 563m² setback 8m from the Wetherill Street (northern) boundary;
- Internal alterations to the existing ground and first floor levels;
- Alterations to the existing basement car parking level;
- New façade treatment to the existing levels to integrate the existing building with the proposed addition;
- Replacement of existing windows and doors;
- Sun control devices fitted to the exterior of the building;
- Relocation of the existing photovoltaic collectors to the new roof level, also incorporating an additional bank of collectors;
- Installation of a rainwater collection tank in the rear yard of 11 Marion Street of approximately 80,000 litre ;
- Removal of the demountable building south of the Administrative Centre building following completion of the addition;
- Removal of one small Cheese Tree near the building in the south-eastern corner of the site; and
- Upgrading of landscaping along the Wetherill Street frontage, rear eastern boundary and south-western corner of the building.

2. SITE DESCRIPTION

The property to which the development application relates as described in the Statement of Environmental Effects includes the following allotments:

Lots 6,7,8 & 9, Section 4, DP 190	107 Norton Street, Leichhardt Town Hall & car park
Lot 1 DP 944548	13 Marion Street – car parking area
Lots A, B & C DP 434973	7-11 Marion Street – two single storey cottages, car parking & demountable building
Lot 1 & 2, DP 104945	5 Marion Street - car parking and demountable office
Lot 1 DP 121436	Car parking
Lot 1 DP795681	5 Wetherill Street , Access driveway
Lots A & B DP 440731 Lot 1 DP 121438 Lot 1 DP 168294 Lot 1 DP 795682 Lot 1 DP 795675	Leichhardt Council Administrative Centre

The site comprising the above allotments has a total site area of 7201m². The applicant has confirmed by letter dated 30 April 2007 that works are not proposed to the Leichhardt Town Hall.

The proposed development is located upon the following land:

- Part of an existing car park off Marion Street being Lot 1, DP 944548;
- The Administrative Centre located upon Lot 1 DP 798681, Lot A and B DP 440731, Lot 1 DP 121438, Lot 1 DP 168294, Lot 1 DP 795682, Lot 1 DP 795675; and
- Rear of 5, 7 and 9 Marion Street being the demountable building also known as Lot 1 DP 104945 and Lots B & C DP 434973.

The site comprising the Administrative Centre has a frontage of 46.94m to Wetherill Street and a depth of 39.32m with a site area of 1826.6m² (Masterplan Report dated January 2006). The site is located on the southern side of the street.

The site presently accommodates a two storey commercial building with basement car parking used as the administration offices for Leichhardt Council. The land fronting Marion Street comprises two single storey cottages, a demountable building and a surface car parking area.

The site is located amongst a mix of land uses. The adjoining and surrounding properties consist of:

- To the north – predominantly single storey houses along Wetherill Street, a number of which are used for commercial purposes;
- To the east – residential development comprising single and two storey dwellings, with a single storey brick cottage (No. 17 Wetherill Street) adjoining immediately to the east;
- To the west - a 2 storey building (No. 5 Wetherill Street) known as Epworth House and used for community purposes and beyond a Methodist Church and commercial premises on the corner of Wetherill Street and Norton Street;
- To the south-west is Leichhardt Town Hall;
- To the south – other Council administration offices housed in a single level demountable building and a pair of single storey brick cottages known as No. 9 and 11 Marion Street and an open car park;
- To the south-east - along Marion Street more open car parking and single storey community use development and a two storey Fire Station;
- Further south - on the opposite side of Marion Street is Leichhardt Public School.

The site is located within the Leichhardt Commercial distinctive neighbourhood.

The subject site is not a heritage item but is adjacent to the Leichhardt Town Hall which is an item of state significance. The property as described in the Statement of Environmental Effects includes numerous allotments, including land upon which the Leichhardt Town Hall is sited. The applicant has confirmed by letter dated 30 April 2007 that the Leichhardt Town Hall does not form part of the Development Application.

The site is located within the Leichhardt Conservation Area and there are several heritage items surrounding the subject site including Leichhardt Public School, Leichhardt Fire Station and a pair of attached houses at 23-25 Wetherill Street. .

3. SITE HISTORY

The following tables outline the development history of the various properties forming the subject site.

Administration Centre, 7-15 Wetherill Street

Application	Description	Status
BA/1998/10	None	Approved 03-Feb-1998
BA/1998/106	None	Approved 23-Apr-1998
DA/41/1998	External access ramp system for Leichhardt Town Hall.	Approved 05-May-1998
D/2005/313	Alterations to Leichhardt Council administration building to include a new passenger lift.	Approved 20-Sep-2005
M/2006/35	Section 96(1a) Modification to development consent D/2005/343 which approved alterations to Council's administration building to incorporate a new passenger lift. Modification involves amending condition 8 to allow for construction work to be carried out from 7.00am to 5.30pm Monday to Sunday inclusive as well as public holidays.	Approved 26-May-2006

9 Marion Street

Application	Description	Status
BA/1993/591	None	Approved 30-Aug-1993
DA/335/1993	Convert dwelling to office	None

13 Marion Street, Public Car Park

Application	Description	Status
D/2006/476	Demolition of existing building and construction of a new public carpark.	Approved 17-Oct-2006. Work completed

107 Norton Street, Leichhardt Town Hall

Application	Description	Status
D/2004/725	Internal alterations and additions to Leichhardt Town Hall to add a bathroom, bricking up existing doorway and new window on the Marion Street elevation.	Approved 14-Jan-2005
M/2005/60	Internal alterations and additions to Leichhardt Town Hall to add a bathroom, bricking up existing doorway and new window on the Marion Street elevation.	Withdrawn 05-May-2005

4. ASSESSMENT

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning & Assessment Act 1979.

(a)(i) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- Leichhardt Local Environmental Plan 2000
- State Environmental Planning Policy No. 55 – Remediation of Land
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Leichhardt LEP 2000

The following summarises the assessment of the proposal against the development standards and lists the other relevant clauses of the Leichhardt Local Environmental Plan 2000.

The land is zoned Public Purpose Zone. The proposed alterations and addition to the Administrative Centre for Leichhardt Council is defined as a *public building* under Leichhardt LEP 2000 and is permissible with consent within the zone.

The table below is based on the total site area to which the Masterplan relates which has a site area of 7201m².

Development Standard	LEP 2000 Requirement	Proposed	Compliance
Existing Floor Space Ratio	1:1 (clause 23.1(a))	0.68:1 (refer below)	YES
Proposed Floor Space Ratio	1:1 (clause 23.1(a))	0.82:1 (refer below)	YES

Clause 15 – Heritage Objectives;

Clause 16(7) – Development in the Vicinity of a Heritage Item; and

Clause 16(8) – Conservation Areas

The property is located within the Leichhardt Conservation Area and within close proximity of a number of heritage items, which are set out below.

Address	Description	Significance
Corner Norton Street & Marion Street	Leichhardt Town Hall	State Heritage Significance National Estate
Corner of Norton Street & Wetherill Street	Former post office	State Heritage National Estate
3 Wetherill Street	Methodist Central Hall	Regional Significance (LEP 2000)
23-25 Wetherill Street	Attached dwellings	Local Significance (LEP 2000)

Address	Description	Significance
126 Norton Street	All Souls Church & Rectory	Regional Significance (LEP 2000)
Marion Street	Leichhardt Public School	Stage Heritage Significance National Estate
1 Marion Street, corner Marion Street and Balmain Road	Fire Station	State Heritage Significance

Council's Heritage Advisor has assessed and commented upon the proposal. The main comments and conclusions raised in this heritage assessment are:

- The existing building is highly representative of its era and architectural 'Brutalism style' with a high degree of integrity and intactness.
- The building is a well known landmark.
- There can be no hiding of the administration building in the townscape, and any extensions can only be achieved by echoing its architectural character. This character is essentially to strip away excess, while the proposal is to add conflicting materials and decoration.
- Changes should remain honest and therefore be in-keeping with the architectural style and elements of its era, rather than attempt to define it in terms of nearby heritage items.
- The building is located within the periphery of the civic precinct and not within primary views of heritage item buildings.
- Viewlines are oblique between the heritage items and the administration building.
- The Civic Precinct comprises several large scale structures primarily centred towards the crossroads and surrounded by modest cottages erected on 19th century laissez-faire speculative subdivisions. Whilst the Council building is of the mid 20th Century its bulk and scale continues this historic theme.
- Overall massing of any addition should be recessive and echo a 'mirage' of the building underneath.
- The works are considered to attract rather than deflect attention due to uncharacteristic out-of-era accretions and detailing.
- Non-support of choice of external materials (external blinds, glass balustrades, rolls of stainless steel mesh).
- Non-support of colours.

The Heritage Architect has recommended conditions including the following summarised matters:

- Remove the variety of external materials and finishes (eg aluminium mesh screen, aluminium composite, blinds on windows, glass balustrades)
- Materials are to be reduced to an absolute minimum: use pre-cast concrete panels, including new balustrade, horizontal metal strip windows, and external shades but on a smaller scale. Low emissive glass is satisfactory, however reglazed and repaired existing steel-framed windows should be the first option. Any replacement frames should be the same sections and proportions as original, with window frames to retain the red finish.
- Retain colour on horizontal window banks, existing external shading devices and rails.
- External paint colour to remain as is, including retaining the red contrast of the external sun devices and hand rails. Browns and Greys are not supported
- Lift/stair elements are not to be expanded to accommodate wet areas

- Floor spaces having potential external impacts are to be removed, eg widening of service shafts (ie level 4 en-suite and level 3 toilets)
- Landscaping: the sustainability of the landscape tubs on level 3 is questionable given the sun/wind exposure, minimal depths, further aggravated with the proposed glass balustrades.

The comments and recommendations of Council's Heritage Advisor relate to 3 main areas of consideration.

Firstly, it relates to the heritage significance of the Administration Centre. This building is not identified as a heritage item in the Leichhardt LEP 2000 (gazetted 22 December 2000) which is relatively contemporary with further heritage listings updated periodically since gazettal in 2000. The heritage significance of the Civic Precinct was considered at the time of preparing the Master Plan for the Civic Precinct, and the heritage significance of the Administrative Centre was not identified. Accordingly the absence of the heritage listing of the building in the Leichhardt LEP 2000 is sufficient not to support the conclusions of the Heritage Advisor.

The second consideration is the form of the building addition, choice of materials and colours. The Master Plan for the Civic Precinct has determined the most appropriate location for additional floor space. The proposal is consistent with the Master Plan. The colours, materials and finishes have been selected to provide a unifying effect to the building to avoid a marked change in building materials and architectural style. Further discussion is provided later in this report.

The third area of consideration is the impact of the proposal within the streetscape. The Heritage Advisor notes that *"the building is located within the periphery of the civic precinct and not within primary views of item buildings. Viewlines are oblique between the items and the building, which has already been modified by painting the concrete."*

In addition, Phoenix Architects prepared the Conservation Management Plan (CMP) for the Leichhardt Town Hall dated November 2005. At the time of preparing the CMP Phoenix Architects reviewed the Master Plan for the Civic Precinct and made the following comment:

"I find both the Draft Master Plan and the Draft Master Plan Report to be consistent with the recommendations and policies of the Leichhardt Town Hall Conservation Management Plan. The Draft Master Plan has acknowledged the landmark buildings in the vicinity of the civic precinct and incorporates policies and recommendations which respect their curtilage and significant existing views to and from these buildings. In particular, the Draft Master Plan reflects the objective of reinforcing the importance of the Leichhardt Town Hall as a central civic space and as a visible presence of Council."

Both Council's Heritage Advisor and Phoenix Architects share the same opinion regarding views to and from heritage items.

The Council's Heritage Advisor also raised concern regarding the cottages along Wetherill Street, which forms part of the Conservation Area. One of the requirements of the Master Plan is that the *"3rd and 4th storeys to the existing building may be added. The additional storey should be set back from the Wetherill Street building facade incrementally at each floor level, of the minimum of 4m in depth, to minimise its visual impact on the existing streetscape of predominantly 2 storey high buildings."*

This recommendation has specific regard for the streetscape of Wetherill Street, and the proposal has adopted this recommended design approach. The siting of the additional floor space greatly limits the opportunities to view the addition from the heritage items in Wetherill Street. Opportunities for viewing the addition are confined to locations closer to the building, and the setback of the upper levels will reduce the apparent height and scale in relationship to the other buildings in Wetherill Street. The overall height of the addition to council's Administration Centre slightly exceeds the height recommended in the Master Plan. This is acceptable as detailed later in this report. The proposal is therefore considered to be consistent with the Master Plan and not at odds with the Conservation Area, largely due to the generous setbacks of the proposed upper levels.

A condition can be imposed on a development consent requiring an archival recording of the building. Whilst such a condition is most commonly applied to demolition of buildings, an archival recording of exterior of the building including details of the elements, some of which will be removed, will record the current appearance of the building for future reference.

Clause 23(1)(a) – Commercial Floor Space Control

Clause 23(1)(a) applies to the carrying out of non-residential development on land within any zone. The maximum FSR is 1:1. The gross floor area (GFA) of existing and proposed development is set out in the table below. The calculations are based on the definition of GFA under Leichhardt LEP 2000, which reads:

“Gross floor area means the total of a building’s floorplates, measured between the outer edges of the outside walls or the centre line of any party wall, and includes mezzanines, attics, internal car parking spaces, garages, lots, and studios. It does not include projections outside the external walls of the building, paved areas, voids or basements used for car parking, where the car parking area does not protrude more than 1 metre above ground level.”

The existing building contains a car parking area within a basement that is partly below ground level. However, the basement projects by more than 1m above ground level along the Wetherill Street frontage and the side returns and the car parking area should therefore be included in the GFA calculation. The site has an area of 7201m².

Existing	
Building	GFA (m²)
Administrative Centre	
Basement	1,117
Ground	808
First	808
Demountable Building	233
Town Hall	1576
9 Marion Street (estimate)	150
11 Marion Street (estimate)	200
TOTAL GFA	4892
TOTAL FSR	0.68:1

Existing + Proposed	
Building	GFA (m²)
Administrative Centre	
Basement	1,117

Ground	808
First	808
Second	671
Third	563
Demountable Building (to be demolished)	0
Town Hall	1576
9 Marion Street (estimate)	150
11 Marion Street (estimate)	200
TOTAL GFA	5896
SITE AREA	7201
FLOOR SPACE RATIO	0.82:1

The proposal complies with the maximum permitted FSR of 1:1.

Clause 29 – General Provisions for the Development of Land

“Consent must not be granted to the carrying out of development of land within the Public Purpose Zone unless the consent authority has taken into consideration whether:

- (a) *the proposed use of the land or building concerned forms part of a wider proposal for the development of public spaces, services or facilities serving the community, and*
- (b) *the needs of the existing users of the facilities on the development site will continue to be met within the locality “*

A Masterplan Report for the Council-owned sites in the Leichhardt Civic Precinct prepared by Conybeare Morrison International and dated January 2006 was adopted by Council on 28 March 2006. The specific resolution of Council was that:

- “1. Council adopt the Master Plan Report and Master Plan for the Leichhardt Civic Precinct prepared by Conybeare Morrison and dated January 2006.
- 2. Council proceed with the redevelopment of the Leichhardt Civic Precinct in accordance with the master plan, subject to adopting a funding plan.
- 3. As part of the 2006-2009 Management Planning process, Council consider the options for funding the redevelopment in stages.
- 4. Council notes that under any scenario for the redevelopment in stages, the extension of the Administration Centre building should be done first because of the serious and long-standing shortage of adequate office space for administration functions and the practical benefits of doing so.
- 5. Council invite tenders from architects to provide architectural services for the addition of 2 set back part floors to the Administration Centre building in accordance with the master plan, from preparation and lodgment of a development application to completion of construction and fit out.”

The subject development application responds to item 4 of the above resolution.

The Master Plan process included considerable community consultation, notification and advertising including development options for the overall civic precinct site.

The adopted Master Plan relates to the overall civic precinct site, and identified 3 specific sites within the civic precinct including the Leichhardt Town Hall site, Council Administrative Centre site, 1C-15 Marion Street site.

The subject development application relates only to the Council Administrative Centre site. The adopted Master Plan identified key development outcomes for the various sites. The development outcomes for the Administrative Centre site are

7-15 Wetherill Street (4 storeys)

- *Retention of existing Council Administration building;*
- *Extension of 2 storeys to building, incrementally set back from Wetherill Street;*
- *Retention of existing underground parking accessed from Wetherill Street.*

The development application achieves these key development outcomes. In addition, the adopted Master Plan also sets urban design and development guidelines for each of the specific sites. The development application's response or consistency with the guidelines for 7-15 Wetherill Street is set out in the table below.

Guideline	Comment
The building may remain and be altered in the following ways:	
<ul style="list-style-type: none"> • 3rd and 4th storey to the existing building may be added. The additional storeys should be set back from the Wetherill Street building façade incrementally at each floor level, of the minimum of 4m in depth, to minimise its visual impact on the existing streetscape of predominantly storey high buildings. The overall height of the building should not exceed and must be below or at the main ridge level of the Town Hall building (RL 56.50). Tower elements such as lift overruns, which are in keeping with the architectural style of the landmark buildings in the Civic Precinct, may exceed this height. 	<p>2 new levels are proposed, incrementally setback 4m each. The uppermost level is therefore setback 8m from the existing lower levels.</p> <p>The parapet height is RL 58.47 (including the stair towers), although the stair towers can exceed the height control as discussed below. The main ridge level is RL57.47 exceeding the RL56.50 control by 0.97m.</p> <p>The SEE provides the justification for the departure. The applicant argues that the RL56.50 was set without regarding for structural requirements or floor to ceiling heights for modern occupancy. Floor to ceiling heights of 2.7m are proposed consistent with modern commercial office space plus space for floor structure and air-conditioning and services. A steel structure is proposed to achieve the thinnest structure and lightest load on existing footings.</p> <p>On design grounds the SEE argues that the departures do not contravene the intent of the Master Plan.</p> <p>These reasons are considered valid and supported. The Master Plan has used the Town Hall as a benchmark, which is some 40-50m from the location of the proposed additions to Council's Administration Centre. The variation of 0.97m would not be noticeable given the</p>

Guideline	Comment
	<p>distance separation and varied heights and built forms in the precinct. The height would similarly not be apparent in Wetherill Street with the upper level being setback 8m from the existing lower levels and 16.43m from the front boundary.</p> <p>The extensions of the lift/stair cores are the exception. Logically the existing stairwells would be extended to serve additional levels. The cores are setback approximately 17m from the front boundary. Opportunities to view these elements will be obstructed by adjacent and neighbouring buildings. It should also be noted that the existing lift type does not require an over-run thereby minimising the overall height. The lift/stair cores are insignificant elements in the streetscape that are not considered to detract from the tower elements of surrounding buildings. The variation is therefore supported.</p>
<ul style="list-style-type: none"> The setback areas of the building should be used as terraces or external balconies for the amenity of the occupants. The terraces should be landscaped for visual screening and shading of the external private spaces, as well as to soften the building façade. 	<p>The setbacks are used as terraces, with selected landscaping proposed. Shading structures over the terraces are not proposed. This outcome is considered reasonable in order to minimise the visual impact of the addition or other structures.</p>
<ul style="list-style-type: none"> The building may be refurbished externally. Materials used should minimise its impact of bulk and visibility from the street but be sensitive to the context of the surrounding buildings. 	<p>The exterior of the building will be refurbished. The SEE describes the finishes as warm grey and browns. The existing concrete walls at the lower levels will be painted a darker colour, with lighter tones (either paint finish or cladding) used at the upper levels.</p>
<ul style="list-style-type: none"> The use of transparent/glazed facades, particularly at upper levels, is encouraged but screened to minimise solar access and heat gain to the building. 	<p>Glazing is used at the upper levels with external blinds used on the northern elevation and mesh screening used on the western and eastern elevations which is extended to the southern elevation for consistency. The facade treatment and screens are consistent with the guideline.</p>
<ul style="list-style-type: none"> The building may be externally linked with a new building on the Marion Street site, with connections at one or more levels. The connecting structure 	<p>A connection is not proposed as part of the development application.</p>

Guideline	Comment
should be compatible with and complement both buildings on the site.	
<ul style="list-style-type: none"> A new entrance may be provided to address the proposed Civic Square. 	The existing pedestrian entrances from Wetherill Street and the western pathway are retained. The proposal does not prevent the provision of a new entrance to the Civic Square in the future.
<ul style="list-style-type: none"> The development, in architectural treatment, external materials and finish, should comply with the Development Controls for the Desired Future Character of the area as outlined in Leichhardt DCP 2000. 	The proposal complies with the Leichhardt DCP 2000 as discussed elsewhere in this report.
The building may additionally be extended to the north, with a new building frontage and alignment provided in front of the existing building façade. The setback of a new building alignment/ façade to Wetherill Street should be of a similar setback to that of the adjacent buildings to achieve a consistency of setback with its surrounding streetscape.	The development application does not propose any additions of the existing levels to the north towards Wetherill Street.
<p>The existing driveway from Wetherill Street to the proposed Civic Square should be retained, upgraded and converted to a pedestrian way.</p> <p>The walkway, as well as the overall gradient of the proposed Civic Square, should be regraded for accessibility in compliance with AS1428: <i>Design for Access and Mobility</i>, and improved with paving, landscaping and lighting. Landscaping should be used to shade the pedestrian walkway and ameliorate and screen the walkway from the adjacent building to the west.</p>	<p>There are no works proposed to the existing driveway or pedestrian access along the western side of the building.</p> <p>The objectives of the Master Plan to upgrade pedestrian access from Wetherill Street to the proposed civic square will take place as part of a separate stage of the redevelopment of the civic precinct.</p>

The proposal achieves a high level of consistency with the adopted Master Plan. Objectives of the Master Plan relating to the future stages of the redevelopment of the Civic Place will not be compromised as a result of the proposed additions to the Administrative Centre.

Clause 13 – General Objectives

The proposal is considered to be consistent with general objectives of Leichhardt LEP 2000.

In terms of ecologically sustainable development, the proposal incorporates elements to improve the efficiency of the building. The applicant has provided supplementary documentation setting out the sustainable measures incorporated into the building design including:

- An underground rainwater/stormwater harvesting tank (approximately 80,000 litre) located at the rear of 11 Marion Street;
- Installation of a rainwater harvesting system connecting the tank to flush toilets on both the existing and proposed levels of the building;
- Australian grown plantation timber will be specified, with non-plantation timber not used in the construction;
- Replacing existing windows and glazed doors with low emissivity glass to control heat load;
- The fitting of sun control devices to all windows;
- External shading to the north façade of the existing and proposed levels.
- External woven stainless steel mesh screens to east, west and southerly façade. The mesh screens are proposed for the southern façade which receives early morning or late afternoon sun during summer;
- Installation of energy efficient lighting with luminance levels controlled by sensors;
- R2.5 value insulation to roofs and terraces, R1.5 value insulation to walls;
- To the existing ground and first floor: replacement of the existing air-conditioning system's condensing units with new and more energy efficient units.
- To the new 2nd and 3rd floors: To the new 2nd and 3rd floors:
 - New refrigerant based split air conditioning system with efficient air-cooled condensing units serving ceiling mounted fan coiled or chilled water fan coil units or chilled beams (subject to further design investigation) instead of the air-cooled ducted split air-conditioning system. If a water cooling tower is required for air-conditioning it will be located at ground level to the rear of the Administration Building. Designs (including details of its screening) are to be submitted prior to the issue of the construction certificate.
 - Additional lighting controls.
 - Task lighting.
 - Carpets made from renewable sources and with low volatile organic compounds and
- It is noted that the low-emissivity glass and shading of glazing will reduce the heat load; and
- Relocation and supplementing the existing photovoltaic cells.

The Manager – Environment and Urban Planning has also recommended that further consideration be given to alternatives to improve the energy saving and sustainable mechanisms of the building to set an example of environmentally sustainable design for the community. The Manager recommends that alternatives to be explored include *“building a new second and third floor to meet a six star standard and renovating the ground floor to a sufficiently high standard that the entire building reaches a six star standard.”* It is considered impractical to impose a condition of this nature as there is no certainty that such an outcome can be achieved without significant design amendments to the building. Such a condition would be uncertain and unreasonable, and the proposal has demonstrated how the objectives of the LEP have been achieved in relation to ecologically sustainable development. This does not prevent the Council from voluntarily entering into a rating system either under the Australian Building Greenhouse Rating (AGBR) scheme or one of the rating schemes under the Green Building Council of Australia.

In terms of the built and natural environment and amenity, the proposal achieves consistency with these objectives by:

- improving the external appearance of the existing building;
- designing an addition that does not detract or adversely impact upon the surrounding heritage items or the conservation value of the area; and
- reinforcing the civic function of the site through the implementation of the Civic Centre Masterplan.

In terms of transport and access, the proposal provides the required number of car parking spaces under the Leichhardt DCP 2000 (discussed later) and makes provision for bicycle parking.

SEPP No. 55 – Remediation of Land

The additional levels to the Administrative Centre do not involve any works external to the building footprint.

The construction of the 80,000 litre rainwater / stormwater harvesting tank will require excavation in the rear of 11 Marion Street. This property is a former dwelling house probably constructed between 1910-1920 and has been used for residential purposes until its conversion to offices in more recent years. The past uses of the property are not considered to be potentially contaminating land uses.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The property is within the Sydney Harbour Catchment.

Only the planning principles of Clause 13 of SREP 2005 apply to the proposal. The principles of relevance to the proposal relate to water quality management. A sediment and erosion control plan should be prepared and submitted with a construction certificate to address this planning principle. This can be managed by imposing a condition of consent.

The application satisfies the provisions of the above Environmental Planning Instruments.

(aii) Draft Environmental Planning Instruments

There are no Draft Environmental Planning Instruments relevant to the site or the proposal.

(aiii) Development Control Plans

The application has been assessed against the relevant Development Control Plans listed below:

- Leichhardt Development Control Plan 2000;
- DCP 32 – Design for Equity of Access and Adaptability;
- DCP 36 – Notifications;
- DCP 38 – Waste – Avoid, Reuse, Recycle; and
- DCP 42 –Contaminated Land Management

Leichhardt DCP 2000

More specifically, the application has been assessed against the following clauses of Development Control Plan 2000:

Part A – General Information

Part A2.0 – Urban Framework.

Part A3.0 – Principles of ESD.

Part A4.0 – Urban Form & Design.

Part A5.0 – Amenity.

Part A6.0 – Site Analysis.

Part A7.0 – Heritage Conservation.

Part A8.0 – Parking Standards and Controls

Part A9a.0 – Colours and Tones

Part 10.2.5 – Leichhardt Suburb Profile – Leichhardt Commercial Neighbourhood

Part C – Non-Residential Development

Part C1.1 – Site Layout and Building Design

Part C1.2 – Parking Layout, Servicing and Manoeuvring

Part C1.3 – Landscaping

Part C1.4 – Elevation and Materials

Part C1.5 – Site Facilities

Part C1.7 – Protective Structures

Part C2.1 – Site Drainage and Stormwater Control

Part C2.2 – Energy Efficient Siting and Layout

Part C2.3 – Building Control construction, Thermal Mass and Materials.

Part C2.4 – Solar Control, External Window Shading and Internal and External Lighting

Part C2.5 – Insulation

Part C2.6 – Ventilation

Part C2.7 – Space Heating and Cooling

Part C2.8 – Using Solar Energy

Part C3.1 – Noise and Vibration

Part C3.3. – Water Pollution

Part C4.5 – Public Domain

The application satisfies the provisions of the above Development Control Plans with further discussion provided in relation to the following sections.

Part A7.0 – Heritage Conservation.

Refer to earlier discussion in this report.

Part A8.0 – Parking Standards and Controls.

The DCP requires between 1.5 and 3 car parking spaces per 100m². The table below illustrates the car parking requirement for the existing and proposed building.

	GFA	Car Spaces @ 1.5/100m²	Car Spaces @ 3/100m²
Existing	1616	24	49
Addition	1234	19	37
TOTAL	2850	43	86

There are currently 38 car parking spaces provided in the basement and a further 12 spaces off Marion Street, providing a total of 51 car parking spaces. The proposal generates the demand for an additional 19 to 37 car parking spaces increasing the total car parking required to between 43 and 86 car parking spaces.

The level of provision remains unchanged at 51 car parking spaces which is at the lower end of the car parking requirement of the DCP.

A traffic and parking impact assessment has been provided which notes that the proposed expanded floor area is provided to improve the current congested employee density and permit the transfer of staff from demountable buildings and the Town Hall to the centralised Administrative Centre. The car parking demands should therefore be similar to the existing situation and is therefore considered acceptable.

In addition, the traffic and impact assessment also notes that demand for car parking in the area should have reduced with the demolition of two small Council buildings, the residential flat building that contained nine dwellings and the relocation of the early childhood health centre. In addition public car parking has recently increased by 29 spaces as a consequence of the removal of these buildings. Four disabled car parking spaces are provided within this new public car parking area.

The car parking provision is considered acceptable.

Provision for the storage of bicycles has also been incorporated into the basement providing 16 bicycle spaces.

Part C1.1 – Site Layout and Building Design

The Master Plan for the Civic Centre site explored a number of development options for the site. The proposal is consistent with the selected and approved option as detailed earlier in this report.

The main aspect of building design, which is potentially of most sensitivity, relates to the dwelling house adjoining to the east. The adjoining house at 17 Wetherill Street is a single storey house. The proposed upper levels are setback 4m and 8m reducing the height and scale impact from the street. At the rear the building is 4 levels compared to the single storey dwelling house. This change in scale is assisted by the distance separation of 8m between the opposing walls of each building and the retention of the mature landscaping on the eastern side of the Administrative Centre building. The height of the building will increase shadow impacts, however solar access to the adjoining house and rear yard will comply with the DCP, which is partly assisted by the stepping back of the upper levels. The mesh screening to be applied to the eastern elevation will provide visual screening, as will the retention of the existing trees within the eastern setback.

The height of the building and its scale relationship with the adjoining house has been established under the Master Plan for the Civic Centre. The proposal is consistent with the Master Plan, and the additional height does not result in any adverse shadow or privacy impact.

Part C1.4 – Elevation and Materials

The DCP requires that building materials and finishes should complement the finishes predominating in the area. The building materials and finishes of the existing building cannot be said to complement the predominant finishes of the area. The proposal introduces new materials and applies new finishes to the existing building. The main materials and finishes are summarised below.

- Existing windows, doors and glazing removed and replaced with new neutral coloured aluminium frames.
- Colour scheme of warm greys and browns to minimise visual impact and harmonise with the Town Hall.

- Satin finished stainless steel mesh sun-screens to the north facing first floor elevation and the east, west and southern elevations.
- External blinds to the north elevation of the second and third floors.

Photographs of the mesh screen and external blinds are attached at the end of this report. The stainless steel mesh screens and external blinds are the main elements of the proposal.

The screens are continuous in height only along the southern elevation and western and eastern elevations south of the lift/stair core (ie the rear half of the building). Elsewhere they are positioned opposite the banks of glazing. The screens are in part designed as sun-shading along the north, east and western elevations. To the south they will screen early morning or late afternoon sun in summer, but primarily serve as an architectural element on this elevation.

The applicant's reasoning for the choice of materials follows:

"In adding two new floors to this building, the guiding concerns were to unify the disparate elements of the original building and the additions (which must be light weight for structural reasons); mitigate its impact on the streetscape and to soften its form. This is helped by the additional setbacks to the new floors required by the Leichhardt Civic Precinct Master Plan. It is also greatly assisted by the proposed woven stainless steel screens to the existing north facing first floor elevation and to the east, west and south elevations.

The building materials, finishes and colours have been carefully selected to harmonise and unify the base building and the additions as well as to tone down the building's impact on the streetscape as the accompanying renderings demonstrate."

The structural constraint dictates materials that differ from the existing building. Along the southern half of the building (behind the lift cores), the stainless steel mesh screens provide a unifying architectural element to counter an otherwise inconsistency in building materials. In the short-term the southern elevation of the Administrative Building will be visible from Marion Street. However, when the remainder of the Civic Place Master Plan is implemented and the 2 storey community facility fronting Marion Street is constructed the view of the Administrative Centre will be considerably limited. The external blinds and stainless steel mesh screens are more limited in their application along the elevations visible from Wetherill Street, but still serve to provide a common unifying architectural element to the entire building. The mesh screening has a see-through quality, when viewed either internally or externally. The building's forms will therefore still be apparent, as illustrated in the photographs attached to the report.

For the reasons detailed by the applicant particularly the unifying purpose and the limited visual impacts, the use of the mesh screening is supported.

DCP 32 – Design for Equity of Access and Adaptability

Section 12.2.4 of the approved Master Plan proposes that the existing vehicular and pedestrian access along the western side of the administrative building will be retained, upgraded and converted to a pedestrian way. In particular the Master Plan requires that:

"The walkway, as well as the overall gradient of the proposed Civic Square should be regraded for accessibility in compliance with AS1428.: Design for Access and Mobility, and should improved with paving, landscaping and lighting. "

The reconstruction of the access to the building will therefore form part of the next stage of works. The current access to the building will be retained. Section 3.4 of the DCP requires that a continuous accessible path of travel is to be provided with proposed changes to existing buildings. The continuous accessible path of travel shall be the most commonly used and direct path of travel. The existing pedestrian entry on the western side of the administrative building has become the main entrance, reinforced by the free public car parking area off Marion Street (inclusive of four disabled car parking spaces). A continuous accessible path of travel is therefore available along the most commonly used and direct path of travel.

Access will be further improved with the upgrading of the western access consistent with the Master Plan, and therefore the DCP requirement for Council to progressively modify and alter its existing buildings and facilities in accordance with the DCP.

The proposed works include the continuation of the lift from the existing levels of the building through to the two new levels. Disabled toilets are provided for both new levels. The BCA Specification submitted with the Development Application details the following inclusions or commitments in relation to accessibility matters:

- Access for people with disabilities in accordance with D3 of BCA 96
- Identification of accessible facilities and services signage including Braille signage will be provided in accordance with Specification D3.6 of BCA 96 and AS 1428.1
- The construction and fit-out of the disabled persons facilities will be in accordance with AS 1428.1
- Passenger lift will be provided with facilities for people with disabilities in accordance with E3.6 of BCA 96

The Building Referral notes that *“disabled access is provided to the ground floor and basement areas. A recently constructed lift has provided access to the first floor level. This lift can provide access to the proposed second and third floor levels.*

Access to and within the building at the proposed second and third floor levels and sanitary compartments should be provided in accordance with Clause 10 of Leichhardt Local Environmental Plan 2000, Development Control Plan No. 32, Part D of the BCA and AS 1428.1. This includes Braille and tactile design, signage, access, finishes and fittings, including passageways, signs, doorways and other parts of the building.”

It is proposed to impose Council’s standard condition requiring an Access Management Plan to be prepared by an Accessibility Consultant to ensure that the detailed fit-out plans comply with AS1428.1 which is consistent with the commitments made by the applicant in the Development Application.

DCP 36 – Notifications

The development application was notified for a period of 14 days in accordance with the DCP. No submissions were received.

DCP 38 – Waste – Avoid, Reuse, Recycle

The applicant has submitted a Waste Management Plan in accordance with the provisions of the DCP. The Management Plan identifies the opportunities for re-use of materials either on-site or off site, recycling of materials and where waste will need to be sent to landfill. Adequate facilities are provided on each new level for the storage and removal of

waste. A condition of consent is proposed to require compliance with the Waste Management Plan.

DCP 42 –Contaminated Land Management

The history of development on the sites being either for the Administrative Centre (which involved part excavation when constructed) and residential buildings that have more recently been used for overflow office purposes for the Administrative Centre is not considered to give rise to potential contaminated land issues. The application satisfies the provisions of the above Development Control Plan

(aiv) Environmental Planning and Assessment Regulation 2000

The Development Application has been assessed against the relevant clauses of the Environmental Planning and Assessment Regulation 2000. The Development Application complies with the Environmental Planning and Assessment Regulation 2000.

Clause 92(1)(b) of the Regulation requires Council to consider the provisions of *Australian Standard AS 2601-1991: The demolition of structures*. The demountable building at rear of 3-9 Marion Street is to be carried out in accordance with a construction/demolition management plan and conditions are included in the recommendation of this report.

(b) The likely environmental both natural and built environment, social and economic impacts in the locality

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

(c) The suitability of the site for the development

The master planning process undertaken by Council in 2006 has in part established the suitability of the site for the proposed additional 2 levels in the context of the surrounding development and future character and function of the civic precinct.

The site is zoned Public Purpose under Leichhardt LEP 2000 and the proposal is permissible with development consent. As demonstrated in the assessment of the application, adverse effects on adjoining properties are minimised. The site is considered suitable to accommodate the proposed alterations and additions to Council's Administration Centre.

(d) Any submissions made in accordance with the Act or the Regulations

The Council undertook notification and considerable community consultation during the preparation of the Master Plan. The development application has a high level of consistency with the Master Plan.

The Development Application was advertised for a period of 14 days. The advertising period was from 16 May 2007 to 30 May 2007.

No objections were received during the advertising period.

(e) The public interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment.

The proposal is not contrary to the public interest.

5. SECTION 94 CONTRIBUTIONS

As the works constitute alterations and additions to a “Public Building” Developer Contributions Plan Nos. 1 and 2 do not apply to the proposal.

Leichhardt Developer Contributions Plan - Transport and Access also applies to the site and development. Contributions are levied for

- | | |
|---------------------------------------|--|
| ▪ Local area traffic management works | Applicable. |
| ▪ Access Balmain Peninsula | Not applicable to the proposal |
| ▪ Light Rail Access Works | Site not within catchment for levying purposes |
| ▪ Leichhardt Town Centre Improvements | Site not within area shown in Figure 2 therefore not applicable |
| ▪ Bicycle works | Not levied for commercial development |
| ▪ Commercial development - parking | Site is not within area shown in Figure 2, therefore not applicable. |

The local area traffic management (LATM) works is the only groups of works for which a contribution could be levied. The Traffic Report submitted with the application has assessed the car parking requirements under Leichhardt DCP 2000 for the existing and proposed development as follows:

- *“A minimum of 25 spaces and maximum of 49 spaces for the existing building*
- *A minimum of 43 spaces and maximum of 86 spaces for the expanded building.*

The existing Administration building contains 38 spaces in the basement level of the building with a further 13 spaces provided in a dedicated Council only staff car park accessed directly off Marion Street. Thus a total existing car parking supply of 51 spaces, which exceeds the existing requirements by 2 spaces (maximum level) and 26 spaces (minimum level).

In addition the existing car parking supply meets the minimum projected parking requirement for the expanded floor area.....”

It is therefore unreasonable to levy a contribution for LATM works in this instance where the proposal does not generate demand for the works. A contribution should therefore not be levied for the proposed works.

6. INTERNAL REFERRALS

The Development Application was referred to the following Council Officers:

Building Assessment Officer

The main issues arising from the building referral relate to fire and disabled access requirements. The disabled access issues have been discussed under DCP 32. The fire access/egress relates to the new stairway on the western side of the building, and the

need for persons to travel over the existing steel grille. The Building Assessment Officer notes that the steel grille might need to be replaced with solid construction material, and this in turn could impact upon the car parking area ventilation requirement. The car park would therefore need to be ventilated in accordance with Part F4 of the BCA and/or AS1668.2.

These issues are proposed to be managed by conditions of development consent.

Engineer

The main issues relate to the provision of further details regarding the provision of stormwater drainage plan. The stormwater impacts of the proposal are unchanged. The required plans can be submitted as part of the construction certificate.

Concerns are also raised regarding the car parking layout in order to achieve compliance with AS/NZS2890.1-2004 and the location of bicycle parking facilities in terms of car parking layout conflicts. Only minor adjustments are proposed to the car parking layout and this concern can be addressed through conditions of development consent.

Heritage Advisor

The Heritage Advisor's comments have been discussed earlier in this report.

Community Development Officer

The primary comments raised can be summarised as follows:

- The Wetherill Street entrance should be encouraged as the main entrance rather than the secondary access at the side. Suggestions include tactile paving indicators, replacement of Wetherill Street manual doors with sliding doors
- Crime Prevention through Environmental Design considerations principally to the eastern thoroughfare and adequacy of lighting to provide safety at night.

These are issues that relate to the building as it presently exists and are not considered to be matters that relate to the development application for the additional levels. These concerns should be addressed through separate process and audits of the building safety and maintenance and Council's obligations under the Council's Disability Discrimination Act (1992) Action Plan 1997.

In addition there are a number of matters that can be addressed through conditions of development consent including issues relating to:

- Acoustic baffles to the residential properties opposite. This can be managed through a construction management plan to address the hours of construction work and operation of machinery to minimise noise impacts.
- Provision of 2 disabled car parking spaces in the basement.
- Disabled access to terraces on the new levels.
- Counter tops, sinks etc in staff multi-purpose rooms to be accessible

Two disabled car parking spaces are available in the recently constructed Marion Street car park. The basement is readily capable of providing disabled car parking for staff. Council's Manager, Property and Commercial Services has advised that this can be provided in the future should the need arise for a staff member.

The remaining matters can be managed through conditions of development consent.

Strategic Planner

Council's Manager – Environment and Urban Planning comments on the proposal relate to sustainability issues and design issues.

Recommendations and suggestions regarding sustainability issues include the investigation of the provision of a Six Star building by:

- building a second and third floor to at least meet a 6 star standard
- renovating the ground and first floors to a sufficiently high standard that the entire building reaches a 6 star standard.

The applicant and Council's Manager, Property and Commercial Services have investigated options available to improve the sustainable components of the building. These findings were reported to the Environmental and Recreation Committee on 7 November 2007 and those recommendations are included in the conditions attached to this report (Attachment A – condition no. 10).

Other design concerns have been raised including

- extent of screening on southern elevation
- consistency of materials – town hall, heritage items
- safety for pedestrians – through site links & lighting.

Issues 1 and 2 have been addressed elsewhere in this report. The Community Development Officer referral has raised similar concerns regarding pedestrian safety and lighting. It is considered that these matters are existing problems or concerns and are not generated by the proposal the subject of this development application.

7. EXTERNAL REFERRALS

The Development Application was not required to be referred to any external body for comment.

8. CONCLUSION

The Development Application has been assessed in accordance with Section 79C(1) of the Environmental Planning & Assessment Act 1979 and all relevant instruments and policies. The proposal satisfies the objectives of Leichhardt Local Environmental Plan 2000 and will not result in significant adverse impacts upon the locality. Accordingly the application is recommended for approval, subject to the conditions listed below.

9. RECOMMENDATION

That Council as the consent authority pursuant to s80 of the Environmental Planning & Assessment Act 1979 grant consent to Development Application No: D/2007/143 for Alterations and Additions to Leichhardt Council Administration Centre including the addition of 2 floors to the existing building at Administration Centre, 7-15 Wetherill Street, LEICHHARDT NSW 2040 subject to the attached conditions.

INFRASTRUCTURE AND SERVICE DELIVERY

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 12 SUMMARY OF INFRASTRUCTURE AND SERVICE DELIVERY FROM OCTOBER 2007

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. **Purpose of Report**

To advise of the status of Infrastructure and Service Delivery resolutions from October 2007.

2. **Recommendation**

That the information be received and noted.

NOTE: NEXT REPORT IS (ITEM 13) ON PAGE 77

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 13 MINUTES OF LOCAL TRAFFIC COMMITTEE

FILE REF: F97/00809

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

PRESENT

Councillor Robert Webb	Chairperson
Navin Prasad	Roads and Traffic Authority – Client Services
Inspector Garry Koschel	NSW Police
Snr Const Anthony Kenny	NSW Police
Christina Harlamb	Verity Firth MP – Member for Balmain
June Papadopoulos	Sydney Buses
Eric Priestley	Sydney Buses
Brian Mander	Sydney Buses
Ted Harvey	Sydney Buses
Bob Moore	Bicycle Advisory Committee
John Stephens	LMC - Traffic Manager
Anoma Herath	LMC – Traffic Engineer
Ken Noad	LMC – Traffic Engineer
Vera Zaccari	LMC – Road Safety & Sustainable Transport Officer
Sue Moore	LMC – Office Manager

APOLOGIES

Nil

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 14 FOOD COLLECTION TRIAL

AUTHOR & TITLE: ALLAN WILLDING MANAGER WORKS & WASTE SERVICES
CHERYL WALKER RESOURCE RECOVERY & WASTE MANAGEMENT OFFICER

FILE REF: F07/00113

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: NIL

Policy Implications: In line with Council's waste minimisation programs and the Waste Avoidance & Resource Recovery Strategy targets 2006 (NSW Government).

Strategic Plan Objective: A Sustainable Environment

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. Purpose of Report

To report to Council on the outcomes of the residential kerbside food recycling collection trial undertaken from June to September 2007.

2. Recommendations

- 2.1** That in consideration of the positive feedback from the trial that the collection system used in the trial (kitchen bench top bin and 46lt mobile garbage bin) be approved as the model for future consultation for any expansion of a food & garden organics collection.
- 2.2** That Council continue working with the Department of Environment & Climate Change (DECC) and the Inner Western Sydney Waste Managers Group (IWSWMG) towards a regional contract for the receipt of food and garden organics.
- 2.3** That a further report be brought back to Council on the implementation of food collection throughout an entire waste collection zone with transport to Earthpower, food only processing facility, prior to finalisation of the regional contract for receipt of food and garden organics.

3. Executive Summary

Under the Department of Environment & Climate Change (DECC) Waste Avoidance and Resource Recovery Strategy a 66% recovery target is set for the municipal sector, by the year 2014. Council's current recovery rate is 44%. A 2003 domestic waste & recycling audit indicated that 44% of the general waste bin comprised food, which if collected separately gave Council the opportunity to potentially reach a 67% recovery rate.

In an effort to remove food from the general waste stream Council has been working on a regional contract for the disposal of food and garden organics. Regardless of having a regional facility to dispose of food Council needed to conduct a food collection trial in order to assess the community's view on the matter. As such Council resolved to undertake a food collection trial for 12 weeks which concluded in September 2007.

The trial included 317 single dwellings and 248 units with four different collection scenarios being used. Resident feedback was generally positive on the bins and systems used. If Council extrapolated the tonnages of food collected from those properties who participated in the recent trial, to include all properties within the LGA, Council would lift its recovery rate from 44% to 60%. However increased community awareness, education, consultation and promotions of the benefits of collecting food separately should increase participation and tonnages if a food collection was implemented on a permanent basis.

Unfortunately the reality of having a regional facility is at least 2 to 4 years away. However in the meantime Council can still resolve a number of operational issues by expanding the trial to an entire waste collection zone and transporting to Earthpower. This would be the subject of a further report to Council early in 2008.

4. **Background**

Council currently collects and delivers its food organics together with the contents of the general garbage bin, to landfill. Food (and garden) organics can cause significant environmental problems in landfill due to leachate (liquids resulting from percolation of water through the landfill mixed with potentially toxic materials) and the creation of methane gas. Methane gas contributes to greenhouse gases and therefore is directly linked to global warming. Any reduction in food organics from Leichhardt's waste stream would result in greenhouse gas savings and contribute to Council's overall targets set for greenhouse gas reduction.

All waste that is disposed to landfill is subject to the State Government Waste and Environment Levy. This levy is presently \$38.60 per tonne out of a current waste disposal cost of \$104.41 per tonne. This will increase by \$6.00 per tonne each year until 2010 / 2011 when it will reach \$56.70 / tonne. These increases are in addition to the currently scheduled section 88 waste levy of \$1 per tonne per year and the normal landfill disposal fees. Food & garden organics do not attract a levy and current disposal rates for these materials are \$45 & \$68.50 per tonne respectively. Council's can receive rebates from the State Government which are funded from the Waste and Environment Levy should they meet criteria set by the Department of Environment & Climate Change (DECC). Leichhardt received their maximum rebate of \$86,629 in November 2007 as they consistently met all the essential waste improvement performance criteria for 2007/8. Future criteria for Performance Payments will include standard criteria for garden and / or co-collection of food organics and Council will be able to access these funds should they be successful in collecting food separately.

To enable action towards a more sustainable approach to managing food organics, Council has been working on a regional contract for the receipt and processing of organic material (food and garden) with the DECC and the Inner Western Sydney Waste Managers Group (IWSWMG) which consists of Ashfield, Auburn, Burwood, Canada Bay, Leichhardt and Strathfield Council's. This has also been undertaken to ensure that Council meets the 66% recovery rate by 2014, set under the DECC's Waste Avoidance and Resource Recovery Strategy. Council's current recovery rate is 44%. Council's last waste audit (2003) indicated that around 44% of the general waste bin was comprised of food. Based on tonnages from the 2005 / 2006 year (and using information from Council's last domestic waste and recycling audit) a separate collection and processing of food organics has the potential to recover a further estimated 3,459 tonnes of material from the general waste bin (currently going to landfill) resulting in a 67% recovery rate.

The DECC's position is that good quality, source separated resource streams (eg organics collected and processed separately to general garbage) would enable the end product to be used at its highest resource value eg a high nutrient organic fertiliser produced from this process could provide the best access to high value product markets, as it would be more suitable to use for all applications, including local environmental landscaping or for agricultural markets. DECC is currently amending waste regulations aimed at ensuring that the end products from processing facilities are 'fit for purpose' and do not cause environmental harm. Alternative Waste Technology (AWT) facilities are in their infancy and require further development to meet the above criterion. AWT facilities that mix food/garden and general waste from the garbage bin together for processing (that could potentially include hazardous materials) have the likelihood of higher contamination. Therefore it was viewed as prudent for Council to fully investigate the possibilities of separating food at the source.

In addition to the finding of an appropriate facility to dispose of food & garden organics, Council also needs a *collection* system for both the food and garden organics. A trial would assist Council in future decision making, by providing valuable information from the community on their views of a collection service and service costs.

At the February 2007 Ordinary meeting Council resolved:

“To approve a residential kerbside food organics collection trial for a period of 3 months and to accept the quotation from Impact Environmental Consulting Pty Ltd to assist with the food organics collection trial at a cost of \$24,250 exc GST and that Council write to the Department of Environment and Conservation (DEC) and formally seek grant funding for the food collection trial.”

Council received \$20,000 funding from DECC towards the trial. Council matched this funded amount from the 2006/7 waste budget towards the cost of bins, with an additional \$5000 being funded from Council's waste education budget. Existing collection crews and trucks carried out the food collection trial.

5. Report

5.1 Aims / Objectives

The overall aim of the trial was to find an acceptable collection method (for both residents and collection staff) and assess the viability of a system of food & food/garden organics collection and processing, dependent upon separating of food organics at the source. A number of factors were considered including the majority of residents did not have existing garden bins; there are far greater quantities of food than garden organics in the existing waste stream and space constraints for some households if another bin was introduced.

A key objective was therefore to test different separation systems for use in both the kitchen (e.g. using kitchen bench top bins) and at the kerbside (or bin bay areas in the case of MUDs) to assess how easy it was for residents to separate their food and identify any barriers to separation. Leichhardt's trial included the new Norseman small kerbside wheelie bin (46litres) designed specifically for the collection of food organics with a lockable lid to prevent access by vermin and / or spills. This system is unique and had not been previously trialled in Australia. Any issues associated with the processing of the food also needed to be identified.

Further objectives included gaining information through a pre trial survey on residents knowledge base of food both for its use as a resource to be made into compost and its impacts in landfill e.g. did residents know food creates methane gas (a major greenhouse gas) in landfill, thereby contributing to global warming; and residents current practices i.e. what were they doing now with food organics and if composting, were they composting all food material e.g. meat etc; and how residents would feel about separating food.

Council's food recycling collection trial ran for 12 weeks from Thursday June 14th 2007 with the last collection day on Thursday 6th September 2007. At the conclusion of the trial period, the trial areas would revert back to the pre trial system. All of the communication tools used in the trial eg surveys etc clearly outlined from the onset that there was a fixed timeframe for the trial i.e. 12 weeks.

5.2 Trial Areas

In total the trial area consisted of 565 dwellings:

- 317 Single Dwellings – in Leichhardt/Lilyfield

- 248 MUDs – in Leichhardt/Lilyfield and Annandale (11 separate unit blocks, the largest comprised of 132 units)

Trial areas were considered as representative of typical type dwellings in the LGA, with collection from both wider streets and narrower laneways with MUDs consisting of older and more contemporary unit complexes.

Within the trial areas 4 collection scenarios were used to test different collection methods:

1. Single dwelling households with an existing garden bin (21 houses) were given an enclosed kitchen bench top bin and asked to place their food scraps in with their garden organics.
2. Single dwelling households with no garden bin. Half of these households were given the enclosed kitchen bench top bin and the small (46L) kerbside food wheelie bin (161 houses).
3. The other half of the single dwelling households were given Biofilm bags (cornstarch and biodegradable) and an aerated kitchen bench top bin (135 houses) and the small (46L) kerbside food wheelie bin.
4. Multi-unit dwellings (248 units). Each of the MUD residents were given Biofilm bags in an aerated kitchen bench top bin and 240L wheelie bin (s) specifically for food organics, that was placed in the bin bay area of the unit complex. These bins included a 'bio-insert' that fits inside the wheelie bin and enables air flow throughout the bin, assisting the material to break down inside the bin.

5.3 Collection frequency / processing facility

In all trial areas the food organics bins were collected separately on a weekly basis, on the same day as the general rubbish bins. Once collected the food organics were taken to Earthpower Technologies Pty Ltd located at Camelia, Sydney and was used for conversion to green energy and nutrient rich fertiliser, which is on sold to private contractors and marketed as 'Mother Earth' in retail stores.

It was proposed to take the mixed food/garden material to WSN Environmental Solutions at Chullora. However, there was not enough of the mixed organic material, so this was separated at Leichhardt Council's Transfer Station, with the food sent to Earthpower and garden material to WSN for composting as per Council's current practice.

5.4 Education / Communication

All residents in the trial areas were provided with an educational pack that consisted of a letter from the Mayor outlining the trial system in their area, the timeframe and the purpose of the trial. This was accompanied by an educational brochure that showed how to use the system, outlined the types of material that could be placed in the food bin, what materials would be considered contamination and Council's contact numbers for further information or clarification.

Other communication tools included bin bay signs for MUDs; an update letter to residents with positive feedback on how residents were going in the trial; and a reminder flyer if there were any contamination issues (placed in the mailbox of relevant households). Information on the trial was repeated in the Mayoral column and a Media Release and a follow up story was released in the Local newspaper.

5.5 Evaluation methodology

Data collection

Quantitative data was collected before and after the trial by Council staff, including weights of the household garbage bins within all trial areas, which was used as a benchmark for comparison with the trial period. During the trial, weights were recorded from both the rubbish bin and separate food and food/garden bins, together with a bin count of the number of bins placed out for collection, to record participation rates. Visual assessments estimated how full the bins were and recorded the type and amount of any contamination in the bins i.e. items not accepted in the organics collection e.g. plastic bags.

Data from Earthpower, the processing facility was also recorded throughout the trial period and matched to Council's own data, with feedback sought from the facility operators regarding any contamination.

More qualitative information was via surveys, with the pre-trial survey seen as an important way to obtain information on how residents currently manage their food waste (eg put in garbage bin, home composted etc) and their attitude towards separating food wastes. Post trial surveys aimed to attain the resident's opinion on their experience in the trial, an indication of participation rates, feedback on barriers to ongoing use and whether there was any willingness to pay for a separate food collection system.

Additional feedback was also provided through interviews with participants of the trial including the Building Manager of the Piano Factory (comprising 132 units), Council's collection crew and via residents' focus groups, both during and after the trial.

5.6 Results & discussion

Overall there was a positive response to the trial. Around 60 residents specifically wrote comments like "we love it; we thought it was fantastic/excellent; or we would like it to continue". This was particularly noticeable in the multi unit dwellings, with many commenting that it was difficult for them to have suitable on site systems to manage food wastes. Importantly residents stated they felt good about being able to do something for the environment.

5.6.1 Data on waste reduction and food organics diverted

Waste reduction

From the single households, the total weight of the waste collected during the trial was on average 18% lower than the average of the weight of the waste prior to and after the trial. Total waste tonnes from the MUDs were on average 33% lower during the trial than the average weight pre and post the trial.

Food organics diverted from landfill (i.e. recovered for processing)

A total of 5,050 kilograms of food was collected from the *single households that used the small kerbside food wheelie bin over the trial period. The average participation rate of single dwelling throughout the trial was 47% and they diverted 3 kilograms of food each week. For MUDs, 4000 kilograms of food was sent to Earthpower. As the food collected in MUDs was from bins in the common bin bay, rather than from each unit, it is not possible

to accurately calculate the number of units that participated. Based on the total number of units in the trial area i.e. 248 units each unit diverted 1.2 kilos of food each week. For the single households with an existing garden bin who participated i.e. 67%, an assumed 3.8 kilograms per week per household was diverted.

Figure 1 is a summary of the amount of food diverted from landfill (& recovered for processing at EarthPower) from each of the trial areas.

Figure 1: Summary of amount of food diverted from landfill

Trial Area	Food Diverted Each Week	Average Diversion Rate Using Participation Rate
Single Houses with a garden MGB	*Less than 50 kg (includes garden organics)	3.8 kg (61% participation rate)
Single Houses using 46L food bin	389 kg	3 kg (47% participation rate)
MUDs sharing 240L food MGB	307 kg	N/A

*Councils collection vehicles are not designed to accurately measure the weight of material collected, if the total weight is less than 50 kilograms. This data assumes a weight of 50kgs.

One of the most significant results of this trial was the very low level of contamination, which is particularly encouraging considering that separate food collection is a new concept for residents. Earthpower rated each of the loads delivered by Council in every week of the trial, with the highest possible score, i.e. '1' which is the best contamination rating (i.e. less than 10% contamination). This has very important cost implications for Council as the processing fee charged by EarthPower, increases with the amount of contamination.

5.6.3 Surveys

Pre-trial Survey

The response rate from the pre trial survey was high with 30% of single houses without a garden bin, 53% of households with a garden bin and 23% of MUDs returning the completed survey. The most telling results of the pre trial survey are that 85% of the single households and 96% of MUDs residents indicated that they put food waste in the garbage bin. Of those residents who did indicate that they do compost or worm farm their food waste, only a very small number compost or worm farm *all* of their waste and that 92% of respondents said that they think it is important that Council investigates how best to recover all of the food waste currently in the garbage bin and reduce the amount of food waste that ends up in landfill (including any organic material not composted/worm farmed at home). A summary of key outcomes of the Pre-trial survey are at Appendix 1.

Post-trial Survey

Response rates for the post-trial area were also high with 30% of single houses not using the Biofilm bags, 24% of single houses using the Biofilm bags, 23% of MUDs and 29% of households with a garden bin, returning the completed surveys. Responses from the post trial survey were very positive and indicated that all residents, irrespective of the trial area and the system they used, found the separation of food organics easy. It is worth noting

that on average 89% of people said they noticed a reduction in their garbage and 43% said they would definitely be willing to pay for a separate food waste collection service (with 18% indicating they were not sure). Interestingly the residents provided with a cornstarch liner were very supportive of it, indicating it played a key role in making the system easy to use, whilst the majority of those *not* provided with liners did not believe provision of a liner was necessary. Appendix 1 outlines the key responses to the post-trial survey.

5.6.4 Focus Groups

Both of the focus group meetings were attended by very supportive residents (25). All participants were very positive about the system, its ease of use and expressed a very strong desire to have it introduced on an ongoing basis (it is acknowledged that whilst it is important to recognise a positive response, this is not necessarily representative of the rest of the community). Some legitimate issues were raised for discussion, eg the presence of vinegar flies, it may be different in mid summer, but only a very small percentage of participants in the trial made this response in the survey returns (4-5%). A summary of the key outcomes from the focus group is at Appendix 1.

6. Predicted future diversion using trial systems

Using the average participations rates for *single houses of 47%, with each household diverting 3kgs/house/week, if a food collection system was introduced to single houses across the LGA, the total diversion rate would be 2,340 tonnes/annum. For the MUDs, with a 1.2 kgs/unit/week diversion, the total diversion across the LGA would be 586 tonnes / annum. This would equate to a total diversion of 2,926 tonnes of food per year. Based on Council's 2006/7 waste tonnages this would lift Council's recovery rate from 44% to approximately 60%. However increased community awareness, education, consultation and promotions of the benefits of collecting food separately should increase participation and tonnages if a food collection was implemented on a permanent basis.

* Excluding single houses with a garden bin. Council's collection vehicles are not designed to accurately measure the weight of material collected, if the total weight is less than 50 kilograms. Due to the unreliability of this data, this has been excluded from this analysis of potential future diversion rates.

7. Next steps - Where to now?

Leichhardt Council has been nominated as the lead council to work with the DECC and the IWSWMG to develop and advertise a regional contract for the processing of food and garden organics. At the time of writing this report a Memorandum Of Agreement (MOA) has been signed by all of the participating Councils of the IWSWMG, towards a tender. It is a requirement to apply to the Competition & Consumer Commission (ACCC) to authorise the collective (regional) tender under the Trades Practises Act. An application to the ACCC will be completed before 31 December 2007 and is anticipated to take up to 6 months to be determined. Subject to the decision from the ACCC, the next step is to develop and advertise a contract to confirm that there is a facility within close proximity, which will process the material for its highest resource value at a competitive rate. This could take a further 12 months to finalise. If the successful tenderer has to build a new facility the timeframe is unknown but it is anticipated to take 2 to 4 years after awarding the contract.

There are still a number of factors to be considered should Council decide to fully implement a food organics collection system throughout the entire LGA. These include potential impacts / changes to the current waste collections together with operational,

staffing and plant requirements, obtaining more definitive information on costs, collection frequencies for the different materials etc.

Given the possible timeframes to finalise the regional tender and to build a processing facility as outlined above Council should give consideration to implementing a food collection throughout an entire waste collection zone and transport to Earthpower, food only processing facility prior to finalisation of the regional contract for receipt of food and garden organics. This would be the subject of a further report to Council.

Council will also be providing direct feedback to residents who participated in the trial on the trial outcomes recognising their valuable effort and contribution towards making the trial a success. Further effort will involve finding out more about why some residents in the trial areas did not participate.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 15 TRAFFIC CALMING MEASURES IN CATHERINE STREET, (STYLES STREET – MOORE STREET), LEICHHARDT

AUTHOR & TITLE: ANOMA HERATH, TRAFFIC ENGINEER

FILE REF: ST00703

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Funded from 2007/08 Traffic LATM Budget.

Policy Implications: None

Strategic Plan Objective: 2.3 Develop parking, road safety, active (cycling and walking) transport, public transport and community transport strategies that integrates with the objectives and strategies of the Accessibility Plan through place based planning.

Staffing Implications: None

Notifications: Residents and businesses in Catherine Street (between Styles Street and Moore Street)

Other Implications:

1. **Purpose of Report**

To report the results of the investigation and outcome of the resident consultation survey undertaken on the proposed traffic calming measures in Catherine Street between Styles Street and Moore Street, Leichhardt in line with the Council's resolution.

2. **Recommendations**

- 2.1 That speed cushions be installed in Catherine Street, between Styles Street and Moore Street, Leichhardt, at Nos.158/177 (just north of driveway of Nos. 165-175), 192/211 and 216/227.
- 2.2 That the edge linemarking, 2.1m from the kerb, along the parking lane on the western side of Catherine Street, between Styles Street and Hill Street, Leichhardt, be installed.
- 2.3 That a yellow edge band, similar to those placed at the pedestrian crossings at the Norton Street / Marion Street intersection warning pedestrians to stand back, be provided on the north-west corner of the footpath at the intersection of Styles Street and Catherine Street.

3. **Background**

The residents of Catherine Street, between Styles Street and Hill Street, were consulted on a proposal for traffic calming measures: slowpoints and switching of angle and parallel parking.

The residents in proximity to the proposed slowpoint strongly objected to the proposal. In general, residents objected to switching of angle and parallel parking citing that less parking would be available closer to their properties. As a result, the Traffic Committee at its meeting held on 24 August 2007 recommended that:

- a) *"That the proposed traffic calming measures for Catherine Street, between Hill and Styles Streets, be given a low priority for LATM work.*
- b) *That an edge line, 3m from the centre line of the carriageway, be provided on the western side of Catherine Street, between Hills and Styles Street.*
- c) *That bicycle logos be provided on the northbound and southbound travel lanes.*
- d) *That all residents in Catherine Street, between Hill and Styles Street, be advised of the Committee's recommendation prior to consideration by Council".*

Consequently, a petition signed by 53 residents from Catherine Street was received on 24 September 2007 requesting that high priority should be given to traffic calming measures in Catherine Street.

At the Council Ordinary meeting held on 25 September 2007, it considered the proposal and resolved:

"That the matter be deferred for further investigation and a report be brought back to the November Council Meeting".

Accordingly, two options of traffic calming measures were proposed and residents were consulted in October 2007. The proposal and the results of the resident consultation survey are discussed in the next section.

4. **Report**

Council's Local Area Traffic Management (LATM) Plan identified the installation of two raised angled slowpoints and switching angle and parallel parking in Catherine Street, between Styles Street and Hill Street, Leichhardt.

The traffic surveys conducted in this section of Catherine Street (near No.188) in March 2006 indicated an average volume of 3,665 vehicles per day in both directions and 85th% ile speeds of 61km/hr (northbound) and 59km/hr (southbound). The current speed limit in Catherine Street is 50km/hr.

As residents objected to slowpoints and switching of angle/parallel parking a proposal for speed cushions was investigated.

Speed cushions are constructed from recycled rubber (car tyres) and are a modular design being able to be quickly attached to the road pavement. They provide a minimal impact for buses and Sydney Buses requested their use on this bus route. Attached in the **Appendix** are photos of speed cushions being currently used in Hickson Road, City of Sydney.

The length between traffic calming devices (slow points, speed cushions) is an important factor for effective control of speeding. Accordingly, the speed cushions were proposed in the section of Catherine Street between Styles Street and Moore Street at Nos. 158/177, 192/211 and Nos. 216/227.

In the resident consultation process, two traffic calming options were offered to residents. They were:

- Option 1: Provide three sets of speed cushion at Nos. 158/177, 192/211 and Nos. 216/227, Catherine Street.
- Option 2: Provide an edge line along the parking lane on the western side, 3m from the centre line.

The option details are shown in the attached **Figure 1**. Both options do not affect the existing on-street parking areas.

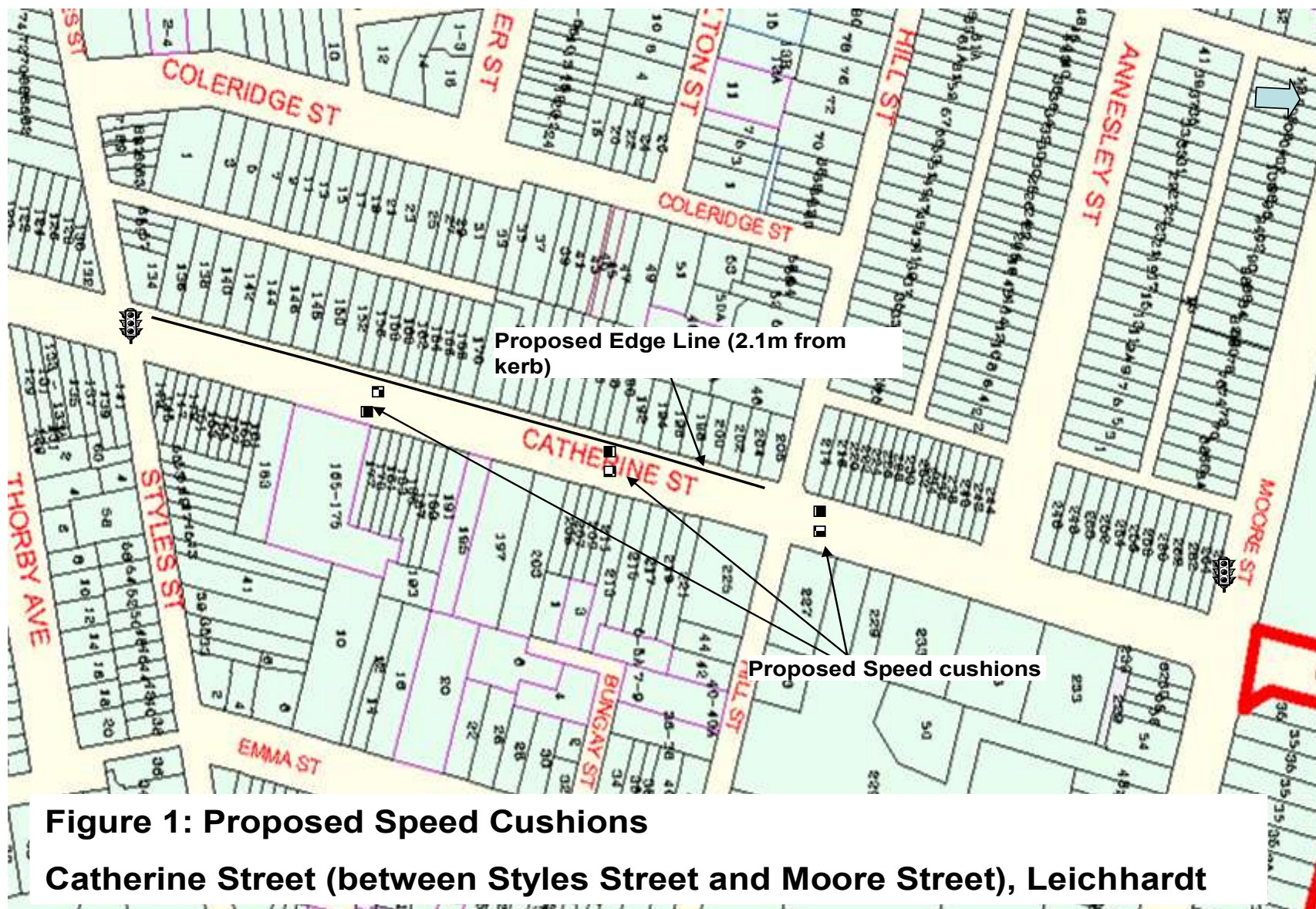
Consultation letters were mailed out to the residents on 10 October 2007 and requested their reply by 2 November 2007.

Thirty four (34) responses have been received which indicated a 32% response rate. The survey received 76% support for the speed cushions and 74% support for the provision of an edge linemarking.

Whilst only 25% of the total number of properties in the street has responded in support, the petition signed by 53 residents received at Council suggested considering the speeds in the street and the desire from the residents to have traffic calming, it is therefore recommended that Council proceed with the installation of the speed cushions as detailed in the report.

The affected residents were advised of the report's recommendation and that the matter will be considered at this meeting.

A copy of this report was also forwarded to the Local Traffic Committee members for their consideration and the RTA, Police and State Member representatives offered no objections to the report.



A précis of residents' responses are tabulated below.

Residents' Response	Officer's Comment
<ul style="list-style-type: none"> All through traffic should be made to travel at the slowest possible speed - after all it is a residential area. 	<ul style="list-style-type: none"> It is expected that the proposed speed cushions will reduce the speed.
<ul style="list-style-type: none"> Speed should be reduced in this street before another child dies. 	
<ul style="list-style-type: none"> Since I have lived in Catherine Street, one child was seriously injured and two children were killed. Prefer the proposal with slowpoints. 	<ul style="list-style-type: none"> The majority of residents adjacent to the slowpoint strongly objected to the slowpoint proposal.
<ul style="list-style-type: none"> Traffic calming is not necessary. They increase noise from braking and accelerating vehicles. 	<ul style="list-style-type: none"> Traffic surveys have indicated that the majority of traffic travel between 59 and 61 km/hr which is above the current speed limit of 50km/hr.
<ul style="list-style-type: none"> We do not feel Catherine Street needs traffic calming measures. 	
<ul style="list-style-type: none"> Parking lane needs to be wide enough for car door to be opened. 	<ul style="list-style-type: none"> The edge line will be approximately 2.1m away from the kerb which allows door opening to be within the parking lane.
<ul style="list-style-type: none"> Prefer garden beds, north of Hill Street, to narrow the carriageway to slow down traffic. 	<ul style="list-style-type: none"> The proposed speed cushion at the Hill Street intersection will control speed in this section of Catherine Street.
<ul style="list-style-type: none"> Request another speed cushion north of Annesley Street. 	<ul style="list-style-type: none"> The length between two consecutive traffic calming devices determines the effectiveness of the devices. It is expected that the proposed speed cushion at the Hill Street intersection will control speed in this section of Catherine Street.
<ul style="list-style-type: none"> Do not install a speed cushion directly opposite No. 165-175 as this would make the road surface uneven and more hazardous for cars turning out of the driveway. Please move this speed cushion more to north or south. 	<ul style="list-style-type: none"> The proposed speed cushion will be installed just north of the driveway of Nos.165-175 driveway.
<ul style="list-style-type: none"> Provide bicycle logos in the north and southbound travel lanes. 	<ul style="list-style-type: none"> These will be provided.

Residents' Response	Officer's Comment
<ul style="list-style-type: none"> • Provide garden beds wherever possible in the design. 	<ul style="list-style-type: none"> • The previous designs incorporated landscaped kerb blisters and were not supported by some residents as they removed parking.
<ul style="list-style-type: none"> • The footpath at the north-west corner of Catherine Street/Styles Street intersection is less than 1m wide. This narrow corner of footpath is almost 'cut' by cars turning into Catherine Street. The kerb extension proposed previously was good in improving safety at this location. 	<ul style="list-style-type: none"> • A yellow edge band similar to those placed at the pedestrian crossings at the Norton St/Marion Street intersection warning pedestrians to stand back will be provided.
<ul style="list-style-type: none"> • A review of the proposal in 6 months is requested. The review needs to include an assessment of traffic speeds and resident feedback. 	<ul style="list-style-type: none"> • A review of traffic speed can be undertaken in 6 months following the implementation. The residents are welcomed to contact Council if they have concerns on the proposal.
<ul style="list-style-type: none"> • Install better speed cushions that look as nice as those used in other Leichhardt streets, eg. Lilyfield and Day Streets. 	<ul style="list-style-type: none"> • The proposed speed cushions have been requested by Sydney Buses and are quite different to the other traffic devices which are not speed cushions.
<ul style="list-style-type: none"> • Consider financially compensating (providing rebate) to those houses immediately adjacent speed cushions so that they can install double glazing on front windows. 	<ul style="list-style-type: none"> • Council does not offer any financial compensation to properties adjacent raised traffic devices and it is expected that noise levels should be reduced as the speed cushions are constructed from recycled rubber and the height profile is less than some devices in other streets as Catherine Street is on a bus route.
<ul style="list-style-type: none"> • Would like to see parking spaces marked. 	<ul style="list-style-type: none"> • Linemarked bays sometimes reduced the number of parking spaces (parallel) available as bay length is required to be marked as 6m. Therefore, the majority of residents' support is needed to linemark the parking bays.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 16 TRAFFIC CALMING MEASURES IN NELSON STREET (ALBION STREET – COLLINS STREET), ANNANDALE

AUTHOR & TITLE: ANOMA HERATH, TRAFFIC ENGINEER

FILE REF: ST00404

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: There is a carry over from the 2006/07 LATM Budget for this work.

Policy Implications:

Strategic Plan Objective: 2.3 Develop parking, road safety, active (cycling and walking) transport, public transport and community transport strategies that integrates with the objectives and strategies of the Accessibility Plan through place based planning.

Staffing Implications: None

Notifications: Residents and businesses in Nelson Street (between Albion Street and Collins Street), Annandale

Other Implications: None

1. **Purpose of Report**

To report the results of the investigation on the proposed traffic calming measures in Nelson Street between Albion Street and Collins Street, Annandale in line with the Council resolution.

2. **Recommendations**

That a raised threshold be installed outside Nos.48-50 / 43-45 Nelson Street, Annandale.

3. **Background**

The residents of Nelson Street between Albion Street and Collins Street were consulted on a proposal for traffic calming measures which consisted of slowpoints and switching of angle and parallel parking. Following objections received from residents regarding the changes to parking arrangement, the proposal was modified and residents were consulted in May/June 2007. The majority of residents supported the modified proposal and it was approved by the Traffic Committee at its meeting held on 24 August 2007.

However, following this meeting some residents expressed concern that vehicle fumes may enter their houses “rear to kerb” angle parking was installed outside their properties.

At the Council Ordinary meeting held on 25 September 2007, Council considered the proposal and resolved as follows:

“That the matter be deferred for further investigation and a report be brought back to the November Council Meeting”.

Accordingly, it was proposed to change the “rear to kerb” angle parking to “front to kerb” and introduce another option of installing a raised threshold in Nelson Street to mitigate vehicular speeds. The residents were consulted in October 2007 and the proposals with the results of the resident consultation survey are discussed in the following section.

4. **Report**

Council’s Local Area Traffic Management (LATM) Plan identified potential speeding issues in Nelson Street, between Collins Street and Albion Street, Annandale and proposed to switch angle and parallel parking twice in this section of Nelson Street.

The Traffic Committee at its meeting held in May 2007 noted that traffic speed counts had been undertaken in this section of Nelson Street. The results indicated that the majority of traffic were travelling above the speed limit i.e. 59.8km/hr (northbound) and 67.0km/hr (southbound).

The Committee was also advised that the carriageway width of Nelson Street was 12.8 metres and the eastern side provided parallel parking with the western side providing angle parking. There were a number of businesses located on the eastern side of the street and the properties on the eastern side have rear access from Susan Street.

Consultation letters were mailed out to the residents on 25 October 2007 and they were requested to reply by 16 November 2007 on the two traffic calming options as follows:

- Option 1: Provide a slowpoint and switching of angle and parallel parking. All angle parking in this section of Nelson Street will be changed to 'front to kerb'. See **Figure 1** for details.
- Option 2: Provide a raised threshold outside Nos.48-50 / 43-45 Nelson Street. The existing on-street parking arrangement will not be affected by this option. See **Figure 2** for details.

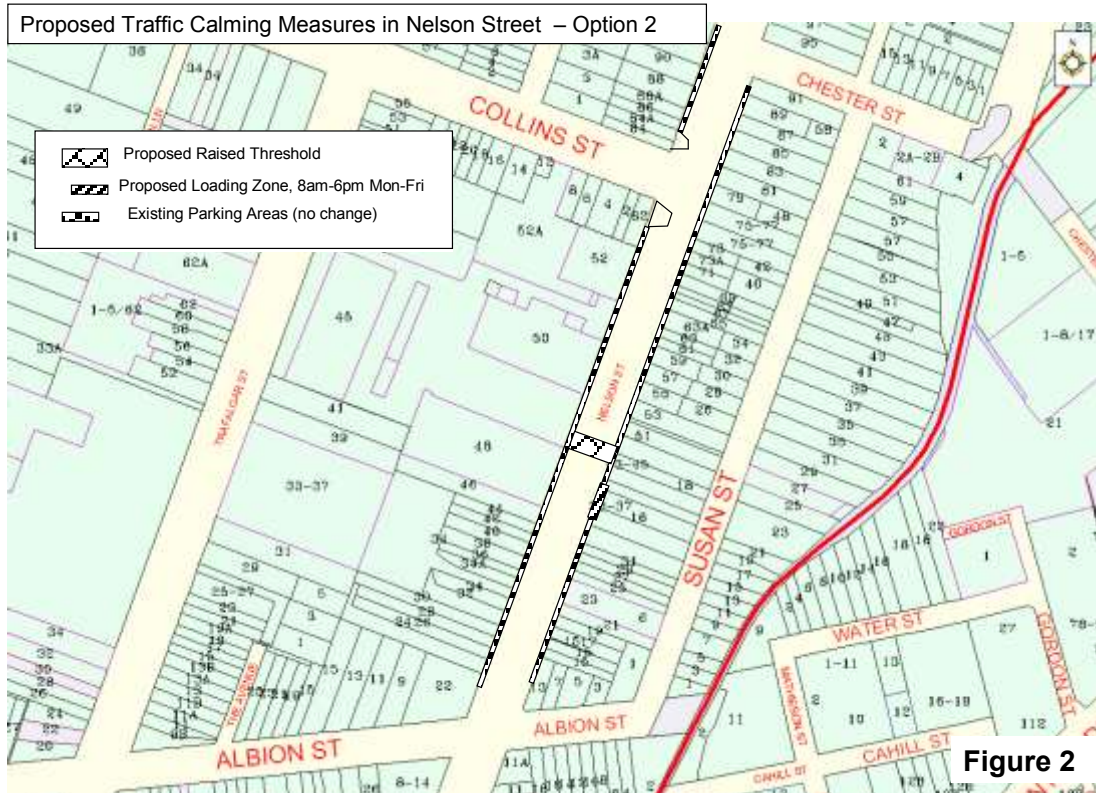
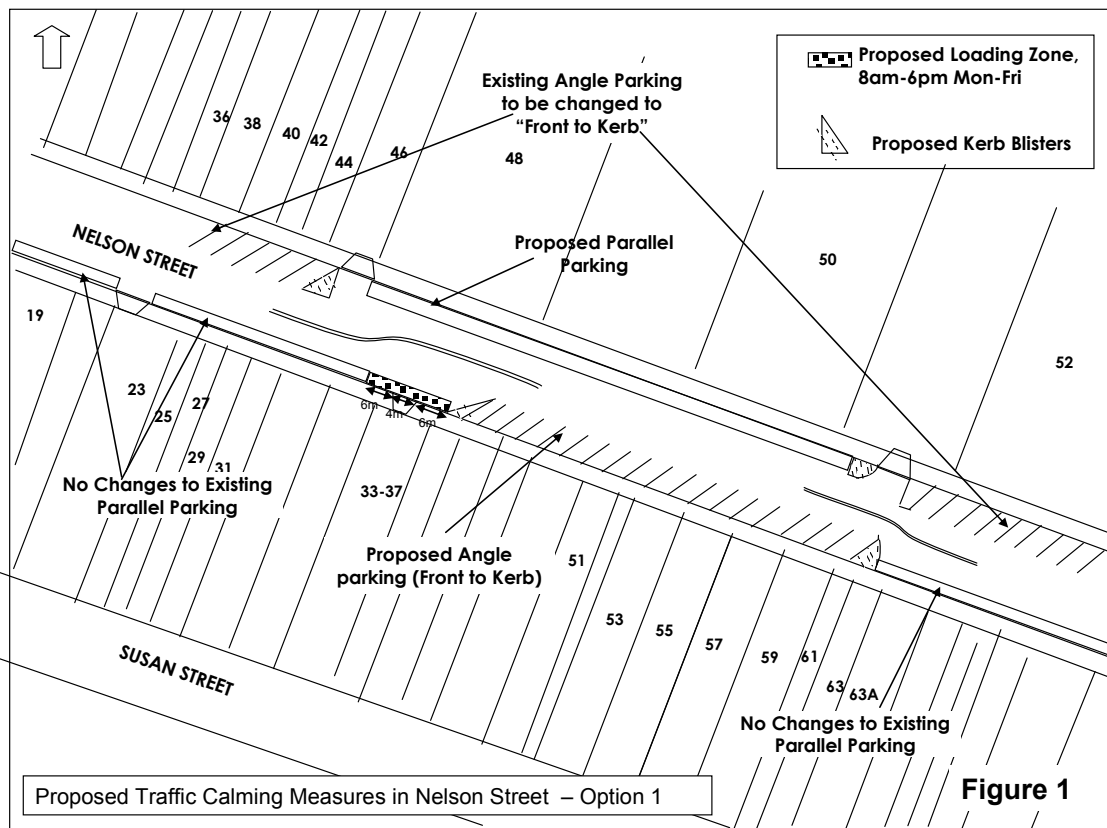
Also, the residents were advised of a proposed 'Loading Zone 8am-6pm Mon-Fri' outside Nos. 33-37 on the eastern side of Nelson Street to assist the adjacent businesses.

To date, twenty eight (28) responses have been received which indicated a 20% response rate. The survey received a 79% support for the raised threshold and 21% support for the slowpoint and switching of angle and parallel parking.

The affected residents were advised of the report's recommendation and that the matter will be considered at this meeting.

Local Traffic Committee

A copy of this report was also forwarded to the formal Local Traffic Committee members for their consideration and the RTA, Police and State Member representatives offered no objections to the report. The Bicycle Advisory Committee representative supported the proposal.



The residents were consulted in October 2007. A précis of residents' responses are tabulated below.

Residents' Response	Officer's Comment
<ul style="list-style-type: none"> • See no benefit or warrant for switching parking. 	<ul style="list-style-type: none"> • Traffic speed surveys indicated that the majority of vehicles travel at 20% (northbound) and 30% (southbound) above the current speed limit of 50km/h. The proposal is expected to control speeding and improve safety in the street.
<ul style="list-style-type: none"> • Request for 2-hour Resident Parking in this section of Nelson Street. Please introduce this as a matter of urgency. 	<ul style="list-style-type: none"> • This has been listed for investigation early in 2008.
<ul style="list-style-type: none"> • Please expedite which ever option is chosen to slow cars in our streets. 	<ul style="list-style-type: none"> • It is expected to undertake this work in this financial year.
<ul style="list-style-type: none"> • 45° angle parking areas should be marked by lines to enforce parking appropriately. Currently cars park closer to 75° protruding too far into the traffic lanes. 	<ul style="list-style-type: none"> • Consideration will be given to providing raised reflective pavement markers to delineate some of the parking bays to improve parking behaviour.
<ul style="list-style-type: none"> • Will there be any street plantings. 	<ul style="list-style-type: none"> • There are no landscaping beds proposed as part of the raised threshold so as to still allow kerbside parking. There are plans to landscape Collins Street in 2008 and include the intersection of Nelson Street in these works.
<ul style="list-style-type: none"> • Do not support 'front to kerb' parking because it is very dangerous for drivers pulling out, especially if parked beside a van or 4-wheel drive vehicle. 	<ul style="list-style-type: none"> • Motorists must take care when reversing from any parking space before entering the main traffic flow.

As there was significant support for the proposed raised threshold over the slowpoint and switching of angle and parallel parking, it is recommended that a raised threshold should be installed outside Nos.48-50 / 43-45 Nelson Street.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 17 NORTON ST TABLES AND CHAIRS

AUTHOR & TITLE: VINCE CUSUMANO, MANAGER - PARKS & STREETSCAPES

FILE REF: F05/00177

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Operators will need to comply with DCP No.48 Managing Activities on Footpaths and Street Verges

Strategic Plan Objective: 2. Accessibility 5. Business and the Community 6. Sustainable Services and Assets

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. **Purpose of Report**

To inform Council on the issue of tables and chairs sinking in the asphalt pavement on Norton St. and the steps Council can take to reduce the problem.

2. **Recommendations**

That Council invoke the requirements under DCP No.48 Managing Activities on Footpaths and Street Verges for tables and chairs so that damage to asphalt footpaths is reduced.

3. **Report**

At the Ordinary Council meeting held in August 2007 Council was presented with a report on the current works being undertaken to implement the adopted Norton St masterplan. This report dealt with a number of issues including the proposed deferring of footpath occupation license fees, pedestrian crossings and parking matters.

At this meeting, Council also resolved:

That a report be brought back to Council on the issue of chairs & tables sinking into hot asphalt in the hot weather.

In May 2005 Council adopted the Norton St Mainstreet Masterplan which included the current footpath treatment which is the use of a 400mm X 400mm cream coloured precast decorative paver as a header course at the kerb and building line and an insert of high quality 5mm asphalt with a carborundum finish. This finish not only provides a smooth and fine textured appearance to the asphalt but after the initial curing period, which normally takes 4-6 weeks, it hardens the asphalt and makes it much more resistant to pressured from traffic both pedestrian as well as street cleaning machinery.

This type of treatment has been used along the majority of Norton St with the exception of the sections in front of Norton Plaza, Berkelouws and the Italian Forum where the infill sections used were a contrasting 400mm X 400mm decorative pre-cast paver.

This asphalt treatment has been laid in Norton St since 1999 when the improvement works were commenced and to date the amount of damage caused to these pavements has been minimal.

In the latest section of works between Wetherill and Bar Italia on the eastern side and Marlborough and Macaulay St on the western side of Norton St, the areas which have been set aside for dining on the widened sections have had the 400mm X 400mm decorative pre-cast paver insert sections installed. These areas, where tables and chairs are meant to be placed, thus leaving the asphalt footpath sections

open to pedestrian traffic, will greatly reduce the incidence of potential damage from inappropriate seat and table legs damaging the pavement in hot weather.

On areas where tables and chairs are placed on the asphalt sections, such as those outlets which have existing footpath occupation licenses in place for dining furniture in this area, they will have to comply with Council's DCP No.48 Managing Activities on Footpaths and Street Verges and use a seat which has legs that do not have a small sharp leg with little surface area to share the load of a seated person.

An example of the type of chair configuration proposed is shown below as Figure 1.



Fig. 1. Suggested chair leg configuration for Norton St.

DCP No.48 Section 1.6 Furniture and Landscaping, Tables and Chairs states:

- *The legs of chairs, tables and other items should be of sufficient width to prevent indentations in asphalt and the like during warm weather.*
- *Council reserves the right to require replacement of inappropriate tables and chairs (1.e. furniture not in accordance with the approved design or in poor condition) as a license condition.*

Council's Compliance Section will investigate the current tables and chairs being used by operators placing these items on asphalt sections on Norton St and where evidence of damage is occurring, have them comply with the DCP No48. and their footpath licensing conditions.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: INFRASTRUCTURE AND SERVICE DELIVERY

SUBJECT: ITEM 18 1st QUARTER 2007/08
INFRASTRUCTURE PROGRAM UPDATE

AUTHOR & TITLE: PETER CORMICAN, MANAGER ASSETS

FILE REF: F03/00325

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY – ORGANISATIONAL IMPLICATIONS

Financial Implications: Consistent with Council's adopted budget & Management Plan

Policy Implications: Progress Council's infrastructure improvement program.

Strategic Plan Objectives: 6.1, 6.2 & 6.3 Sustainable Services and Assets

Staffing Implications: Nil

Notifications: Residents/ratepayers are advised of these programs through the local media, Council newsletters, the Precincts & the web site.

Other Implications: Satisfactory program progression to date.

1. Purpose of Report

To advise Council about the progress of the infrastructure works program for the 1st quarter of the 2007/2008 financial year.

2. Recommendations

That the progress of the infrastructure works program for the 1st quarter of the 2007/2008 financial year be noted.

3. Report

Council's 2007/08 budget allocation for the infrastructure program amounts to \$18.7M (excluding carry over funding unexpended from the previous year). Of this \$12.88M is allocated to the creation of new assets with approximately \$5.85M available to maintain and renew council's assets. It should be noted that the actual target renewal expenditure required to ensure that Council's assets remain in satisfactory condition is \$7.98M. Council is still short of adequate renewal and maintenance levels by about \$2.1 million per annum.

This target expenditure of \$7.98M per year is based on the long term cost of infrastructure renewal and this target may increase after detailed analysis of the short term renewal requirements for each class of infrastructure. The targets may also need to be adjusted if Council decides to alter the standard of its infrastructure (eg for roads and footpaths) and/or to maintain any newly created infrastructure.

Council's new infrastructure assets are growing annually through the construction of new cycle ways, pathways, park embellishments, traffic facilities and the acquisition of new open space. Whilst it may be an immediate priority for Council to fund the construction of these works, the additional annual funding requirements to maintain these assets in a satisfactory condition must be recognised. It is also important to note that the expenditure on creating additional assets (Asset Expansion) does not contribute to meeting the Target Expenditure required for the ongoing maintenance and renewal of the existing assets.

Council is in the process of reviewing and updating its asset data and new targets will be considered in light of any newly created infrastructure and any possible increases in service standards to meet community demands.

The infrastructure program has been developed using Council's asset condition ratings and also includes implementation of Council's adopted parks and mainstreet master plans. Fulfilment of this program is dependent on the expected parking management (meter and fines) net revenue being realised and whether there are any unforeseen infrastructure failures that require emergency repair.

The Department of Local Government has recently released guidelines for the revaluation of assets, with car parks, land, parks and ovals, buildings, seawalls, wharves and plant and equipment to be revalued in 2007/08 and road, kerb and gutter, footpaths, bridges, streetlighting and drainage assets to be revalued in 2008/09. These guidelines are aimed at developing consistency amongst Councils and are expected to require the need to review all infrastructure targets when the revaluations occur. Council is liaising with Jeff Roorda and Associates to develop an implementation strategy for these new valuations and these may have an effect on the target expenditure.

3.1 Significant changes to Council's asset inventory since 2006/07:

- All Regional and Local Roads other than lanes have been visually inspected in 2006/07 and conditions assessed. Annual inspections of 20% of the road network are proposed with additional inspections of lanes scheduled for 2007/08.
- NSW Maritime has taken over the ownership of 3 commuter wharves reducing the replacement value of this asset class.
- Footpaths data collection is proceeding and is nearing completion. When completed a revaluation of footpaths will occur.
- Detailed Buildings inspections and listing of building defects has been continuing with a draft forward works program being prepared. This will assist in the mandatory revaluations of buildings scheduled for 2007/08.
- Council is also in the process of preparing a Flood Study which will assist in validating stormwater drainage assets.
- Council has registered in a National Asset Management Strategy called NAMS - Plus whereby Asset Management Plans for each of its asset classes will be prepared over the next 8 months through a series of structured workshops.

For Council's Asset classes it is proposed to prepare the following Asset Management Plans:

- Buildings (including park buildings) and public car parks and land other than roads or parks
- Recreational (including Parks, Ovals and park lighting)
- Waterway structures (Seawalls and Wharves).
- Transport (Road pavement, Kerb and Gutter, Streetlighting, Bridges & Traffic Facilities)
- Footpaths (Mainstreet and residential streets)
- Stormwater drainage

3.2 Infrastructure Funding 2007-2008

Service Item	Rates/Grants	Parking Management	Total Funding
Buildings	9,214,944	564,137	9,779,081
Drains	770,000	-	770,000
Footpaths		648,704	1,470,801
Kerb & Gutter	344,217	58,405	402,622
Main Streets	1,375,865	121,826	1,497,691
Parks – Infrastructure	2,353,835	635,664	2,989,499
Roads	923,461	191,744	1,115,205
Sea Walls	55,571	9,429	65,000
Traffic Facilities	473,355	148,126	621,481
Wharves	17,099	2,901	20,000
Total Expenditure	15,528,347	2,380,936	18,731,380

Infrastructure Target Expenditure 2007-2008

Service Item	Funding 2007/08			
	Total Funding	*Proposed Expenditure on Asset Expansion	Total Funding For Maintenance & Renewal	***Target Expenditure Maintenance & Renewal
Buildings	9,779,081	8,452,834	1,326,247	1,781,014
Drains	770,000	490,000	280,000	234,917***
Bridges	-	-	-	44,260
Footpaths	1,470,801	-	1,470,801	1,635,273
Kerb & Gutter	402,622	-	402,622	836,483
Main Streets	1,497,691	1,123,268	374,423	(in footpaths)
Parks Infrastructure	2,989,499	1,770,500	1,218,999	1,129,182
Roads	1,115,205	424,117	691,088	1,952,182***
Sea Walls	65,000	-	65,000	310,873
Traffic Facilities	621,481	621,481		***
Wharves	20,000	-	20,000	54,502
Total	\$18,711,380	\$12,882,200	\$5,849,180	\$7,978,686
Available funds vs Target			\$5,849,180	\$7,978,686

Note: Mainstreets are part of footpaths; traffic facilities include traffic calming, roundabouts etc but don't contribute to asset maintenance targets.

* It should be noted that any expenditure on the expansion of infrastructure assets does not contribute to the renewal and upgrade of existing infrastructure assets.

***Infrastructure Targets under review.

3.3 PROGRESS OF WORKS

Infrastructure – Roads

- Road resheeting works completed during the 1st quarter;
 - Elswick Street, Leichhardt Marion Street to Carlisle Street
 - Beattie Street, Rozelle between Ewell Street and Elliott Street
 - Manning Street Rozelle King George Park carpark.
 - William Street, Balmain Hosking St to Edward Street
 - James Lane, Darling Street to end, Balmain
 - Schultz Street, Rozelle Terry Street to Darling Street
 - May Lane, Lilyfield off Joseph Street

Infrastructure – Footpaths & Kerb Ramps

- A total of 2,007 m² of footpath paving completed as at the completion of the 1st quarter.
- A total of 7 kerb ramps completed as at the completion of the 1st quarter.

Infrastructure - Kerb & Gutter

- Darling Street, Balmain Adolphus Street intersection completed 1st quarter.
- Darling Street, Balmain St Johns Street to Cooper Street completed 1st quarter.
- Duke Street, Balmain Duke Place to Darling Street commenced 1st quarter.

Infrastructure - Buildings & Wharves

- Leichhardt Park Pontoon DA approved and Tender awarded 2006. Maritime approvals delayed project commencement which is expected early 2008.
- Leichhardt Administrative Centre new Air conditioning maintenance contract awarded 1st quarter.
- Leichhardt Oval Stage 2 Upgrade (Renovations to change rooms and timber grandstand) DA application and Master plan prepared 1st quarter.
- Dawn Fraser Baths wave board maintenance renewal project works substantially completed 1st quarter 2007/08.
- Little Nicholson Street Balmain Play Centre internal kitchen improvements commenced 1st quarter.

Infrastructure - Sea Walls

- Yurulbin Point sea wall completed 1st quarter.
- 2-8 Weston Street, Balmain Seawall Remediation Tenders obtained 1st quarter.

Traffic – General

- Balmain 40km/h Pedestrian High Activity Area raised crossing in Darling Street at Colgate Avenue-Stephen Street and threshold in Darling Street near Schultz Street-High Street works completed in 1st quarter.
- Styles Street (Evan Jones Playground), Leichhardt – raised pedestrian crossing works commenced 1st quarter.
- Collins Street / Young Street, Annandale roundabout design revised works to commence 2nd quarter.
- Bike Plan priority 1 route projects - 2006/07 program completed 1st quarter.
- Lilyfield Road, Burt Street and Gordon Street Intersection and approaches, Bicycle lane treatment design completed 1st quarter.

Infrastructure - Stormwater Drainage

- Trafalgar Street, Annandale to Nelson Street, Annandale brief finalised and pipeline lining scope revised 1st quarter. Works scheduled 2nd quarter.
- Stormwater Reuse Feasibility Study commenced 1st quarter.
- Estuary Planning Levels study draft report submitted 1st quarter.
- Flood Study continuing 1st quarter.

Mainstreet

- Norton St Mainstreet Works Stage 2 between Short St and Bar Italia completed in 1st quarter.
- Johnston Street & Booth Street Annandale improvements design commenced 1st quarter.
- South Annandale Beautification works. Garden beds on the corner of Annandale and Booth St commenced in 1st quarter, Taylor Street kerb extensions deferred for community consultation in Feb 08. Nelson Street near Parramatta road proposed to commence December 2007.
- Parramatta Road, Johnston Street to Annandale Street design completed 1st quarter. Proposed to commence March 2008.

Park Improvements

- Playing field renovation programme and broad leaf control programme carried out 1st quarter.
- Whites Creek Wetland stone wall completed 1st quarter.
- 41 Flood St tender for demolition and remediation conducted 1st quarter.
- Further improvement works on paths in Gladstone Park carried out in 1st quarter.
- Construction of pathways in Easton Park completed out in 1st quarter.
- Steps between Dockside and Somerset Mews completed in 1st quarter
- Further consultation on Mort Bay park Playground carried out in 1st quarter
- Consultation on floodlight improvements at King George park carried out in 1st quarter
- Consultation and design works carried out new community nursery site at 22 Wisdom St carried out 1st quarter
- Works commenced on the new stairway connection from Punch St to Fitzroy Ave Reserve in 1st quarter

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 19 SUMMARY OF CORPORATE AND INFORMATION SERVICES RESOLUTIONS FROM SEPTEMBER 2007

FILE REF: F

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. **Purpose of Report**

To advise of the status of Corporate and Information Services Resolutions from October 2007.

2. **Recommendation**

That the information be received and noted.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 20 INTERNAL & EXTERNAL COMMITTEES

AUTHOR & TITLE: GEORGE GEORGAKIS - MANAGER ADMINISTRATION SERVICES

FILE REF: F99/00126

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Nil

Strategic Plan Objective: Sustainable Services & Assets

Staffing Implications: Nil

Notifications: Nil

Other Implications: Nil

1. **Purpose of Report**

For Council to review membership on Internal & External Committees.

2. **Recommendations**

That Council review its membership (and Chairperson) to the Committees listed in the report.

3. **Background**

Traditionally, membership of Committees is reviewed at the beginning of each Council term and annually thereafter, after the Mayoral election.

A report on this matter was submitted to the October 2007 Ordinary Meeting and it was resolved that;

1. *A report be brought back to the November Council meeting on this matter which also includes who is the current Chair and Deputy Chair of the Committees, so that membership (including Chairperson of the Committees) can be determined for the next 12 months.*
2. *Council write to the Balmain Town Hall Management Committee advising of the difficulty of Councillors attending these meetings given their early start at 5.30pm.*

Set out in the table below, is the list of current Councillor delegates to Internal & External Committees, including Chairperson and Deputy Chairperson where applicable of the Committees, which was adopted by Council at its meeting in October 2006.

The issue of the commencement time of the Balmain Town Hall Management Committee meetings was discussed at the Committee's meeting on 15 November 2007.

The Committee recommended that the meeting time remain at 5.30pm and that due to renovations being undertaken at the Hall during 2008, it meet quarterly in 2008 (rather than monthly) and the meetings be held at the Clontarf Cottage.

4. Report

Current Councillor delegates to Council's Internal & External Committees, including current Chairperson and Deputy Chairperson (where applicable) are listed below.

INTERNAL COMMITTEES	COUNCILLORS
Community Services, Safety & Facilities Committee	Hannaford (Chairperson), Porteous (Deputy Chair), Murphy, Webb, Parker & Allen
Planning Committee	Cobley-Finch (Chairperson), Porteous (Deputy Chair), McKenzie, Dyer & Allen
Environment & Recreation Committee	Sheehan (Chairperson), Allen (Deputy Chair) Parker, Hamilton & Hannaford
Disability & Access Committee	Hannaford (Chairperson) & Webb (Deputy Chair)
Aboriginal Consultative Committee	Webb (Chairperson), Hamilton, Sheehan & Cobley-Finch
Companion Animals Consultative Committee	Windsor, Dyer, McKenzie & Allen (Chaired by staff)
Balmain Town Hall management Committee	Parker, Cobley-Finch & Allen (Chaired by Committee member)
Annandale Neighbourhood Centre Resident Management Committee	Hamilton & Sheehan (Chaired by Committee member)
Traffic Committee	Webb (Chairperson)
Clontarf Cottage	Cobley-Finch (Chaired by Committee member)
Bicycle Advisory Committee	Allen (Chairperson), Hannaford, Porteous, Webb.

EXTERNAL COMMITTEES	COUNCILLORS
Inner Metropolitan Regional Organisation of Councils (IMROC)	Cobley-Finch, Sheehan & the Mayor & Porteous (observer)
Eastern Local Government Region of Aboriginal & Torres Straits Islander Committee	Webb
Sydney Coastal Council Group	Mayor and Deputy Mayor
Foreshore & Waterways Planning & Development Committee	Cobley-Finch
Sydney Harbour Councils meeting	Mayor and McKenzie (observer)
Police Accountability Consultation Team (PACT)	Mayor and Windsor (observer)
RTA Footpath Parking Steering Committee	Mayor

5. Summary/Conclusions

Membership of Committees are traditionally reviewed annually after the Mayoral elections. The last review was undertaken in October 2006.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 21 HALL HIRE WAIVERS/REDUCTION FOR
QUARTER ENDING 30/0907

AUTHOR & TITLE: GEORGE GEORGAKIS - MANAGER ADMINISTRATION
SERVICES

FILE REF: F99/0040

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Donations approved (by way of fee waiver or hall
hire reduction as detailed in table attached to
report)

Policy Implications: Decisions are in line with Council's Hall Hire
procedures.

Strategic Plan Objective: Sustainable Services and Assets

Staffing Implications: NIL

Notifications: NIL

Other Implications: NIL

1. **Purpose of Report**

To report back to Council on hall hire waivers/reductions considered and determined in the quarter ending 30/09/07 in accordance with Council Policy.

2. **Recommendations**

The information be received and noted.

3. **Report**

3.1 Halls

Council has the following halls/meeting rooms which are hired out at the rates set in Council's fees and charges.

- Leichhardt Town Hall
- Balmain Town Hall
- Balmain Meeting Room
- Annandale Neighbourhood Centre – back glass room
- Annandale Neighbourhood Centre – upstairs hall
- Annandale Neighbourhood Centre – main building meeting room
- Lilyfield Community Centre

Requests by users for fee waiver or reduction in hall hire (ie applying for the community rate) are considered in the following ways depending on the venue;

Leichhardt Town Hall

Report prepared and submitted to the Ordinary Meeting of Council. Requests referred to the Mayor for determination if requests are received between meetings.

Balmain Town Hall / Meeting room

Requests are referred to the Balmain Town Hall Management Committee. Decisions are recorded in the minutes which are reported to Council via the Community Services, Safety & Facilities Committee or directly to Council.

Annandale Neighbourhood Centre – back glass room

Report prepared and submitted to the Ordinary Meeting of Council. Request referred to the Mayor for determination if requests are received between meetings.

Annandale Neighbourhood Centre – upstairs hall or main building meeting room

The Annandale Neighbourhood Centre Management Committee has previously been granted delegated authority to consider and determine these applications.

Lilyfield Community Centre

Report prepared and submitted to the Ordinary Meeting of Council. Request referred to the Mayor to determine if requests are received between meetings.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 22 ANNUAL FINANCIAL REPORTS FOR THE YEAR
ENDING 30 JUNE 2007

AUTHOR & TITLE: DAVID MURRAY, FINANCE MANAGER

FILE REF: F07/00092

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Nil

Policy Implications: Continuous improvement in line with financial policy.

Strategic Plan Objective: 6.2 Sustainable services and assets – manage our staff, financial resources, services and assets efficiently and effectively to ensure their sustainability.

Staffing Implications: Nil

Notifications: Advertisement has been placed in The Courier

Other Implications: Nil

1. PURPOSE OF REPORT

Presentation of Council's Financial Reports following exhibition.

2. RECOMMENDATIONS

That Council note that no submissions have been received on the financial reports, and that the financial reports be presented to the public.

3. REPORT

At the October Council meeting, Council was presented with the detailed financial reports for last financial year. Council resolved to accept the 2006/07 audited financial reports and the auditor's report, which have subsequently been placed on exhibition.

An advertisement was placed in The Courier, and submissions were invited. Copies of the financial reports were available in the Citizen Service Centre and in each of the Libraries. Copies of the financial reports were also provided to Councillors at the October Ordinary Council meeting.

To date, no submissions have been received from the public. Submissions may be lodged until 7 days after the November Council meeting. If any submissions are received, they will be referred to both Council and its auditors to take such action as it considers appropriate.

LEICHHARDT MUNICIPAL COUNCIL

REPORT

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 23 LEICHHARDT PARK – REVOCATION OF PART FROM COUNCIL'S CONTROL AND PROPOSED SALE TO LE MONTAGE

AUTHOR & TITLE: LYN GERATHY – MANAGER, PROPERTY AND COMMERCIAL SERVICES

FILE REF: F02/00183

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Loss of rent in excess of \$20,000 per year.
Possible receipt of part of sale proceeds.

Policy Implications: Permanent alienation of public land.

Strategic Plan Objective: 1 Community well-being
3 Place where we live & work
6 Sustainable services and assets

Staffing Implications: Nil

Notifications: Department of Lands.
State Member for Balmain.
Neighbouring property owners.

Other Implications: Effect on neighbouring residences.

Executive Summary

Leichhardt Park is a crown reserve for public recreation. Part is used by Conca D'oro Lounge Pty Limited for car parking for its business, Le Montage, on the adjacent private land. This car parking is required for Le Montage to satisfy its DA conditions for parking and the company is holding over under a temporary licence. The area is fenced and looks like part of the private business rather than part of the park. The entry porch of other small parts of the Le Montage building encroach onto the reserve.

Until earlier this month, the agreement in principle between Council and the Minister and Department of Lands was that only those small parts near the encroachments would be sold and the majority of the land used for the car park would be leased to Le Montage. The Minister preferred to lease the land directly to Le Montage rather than lease it to Council to sub-lease.

However, on 2 November 2007, without prior notice, Department of Lands officers advised Council officers that Council's control of the relevant part of the reserve was revoked on that day and that control was taken over by the Land Administration Ministerial Corporation. This would not be of particular concern if it was to implement the understanding for the majority of the area to be leased. However, the indications are that the Minister now intends to sell more of the relevant land to Le Montage, which would take it out of public ownership permanently and potentially allow greater development on the Le Montage site. The precise area to be sold is not yet known, with the Department of Lands officers stating it was a matter for negotiation between the Department of Lands and the owners of Le Montage but that the sale would be advertised, probably before Christmas, and objections could then be lodged.

The Mayor has requested an urgent meeting with the Minister for Lands and has copied her letter to the State Member for Balmain but at the time of writing this report, no meeting has been agreed nor any substantive response received.

1. Purpose of Report

To advise Council of recent developments with that part of Leichhardt Park which is used as car park by Le Montage.

2. Recommendations

1. That Council supports the part of Leichhardt Park occupied and used by Le Montage being dealt with in accordance with the Mayor's letter dated 8 March 2006 to the Minister for Lands and/or the Minister's letter dated 24 May 2006 in reply to Council.
2. That Council opposes the sale of any of that part of Leichhardt Park marked A3 on the plan attached to the report and opposes the sale of any part other than the areas marked A1, A2 and A4 on the plan attached to the report.
3. That Council opposes any lease of that part of Leichhardt Park marked A3 on the plan attached to the report for any term longer than 30 years.
4. That Council opposes any lease of that part of Leichhardt Park shown as A3 on the plan attached to the report which permits any use other than car parking required to comply with the current development consent for Le Montage.
5. That the Minister for Lands, the Department of Lands and the State Member for Balmain be advised of Council's resolutions above.
6. That Council continue to pursue requests for a meeting with the Minister for Lands and the State Member for Balmain.

3 Plan

On the plan attached to this report, the following parcels of land are indicated:

- | | |
|----------|--|
| A | Crown Land (part of Leichhardt Park). |
| B | Crown Land (part of Leichhardt Park). |
| C | Conca D'oro Lounge Pty Limited's land. |
| D | Council owned land. |
| E | Privately owned houses. |

- A. Area **A** on the plan is crown reserve being part of Leichhardt Park and has an area of about 2,100m².
 - A1** is subject to encroachment by Le Montage's entry porch.
 - A2** is used as forecourt and car park of Le Montage.
 - A3** is used as forecourt and car park of Le Montage.
 - A4** is used partly for car parking and partly for the storage of garbage bins for Le Montage.
- B. Area **B** on the plan is also crown reserve known as Leichhardt Park. Roads have been built over parts of Area B, from Lilyfield Road to Giovinazzo Grove (Maliyawul Street) and to the Aquatic Centre.
- C. Area **C** on the plan is the land owned by Conca D'oro on which is the restaurant and reception centre known as Le Montage. Its address is 38-42

Frazer Street Leichhardt. Most of Conca D'oro's land is zoned residential with part zoned open space

- D. Area **D** on the plan is owned by Council.
- E. Area **E** on the plan comprises private houses known as 57 to 69 Church Street Leichhardt.

4. **Report**

Leichhardt Council was appointed the reserve trust manager of the Leichhardt Park (D500207) being a crown reserve for public recreation governed by the Crown Lands Act, 1989.

Prior to its purchase by Conca D'oro Lounge Pty Limited ("Conca D'oro"), the APIA Club was conducted on Area C on the plan attached to this report. There was a lease to APIA Club of part of Leichhardt Park to be used for car parking, entranceway and curtilage (Areas A1, A2 & A3). It was a 20 year lease starting on 1 July 1979 and expiring on 30 June 1999. That lease was not assigned when the freehold land (Area C) was sold in 1996 and that lease was then terminated prior to its expiry date. Conca D'oro bought the freehold land (Area C) in 1996 without negotiating a lease of part of the park (Area A).

Initially Conca D'oro relied on existing use rights to run a club and then in 1998 Council approved the change of use to a restaurant and reception centre. The DA imposed a parking requirement which can only be satisfied if Le Montage has a lease or licence of some of Leichhardt Park. In 1998, a 12 month temporary licence was granted at a fee of \$21,700 per year. One year is the longest that the temporary licence could be granted and although not permitted under the Crown Lands Act, Le Montage continued to occupy the land at the same annual licence fee. The area has been fenced in and landscaped and looks as if it is part of the privately owned Le Montage rather than part of the park. The DA conditions also included that the main entry be via Maliyawul Street which is not a public road but a road on the Crown Land Reserve.

The Department of Lands stated that parts of a crown reserve for public recreation could not be leased to a private company to be used in connection with a private business on adjacent land (unless a club or similar.) Further, that a reserve road could not be used for access to the adjacent private land. The Plan of Management for Leichhardt Park was, amongst other things, to resolve these situations. The owner of Le Montage, Conca D'oro, wished to buy all the park land that it is using but this was opposed by Council and nearby residents who expressed concern about the additional development at the site that this may permit. The Department of Lands advised that Council would have to buy the land on which Maliyawul Road was situated and pay compensation under the Land Acquisition (Just Terms Compensation) Act.

A report to Council in June 2003 recommended:

1. That Council write to Mr Tony Kelly, Minister for Rural Affairs, Minister for Local Government, Minister for Emergency Services, and Minister assisting the Minister for Natural Resources (Lands), advising Council's support for, and requesting the Minister's consent to, the following in connection with the Plan of Management for Leichhardt Park.

- a) That Areas A1 and A2 on the plan attached to the report be sold to Conca Doro Lounge Pty Limited ("Conca D'oro") for market value.
- b) That the net sale proceeds be paid to Council as Reserve trust manager to be used for works on the balance of the Reserve known as Leichhardt Park.
- c) That Areas A3 and A4 on the plan be revoked from the Reserve and leased by the Crown to Council, for Council to sub-lease to Conca D'oro at market rent for car parking and forecourt in connection with the business known as Le Montage, for a period up to 20 years.
- d) That the Crown transfer to Council at no cost that part of the Reserve and reserve road known as Maliyawul Street from Lilyfield Road to the current main entry of Le Montage.

On 24 June 2003, Council resolved that *the recommendation be adopted with the exception of part (d) which is to be deferred for a further report to Council*. Investigations and negotiations continued as to how to deal with the problem of the DA requiring Le Montage to have a park reserve road as its main access.

So far as Le Montage is concerned, there were then two main issues.

1. Council and the Department agreed generally that the areas marked A on the attached plan would be revoked from the Reserve, with Areas A1, A2 and A4 sold to Le Montage and Area A3 leased to the owners of Le Montage.
2. The Department insisted that Council acquire the road and pay compensation which might be able to be reduced by the value of works done. Council did not consider this necessary or reasonable.

On 23 November 2004, Council resolved:

- 4 *Council enter into negotiations with the Department of Lands to formalise Maliyawul Street as a public road at minimal costs to Council. Council investigate the road opening impact on parking.*
- 5 *Council seek an urgent meeting with the Minister for Lands if a satisfactory solution to 4. cannot be achieved.*

Amendments to the Crown Lands Act came into force on 1 July 2005 which allowed both issues (the car park lease and the road) to be dealt with in a better way for the long term public interest. The amendments allow the Minister to grant or authorise any lease for any purpose (rather than only ones related to the public recreation purpose of the reserve.) The amendments also allow the Minister to authorise the use of any part of the reserve for any purpose. This meant:

1. The area of the reserve used by Le Montage for car parking, A3 on the attached plan, could be leased by the Minister to Council for Council to sub-lease to Conca D'oro without first being revoked from the reserve. Not only is this a faster procedure but importantly, it retains the park as crown reserve in public ownership.
2. The Minister could authorise Maliyawul Street being used as the main access to Le Montage, without the road having to be revoked from the reserve or acquired by Council. An appropriate licence could be granted to the owners of Le Montage to use the road as required by the development consent.

The Department of Lands officer agreed generally with 1 above but stated that the draft Plan of Management did not need to be amended. Council officers disagreed and considered that the PoM did need to be amended.

As to 2, the Department of Lands officer continued to insist that Council acquire the site of Maliyawul Street and pay compensation.

On 8 March 2006, the Mayor wrote to the Minister for Lands requesting a meeting to discuss changes to the draft Plan of Management to allow the car park to be leased to Conca D'oro without being revoked from the reserve and for the Minister to authorise use of Maliyawul Street for access to Le Montage whilst it remained part of the reserve.

On 24 May 2006, the Minister replied that there was no need for a meeting and that Council's requested changes to the Plan of Management "are supported in general terms." The Minister advised that he would lease the car park area directly to Conca D'oro rather than lease it to Council to sub-lease. The Minister also referred to clauses that would be included in the lease. The Minister did not consider the changes needed to be exhibited and stated he would request the Department to undertake the changes to the PoM as a priority.

In view of the delay in adoption of the amended PoM due to issues about Leichhardt Oval 2 being used for hockey, being an issue unconnected with Le Montage, on 29 March 2007, Council wrote to the Department of Lands asking that the lease to Conca D'oro be negotiated then. Council's letter set out conditions it would like to see included, asked to be involved in the negotiations and offered to prepare a draft lease of the car park with a licence to use Maliyawul Street for access.

Council received no reply from the Department. In October, the Department of Lands officer asked what Council was doing – even though the Department was now the body required to organise the sale of part and the lease from the Minister – and claimed not to have the March letter. A copy of Council's letter was emailed to the Department on 10 October 2007. No reply was received from the Department until the officer rang on 31 October requesting a meeting on 2 November 2007.

Although it was known that the owner of Le Montage, Conca D'oro, wanted to buy all that part of Leichhardt Park which it was using for its car park, until October 2007 the agreement between Council and the Minister / Department of Lands was that only part was to be sold near where the building encroached, and the majority used for car parking was to be leased only with the aim of it remaining in public hands to restrict the opportunity for future development and leave open the opportunity of it being returned for public use as part of the park in the future. This was reflected in the Minister's letter of 24 May 2006.

Recent Developments

On 2 November 2007, without prior warning or consultation, officers from the Department of Lands advised Council that by notice published in the Gazette on that day, Council's control of that part of the reserve used by Le Montage (Area A on the plan attached to this report) was revoked and the control of that part was taken over by the Land Administration Ministerial Corporation.

This would not be of particular concern if it was simply to facilitate the sale of the small parts (A1, A2 and A4) and the lease of the majority of the area (A3) in accordance with the previous agreement with the Minister.

However, the way it was done and the statements made by the Department of Lands officers indicate that it is to enable a larger part of the park to be sold to the owners of Le Montage. The Department officers could not or would not say how much was to be sold except that it wouldn't be all of it, the area to be sold was subject to negotiation between the Department and Conca D'oro, that they were meeting with Conca D'oro immediately after leaving Council, that the proposed sale would be advertised probably before Christmas and that Council and residents could lodge objections then. Any land sold would be permanently lost to the public. Further, although it is zoned open space, adding this area to its existing land holdings means that Conca D'oro could potentially increase the floor space of its development and allow other forms of redevelopment on its land. This was a matter of concern to nearby residents when the issue first arose a few years ago.

It is not known why the Department or the Minister has decided to sell rather than lease the land as agreed in 2006. After the meeting with Department officers on 2 November 2007, on that same day the Mayor faxed letters to both the Minister for Lands and the State Member for Balmain requesting an urgent meeting to discuss the issue. As at the time of writing this report, no response has been received.

5 Summary / Conclusions

Development consent was granted for Le Montage restaurant and reception centre which included conditions requiring a number of car parking spaces which could only be satisfied if part of Leichhardt Park was leased to the owners of Le Montage and requiring the main access to be from Maliyawul Street which is not a public road but on the crown reserve.

After negotiation and taking advantage of the 2005 amendments to the Crown Lands Act, Council and the Minister / Department agreed that a small part only would be sold to the owners of Le Montage (mainly where the building encroaches) with the majority of the area leased only, with the lease of the car park including a licence to use the reserve road for access. Council expressed a preference for the Minister to lease the land to Council to sub-lease to Le Montage but the Minister preferred to lease the land directly. The main point is that whilst Le Montage could satisfy the conditions of its DA, the land would remain in public ownership as part of the crown reserve, protecting it from development and with the possibility of it returning to public use at some stage in the future.

However, the Minister has now revoked Council's control of the relevant part with the indication being that this is to enable sale of an unknown amount of the area, instead of lease, which means a permanent alienation of the land without return to public use at any time and the possibility of increased development on the Le Montage site. The Department of Lands officers indicated that proposed sale is expected to be advertised prior to Christmas.

LEICHHARDT MUNICIPAL COUNCIL**REPORT**

DIVISION: CORPORATE AND INFORMATION SERVICES

SUBJECT: ITEM 24 STATEMENT OF INVESTMENT BALANCES AS AT 31 OCTOBER 2007

AUTHOR & TITLE: MICHELLE DE ROSA, ACCOUNTING OFFICER
TREASURY/COMPLIANCE

FILE REF: F97/00004

DATE: 3 August 2018

WORD PROCESSING REF: G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications: Investment income within budget

Policy Implications: NIL

Strategic Plan Objective: 6.2 Sustainable services and assets – manage our staff, financial resources, services and assets efficiently and effectively to ensure their sustainability.

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 October 2007.

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 October 2007 be received and noted.

3. Report

STATEMENT OF INVESTMENTS AS AT 31 OCTOBER 2007

Fund Managed

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
N/A	N/A	Alliance Bern.	1,595,809	6.30%	5.50%
N/A	N/A	AMP	1,878,453	6.29%	6.13%
N/A	N/A	Colonial	1,893,447	6.67%	6.22%
N/A	N/A	Macquarie	1,426,918	5.69%	5.26%
N/A	N/A	Adelaide	2,000,000	6.90%	6.68%

Note: Monthly & Annual Interest rates are not provided by Fund Managers – accordingly they are calculated by Council based on the net monthly return of the investment.

Term Deposits

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
34/99	90 days	CBA	1,012,500	6.30%	6.30%
32/03	60 days	National Bank	1,000,000	6.75%	6.54%
42/00	90 days	CBA	929,500	6.29%	6.29%
N/A	60 days	Balmain/Rozelle Community Bank	1,000,000	6.96%	6.68%
N/A	90 days	Balmain/Rozelle Community Bank	1,000,000	6.91%	6.69%
N/A	60 days	Sydney Credit Union	2,000,000	6.89%	6.70%
N/A	60 days	Sydney Credit Union	2,000,000	6.80%	6.41%
Note: 34/99 & 42/00 are Loan/Investment offset facilities and the amount invested is reduced to match the loan principal outstanding every quarter.					

Call Accounts –CBA Cash Treasury.

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
N/A	N/A	Cash Treasury	8,804,192	6.45%	6.33%

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	Bank of WA	2,000,000	7.82%	7.52%
N/A	90 days	Bank of QLD	2,016,100	8.08%	7.78%
N/A	90 days	Bendigo Bank	1,000,000	8.08%	7.75%
N/A	90 days	Bank of ADL	1,000,000	7.81%	7.59%

CDO

Reference Number	Term Invested	Financial Institution	Amount Invested \$	Monthly Interest Rate	Annual Interest Rate
N/A	90 days	Ethical (Green)	2,000,000	7.85%	7.63%

TOTAL INVESTMENTS \$34,556,919

LEICHHARDT MUNICIPAL COUNCIL**NOTICE OF MOTION**

DIVISION:	MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
SUBJECT:	ITEM 25 SUMMARY OF MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN FROM OCTOBER 2007
FILE REF:	F
DATE:	3 August 2018
WORD PROCESSING REF:	G:\BP\Agendas\2007 agendas\271107BUSP.DOC

DIRECTOR'S SUMMARY - ORGANISATIONAL IMPLICATIONS

Financial Implications:	NIL
Policy Implications:	NIL
Strategic Plan Objective:	Sustainable Services and Assets
Staffing Implications:	NIL
Notifications:	NIL
Other Implications:	NIL

1. **Purpose of Report**

To advise of the status of Motions of Which Due Notice Has Been Given from October 2007.

2. **Recommendation**

That the information be received and noted.