



20th June, 2006

ORDINARY COUNCIL MEETING

NOTICE IS HEREBY GIVEN THAT AN ORDINARY COUNCIL MEETING OF THE COUNCIL OF THE CITY OF RANDWICK WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL, 90 AVOCA STREET, RANDWICK, ON TUESDAY, 27TH JUNE, 2006 AT 6:00 P.M.

1 Council Prayer

2 Apologies

3 Minutes

CONFIRMATION OF THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON TUESDAY, 30TH MAY, 2006.

4 Declaration of Pecuniary & Non-Pecuniary Interests

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GENERAL MANAGER

MAYOR'S MINUTE 39/2006

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| SUBJECT: | WAIVING OF FEES - ST PAULS ANGLICAN CHURCH COOGEE - CAROLS BY THE SEA |
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| DATE: | 13 June, 2006 | FILE NO: | F2004/07843 |
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REPORT BY: MAYOR

INTRODUCTION:

A letter has been received from Mr Jack Kasses, Parish Council Secretary, St Paul's Anglican Church, South Coogee, advising that the church is currently planning its annual major community event of "Carols by the Sea" to be held on Saturday, 9th December, 2006 at Grant Reserve.

ISSUES:

Mr Kasses expresses the Church's appreciation of the support given by Council towards this major community event and seeks the waiving of fees to financially meet the high costs of staging such an event.

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|---|-------------------|
| Supply and remove additional bins (based on 8 by 240L bins) | \$ 440.00 |
| Connection to power | \$ 82.50 |
| Administration Fee | \$ 420.00 |
| Temporary Food Stall | <u>\$ 90.00</u> |
| TOTAL: | \$1,032.50 |

FINANCIAL IMPACT STATEMENT:

Should Council accept the report recommendation, the financial implication to Council is \$1,032.50 and this amount will be funded from the Contingency Fund 2006/07.

CONCLUSION:

It is considered that St Paul's Anglican Church is a non-profit organisation and to assist with this event, costs be allocated to cover the associated fees.

RECOMMENDATION:

That:

- a) Council vote \$1,032.50 to cover the fees associated with the event and funds be allocated from the 2006/2007 Contingency Fund Budget;
- b) the event organiser undertake to appropriately and prominently acknowledge and promote Council's contribution prior to and during the event; and
- c) the Mayor or his representative shall be given the opportunity to address the event on behalf of Council.

ATTACHMENT/S:

Nil

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TED SENG
MAYOR

GENERAL MANAGER'S REPORT

13/2006



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| SUBJECT: | DRAFT MANAGEMENT PLAN 2006-09 AND BUDGET 2006-07 |
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| DATE: | 2 June, 2006 | FILE NO: | F2006/00161 |
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REPORT BY: GENERAL MANAGER

INTRODUCTION:

At the Ordinary Council Meeting on 18 April 2006, it was resolved that the Draft Management Plan along with the Draft Fees & Charges 2006-2007 and Draft Budget 2006-2007 be placed on public exhibition from 19 April to 19 May 2006. An advertisement was placed in the Mayoral column of the Southern Courier on 18 April providing details of the public exhibition and inviting the public to make submissions. The closing date was then extended to 26 May 2006 and this was advertised in the Mayoral column on 25 April 2006.

Copies of the notice inviting submissions and the Draft Management Plan with associated documents were also placed at the three libraries, the Customer Service Centre and on Council's web site. Each Precinct Committee and each Chamber of Commerce was sent a copy of the Draft Management Plan with an invitation to put in a submission.

A combined Precinct and Chambers of Commerce Meeting was held on 11 May 2006 to discuss the Draft Management Plan and further feedback was sought.

ISSUES:

Submissions

Twenty one (21) submissions were received from individuals and organisations in response to the public exhibition of the Draft Management Plan. Attachment 5 includes copies of all submissions received.

Commentary has been provided on issues raised in the submissions that directly related to the activities proposed in the Draft Management Plan. There were many other important issues raised in some of these submissions that related to either:

- Randwick City Plan (in particular the submission from Coogee Precinct Committee)
- Development matters

- Planning issues
- Broad Governance issues

Feedback on these other issues has been directed to the relevant Council officers and departments.

Several submissions also suggested an increased focus on specific areas in the background information and other changes in wording and/or layout. In many instances, these changes have been incorporated into the recommended Management Plan 2006-2009.

Council's Response to Submissions

The following table provides of summary of the submissions relating to programs in the draft Management Plan and documents Council's response.

| 1. Bob Sheather, Maroubra Junction Precinct | |
|--|--|
| <p><u>Increased Services</u> Ramp at Coral Sea Park</p> <p>Footpath, kerb & guttering in Glanfield St (between Royal & Hanna Sts.)</p> <p><u>Reduced Services</u> No median tree planting in Maroubra Road</p> <p>No banner program</p> | <p><u>Response</u> Ramp is in the 2006/07 Capital Works Program</p> <p>Works can only proceed as part of a road widening program. At this stage Council still does not have ownership of all land required for road widening program</p> <p>This project will proceed</p> <p>The banner program is designed to promote civic pride and is part of a city-wide streetscape improvement program</p> |
| 2. Charles Abela, La Perouse Precinct Committee | |
| <p><u>Increased Services</u> Remediation works in the Bicentennial Park</p> <p>Footpath constructed on western side footpath between La Perouse bus-stop & shops</p> <p><u>Reduced Services</u> No footpath along Military Rd as only passes industrial sites and cemetery</p> | <p><u>Response</u> Funds allocated in Budget for this project. Works will commence soon</p> <p>2006/07 Capital Works Program provides for construction of stairs in Goorawahl Avenue to the bus stop which will address some of these concerns</p> <p>This footpath is part of general improvements that will involve formalising parking, narrowing roads and</p> |

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| | including bicycle pathway that will ultimately allow access to Yarra Bay. In addition majority of users are elderly who are visiting cemetery |
| 3. The Spot Precinct | |
| <u>Increased/ Changed Services</u> Additional \$120,000 to be allocated to Traffic Committee related projects 10% of the \$1.6million Footpath Construction program be allocated to each of North, East and West Wards | <u>Response</u> \$80,000 has been allocated for the first time for Traffic committee related projects. In 2006/07 footpath program will be focused on Central & South Wards. However, in future years will be increased funds available for work in all wards. |
| 4. The Spot Business Association | |
| <u>Increased Services</u> Allocation of funds to address outstanding Council resolutions in relation to The Spot. Includes footpath works and streetscape enhancements | <u>Response</u> Council has yet to allocate funds to these projects |
| 5. Mr R Albert, 17 Mason St. Maroubra | |
| <u>Increased Services</u> Completion of kerb & guttering in Mason St (between Royal & Anzac Parade). Two thirds of work was completed 30 years ago. | <u>Response</u> Will be completed as it is in the 2006/07 Capital Works Program |
| 6. Mark Lucas, Clovelly Chamber of Commerce | |
| <u>Increased Services</u> Showcase the Coastal Walkway entry at Ocean St Clovelly to Burrows Park Coastal walkway to be defined / constructed through car park at Gordon's Bay Additional funding for park maintenance | <u>Response</u> Good idea that will be considered in future works Design work is already in draft works program 06/07 In 2006/07 estimates \$5.996 million has been allocated for parks maintenance and \$4.511 million for parks capital works. The combined funding is an increase on 2005/06 |

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| 7. Ms. T Blair, 8 Bradley Street, Randwick | |
| <p><u>Issues</u> Supports the extension of weekend opening hours and establishment of a Toy Library at Randwick Branch Library</p> <p>Location of proposed playground construction</p> | <p><u>Response</u> Extended library programs reflects Council's commitment to provision of these services</p> <p>Further information was provided to the resident</p> |
| 8. Joseph Smith, Prince Edward St., Malabar | |
| <p><u>Issues</u> Need for a clear communication plan around monitoring of performance indicators</p> <p>Lack of strategic approach to provision of Council run child care centres</p> | <p><u>Response</u> Council will ultimately provide regular information on website and in written communication on progress against indicators</p> <p>Information provided to resident on child care centres that are in premises owned but not operated by Council</p> |
| 9. Combined Precinct Committee & Chambers of Commerce Meeting, 11 May 2006 | |
| <p><u>Reallocated Services</u> Funds allocated to footpath in Military Rd Matraville be used for footpath construction in Anzac Parade</p> <p>Funds to be transferred from banner program to park improvements</p> <p><u>Issues</u> More clarification required on Section 94 contributions and reserves including amount in reserves</p> <p>Differences between performance indicators, measures and targets & development of social capital indicators</p> | <p><u>Council Response</u> See comment against submission 2</p> <p>The banner program is designed to promote civic pride and is part of a city-wide streetscape improvement program</p> <p>The 2006/2007 Budget shows an expected S94 capital contributions of \$847,000 with \$1,552,000 allocated to works projects from the S94 Reserves</p> <p>Performance indicators reviewed. In many cases the measurement in 2006/07 will provide the base data against which targets for improvements will be set</p> |

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| Inclusion of information on previous domestic waste charges | Information now included in draft Management Plan on page 70 |
| Lack of focus on health of residents | While the funding for health is responsibility of State and federal governments Council tries to support 'better health' by provision of open spaces and opportunities for exercise. Council also supports community health through regulation and inspection of food premises, cooling towers, hairdressers and skin penetration premises. Randwick has worked in partnership with the Prince of Wales Community Health program in terms of promoting exercise and healthy living for the elderly. In 2006/07 Randwick will receive funding of \$11,000 for a health program for aboriginals. |
| More details required on anticipated income from property disposal and what will happen to income | As part of the adopted Long Term Financial Plan a property development strategy was indicated. This strategy will redevelop under utilised sites, reduce reliance on rate revenue through alternative revenue streams and support Council's Community Facilities Program. Information on these proposed sales is provided on page 61. Any property sale must go to Council for approval before it proceeds |
| Higher profile for Libraries | Library profile is actually reflected in budget allocation which includes increased library services |
| More Council support for development of services for the aged and youth | Council is aiming to support the development of increased community services by supporting organisations in seeking funding for additional services. |
| Monthly updates on Capital Works projects | At this stage updates will be provided in quarterly reports to Council although it is Council's intention over a longer period to improve the level of accountability and quality of information provided to community |

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| More acknowledgement to alcohol related issues | While the licensing of premises is the responsibility of the Licensing Court, Council's officers are involved in the Liquor Accord which is a cooperative approach to addressing the social issues caused by Council. These issues will also be addressed in the crime prevention and safety plan which will be developed and implemented over the next 3 years. |
| 10. John Deegan | |
| <u>Issues</u> Community Liaison section does not reflect full range of consultative actions | <u>Response</u> The section has been expanded to provide a more informative description of consultative actions |
| 11. Jason Young, Precinct Committee | |
| <u>Increased Services</u> Increase in safety and security initiatives | <u>Response</u> In the actions under Strategic Outcome 6 Council will prepare and implement a crime prevention and safety plan which will have a focus on safety and security |
| <u>Reduced Services</u> No flag banner program | The banner program is designed to promote civic pride and is part of a city-wide streetscape improvement program |
| <u>Issues</u> Increased online reporting to community | It is Council's intention over a longer period to improve the level of accountability and quality of information provided to community including information available on our website |
| 12. Kensington-Kingsford Precinct Committee | |
| <u>Increased Services</u> Additional funding for Local Area Traffic Management Plan for Gardner's Rd/Southern Cross Drive area | <u>Response</u> While Council acknowledges the importance of this plan, funds are not available in the 2006/07 Budget |
| Funding for rejuvenation including new park bench of park on cnr. Strachan St & Edward Ave Kensington | Council will consider this request at a latter date |
| 13. AMP Capital Shopping Centres (Royal Randwick) | |

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| 14. C Greene 2/244 Maroubra Rd Maroubra | |
| <p><u>Issues</u> Preparation of the Economic strategy be a priority action in 2006/07</p> <p>Concern about proposed charge on businesses (& method of calculation) using public places to advertise on and above public land</p> | <p><u>Response</u> A report to put to Council on the preparation of an Economic Strategy in 2006/07.</p> <p>This matter will be followed up to clarify concerns</p> |
| 15. Randwick City Tourism Inc. | |
| <p><u>Increased Programs</u> 2006-2009 Actions to support a communications strategy to educate the local community on the local economy</p> <p>2006-2009 Actions to support youthful lifestyle that will attract youth to support ageing population</p> <p><u>Issues</u> Performance indicators to include employment and participation rates</p> | <p><u>Response</u> The preparation of an Economic Strategy will involve a communication strategy</p> <p>This has not been included at this stage but will be explored further prior to preparation of Management plan 2007-2010</p> <p>If statistics are available from ABS they will be considered</p> |
| 16. Moverly Precinct Committee | |

| <u>Increased Programs</u> | <u>Response</u> |
|---|--|
| Review of Plan of Management for Randwick Environmental Park | Council is awaiting the transfer of the land title |
| More planning (funding) for transport & traffic | Additional funding provided in 2006/07 Budget |
| Development of multi-purpose facilities rather than user specific sporting facilities | All future community centres as well as the recently opened Randwick one are planned to be multi-purpose as detailed in the Community Facilities Study & Plan 2003 |
| <u>Issues</u> | |
| More strategic approach to street tree planning | A Strategy for Street Tree Planting and a Street Tree Master Plan has been produced. A significant tree register being developed |
| Greater emphasis on meeting health needs of residents | While the funding for health is responsibility of State and federal governments Council tries to support 'better health' by provision of open spaces and opportunities for exercise. Council also supports community health through regulation and inspection of food premises, cooling towers, hairdressers and skin penetration premises. Randwick has worked in partnership with the Prince of Wales Community Health program in terms of promoting exercise and healthy living for the elderly. In 2006/07 Randwick will receive funding of \$11,000 for a health program for aboriginals. |
| Require more details on income from sales of Council property | As part of the adopted Long Term Financial Plan a property development strategy was indicated. This strategy will redevelop under utilised sites, reduce reliance on rate revenue through alternative revenue streams and support Council's Community Facilities Program. Information on these proposed sales is provided on page 61. Any property sale must go to Council for approval before it proceeds |

| 17. Kingsford Chamber of Commerce | |
|---|--|
| <p><u>Increased Services</u> Completion of footpaths in Kingsford Commercial Area in Anzac Parade- Straun St to Barker St and Middle to Barker Sts. Planter boxes to be kept up to date A public noticeboard be erected to discourage use of light poles</p> | <p><u>Response</u> To be considered in the 2007/08 Budget Regular maintenance to be undertaken Council will look at a range of options to address this issue</p> |
| 18. Coogee Precinct Committee | |
| <p><u>Increased Program / Services</u> Initiate a biennial Coogee landscape prize in recognition of Coogee's role in history of Australian landscape painting Develop report on cost of putting overhead wires underground in densely populated areas Plant cabbage Tree Palms in Coogee and other relevant areas In 2006-09 –provide free parking spaces for formal car share opportunities In 2006-09 implement a publicity campaign for use of buses In 2006/07 trial two free car spaces at Coogee Undertake an examination of urine & faecal contamination</p> | <p><u>Response</u> This idea will be considered as part of the Cultural Plan which is included in the Management Plan and will be finalised in 2006-2007 Council has a broad understanding of the cost of this activity which far exceeds Council's ability to pay. Report is not required. There is a new Council policy for new development to underground overhead wires and this will result in improved visual impact. All street tree planting is undertaken in accordance with the Street Tree Master Plan 2006-09 Actions include exploring and support rideshare initiatives within Randwick City and UNSW At this stage funds have not been allocated in the budget but it could be considered in future programs In 2006-07 Council will investigate the feasibility of providing parking for car-share initiatives although this may not necessarily be in Coogee Council will continue to keep areas as clean as possible</p> |

| <u>Issues</u> | |
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| New/changed performance indicators. | A large number of new or revised indicators were proposed and consideration will be given to measurement process, relevancy to outcome and availability of data with the expectation that some of these will be incorporated into the Management Plan |
| Policy change re Notification that requires all residents within 500 metres. are notified at applicant's expense of any DA involving licensed premises | Council's DCP- Public Notification requires letters to be sent to adjoining and nearby owners of likely affected properties, a notice to be placed on the site and an advertisement in the local newspaper. The extent of individual notification will largely depend on the nature of the proposal and scale of development, and as such it would be difficult to place an arbitrary distance on the area to be notified. Nonetheless the advertisement placed in the local newspaper allows the public exhibition to reach the broader locality. |
| Provision of Beach Watch Data on Council's website | Over the next three years there will be an ongoing website design project and providing Beach Watch data will be considered as part of that project |
| Develop new signage that celebrates items/places of natural significance | While funds are not available in this budget this initiative could be considered under Outcome 7 in the future |
| Review the fees charged to residents for information from non current files | Currently there is no charge for Section 12 requests and a \$30 charge for FOI requests. Council has to carry the cost of all such requests for information regardless of staff time involved. |
| Develop a volunteer program for counting the number of users of public open space area for passive recreation purposes | This would be a difficult program to coordinate if reliable data is to be obtained. |
| Initiate a moratorium on extension of hours of operation of existing licensed premises and approvals for any new licensed premises in those areas with too | Council is required to work within the parameters of the EP&A Act Consent in considering applications for the hours of operation |

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| many licensed premises | |
| Hold public meeting to assess the progress of Eastern Beaches Liquor Accord | As Council is only one participant in the Accord we cannot make a commitment to hold a public meeting without the consent of the other parties involved |
| Develop policy of tree (habitat) replacement | A number of strategies are currently in place for fauna habitat protection. In 2006/07 a native havens program will be introduced. |
| Extend existing aquatic reserve to and including area adjoining Wylies Baths | This is the responsibility of State government agencies |
| Develop maximum permitted levels of noise emission | Noise emission levels are regulated by Council via State Government developed guidelines. The permitted standards vary depending upon the type/source of noise being emitted |
| Work with Sydney buses with a view to undertaking a trial of gas powered buses | This would require substantial allocation of funds from State Government. Would not be the responsibility of Council to fund |
| 19. Julie Batty, 40 Victoria St Randwick | |
| <u>Issues</u> Increased focus on 'Health of residents' | <u>Response</u> Many of the concerns raised were, while worthy, outside Council's areas of responsibility |
| 20. Randwick Open Care for Kids (ROCK) 30 Waratah St., Randwick | |
| <u>Increased Services</u> Provision in budget for children's day care facilities | <u>Response</u> Council's basic responsibility is to provide for maintenance of critical infrastructure and this is the priority area for funding. However, while the provision of day care facilities is the responsibility of other levels of government Council currently allocates approximately \$400,000 to support child care centres across the City |
| Council to provide exhibition in Libraries of ROCK's 26 year old history | This idea could be discussed in the future |

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| <p>Council to build a purpose built facility for ROCK at Heffron Park</p> <p>Issues: Demographics – questioned basis and concern about ageing population and Council’s role</p> | <p>This concept cannot not be considered until the Plan of Management is adopted with a sustainable funding option for the Heffron Park development</p> <p>All demographic data is sourced from ABS statistics.</p> |
| <p>21. Mrs A Whyatt- Taylor 36 Midway Drive Maroubra</p> | |
| <p>Additional Service Request for a footpath to be laid outside 36 Midway Ave Maroubra where there is 19 special needs units. Many of the residents use wheelchairs</p> | <p>Response Given the special needs of the residents and the fact that this is a low cost project it could be funded from the existing Central & South footpath program</p> |

Recommended Response

That the construction of a footpath in front of 36 Midway Street Maroubra is included in the Footpath Construction Program and the Draft Capital Works Program be amended.

Fees and Charges - Recommended Schedule– Attachment 2.

The following changes have been made to the General Fees & Charges as per Attachment 2.

| Page | Type of Fee | Advertised Fee | Recommended Fee | Reason for Change |
|------|---|----------------|-----------------|---|
| 3 | Cemetery Fees – Annual Fee (Graves, Vault Sections & Turfing) | Various | Deleted | As per Council Resolution 9 November 2004, “...that the fees being charged for perpetual care at Randwick General Cemetery be discontinued...”) |
| 13 | Additional Bin | \$146.26 | \$146.30 | Rounded up |
| 49 | Section 603 Certificates under Local Govt Act 1993 | \$50 | \$55 | As per DLG Circular 06-28 on 24 April 2006 |

Recommended Budget 2006/2007– Attachment 3.

In accordance with the Code of Accounting Practice and Financial Reporting (April 2005) Section 9.5 and as per Council Resolution 18 April 2006, in respect to each

broad function of council, expenses that can be reliably attributed has now been allocated to that function (AAS 27 paragraph 79 (b)).

Changes to responsibility centres as contained in Attachment 3 are in accordance with this code.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for any of the changes as the footpath construction at 36 Midway Ave Maroubra can be carried out within existing budget.

CONCLUSION:

The submissions received on the Management Plan have been considered in detail and the appropriate recommendations have been made. In addition many of the suggestions which related to the background information and performance indicators will be incorporated into the document. The number of submissions and level of interest shown by the community in the draft Management Plan 2006-2009 is very welcome and reflects Council's commitment to improving the level of consultation and communication with the community.

The Minister for Local Government has already advised that the permissible increase in General Income is 3.6%. The Recommended Budget and Recommended Management Plan is based on a total rate increase of 3.6%

RECOMMENDATION:

That:

- (a) the recommended General Fees & Charges be adopted as per Attachment 2 (GM's Report 13/06);
- (b) the construction of a footpath in front of 36 Midway Street Maroubra be included in the Footpath Construction Program;
- (c) the Recommended Capital Works Program (as amended) be adopted for 2006/07;
- (d) the Recommended Annual Budget 2006/2007 be adopted as per Attachment 3 (GM's Report 13/06);
- (e) the interest rate on overdue rates be calculated at 9.0% per annum, and charged daily, in accordance with the determination under s566(3) of the Local Government Act 1993, by the Minister for Local Government;
- (f) the Recommended Management Plan 2006/09 (Attachment 1) be adopted as the Management Plan for 2006/09 under s406 (1) of the Local Government Act 1993;
- (g) the Ordinary Residential Rate be made and levied by Council for 2006/07, under s494 and s498 (1)(a) and (2) of the Local Government Act 1993, as a rate of 0.22556 cents in the dollar on the land value of all rateable land within the City of Randwick being Residential land;
- (h) the Ordinary Business Rate be made and levied by Council for 2006/07, under s494 and s498 (1)(a) and (2) of the Local Government Act 1993, as a rate of

- 0.8822 cents in the dollar on the land value of all rateable land within the City of Randwick being Business land;
- (i) the minimum ordinary Residential rate be made and levied in 2006/07 under s548 (1) (a), (2), (4) & (5) of the Local Government Act 1993, as \$529.30;
 - (j) the minimum ordinary Business rate be made and levied in 2006/07 under s548 (1)(a), (2), (4) & (5) of the Local Government Act 1993, as \$853.00;
 - (k) the Domestic Waste Management Charge 2006/07 be levied under S496 of the Local Government Act 1993, as \$294.60; and
 - (l) the responsible financial officer be delegated to make changes as adopted by Council

ATTACHMENT/S:

1. Recommended Management Plan 2006/09 - under separate cover
2. Recommended Fees and Charges 2006/07 - under separate cover
3. Recommended Budget Summary 2006/07 - under separate cover
4. Recommended Capital Works Program 2006/07 - under separate cover
5. Public Submissions 1-21 - under separate cover
6. DLG Circular 06/28 – Maximum Interest rate on Overdue Rates and Charges 2006/07

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GENERAL MANAGER

ATTACHMENT 6

Circular No. 06-28 Contact Kim Speer
Date 24 April 2006 02 4428 4137
Doc ID. A50151
kim.speer@dlg.nsw.gov.au

INFORMATION ABOUT RATING FOR 2006/07 – FEE FOR SECTION 603 CERTIFICATES, BOARDING HOUSE TARIFFS AND MAXIMUM INTEREST RATE ON OVERDUE RATES AND CHARGES**FEE FOR SECTION 603 CERTIFICATES**

In accordance with the definition of an approved fee in the Dictionary to the *Local Government Act 1993*, I have determined that the fee for a Section 603 Certificate for 2006/2007 is \$55.00.

The determination applies to the issuing of a certificate of the matters specified in section 603(3) of the Act. Where a council offers to provide other information as an optional service the council is not prevented from separately determining an approved fee for that additional service. Furthermore, a council is not prevented from determining approved fees for additional services required by an applicant for the expedited processing of a Section 603 Certificate.

BOARDING HOUSE TARIFF FOR RESIDENTIAL RATING

In accordance with section 516(1A) of the *Local Government Act 1993*, the Minister has determined that for the purpose of the definition of ‘boarding house’ and ‘lodging house’ in that section, the maximum tariffs that a boarding house or lodging house may charge tariff-paying occupants are:

- (a) Where full board and lodging is provided – **\$264** per week for single accommodation, or **\$440** per week for family or shared accommodation
- (b) Where less than full board and lodging is provided – **\$177** per week for single accommodation, or **\$294** per week for family or shared accommodation.

A notice giving effect to this decision was published in Government Gazette No 49 of 7 April 2006.

Department of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 **F** 02 4428 4199 **TTY** 02 4428 4209
E dlg@dlg.nsw.gov.au **W** www.dlg.nsw.gov.au **ABN** 99 567 863 195

MAXIMUM INTEREST RATE ON OVERDUE RATES & CHARGES

In accordance with section 566(3) of the *Local Government Act 1993*, the Minister for Local Government has determined that the maximum rate of interest payable on overdue rates and charges for the 2005/06 rating year will be 9%.

A notice giving effect to this decision was published in Government Gazette No 52 of 13 April 2006.



Garry Payne

Director General

GENERAL MANAGER'S REPORT

15/2006



| | |
|-----------------|------------------------------------|
| SUBJECT: | COMMUNITY SATISFACTION SURVEY 2006 |
|-----------------|------------------------------------|

| | | | |
|--------------|---------------|-----------------|-------------|
| DATE: | 14 June, 2006 | FILE NO: | F2005/00865 |
|--------------|---------------|-----------------|-------------|

REPORT BY: GENERAL MANAGER

INTRODUCTION:

In March/April 2006 Micromex Research carried out a Community Survey for Randwick City Council. The aim of the survey was to examine community attitudes on a broad range of issues and to gather information on what residents see as the most important priorities for Council for the next three years.

The survey asked residents to rate the importance of 31 different Council services and activities and how satisfied they were with Council's performance on those same services and activities. The survey also gathered information on corporate image and communication.

This critical information will assist Councillors and Council management with future planning and the establishment of long term priorities.

RESULTS:

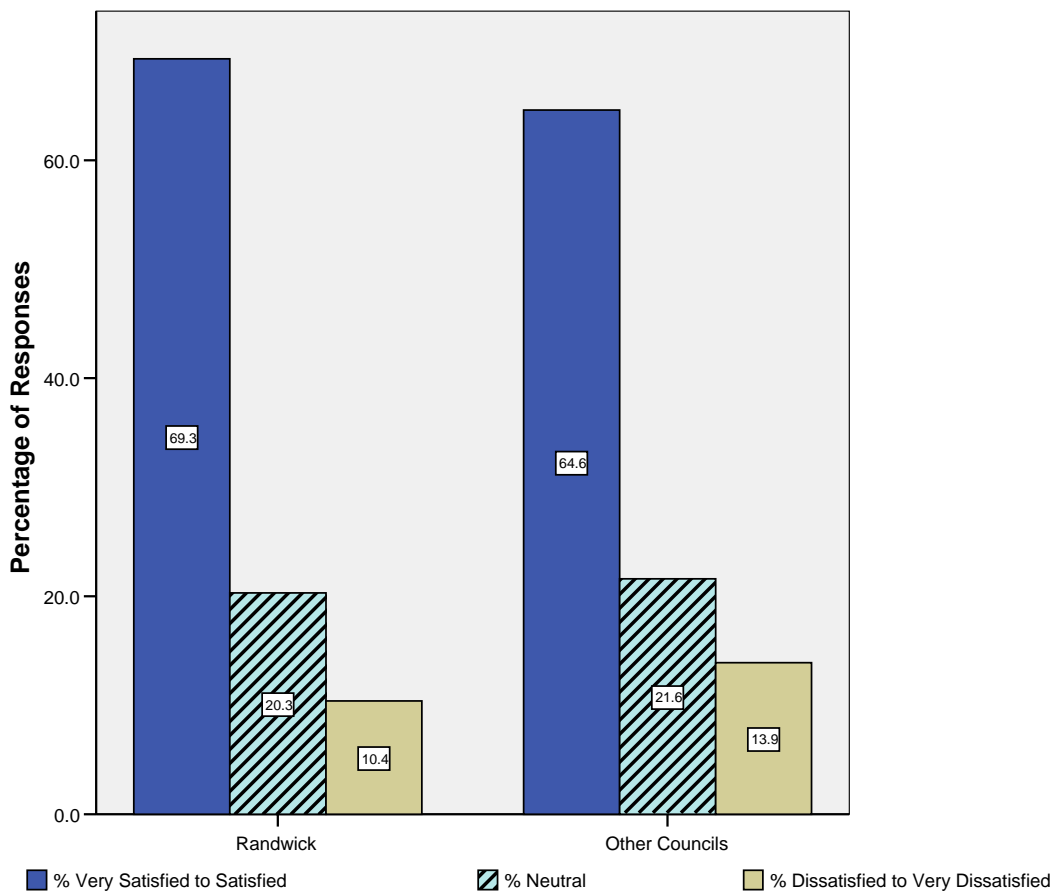
An analysis of the results shows that the majority (69.3%) of Randwick City residents are highly satisfied with Council's overall performance. This is an overwhelming endorsement of Council's work for its community.

The five most important services and activities to residents were:

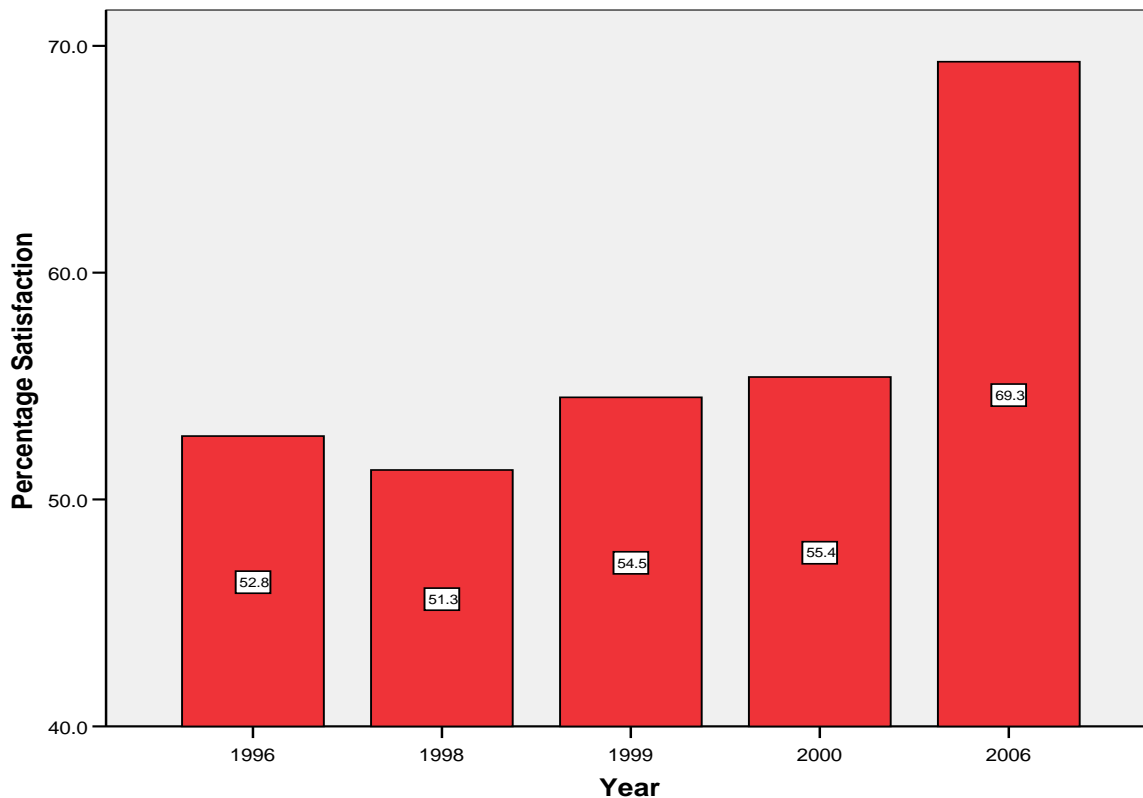
- Maintaining roads
- Public health and safety
- Beach Cleaning
- Community safety
- Maintaining footpaths.

It is important to note that residents were highly satisfied with Council's performance on three of the above services and activities.

Chart 1: Randwick Council Compared to Average Other Councils



Randwick Council is clearly outperforming other Councils. The above chart shows that Randwick has a greater percentage of very satisfied to satisfied residents (69.3%) than other Councils (64.6%). It also shows that Randwick has a lower percentage of dissatisfied to very dissatisfied residents (10.4%) than other Councils (13.9%), which reflects the positive attitude amongst respondents to the performance of Council and its officers.

Chart 2: Randwì 1ck Council Overall Satisfaction Levels in Community Surveys

The above chart compares residents' overall satisfaction levels from previous community surveys with their satisfaction levels in the 2006 survey.

While the results of previous surveys carried out in 1998, 1999 and 2000 are not directly comparable due to the different methodology used, it is clear that residents' overall satisfaction levels with Council have continued to increase over the last few years.

Importance of services and satisfaction levels

Residents identified the following as the **five most important services/facilities**:

- Maintaining roads
- Public health & safety
- Beach Cleaning
- Community safety
- Maintaining footpaths.

This clearly shows that the residents and community want a clean, safe, well-maintained City. The **five services with the highest satisfaction** levels were:

- Beaches
- Council libraries
- Ocean pools
- Playgrounds and parks
- Beach cleaning

The fact that Randwick residents are most satisfied with the area's beaches reflects Council's commitment to improving the beaches and their surrounding parks. Council has spent \$28 million spent on improvements at all beaches (particularly Coogee, Clovelly and Maroubra), has ensured the beaches are well patrolled and safe, and has also ensured the beaches provide many opportunities for recreational activities and enjoyment.

The high satisfaction level with beach cleaning also reflects the considerable additional investment in that activity. In 2006 Randwick Council received independent recognition of its work on the area's beaches, winning five awards in the *Keep Australia Beautiful, Clean Beach Challenge* competition.

The high level of satisfaction with our parks and playgrounds is directly related to our investment in the area. Council made significant improvements to several parks, landfill sites and playgrounds in 2005/06 and has allocated \$4.5 million to parks capital programs, with over \$2.5 million for maintenance, for 2006/07.

Gap Analysis

The Gap Analysis is the largest difference between the levels of importance and satisfaction according to the community for each service and facility. The community sees these services and facilities as important but have a lower level of satisfaction with Council's provision of these services and facilities. These are therefore Council's priority areas for improvement and future resourcing.

The following were identified as the **highest priority services and facilities for Council to address** (Gap Analysis).

- Maintaining footpaths
- Maintaining roads
- Public litter bins
- Long term planning
- Street cleaning
- Council's response times to request for service
- Attractiveness of town centres

Council has already identified these services and facilities as priorities and incorporated initiatives to address these in its 2006/07 Budget and 2006/07 Management Plan.

Maintaining Footpaths

In both 2005/06 and 2006/07 Council allocated \$1.6 million to footpath maintenance. Council constructed over 16 kilometres of new footpaths in Central and South Wards this year and, while the focus so far has been on completing footpaths in these wards, the program will be expanded to all Wards by July 2007. Council intends to continue this level of spending into the future.

Maintaining Roads

Council has spent \$2.5 million on rehabilitating our local roads over the last financial year and has dedicated the same amount towards road maintenance for the coming year. An additional \$500,000 has been allocated for a regional road repair program.

There has also been a strong focus on implementing sound strategic asset management programs for our roads. Council intends to maintain this expenditure on roads over the next ten years.

Public Litter Bins

Some of the litter bins in the streets and parks of the City are old and require replacement and Council recently adopted a strategy to address these issues.

To improve the street scape and the aesthetics of our public areas, Council has replaced some of the old concrete litter bins with 120 litre mobile garbage bins with stainless steel surrounds. The new-look bins have improved the attractiveness of the gateway areas and the highly visited beach areas of the city.

Council has installed recycling bins in conjunction with the public litter bins at Coogee Beach. It is envisaged that this trial will expand to other beach fronts.

Council has increased the frequency of emptying the public litter bins in all parks and town centres. Further, a cleaning programme for the public litter bins has been established.

Long-term planning

While a recent independent inquiry into the financial sustainability of local government found Councils across NSW were lacking when it comes to long-term strategic and financial planning, Randwick Council is at the forefront of local government management because it has a number of extensive plans already in place.

Examples include Council's 30 year long-term Financial Plan, 20 year City Plan, 10 year Information Technology Strategy, Plant Replacement Strategy, Domestic Waste Strategy, Property Development Strategy. Council also uses monthly financial reports that are widely recognised as best practice.

Street cleaning

The need for improved street cleaning has been identified in Council's 2006/07 Management Plan. A street cleaning program has been introduced and a key part of this program will be the cleaning of footpaths and roads in town centres on a daily basis to help ensure better aesthetics and cleanliness for the City.

Council has invested in the replacement of three new road sweeping vehicles over the past two years. Council purchased two new footpath sweepers for the footpaths in the town centres and beach promenades in the 2005/06 Budget. Council has proposed to fund additional resources in the draft 2006/07 Budget to increase the frequency of the cleaning of the footpaths in the town centres and beach promenades.

Council's response time to requests for service

Council is consistently striving to improve its response times to various types of requests. With the introduction of Public Place Officers, Council is proactively addressing residents' concerns by preventing issues becoming a problem before residents feel the need to contact Council.

While this is something that is being improved across Council, the Customer Service Centre plays a key role in coordinating requests. A number of changes have been made to Council's Call Centre that have improved efficiency, including the establishment of targets (which are already being met on a regular basis), changes to rostering, and the combination of Council's switchboard and call centre into the one unit (which has significantly reduced abandoned call rates).

The changes have enabled Council to increase its customer service to our community by reducing abandoned call rates from 20% to under 3 %. Further, over 85% of all calls to Council are responded to within 40 seconds.

Attractiveness of town centres

A number of strategies are being adopted to improve the attractiveness of town centres. Council's 2006/07 Capital works program includes improvements to the following key areas:

- Lexington Place
- Coogee Bay Road
- Havelock Avenue Commercial Strip
- High Cross Commercial Precinct
- Malabar Junction
- Street Furniture Program.

In addition, initiatives in Council's Management Plan to improve attractiveness include:

- Development of the 'Look of the City' manual that will provide standards on attractive and consistent street furniture, waste bins and paint schemes
- Cleaning of public litter bins in town centres daily and, in selected centres, three times daily.

Contact with Council

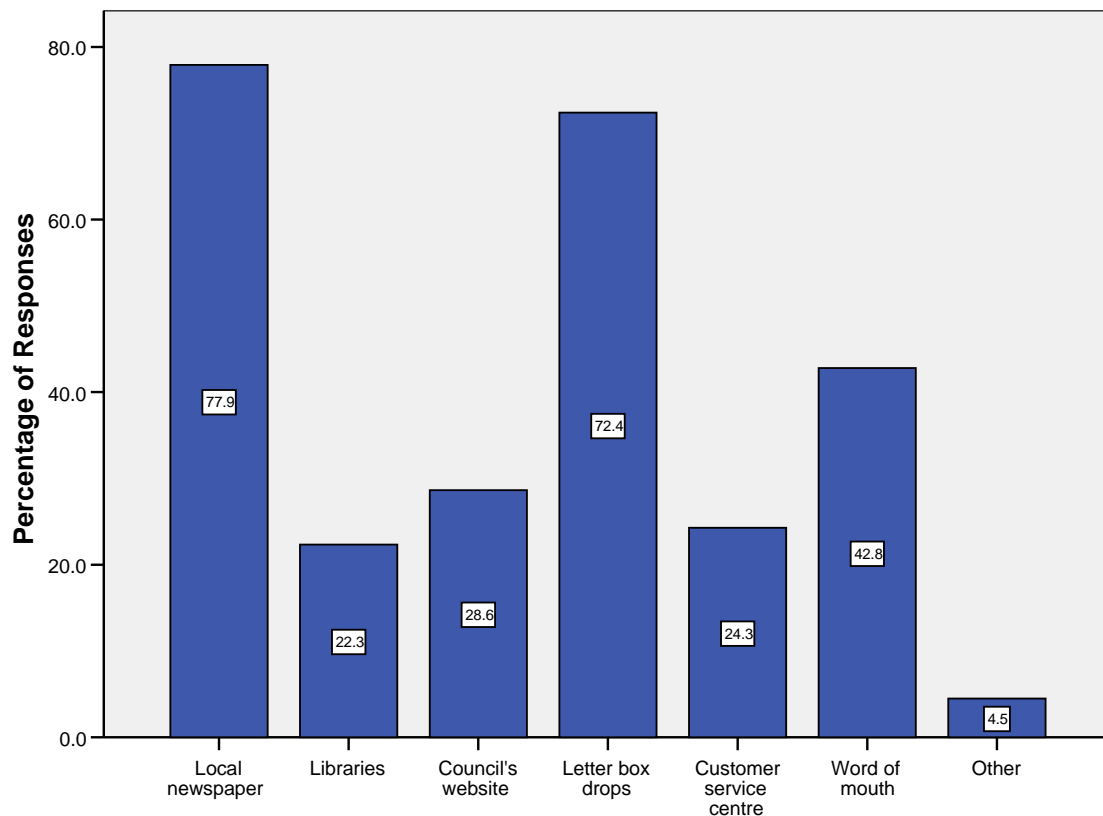
Table A: Contact with Council in the last 12 Months

| Type of Contact | % of contact | % of contacts that were satisfied | % that required follow up | % satisfied with follow-p |
|------------------------|---------------------|--|----------------------------------|----------------------------------|
| Face to face | 26% | 77% | 36% | 61% |
| Telephone | 36% | 71% | 39% | 60% |
| Written | 15% | 53% | 44% | 47% |
| Website | 26.3% | 76% | | |

The above table shows that residents are more satisfied with face to face, telephone and website contact than they are with contact by writing. This provides a clear opportunity for improvement.

Information provision

Chart 3: Sourcing of Information from Council



Sourcing of Information from Council

The above chart shows how residents source information from Council, with the majority of residents indicating they use the local newspaper (77.9%) or source information from letter box drops (72.4%).

Local newspapers play a key role in informing residents about all Council matters, and Council's Communications team liaise with local newspapers on a daily basis to place advertisements, provide editorial content and respond to media enquiries on a broad range of issues.

The majority of respondents indicated that they were satisfied to very satisfied (62%) with the information Council provides on its services and activities.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

The Community Satisfaction Survey 2006 validates the direction of Council over the past two and half years and the allocation of resources in the budget and Management Plan over this period.

The work of Council has received great endorsement from the local community, with almost three quarters of respondents to this survey saying they are satisfied or very satisfied with Council's overall performance.

Council achieved greater satisfaction rates than other councils on average, and has continued to increase its satisfaction levels over the past years.

The survey shows that Council is performing well on several of the services or activities that residents have identified as most important to them, with residents reporting high satisfaction levels with the cleanliness of our beaches, community safety and public health and safety.

Respondents to the survey were also highly satisfied with Council's website, Council libraries, ocean pools, playgrounds, parks, ovals and sporting facilities.

Council has already implemented a number of programs and other initiatives to address the areas that are of importance to residents and has dedicated significant resources and expenditure to all of these in its 2006/07 Management Plan and Budget.

The survey also highlights a number of areas where Council could improve its services, and Council has already taken steps to address these issues and has identified them for action in its Management Plan and Budget. The draft 2006/07 Budget and Management Plan continues this direction in meeting and addressing the requirements of the community.

The results of this survey can now be used by Council to guide recommendations for future planning, continuous improvements and innovation that will improve Council services and corporate image.

RECOMMENDATION:

That the Community Satisfaction Survey 2006 be received and noted.

ATTACHMENT/S:

1. Community Satisfaction Survey 2006 Report; And
2. Graphs Of Mean Importance And Mean Satisfaction Ratings For Council's Services And Facilities

.....
GENERAL MANAGER

OVERALL SUMMARY

RANDWICK CITY COUNCIL COMMUNITY RESEARCH 2006

Introduction

Randwick City is located in the eastern suburbs of the Sydney metropolitan area and is bounded to the north by Centennial Park, the Pacific Ocean forming the eastern boundary and Botany Bay the southern boundary. The western boundary is defined generally by major roads and the line of open space and golf courses developed over low lying land known historically as the Lachlan Swamp and Botany Wetlands.

Randwick City covers an area of 36.43 square kilometres (3643.6 hectares) and includes the thirteen suburbs of:

- Kensington
- Randwick
- Clovelly
- Kingsford
- Coogee
- South Coogee
- Maroubra
- Matraville
- Malabar
- Chifley
- Little Bay
- Phillip Bay
- La Perouse

The City has approximately 25 kilometres of coastline, which strongly influences the area's character and function, from beachside residential areas, open space and tourist destinations to industrial developments and port facilities.

The population in Randwick City at the 2001 Census count was 121,497 (of which, 2.4% (2,917) were overseas visitors) an increase of 5.3% over 10 years from the 1991 population (115,349).

In March 2006, Randwick City Council commissioned Micromex Research to undertake the 2006 Community Satisfaction Survey in order to quantitatively measure the satisfaction of residents in relation to services delivered by Randwick City Council. The research was intended to provide information on the performance of Council by evaluating community perception and opinion on a range of specific service areas and corporate image factors.

This survey represents the first broad community survey since 2000. Baseline data was collated for the purpose of assessing performance in later re-administrations of the survey at appropriate intervals.

Aims of the Study

This report examines community attitudes on a broad range of issues that will assist Councillors and Management with future planning and the establishment of long-term priorities.

More specifically the report aims to –

- Establish baseline data with respect to the perceptions (i.e. importance and satisfaction levels) of residents with the services delivered by Randwick City Council
- Establish baseline information on resident perceptions in relation to Council's corporate image
- Identify gaps in community perception for improvements to services and corporate image
- Guide recommendations for continuous improvements and innovation to service provision and corporate image
- Use the findings to establish future satisfaction targets in line with the strategic direction of Council

Methodology

Randwick City Council designed the 2006 Community Survey in consultation with Micromex Research. The custom designed survey enabled the questions to be focused specifically on the services and facilities provided by Randwick City Council, in order to provide more useful information than using a generic local government survey.

The main survey, using a structured questionnaire, was administered on a computer aided telephone system during the period 28th March 2006 to the 20th April 2006 from 4:30pm to 8:30pm. Interviewing was conducted in accordance with IQCA (Interviewer Quality Control Australia) Standards and the Market & Social Research Society Code of Professional Conduct.

The survey area consisted of 6 postcode areas representing 13 suburbs within the Randwick City Council LGA.

Table A: Postcodes and Suburbs.

| Postcode | Suburb |
|-----------------|---------------|
| 2031 | Randwick |
| | Clovelly |
| 2032 | Kingsford |
| 2033 | Kensington |
| 2034 | Coogee |
| | South Coogee |
| 2035 | Maroubra |
| 2036 | Chifley |
| | La Perouse |
| | Little Bay |
| | Malabar |
| | Matrville |
| | Phillip Bay |

The sample consisted of a total of 1200 residents. The selection of respondents was by a computer based random selection process.

Individuals in the household, 18 years or older, were selected using the 'last birthday' selection procedure. Participants had lived in the Randwick LGA area for a minimum of six months.

If the person was not at home, the call-backs were scheduled for a later time. Unanswered calls were retried to a maximum of 3 times throughout the period of the survey. On completion of the survey, additional interviews were conducted where certain sections were underrepresented.

A quota sampling procedure was used to eliminate the need for heavily weighting the survey. The compliance rate achieved was 54%, which represents a good cross section of the community and provides a sound basis for gauging community opinion.

A sample size of 1200 residents provides a maximum sampling error of plus or minus 2.9% at 95% confidence.

The data was analysed using SPSS V14.2 and SPSS Text Analysis. Statistically significant differences were determined by using the 'independent sample t-test analysis (2-tailed)'.

Residents rated the importance of, and their satisfaction with, each of 31 different Council services or facilities (see Table B below). Each service or facility was given an importance rating (out of 5) and a satisfaction rating (out of 5). Information was provided on a number of variables including age, gender, postcode and suburb which will allow more in depth analysis in the future.

Table B: Council Services and Facilities

| | | | |
|--|--|-----------------------------|---|
| Maintaining roads | Protection of natural bushland | Community consultations | Referral to community services |
| Maintaining footpaths | Weed control | Ovals & sporting facilities | Information on community services |
| Constructing cycleways | Tree preservation | Ocean pools | Home Modification & maintenance service |
| Response time to requests for service | How DAs are planned for & assessed | Playgrounds & parks | Community safety |
| Provision of information on Council's activities | Attractiveness of town centres | Beaches | Public litter bins |
| Public health & safety | Vitality of town centres | Council libraries | Street cleaning |
| Management of parking restrictions | Protection of heritage buildings & items | DRAC | Beach cleaning |
| Long term planning | Community centres & halls | Town centre cleaning | |

The methodology used in this survey for determining the importance of the 31 services or facilities included the total sample population. This has allowed for a more accurate depiction of the importance of the various services or facilities to the total population.

With respect to satisfaction however, those respondents who were unable to give an opinion were not asked to do so. The satisfaction component therefore only applies to those respondents who were familiar with the particular service or facility.

Key findings

Most important services or facilities

- Maintaining roads
- Public health and safety
- Beach cleaning
- Community safety
- Maintaining footpaths
- Public litter bins

Services or facilities with highest satisfaction

- Beaches
- Council libraries
- Ocean pools
- Playgrounds and parks
- Beach cleaning
- Ovals and sporting facilities

Highest priority services or facilities to be addressed by Council (Gap Analysis)

- Maintaining footpaths
- Maintaining roads
- Public litter bins
- Long term planning
- Street cleaning
- Council's response time to requests for service
- Attractiveness of town centres

Other key points

- The most significant means by which respondents contacted Council was by telephone
- The least satisfied, and those requiring the most follow up, were the respondents who had contacted Council in writing. This group was also the least satisfied with the follow up from Council
- There was a high degree of satisfaction with Council's website
- There was a high degree of satisfaction with the information Council provided on its services and activities

- There was a moderate to high degree of satisfaction overall with Council's performance
- The highest priority issues identified by respondents that Randwick was facing in the next three years were related to:
 - Roads
 - Development

Summary of Results

Part A

Respondents were asked to rate the importance of, and their satisfaction with, each of 31 different Council services or facilities. The importance and satisfaction ratings were analysed for all services and facilities and comparisons were made with each other and the priorities from a whole of Council perspective.

The results include the means, quadrant and gap analysis and the combined priority ranking, for all 31 services or facilities.

Note: Attachment 2 contains the graphs of the mean importance and mean satisfaction ratings for each of these services or facilities.

1. Importance ratings

The most important and least important services or facilities were:

| | |
|------------------------|--|
| Most important | Maintaining roads |
| | Public health and safety |
| | Beach cleaning |
| | Community safety |
| | Maintaining footpaths |
| | |
| Least important | Referral to community services |
| | Home Modification and Maintenance Service (HMMS) |
| | Des Renford Aquatic Centre |
| | Community centres and halls |

The importance mean ratings ranged from a high of 4.7 for 'maintaining roads' where more than 93% of the respondents rated them as highly important, to a low of 3.3 for the 'community centres and halls' where 50% of the respondents rated it as highly important.

2. Satisfaction ratings

The services or facilities with the highest or lowest satisfaction ratings were:

| | |
|-----------------------|---------|
| Most satisfied | Beaches |
|-----------------------|---------|

| | |
|------------------------|------------------------------------|
| | Council libraries |
| | Ocean pools |
| | Playgrounds and parks |
| | |
| Least satisfied | Maintaining roads |
| | Management of parking restrictions |
| | Maintaining footpaths |
| | Constructing cycleways |

The satisfaction mean ratings ranged from a high of 4.0 for 'beaches' where more than 75% of the respondents were highly satisfied, to a low of 2.6 for 'constructing cycleways' where approximately 44% of the respondents rated them in the low satisfaction range.

The services that fell within the predominantly dissatisfied range were:

- Maintaining roads
- Maintaining footpaths
- Constructing cycle ways
- Management of parking restrictions
- Public litter bins

3. Analysis of Importance and Satisfaction Levels

The services and facilities were prioritised in terms of both importance and satisfaction. While it is important that Council aims at achieving a high satisfaction level for all services, it is obviously more critical to achieve a high satisfaction level for the services with higher importance.

Table C is a quadrant analysis of importance and satisfaction levels. It uses the mean scores for both importance and satisfaction to determine whether a service or facility is performing higher (above the mean) or lower (below the mean) compared to all the other services and facilities.

Table C: Importance and Satisfaction Levels for Services and Facilities

| A HIGHER IMPORTANCE LOWER SATISFACTION | B HIGHER IMPORTANCE HIGHER SATISFACTION |
|--|---|
| Maintaining roads | Beaches |
| Maintaining footpaths | Community safety |
| Attractiveness of town centres | Protection of natural bushland |
| Council's response time to requests for service | Tree preservation |
| Long term planning | Public health & safety |
| Public litter bins | Beach Cleaning |

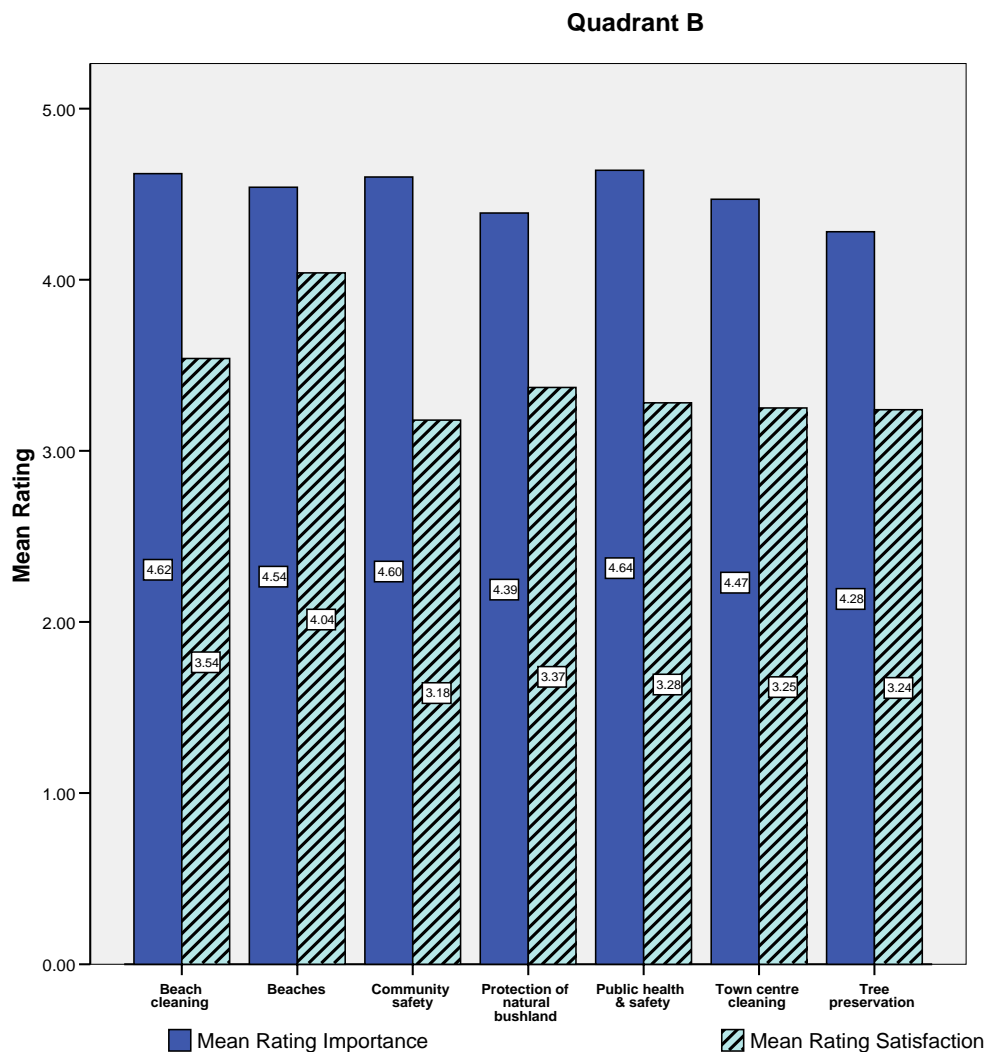
| | |
|--|---|
| Street cleaning | Town centre Cleaning |
| C LOWER IMPORTANCE LOWER SATISFACTION | D LOWER IMPORTANCE HIGHER SATISFACTION |
| Home Modification & Maintenance service | Ovals & sporting facilities |
| Weed control (bushland & beach reserves) | Ocean pools |
| Constructing cycleways | Playgrounds & parks |
| How Council plans for & assesses DAs | Council libraries |
| Vitality of town centres | DRAC |
| Provision of information on Council activities | Community centres & halls |
| Management of parking restrictions | Referral to community services |
| Community consultations | Protection of heritage buildings & items |
| Information on community services | |

What each of the quadrants mean

Higher Importance and Higher Satisfaction Services and Facilities (Quadrant B)

It is clear that the community most values and is more satisfied with Council's provision of the services and facilities that are listed in Quadrant B, ie. those which rated as Higher Importance and Higher Satisfaction.

Chart 1: Council Services and Facilities Rated Higher Importance and Higher Satisfaction



These findings reflect the priorities that Council has identified and addressed over the past 18 months.

Council has put considerable resources into the cleaning of our town centres in recent years. Mechanical sweepers are now used on a daily basis and in 2006-07, recognising the importance of this activity, Council has allocated additional funds for an extra team to manually clean the 'difficult to access' areas.

Other initiatives such as the Graffiti Buster team and the introduction of the Public Place officers have contributed to improvement in the cleanliness of public places.

Council also has an ongoing commitment to improving community safety and, apart from the current strategies in place, will be preparing and implementing a crime prevention and safety plan over the next three years. In addition, there have been a number of recent initiatives such as the Pumpkin Bus, road safety campaigns and beach safety education for local school children which have all contributed to making the community feel safe. It is encouraging to see the level of residents' satisfaction with community safety.

Council has a strong proactive and reactive approach to maintaining public health. We plan and implement regulatory inspection programs for food premises, cooling towers, hairdressers and skin penetration premises, as each of these can have a significant impact on public health. As a result of these planned inspection programs there have been no public health issues in the City. There is also a reactive program which sees Council staff responding in an appropriate and timely manner to any environmental spillages, and noise and smell issues which can each have a significant impact on public health.

The value placed on Tree Preservation and the high level of satisfaction with this activity is an acknowledgement of the range of strategies and policies such as the policy of staggering tree removal and replacement, the Street Tree Master Plan and the Greening Randwick Committee.

Similarly, Council's commitment to the protection of natural bushland can be seen by actions such as the rezoning of 4.4 hectares of nationally endangered Eastern Suburbs Banksia Scrub at the Prince Henry development site at Little Bay to Zone 7 Environmental Protection. Another 13 hectares were also rezoned at the former Defence land in Randwick, Bundock Street to Zone 7 Environmental Protection, and this will become part of the proposed Randwick Environmental Park which will be managed by Council.

Lower Importance Services and Activities (Quadrants C and D)

While the services and facilities in Quadrant D were rated as not as important to the community as those in Quadrants A and B, residents were satisfied with their provision.

The services and facilities in Quadrant C were also rated as not as important, however they also have a low level of community satisfaction.

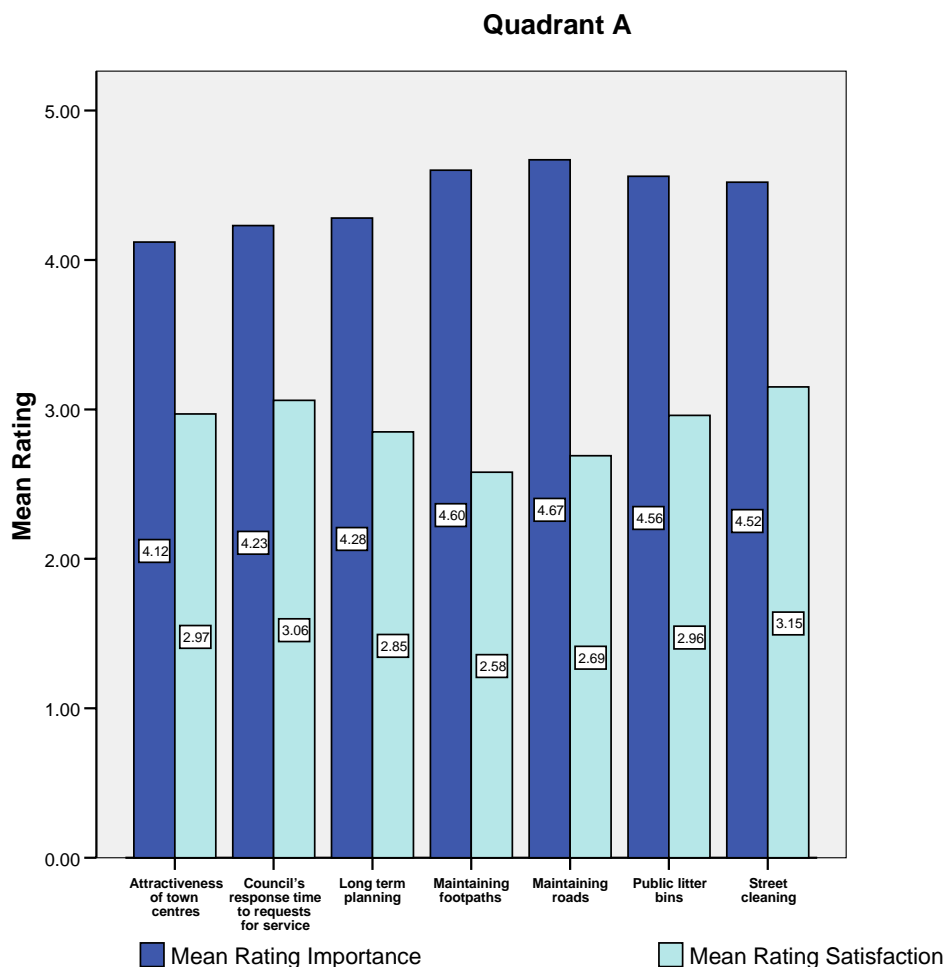
Generally in such surveys the level of satisfaction is always lower than the level of importance. The exception to this in Randwick City relates to the Des Renford Aquatic Centre where the satisfaction level exceeds importance. However, it is clear that the community are satisfied with the facility, which supports Council's decision a number of years ago to assume responsibility for the management of the centre.

Similarly, the community's level of satisfaction with Council's libraries is almost equal to how important they view the service.

Higher Importance and Lower Satisfaction Services and Facilities (Quadrant A)

The services and facilities listed in Quadrant A have the greatest gap between the levels of importance and satisfaction. The community sees these as important but have a lower level of satisfaction with Council's provision of these services and facilities. These are therefore Council's priority areas for improvement and future resourcing.

Chart 4: Council Services and Facilities Rated Higher Importance and Lower Satisfaction



4. Council's future priorities

Those services and facilities show in the quadrant analysis (high importance/low satisfaction) and gap analysis (large performance gap) to require attention, in priority ranking, were:

| |
|--|
| 1. Maintaining footpaths |
| 2. Maintaining roads |
| 3. Public litter bins |
| 4. Long term planning |
| 5. Street cleaning |
| 6. Council's response time to requests for service |
| 7. Attractiveness of town centres |

Part B

Part B relates to specific communications with Council, in terms of how residents contact Council (face to face, telephone or written contact, and use of Council's website) as well as Council's provision of information and how residents source information about Council.

1. Contact with Council

In this series of questions respondents were asked if they had had any contact with Council staff either face to face, by telephone or in writing in the last 12 months.

Those who had contact, were then asked to rate their level of satisfaction with the contact. Those that were dissatisfied were asked to describe why.

Summary

| Type of contact | % of contact | % of contacts that were satisfied | % that required follow up | % satisfied with follow up |
|-----------------|--------------|-----------------------------------|---------------------------|----------------------------|
| Face to face | 26% | 77% | 36% | 61% |
| Telephone | 36% | 71% | 39% | 60% |
| Written | 15% | 53% | 44% | 47% |

Face to face contact

- 26% of respondents had face to face contact with Council staff in the last 12 months
- Of these, 77% were 'satisfied' to 'very satisfied' with that contact (mean rating of 3.9)
- Of those who were dissatisfied, the main reasons were categorised as follows:
 - Inefficiencies 23 (2% of total sample)
 - No resolution 15
 - Disinterest/rudeness 15
- Of those who had face to face contact with Council, 36% required follow up by Council
- Of those who had required follow up by Council, 61% were 'satisfied' to 'very satisfied' with how the contact was followed up (mean rating 3.4)

Telephone contact

- 36% of respondents had telephone contact with Council staff in the last 12 months
- Of these, 71% were 'satisfied' to 'very satisfied' with that contact (mean rating of 3.7)
- Of those who were dissatisfied, the main reasons were categorised as follows:
 - No resolution 35 (3% of total sample)
 - Inefficiencies 33 (3% of total sample)
 - Disinterest/rudeness 23 (2% of total sample)
- Of those who had telephone contact with Council, 39% required follow up by Council
- Of those who had required follow up by Council, 60% were 'satisfied' to 'very satisfied' with how the contact was followed up (mean rating 3.5)

Written contact

- 15% of respondents had written contact with Council staff in the last 12 months
- Of these, 53% were 'satisfied' to 'very satisfied' with that contact (mean rating of 3.3)
- Of those who were dissatisfied, the main reasons were categorised as follows:
 - No resolution 25 (2% of total sample)
 - Inefficiencies 11
 - Disinterest/rudeness 6
- Of those who had written contact with Council, 44% required follow up by Council
- Of those who had required follow up by Council, 47% were 'satisfied' to 'very satisfied' and 43% were 'dissatisfied' to 'very dissatisfied' with how the contact was followed up (mean rating 2.9)

Council's website

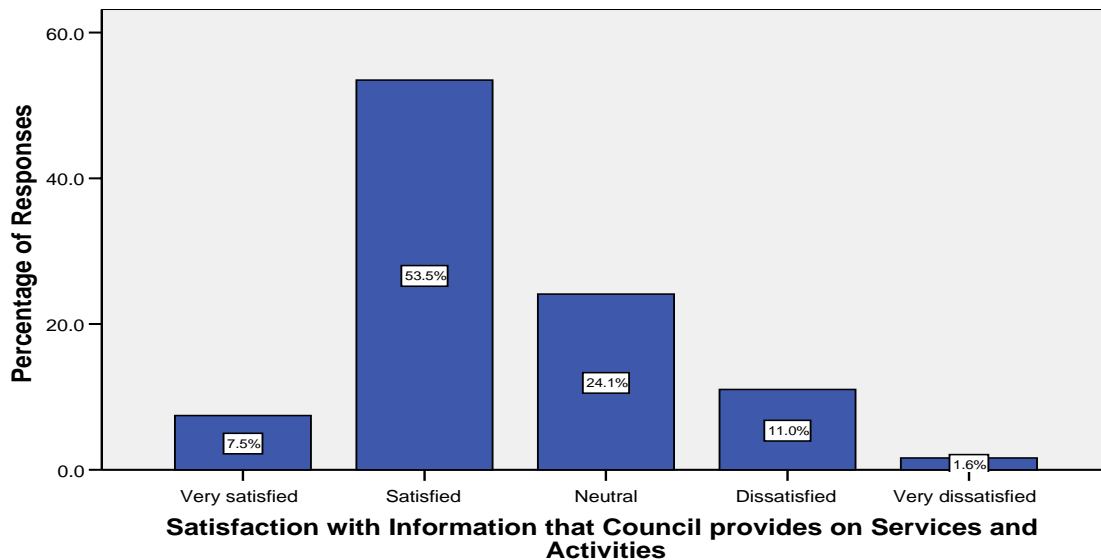
- 26% of respondents had visited Council's website in the last 12 months
- Of these, 76% were 'satisfied' to 'very satisfied' with having met their objectives when visiting the website (mean rating of 3.9)

2. Provision of information on Council's services and facilities

Council's provision of information was considered in relation to the level of satisfaction with information that Council provides.

When asked to rate their level of satisfaction with the information Council provides on its services and activities, the majority of respondents indicated they were satisfied or very satisfied.

- 62% were 'satisfied' to 'very satisfied' with the information Council provides on its services and activities (mean rating of 3.6)
- Of those who were dissatisfied (13%), the main areas where they thought Council could improve were in:
 - Newsletters/mailouts 91 (8% of total sample)
 - Advertising/information in newspaper 40 (3% of total sample)

Chart 5: Satisfaction with Information on Services and Activities

3. Sourcing information from Council

In response to a prompted question, we found that the most popular methods used by residents for sourcing information from Council were:

- Local newspapers 78%
- Letterbox drop 72%
- Word of mouth 43%
- Council's website 29%
- Customer service centre 24%

Local newspapers play a key role in informing residents about all Council matters, and Council's Communications team liaise with local newspapers on a daily basis to place advertisements, provide editorial content and respond to media enquiries on a broad range of issues.

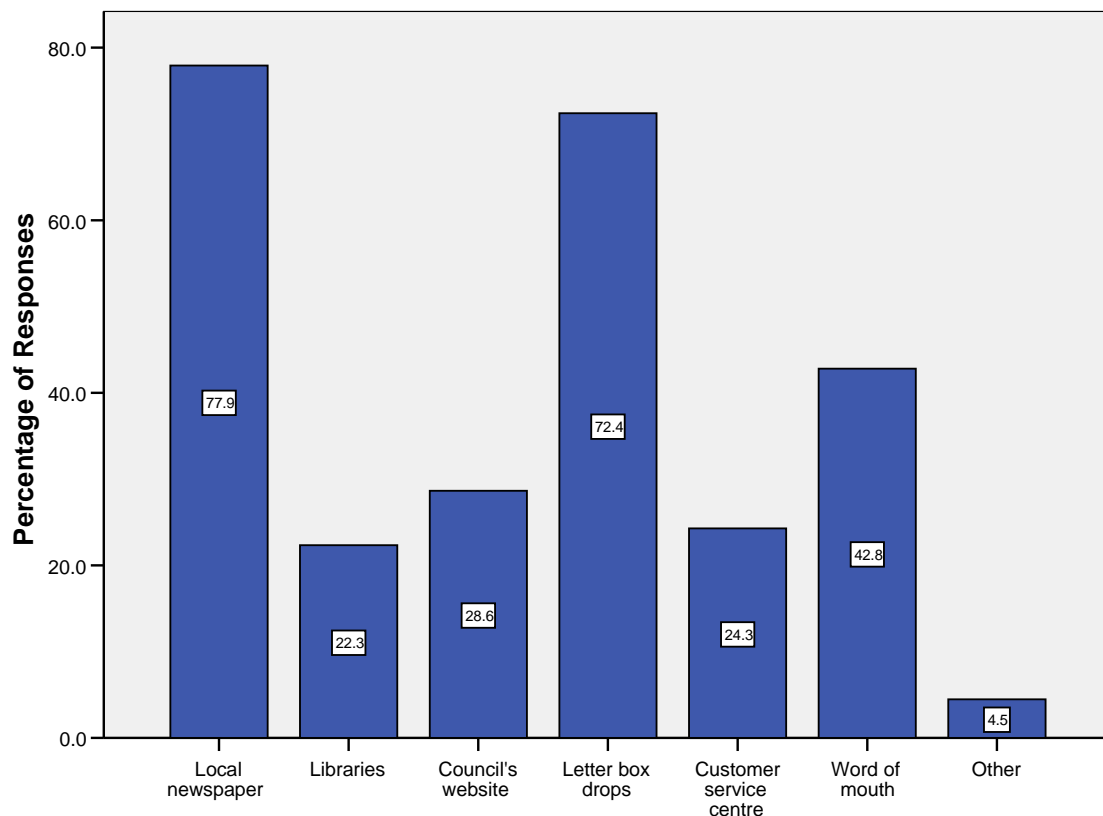
Chart 6: Sourcing of Information from Council**Sourcing of Information from Council**

Table D shows the percentages of residents in each suburb that said they used a particular means for sourcing information from Council. As shown, the highest percentages of residents across all suburbs said they source information from the local newspaper or letter box drops.

Table D: Sourcing of Information Across Postcodes

| | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | Total |
|--------------------------------|-------|-------|-------|-------|-------|-------|-------|
| Libraries | 17.8% | 29.8% | 18.9% | 17% | 27.1% | 26.3% | 22.3% |
| Council's website | 30.3% | 33% | 25.9% | 34.9% | 27.7% | 19.5% | 28.6% |
| Letter box drops | 68.4% | 76.5% | 74.1% | 72.6% | 74.2% | 73.6% | 72.4% |
| Customer Service Centre | 28.4% | 20.6% | 26.6% | 23.7% | 20.7% | 23.2% | 24.3% |
| Word of mouth | 41.7% | 35.4% | 38.9% | 41.7% | 40.5% | 54.7% | 42.8% |
| Other | 6.6% | 2.1% | 0 | 7.4% | 3.2% | 3.1% | 4.5% |
| Local Newspaper | 74.5% | 74.9% | 68.9% | 72.5% | 84.5% | 87.3% | 77.9% |

Part C

Part C details the outcomes of the questions on Rates Payments, as well as overall satisfaction with Council's performance in the last 12 months, and priority issues for the future as nominated by respondents.

1. Rates

- 65% of respondents paid rates to the Randwick City Council

When asked what their most preferred means of paying rates would be, the most significant responses were:

- Bpay 35%
- Australia post in person 25%
- Direct debit 16%

2. Overall satisfaction with Council's performance

- 69% of respondents were 'satisfied' to 'very satisfied' with Council's performance overall in the past 12 months, (mean rating of 3.6)
- 20% of respondents were neutral and 10% were 'dissatisfied' to 'very dissatisfied'
- Of those who were dissatisfied, the main reasons were categorised as follows:
 - Council related issues 93 (8% of the total sample)
 - Rubbish/cleaning 38 (3% of the total sample)
 - Development 29 (2% of the total sample)

Overall satisfaction compared with other councils

The following table compares residents' overall satisfaction with Randwick Council's performance in the last 12 months to a Council Satisfaction Average.

This Council Satisfaction Average was developed by averaging the results of 6 Council surveys conducted by Micromex in the previous 2 years (5 of these councils were city councils and 1 rural).

| | <i>Satisfied to Very Satisfied</i> | <i>Neutral</i> | <i>Dissatisfied to Very Dissatisfied</i> | <i>Mean (1=Very Dissatisfied, 5=Very Satisfied)</i> |
|-------------------------------------|------------------------------------|----------------|--|---|
| <i>Randwick City Council</i> | 69.3% | 20.3% | 10.4% | 3.6 |
| <i>Council Satisfaction Average</i> | 64.6% | 21.6% | 13.9 | 3.55 |

The information on residents' overall satisfaction has been broken down according to postcode areas below.

Table E: Satisfaction Levels Across Postcodes

| | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | Total % |
|---|-------|-------|-------|-------|-------|-------|---------|
| Very Satisfied & Satisfied | 70.8% | 74.9% | 69.6% | 67.2% | 68.1% | 65.9% | 69.3% |
| Neutral | 19.6% | 17.6% | 23.1% | 21.9% | 21.1% | 19.7% | 20.3% |
| Dissatisfied & very dissatisfied | 9.6% | 7.5% | 7.3% | 10.8% | 10.9% | 13.3% | 10.3% |

If this information is compared with previous Council surveys, there has been a change in the relative levels of satisfaction between different suburbs. Previously the 2036 postcode (southern suburbs) showed the highest level of satisfaction in both the 1999 and 2000 surveys and for the same time period Kensington/Kingsford showed a marked fall in satisfaction from 1999 to 2000.

However, as can be seen in Table E, in 2006 the Kingsford residents have the highest levels of satisfaction followed closely by the residents in Randwick and Clovelly. The residents who reside in 2036 have the lowest level of satisfaction although a satisfaction level of 65.9% still exceeds the average for other Councils and as such is a good result.

3. The highest priority issues facing Council in the next 3 years

Respondents gave the following as being the highest priority for Council over the next three years:

| | | |
|--------------|-----|-------|
| Roads | 275 | 22.9% |
| Development | 268 | 22.3% |
| Safety/crime | 181 | 15.1% |
| Parking | 176 | 14.7% |
| Cleanliness | 162 | 13.5% |
| Beaches | 149 | 12.4% |
| Footpaths | 128 | 10.7% |

Conclusion

This community survey contained two significant themes: the priority of services and facilities in Randwick City and communications with Council.

Services and facilities

The gap analysis identified those areas that were seen as most important to the community but with which they felt some degree of dissatisfaction.

The most significant were:

- Maintaining footpaths and roads
- Public litter bins and street cleaning
- Long term planning

When asked what they felt were the highest priority issues facing Council in the next three years the findings showed that similar issues were most prominent.

These related to:

- Roads
- Development
- Safety/crime
- Parking
- Cleanliness

Communications

The two primary means of communicating with Council were face to face or by telephone, both of which recorded high levels of satisfaction as well as satisfaction with any follow up, if required.

Council response to residents' written communication, although not a prominent means of communicating with Council, needs to be further examined as the research identifies higher levels of dissatisfaction with Council's response to the communication and the follow up of that communication.

The research also indicates that Council's website is widely used with over a quarter of respondents visiting the site in the last 12 months. The outcomes of these visits were reported to be positive with 76% stating that they met their objectives when visiting the website.

Overall satisfaction with Council's performance

Of particular note, when analysing the respondents overall satisfaction with Councils performance is the very low levels of dissatisfaction recorded (10%). This is an excellent result for Randwick City Council and reflects a positive attitude among respondents to the performance of Council and its officers.

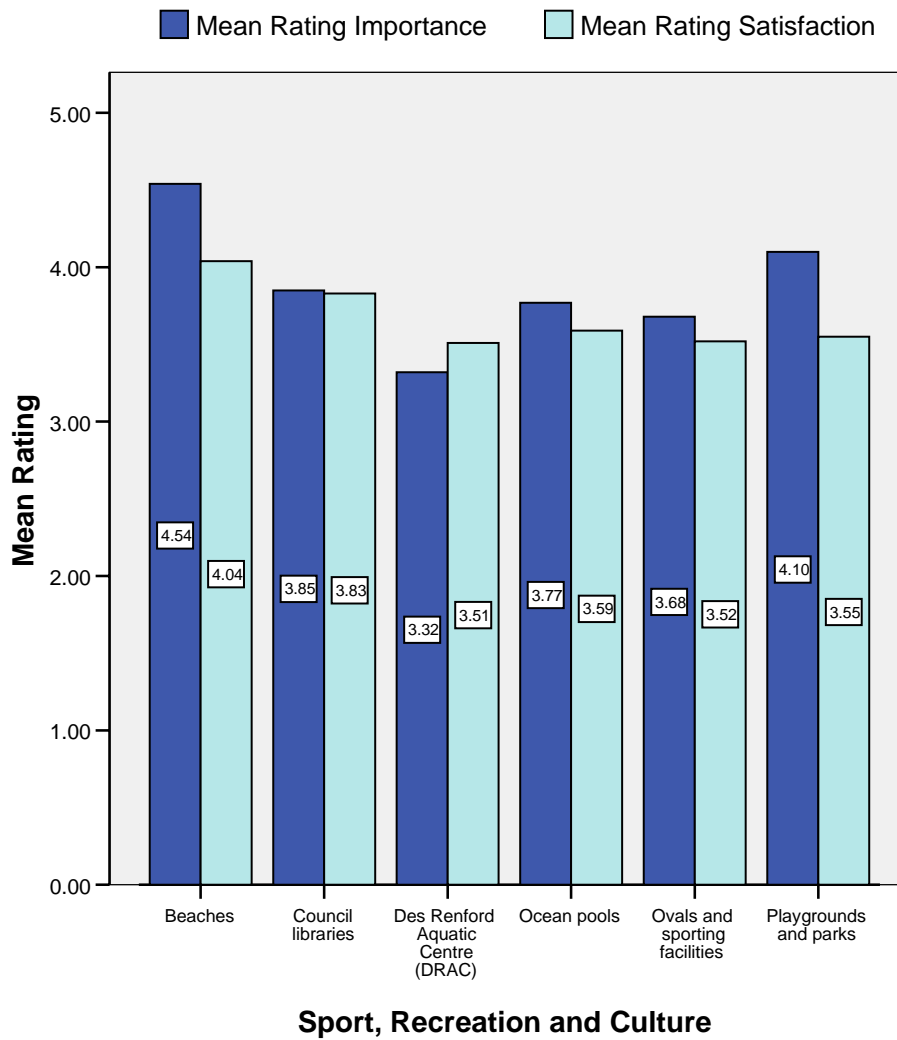
Although there was a reasonably high level of satisfaction with the overall performance of Council there are opportunities to further improve. The community's main concerns related to specific Council issues, rubbish/cleaning and development issues.

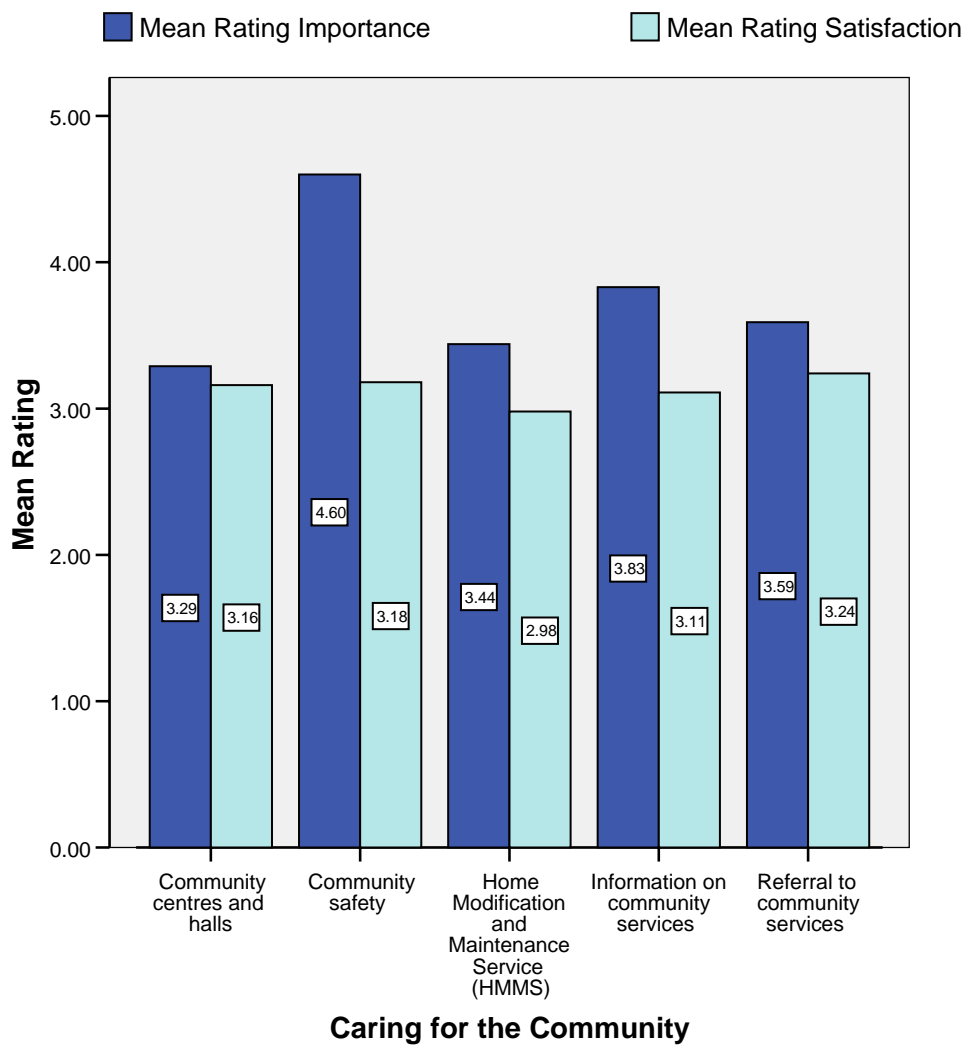
General comment

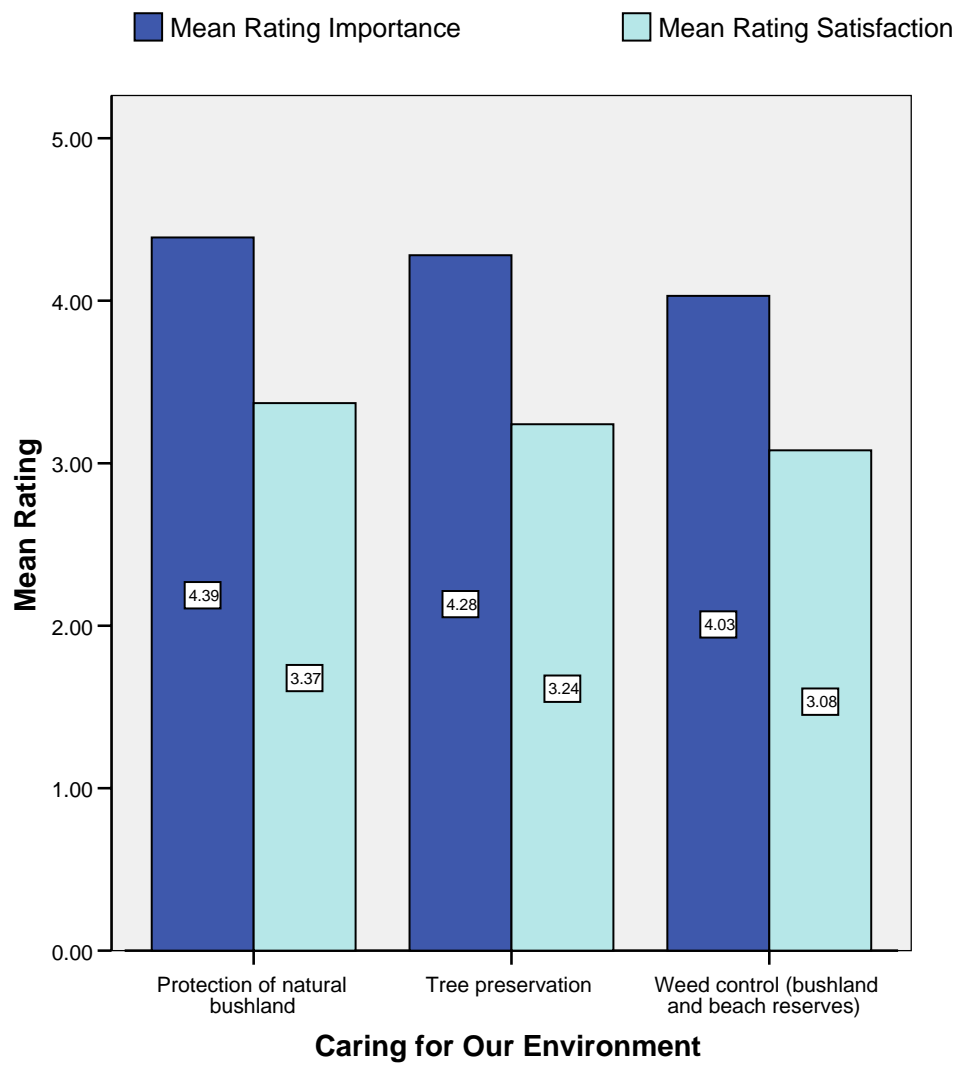
This survey provides a clear overview of the community's attitudes to a range of issues or the provision of services or facilities by Randwick City Council.

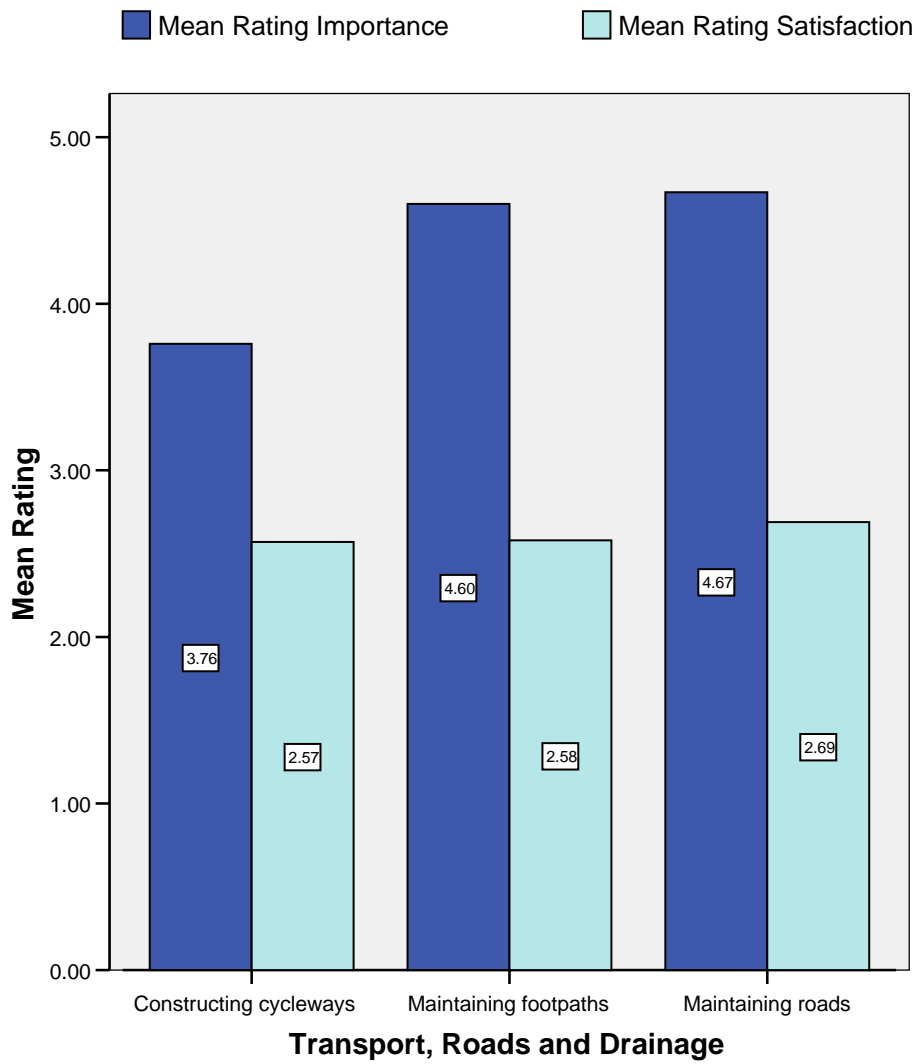
There are areas or issues that require the attention of Council to ensure an improvement in the provision of these services or facilities. The change in the community's attitudes as a result of these improvements will become evident from community surveys undertaken in the years ahead.

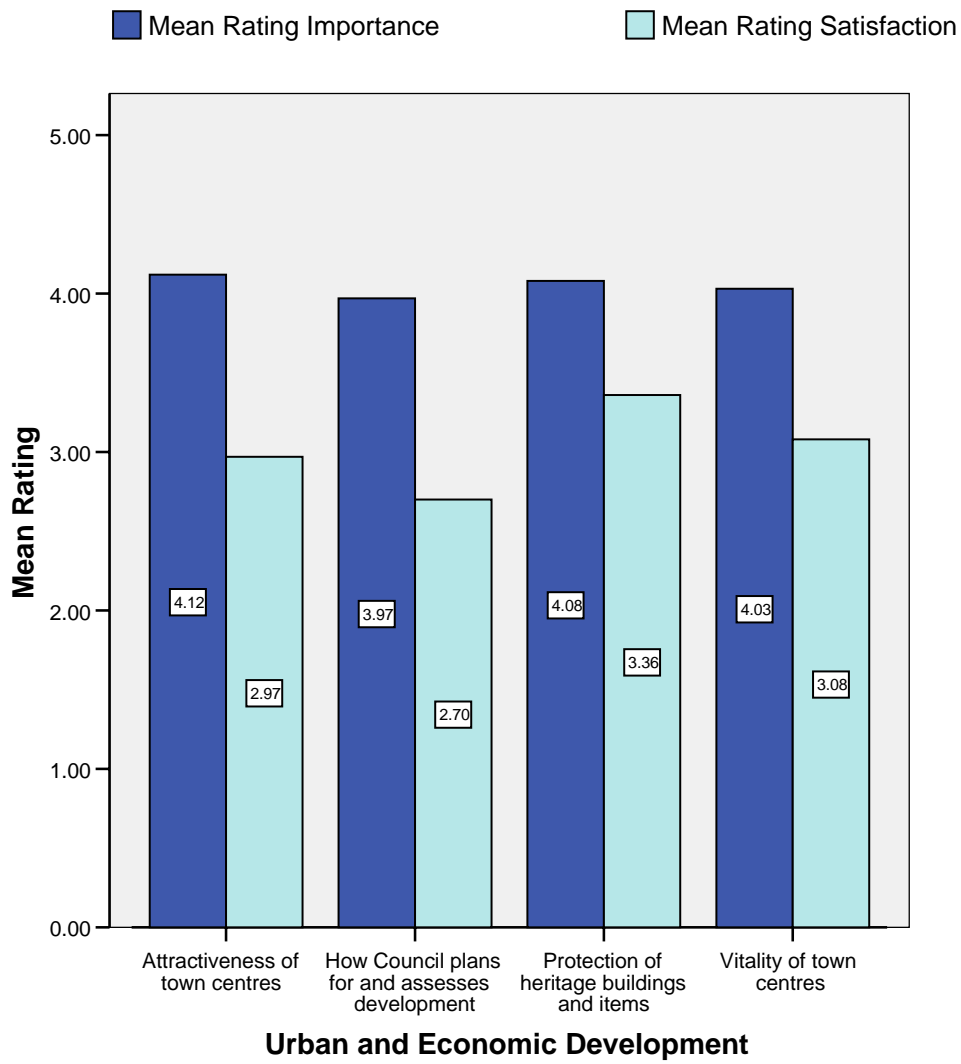
Attachment 2: Mean Importance and Mean Satisfaction Ratings for Services and Facilities

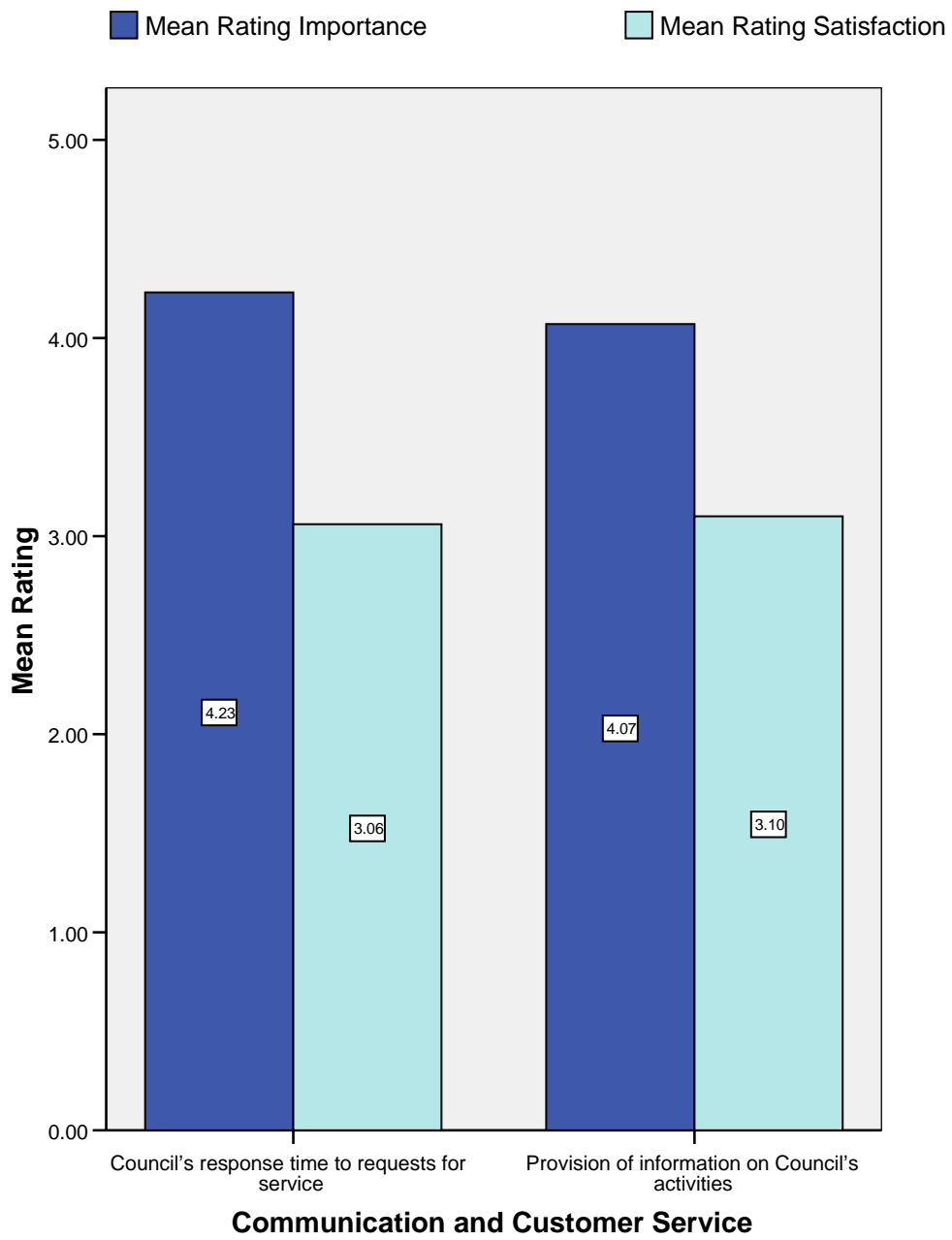


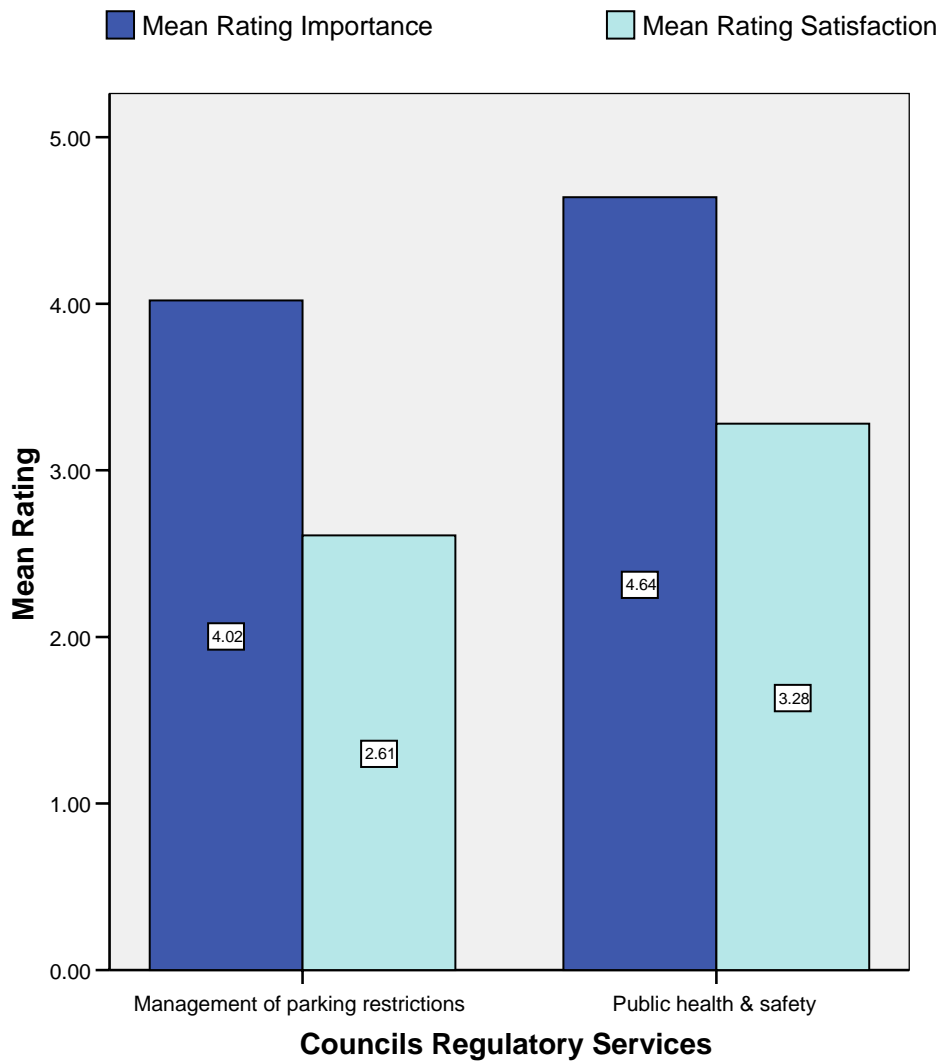


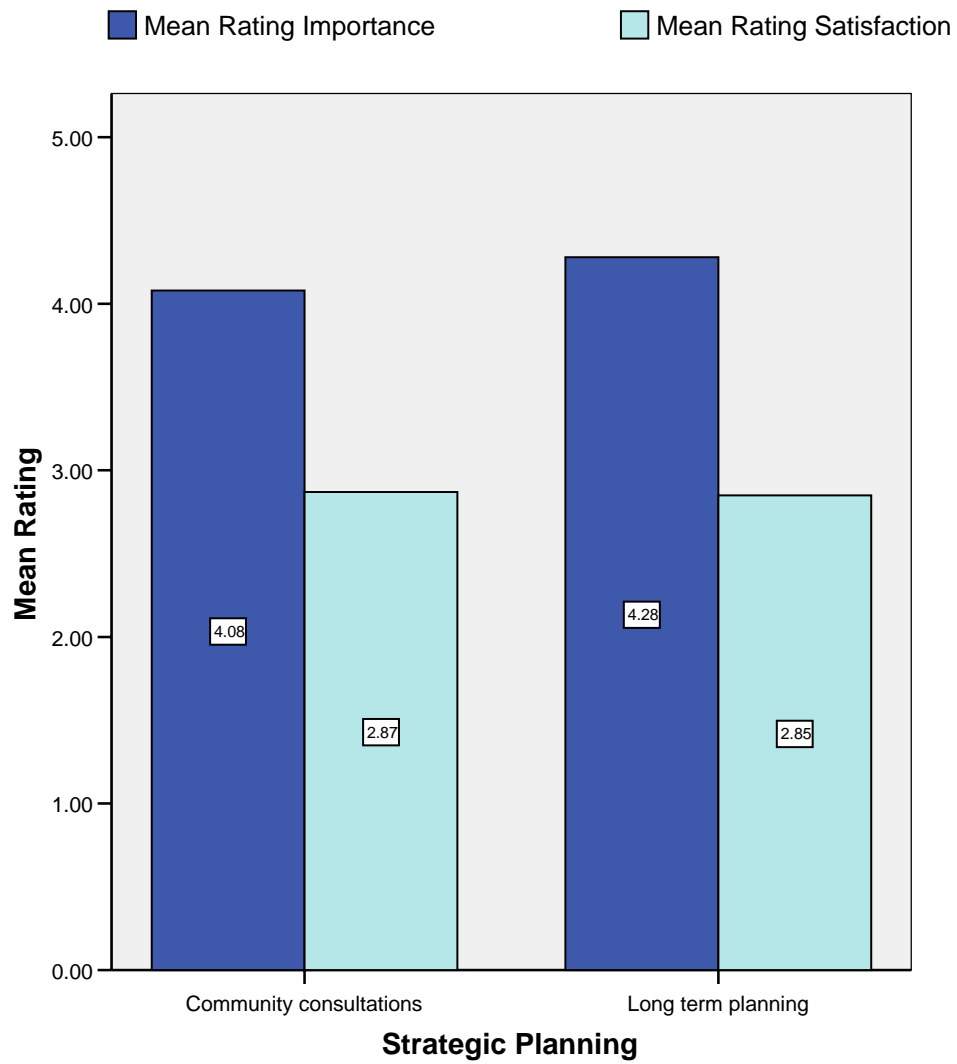


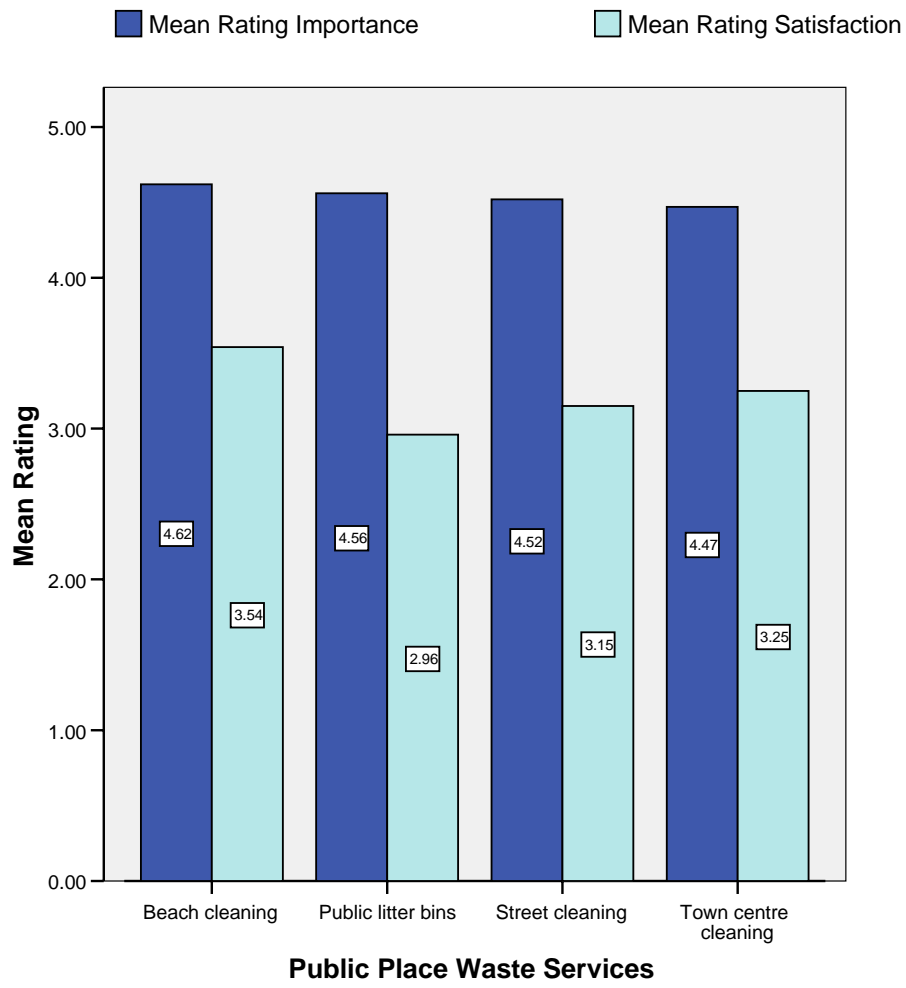












GENERAL MANAGER'S REPORT

16/2006



| | |
|-----------------|---------------------------------|
| SUBJECT: | Precinct Coordination Committee |
|-----------------|---------------------------------|

| | | | |
|--------------|--------------|-----------------|-------------|
| DATE: | 7 June, 2006 | FILE NO: | F2005/00487 |
|--------------|--------------|-----------------|-------------|

REPORT BY: GENERAL MANAGER

INTRODUCTION:

Council at its meeting of 22 February 2005 adopted the Terms of Reference for the Precinct Coordination Committee (PCC).

As part of the reporting mechanism, minutes of PCC meetings are reported to Council, including any recommendations and resolutions, together with supporting documentation.

This report provides Council with copies of the minutes of the Precinct Coordination Committee meeting of 23 March 2006.

ISSUES:

The 23 March 2006 PCC meeting finalised and unanimously adopted the boundaries of Council's eleven precinct committee areas. The boundaries had been the subject of consultations with individual precincts and the Precinct Coordination Committee in the preceding 12 months.

The 23 March 2006 meeting also endorsed a new section of the Rules and Procedures of Precinct Committees covering matters relating to conflicts of interest. This had been the subject of six months of consultations with precinct committees and the PCC.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

The boundaries of the precinct committee areas and the addition of the Conflict of Interest section of the Precinct Committee Rules and Procedures have both been the subject of community consultation and have been endorsed by the Precinct Coordination Committee.

RECOMMENDATION:

That:

- (a) the minutes of the PCC meeting of 23 March 2006 be noted;
- (b) the boundaries of the Precinct Committee areas (as shown on the attached map) be adopted; and
- (c) the updated Precinct Committee Rules and Procedures document (as attached to this report) be adopted.

ATTACHMENT/S:

1. PCC Minutes 23 March 2006
2. Precinct Committee Rules and Procedures
3. Precinct Boundaries Map

.....
GENERAL MANAGER

Attachment 1 **Precinct Co-ordination Committee**

Minutes of meeting
23 March 06

Welcome and introductions

Attendance:

| | |
|-------------------------------------|---|
| Ray Brownlee (Chair) | Bob Sheather <i>Maroubra Junction</i> |
| Kate Collier <i>Clovelly</i> | Kathy Neilson <i>Randwick</i> |
| Mark England <i>Coogee Beach</i> | Charles Abela <i>La Perouse</i> |
| Paul Chilcott <i>The Spot</i> | Inspector Julie Donohue (NSW Police) |
| Garry MacDonald <i>Moverly</i> | Snr Constable Petah Condie (NSW Police) |
| Bruce Harris <i>Malabar</i> | Matthew Vincent (<i>JCDecaux</i>) |
| Bob Brooks <i>La Perouse</i> | Karen Armstrong (<i>RCC</i>) |
| Andrew Tosti <i>The Spot</i> | Aaron Bowden (<i>RCC</i>) |
| Coleen Greene <i>Maroubra Beach</i> | Martin Ryman (<i>RCC</i>) |

Apologies:

Julia Batty (Malabar), Lynne Kirchner (Kensington), John Shiell (Kensington)

Minutes of meeting 1 November 2005

The minutes of the meeting of 1 November 2005 were accepted as a true record of the meeting.

Business arising from Minutes

| | Item | Action | Responsibility |
|------------|--|-------------------|-----------------------|
| 4.1 | Conflict of Interest The Conflict of Interest provisions of the RCC Precinct Committee Rules and Procedures, tabled at the 1 November 2005 meeting of the PCC and circulated to Precinct Committees for comment, were endorsed by the meeting. | Report to Council | Martin Ryman |
| 4.2 | Boundaries The Precinct Boundary Map, tabled at the 1 November 2005 meeting of the PCC and circulated to Precinct Committees for comment, was endorsed by the meeting. | Report to Council | Martin Ryman |

General Business

| | Item | Action | Responsibility |
|------------|---|---|------------------------------|
| 5.1 | Community Safety and Policing | | |
| | Inspector Julie Donohue and Snr Constable Petah Condie presented information and responded to questions on policing issues, including: Operation Prevent, conducted in March Operation Clean Sweep, drug dog operations, Repeat Victims Pack, Robbery Prevention Pack. There was a request for information on crime statistics. The police are not able to table these statistics but are able to present information on this and the other operations to precinct committees. The contact details for Snr Constable Petah Condie are phone 9349 9214 and email cond2pet@police.nsw.gov.au | | |
| 5.2 | Section 94 Contributions Aaron Bowden (RCC) gave a presentation on Section 94 Contributions and associated issues. A copy of the presentation is available for Precincts on request | | |
| 5.3 | Town Centre identity Aaron Bowden (RCC) also gave a presentation on the Mayoral minute on town centre identity and placed marketing. A copy of the presentation is available for Precincts on request. The PCC endorsed the concept. Precinct Representatives were asked to discuss the ideas with the precincts, and provide feedback to Council. | Precincts to discuss and provide feedback | PCC Reps PCC Reps |
| 5.4 | Community Safety Committee Charles Abela and Mark England were endorsed as the PCC representatives. Kerry Wareham and Bruce Harris were recommended as community representatives | Forward names to Aoife Wynter | Martin Ryman |
| 5.5 | JCDecaux and bus shelters Matthew Vincent, City Relations Manager with JCDecaux gave a presentation on bus shelters. A copy of this presentation is available to precinct committees on request. Precinct Committees were asked for their ideas on ways to reduce vandalism on bus shelters and provide feedback. PCC reps asked that the JCDecaux hotline number be placed on Council's website | Precincts to provide feedback | PCC Reps Martin Ryman |
| | Item | Action | Responsibility |
| 5.6 | Salvation Army Shop | | |

| | | |
|------------|---|--|
| | Bob Sheather reported that the Salvation Army Shop at Maroubra Junction had been destroyed by fire. | |
| 5.7 | Cyclone Larry The PCC requested that the Mayor send a message of support and sympathy to those Councils affected by the Cyclone Larry | |
| 5.8 | Heffron Park The General Manager outlined the concept of the proposed upgrade for Heffron Park, and detailed the funding options for the proposals. | |

Next Meetings

11 May 2006 Workshop on RCC Management Plan for Precinct Committees and Chambers of Commerce.

7 July 2006 Precinct Coordination Committee, commencing at 6.30pm

Attachment 2



RANDWICK CITY COUNCIL

PRECINCT COMMITTEES

RULES AND PROCEDURES

CONTENTS

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INTRODUCTION

Randwick City Council, in pursuing its commitment to community engagement, has established Precinct Committees throughout the City.

The Council's Precinct Committees are convened by residents and supported by Council. They play a vital role in ensuring that future changes in the City of Randwick take residents' views into account.

Precinct Committees have been established to increase the flow of information between the Council and the community and to provide residents with an opportunity to be more active in the decision making process.

Precincts Committees are not decision-making bodies, but act as a conduit moving issues and opinions between the community and Council.

Council's Community Consultation and Liaison Officer (CCLO) assists Precinct Committees seeking information necessary to make informed decisions and recommendations on matters referred to them by Council.

In order to be effective, Precinct Committees rely on the goodwill of all who attend meetings. Precinct Committees are not to function, in effect, as resident action groups and attempts by an action group or political party to dominate a Precinct Committee or their meeting will ultimately reduce the effectiveness and credibility of that Precinct Committee.

PRECINCT COMMITTEE OBJECTIVES

- To encourage community engagement by developing a sense of community between the Council, community and the local environment
- To facilitate continuous, clear two-way communication between Randwick City Council and the community
- To provide a formal system of information transfer between residents, property owners, tenants and Council
- To encourage residents' and property owners' contribution to Council's decision making process

COMMITTEE MEMBERSHIP

All residents, tenants and property owners within the designated Precinct Committee area are eligible to be members.

At least 20 members representing 20 different family groups must indicate their interest in establishing a Precinct Committee in their area.

Each Committee must annually elect an Executive, comprising a Chairperson and a Secretary. Executive Officers are elected at the initial Precinct Committee meeting.

All residents, tenants and property owners within the designated Precinct Committee area are eligible to be office bearers, however the nominees cannot be from the same family or household.

Maps showing the current Precinct Committee boundaries accompany the Precinct Committees Rules and Procedures manual. Residents, tenants and property owners who live in or own property on the border of two or more Precincts may attend and be members of any of the adjoining Precinct Committees.

Councillors are eligible to be members of the Precinct in which they reside. However, they are only entitled to attend other Precinct meetings by invitation. Councillors can not accept nomination for Executive roles within any Precinct Committee.

COMMITTEE MEETINGS

Each Precinct should aim to hold a public meeting once per month. It is preferable that meetings are held a minimum of six times per year in different months.

It is the responsibility of the Precinct Committee Executive to inform residents of the time, date and agenda for the next meeting. This may be done by way of a letterbox drop, posters and/or email.

Each Precinct Committee meeting requires a quorum of 10 people. The number of people set for a quorum is to ensure that meetings remain as representative as possible. If a quorum is not reached, the meeting may still proceed, however the Council will note the vote count and take this into consideration when responding to the recommendations.

No resident, property owner or tenant is to be excluded from any Precinct Committee meeting.

It is necessary for each Precinct Committee to establish specific meeting procedures for the smooth running of their meetings, in line with Council's Precinct Committees Rules and Procedures. The procedures must demonstrate respect for fellow attendees.

The Chairperson is responsible for guiding and controlling the meeting and ensuring that debate is conducted in accordance with standard meeting practice. It may be necessary to limit the number and length of time a particular person can discuss a matter, to ensure that no one individual dominates the meeting.

Matters to be discussed and voted on should be formulated as a motion. When sufficient discussion has occurred, members should be asked to vote on the motion and the number of people voting for, against and abstaining, will be recorded in the minutes.

THE COMMITTEE EXECUTIVE

The Executive of a Precinct Committee comprises the Chairperson and Secretary.

Precinct Committees may elect additional members to assist the Executive. For example the Committee may wish to elect a Treasurer or an Assistant Secretary.

The Executive is to ensure that Precinct Committee meetings are conducted in accordance with standard meeting procedures.

The Executive is to ensure that residents, tenants and property owners are given at least five days advance notice of a scheduled meeting.

The Executive may need to call a Special Meeting if a decision on a matter is needed before the next scheduled meeting is to be held. For example this may occur when comments are required for a Development Application (DA) submission.

In exceptional circumstances, when an issue affects more than one Precinct, the respective Precinct Executives may facilitate the calling of a combined meeting.

All Precinct Committee correspondence or requests to Council are to be directed to the CCLO at Randwick City Council and can only be lodged by the Precinct Committee Executive.

Committees must keep accurate financial records, which are to be prepared for the Annual General Meeting (AGM). The role of Treasurer may be performed by either the Secretary or the Chairperson.

The AGM for each Precinct Committee will be held in November of each year when the Executive office bearers are elected.

Appointment to the position of a Chairperson and Secretary will commence upon election and become vacant on the day of the next AGM in November of the following year. If a vacancy should occur for any of the Executive positions during the year, an election shall be held to fill such a vacancy at the next Ordinary Meeting.

A member may hold the same position of either Chairperson or Secretary for no more than two consecutive years. Any extension beyond this time must be through a formal request to the General Manager of Randwick City Council.

THE CHAIRPERSON

The Chairperson is responsible for preparing an Agenda for each meeting. The Chairperson should follow this Agenda, however if the meeting wishes to bring forward special items such as a guest speaker, the order of items can be voted on to be adjusted accordingly.

The Chairperson is responsible for guiding and controlling the meeting and ensuring that decisions made, are achieved after fair and reasonable debate has taken place.

The Chairperson's role is to focus the meeting on the issues, ensure that everyone gets a chance to speak and be heard, discourage repetition and irrelevance and guide the meeting to consensus if necessary.

It is the role of the Chairperson to ensure that the meeting is conducted within a two hour period.

It is appropriate to allow some discussion on each item prior to moving a motion and voting. However, if the discussion takes too long, it may lead to a particular item dominating at the expense of other agenda items or the length of the meeting will be extended.

THE SECRETARY

The Secretary is responsible for:

- The administration of the Precinct Committee
- Assisting the Chairperson with the preparation of the Agenda for the meeting including the setting of meeting dates
- Taking the minutes, attending to incoming and outgoing correspondence
- The management, maintenance and monitoring of the attendance book
- Preparing and forwarding the Minutes to the CCLO electronically, no later than 10 working days after the meeting
- Notifying the CCLO of any changes to meeting dates or events as soon as they are known, or at least 10 working days prior. This is essential to meet advertising deadlines.

THE AGENDA

The Chairperson, in consultation with the Secretary, should prepare an Agenda for each meeting. The Agenda sets out the order of business for the Chairperson to follow and should be circulated prior to the meeting.

The attendance register is to be signed on arrival and verified by the Secretary prior to the end of the meeting.

The order of business is as follows:

- Welcome by the Chairperson
- Apologies
- Declaration of pecuniary and non-pecuniary interest
- Ratification of previous minutes
- Business arising from the minutes (any matter/s that were raised at the previous meeting which required action to be followed-up)
- Incoming and outgoing correspondence
- Business arising from the correspondence
- Treasurer's report
- Other reports (sub-committees)
- General business
- Next meeting date
- Meeting close.

THE MINUTES

Minutes of the Precinct Committee should contain the following information:

- The number of attendees at the meeting, with the number of apologies
- All correspondence to and from the Precinct is to be tabled and noted in the

minutes

- Any declarations of pecuniary and non-pecuniary interest
- Any motions that have been passed, including the number of votes for and against the motion, as well as any abstentions.

A copy of the minutes is to be sent to the CCLO within 10 working days of the meeting.

Minutes are ratified at the following Precinct Committee meeting by two people who can verify the accuracy of those minutes. The minutes of a Precinct Meeting are a public record of a community meeting, and as such, are available to residents, property owners and tenants.

The Secretary is to keep an attendance book which must include the date, name, address and signature of all attendees. This record will be presented to the AGM. The General Manager of Randwick City Council may request to see this record at any time during the year.

Persons attending a meeting who have an interest in a Development Application should declare that interest and abstain from voting. This includes the applicant, their relatives, architects and builders.

Urgent submissions to DA's should be forwarded directly to the Planning Department within the specified time. Confirmation of this submission will still need to be recorded in the minutes of that meeting.

Council would prefer Precinct Committees to forward meeting minutes electronically. Timely receipt of the minutes will ensure that Council is given sufficient time to prepare an appropriately detailed response to the Committee.

Council needs to know if a Precinct Committee has any objections to specific matters forwarded to the Precinct by Council. It is equally important that Council is notified if the Precinct Committee has no objections to, or in fact supports, a specific matter.

MATTERS REFERRED BY COUNCIL TO PRECINCT COMMITTEES

The following matters are regularly forwarded, in electronic and/or in hard copy, to Precinct Committees for comment and recommendations back to Randwick City Council:

- Council Business Papers
- Major public works proposals
- Traffic management proposals
- Park and reserve improvement proposals
- Community services activities and events
- Zoning changes which affect a specific Precinct area
- Major policies or policy changes which directly affect the whole community
- A list of current development applications (DA)
- Additional information on request.

Precinct Committees may also view the hard copy display DA files relevant to their Precinct at Council's Customer Service Centre during business hours.

Randwick City Council also makes these display files available overnight, on request from a Precinct Committee Executive member, with three working day's prior notice to the CCLO. Council provides this service to Precinct Committee Executives in good faith and expect all due care and responsibility to be taken with these files.

A file may be collected from Council only between 4.45pm and 5pm on the agreed date and must be returned at 8.30am the following working day.

Council Business Papers will continue to be mailed in hard copy and will be sent electronically once Council's computer system enables this.

COMMITTEE FUNDING

Each year Council allocates an amount of money to Precinct Committees to assist with offsetting costs associated with running each Precinct Committee meeting. Such expenses may include the hiring of a Post Office Box, phone calls made for the purposes of Precinct business and other associated expenditure. Please note, receipts must be presented and minuted at each meeting before reimbursement can be made.

Funding is subject to compliance with Council's Precinct Committee Rules and Procedures.

Council also provides in-kind assistance to support the Precinct Committees. This includes:

- The CCLO position and resources
- A copy of all relevant Council documents including copies of all Council Business Papers and DA lists
- The allocation of a ream of printed paper per month for each Precinct Committee
- Hall hiring fees
- Advertising of meetings in the local newspaper.

COUNCIL'S COMMUNITY CONSULTATION AND LIAISON OFFICER

Randwick City Council's Precinct Committees are coordinated by the Community Consultation and Liaison Officer (CCLO). The CCLO is the prime point of contact for the Precinct Committees.

The role of the CCLO includes:

- To co-ordinate and resource the Combined Precinct Coordination Committee
- To provide support to the Precinct Committees and to act as a conduit between Council, the Committees and the community
- To assist Precinct Committees to obtain the necessary information to make informed decisions and recommendations on Council matters

- To liaise with Council officers to ensure that all relevant Council matters are referred to the Precinct Committees
- To ensure that Precinct Committee comments and recommendations are forwarded to the relevant Council officers
- To collate information and respond to Precinct Committee minutes
- To co-ordinate briefing sessions with Council officers and committees as the need arises
- To provide management guidelines for Randwick City Council's Precinct Committees
- To assist the development of Precinct Committees.

PRECINCT COORDINATION COMMITTEE

Randwick City Council's Precinct Coordination Committee has been established with the following aims and objectives:

AIMS

- To establish an inclusive forum where broad community-wide and local issues can be discussed
- To continue to improve the link between Council and the community and foster improved community engagement
- To promote and engage the community early in Council's planning and decision making processes.

OBJECTIVES

- The efficient coordination of Randwick City Council's Precinct Committees
- The establishment of a forum at which both City-wide issues and issues common to Precincts and Council can be raised
- The improvement of Council's consultation processes and the development of better community engagement practices
- Improved Precinct communication with Councillors through a formal report to a following Council Meeting after each quarterly PCC meeting
- Support for accountable decision making
- The creation of a catalyst to revitalise and improve the effectiveness of Precinct Committees.

Conflict of interest

What is a conflict of interest?

A conflict of interest occurs where a personal interest, such as a business interest, family relationship or friendship, could influence the way in which you form an opinion on a matter being considered by a precinct committee.

Another way of considering whether a conflict of interest exists is where a person has difficulty in making a fair and impartial decision on some issue as a result of divided loyalties or of being likely to benefit personally if the issue is decided one way rather than another way.

A conflict of interest would also occur when a reasonable person might believe that you could be influenced by a personal interest.

Just because you might have both a public duty and a personal interest in relation to a particular matter, it does not necessarily mean that the two must be in conflict. However in any community, Randwick included, perceptions of conflicts of interest are likely to arise even where there is no real conflict.

What to do if there is a real or perceived conflict of interest?

In managing a conflict of interest, your first responsibility is to the precinct committee. You must be careful not to place yourself in situations where conflicts of interest might occur.

It is important that if a conflict of interest exists or could be seen to exist, the situation is managed effectively. It is also important that both the community and Council are confident that conflicts of interest can be managed and resolved by precinct committees.

In the cases of conflicts of interest, the proper procedure is for the person concerned to:

1. Declare any interest.
2. Make known the way in which those interests may conflict.
3. If the meeting considers that there is an actual conflict of interest, abstain from taking part in the decision making process.
4. If considered appropriate, leave the room while the issue is discussed.
5. Ensure that the declarations of a conflict or possible conflict or perceived conflict are recorded in the minutes of the precinct committee meeting.

In precinct committee meetings, the meeting may decide that it is appropriate for the person with the conflict of interest to speak on the issue before general discussion takes place.

Some examples where a conflict of interest may exist:

1. The precinct committee is considering a draft policy on alcohol free zones and your family has shares in a liquor retail company that operates in the Randwick City Council area.

2. The precinct committee is considering a development application lodged by you or a close family member.
3. You or a close family member's property is directly impacted on by a development proposal.
4. You are asked by the precinct committee to represent the precinct's views to Council on an issue where you have or could be reasonably perceived to have a conflict of interest on the matter.

In considering development applications, it is important to distinguish between direct impacts on a property or properties and broader community impact of a development.

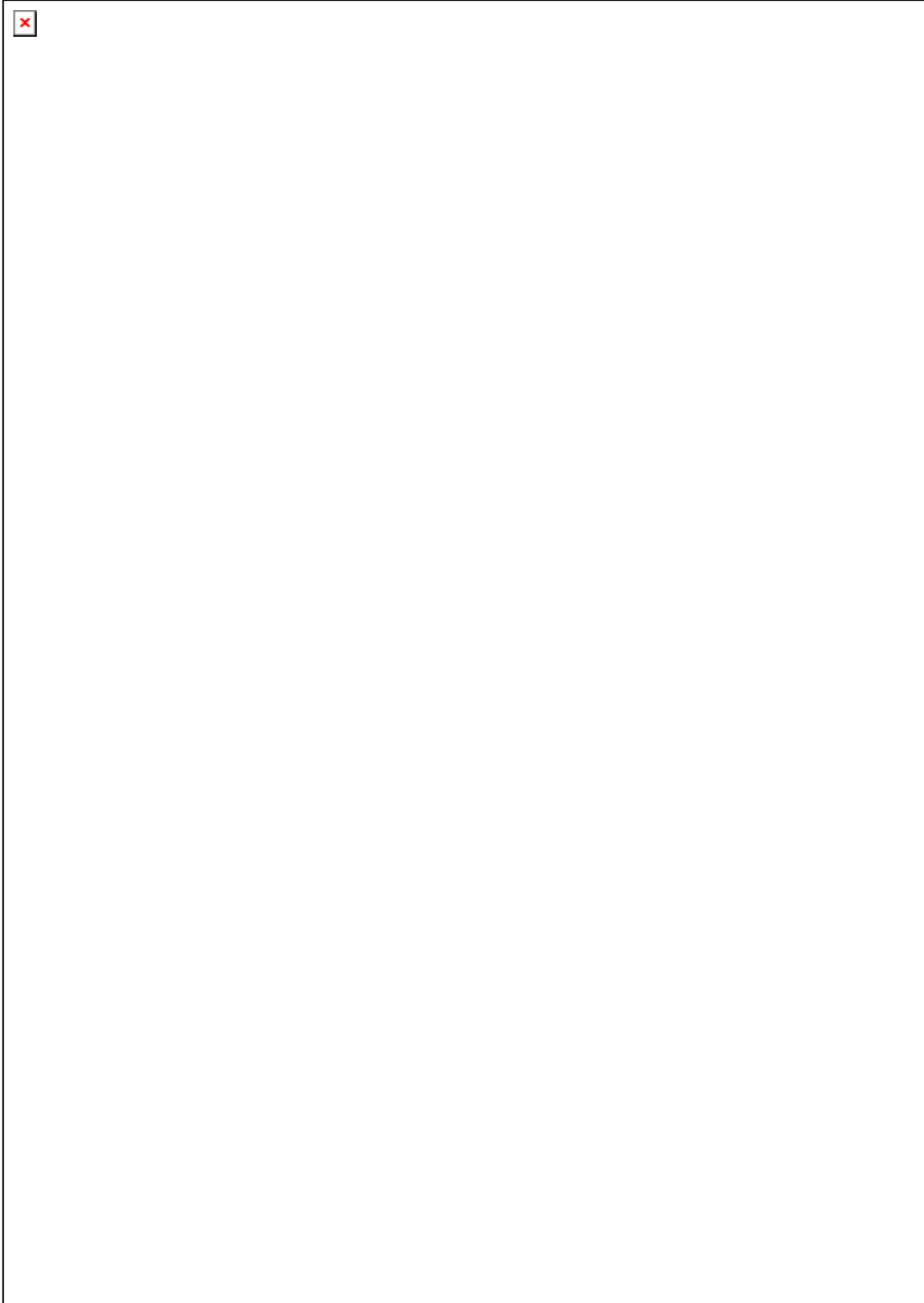
If you are not sure whether a conflict exists, you should seek guidance from the precinct committee or from Council.

Examples of when you could seek guidance are:

1. Deciding whether a relative or a friend is close enough to create a conflict or the perception of a conflict of interest
2. Distinguishing between direct and broader community impacts of a development proposal.

When considering whether or not a conflict of interest or the perception of a conflict of interest exists, you should always err on the side of caution.

Attachment 3



GENERAL MANAGER'S REPORT

17/2006



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| SUBJECT: | The Randwick City Plan, 'rich history - bright future' |
|-----------------|--|

| | | | |
|--------------|--------------|-----------------|-------------|
| DATE: | 7 June, 2006 | FILE NO: | F2004/07978 |
|--------------|--------------|-----------------|-------------|

REPORT BY: DIRECTOR, CITY PLANNING

EXECUTIVE SUMMARY

Preparation of the Randwick City Plan has been an innovative and evolutionary process. It was initiated by a series of community consultation and information processes in early 2000, and was followed by key research and studies. In 2004, using a grant from the Department of Planning, the results from the earlier consultations and research were presented to the community and Council for feedback. The Draft Randwick City Plan was subsequently prepared and placed on public exhibition during late 2005 / early 2006.

The strength and uniqueness of the City Plan lie not only in the document itself but in the processes that support its construction and implementation. Some of these include the consultation with the community and partnerships that have been strengthened in the preparation of the City Plan; the shift towards an Outcomes focus for Council; and a leading approach of integrated planning and reporting. It is largely because of these aspects that the City Plan has achieved such high recognition and acclaim to date - highlighted in this report under the heading *Achieving Acclaim for Innovation and Best Practice*.

Community input was of key importance in shaping the Randwick City Plan. Consultation activities were undertaken at all major stages in the project, including prior to the preparation of the Plan and seeking feedback on the draft Plan. As a result of community feedback in relation to the Draft Plan a number of key changes were made to the document, such as: providing a more balanced reference to tourism, particularly towards improving our understanding and acknowledgement of tourism trends and the role tourism plays in the local economy; strengthening the 'Places for People' theme with regards to safety, the maintenance of our public areas, and acknowledging the important role of our libraries; better explaining how Council will be accountable to implementation of the Plan; and further explaining aspects such as Council's vision - 'a sense of community', and sustainable transport.

The key recommendations of this report are that Council note the comprehensive and innovative approach taken towards preparing the Randwick City Plan, and endorse the amended Plan for finalisation.

CONSULTATION ACTIVITIES

Public exhibition of the Draft Randwick City Plan commenced after it was reported to Council in November 2005, and formally finished on the 6th March 2006. Given the importance of the project and to allow for the holiday period, the exhibition period was extensive.

Attachment 1, Public Exhibition and Consultations re: the Draft Randwick City Plan, outlines the broad range of consultation activities undertaken. These included: information and surveys at our customer service centre, libraries and on Council's website; written notification; roving information kiosks; advertisements; and workshops. In addition to the activities listed, staff from the City Plan working group also met with a range of stakeholders, such as representatives from the Randwick Hospitals Complex, to discuss the Draft Plan in more detail.

The consultation activities not only provided feedback on the Draft Plan they also served in strengthening links with our community and key stakeholders.

The focus of the internal consultations centred on preparation of the Draft Management Plan. This process provided an excellent cross-check of the functionality of City Plan, and served to strengthen the integrated planning focus upon which the City Plan is based.

Note – the above mentioned consultations all built upon the extensive consultation period undertaken prior to preparing the draft Plan.

FEEDBACK FROM CONSULTATION

The consultation activities provided valuable written and verbal feedback from both internal and external stakeholders. There were 39 written submissions / surveys which were generally supportive of the long term planning approach by Council. This includes responses from Precincts, Chambers, private submissions, local businesses, local MP Kristina Keneally, State Government agencies and community organisations. Attachment 2 provides a summary of the written submissions received by Council in relation to the Draft Plan, and our responses to the issues raised.

Overall the feedback demonstrated strong support for the preparation of the Draft Plan. In addition, many of the key stakeholders aspire to develop much stronger partnerships with Council during the implementation phase. While the pre-draft consultations resulted in a greater volume of feedback, the 05/06 draft Plan consultations resulted in fewer, yet generally very well detailed submissions.

A number of key themes emerged from the written and verbal feedback, including:

- Strong support, generally, for the long-term strategic approach
- Requests for an improved explanation and description of what is meant by 'a sense of community'
- Requests for a greater emphasis on community wellbeing, including: safety, affordable housing, and understanding and advocating the community's needs

- Concern about the quality and rate of development
- Strong support for environmental initiatives and advocating for sustainable transport alternatives
- Requests for an explanation of key terms i.e. 'sustainable transport'
- A greater emphasis needs to be placed on the community value of our libraries, as well as private spaces such as shopping centres
- Requests for an improved acknowledgement of our sporting heritage and tourism
- There needs to be a stronger link between the directions in A Prospering City theme and employment opportunities
- More importance needs to be placed on maintaining and upgrading the City's public spaces
- Requests for improved explanation of how Council will be accountable to achieving what is set out in the Plan
- Requests for detailed or specific improvements that have been, or will be, addressed in Council's Management Plan.

The following section highlights the link between the feedback received and key changes to the draft Randwick City Plan.

KEY CHANGES TO THE DRAFT RANDWICK CITY PLAN

Feedback from the consultation activities (both internal and external) drove key changes to the Draft City Plan. These changes are highlighted in Attachment 3-The Randwick City Plan and in the following summary:

(The Background papers have also been modified – consistent with the outlined changes)

Key Changes to the Outcomes

Council in partnership with our community is aiming to achieve by 2025, the following Outcomes:

- **Leadership in sustainability**
- **A vibrant and diverse community**
- **An informed and engaged community**
- **Excellence in urban design and development**
- **Excellence in recreation and lifestyle opportunities**
- **A liveable City**
- **Heritage that is protected and celebrated**
- **A strong local economy**
- **Integrated and accessible transport**
- **A healthy environment**

There are 3 main changes to the outcomes. Firstly, 'Excellence in urban design' has been changed to 'Excellence in urban design and development'. This change encompasses the

functioning and management of our built environment, which has an obvious impact on the community, in addition to the design stage.

Secondly, 'A liveable City that balances growth and change' has become 'A liveable City'. Numerous stakeholders found the previous wording confusing, and by making the outcome more concise it provides a stronger message.

Thirdly, the over arching outcome 'Effective partnerships with key organisations' has been removed as a stand alone outcome, and strengthened through the directions and key actions throughout the 5 themes - given that is essential to all themes. Leadership in sustainability remains an overarching outcome, of which partnerships is also integral too.

Key Changes to the Introduction of the Summary Document

The main changes to this section include providing an expanded definition of sustainability, and changes to the outcomes as detailed above. A more detailed explanation of how the City Plan will drive Council's priorities and how we will report back to the community the progress of City Plan has also been provided i.e.



The 'outcome indicators' are a developed suite of performance indicators, measures and milestones which report against our *City Plan* outcomes. These outcome indicators are tabled in Council's annual management plan and will be reported against in the *State of our City* report.

The City Plan Themes

The Randwick City Plan themes and outcomes

The Randwick City Plan is based on five broad interrelated themes:



Key Changes to ‘A Sense of Community’ Theme

This theme now provides a more holistic description of what is meant by a sense of community - creating a feeling of inclusiveness and involvement where people feel they are an integral part of our community – and how Council can continue to support that. There is also an improved acknowledgement of our libraries, which were included previously as multi-purpose facilities.

The wording of some of the directions and key actions has been enhanced. Several additions have also been made in order to strengthen this section, including the key action - ‘Regularly consult with our community on their needs’.

Key Changes to the ‘Places for People’ Theme

This theme has been significantly strengthened. In particular there is a lot more emphasis on aspects of liveability that are of high importance to our community. Some of these aspects include: community safety; recognising the significance of maintaining our City’s assets; acknowledging the role of privately owned public spaces in providing

opportunities for community interaction (such as shopping centres); and better acknowledging our cultural and sporting heritage.

While the Draft Plan reflected the recreation directions and background information in the 'Looking After Our Environment' theme, it has subsequently been moved to this Theme – in recognition of the strong links between recreation and lifestyle in Randwick City. Also, a definition for the proposed 'comprehensive review of our Local Environmental Plan' has now been included in the 'Places for People' theme as it was being misunderstood.

Key Changes to 'A Prospering City' Theme

Randwick Tourism Inc. made a detailed submission which, broadly speaking supported Council's initiative in planning ahead but also commented that the contribution of tourism to the local economy was underestimated in the Draft Randwick City Plan. A summary of the comments made are listed in Attachment 2 of this report.

The most significant change in this theme has been to provide a more balanced reference to tourism, particularly towards improving our understanding and acknowledgement of tourism trends and the important role tourism plays in the local economy. More reference has also been given to 'The Sports Coast' initiative of Randwick City Tourism Inc.

A direction focused on employment opportunities has been added to strengthen the direct link of this section with jobs.

In addition to recognising the above matters minor changes were made to the background paper, such as: updating references to the Metropolitan Strategy and the proposed development at Sydney Airport; and referring to Council's industrial lands review.

Key Changes to the 'Moving Around' Theme

Changes to this theme include insertion of a definition for 'sustainable transport', addressing issues associated with the forecast growth at Sydney Airport, and updating the theme to incorporate State Government legislation and policy changes i.e. Sydney Metropolitan Strategy.

Both the City Plan and Background Paper have been streamlined to avoid duplication. A greater emphasis has been placed on those issues Council has greatest control over, such as local transport infrastructure and parking.

Key Changes to the 'Looking After Our Environment' Theme

The strategic direction in this theme was generally well supported. Further improvements have been made to give greater recognition to environmental risks, such as flooding and climate change, and to the protection of our natural heritage.

The wording of some of the directions and key actions has been amended to clarify their intent and several additions and corrections to both the City Plan and Background Paper have been made to strengthen this section and incorporate State Government legislation and policy changes.

RECEIVING ACCLAIM FOR INNOVATION AND BEST PRACTICE

Council's City Plan working group delivered the City Plan through an innovative process, including a strong focus on integrated planning. In addition, the working group also received specialist input from EcoSteps - consultants funded from the grant received from the NSW Department of Planning. EcoSteps provided best practice advice such as using the Principles for Sustainable Cities (devised as part of the United Nations Environment Program) as a foundation for the City Plan. During the preparation of the City Plan Council also undertook a State of the Environment Reporting reform project. The working group also received feedback on the City Plan process from the Blumenberg consultants who undertook the SoER project.

Cross-checking the City Plan against relevant benchmarking tools & documents also shows that our thinking behind the preparation of the City Plan demonstrates best practice. Example documents / tools include:

- The Circular to Councils, Integrated Planning and Reporting, Department of Local Government, February 2006, and
- The Sustainability Health Check Discussion Paper, Local Government Managers Australia, August 2005.

The innovative work of the City Plan has been integral to Council receiving a number of awards to date, including:

GOLD winner of the Local Sustainability Award (Local Government Excellence in the Environment Awards 2005)

SILVER for Excellence in Sustainability within Local Government, Management Excellence Awards 2005 (LGMA NSW)

SILVER Commendation at the International Liveable Communities Awards in Canada – 2004

In addition, staff from the City Plan working group have been invited to submit papers and deliver presentations in relation to the City Plan at various conferences.

FINANCIAL IMPLICATIONS

A significant allocation of staff time, from across Council, has been invested in developing the Plan in a consultative manner. Council received a \$90,000 grant from the State Government towards preparation of and public exhibition of the Plan. Preparation and completion of the City Plan also involved a total of \$55,000 from Council's 04/05 and 05/06 budgets towards the City Plan consultations, exhibition, consultancies and design and printing (excluding separate studies).

The implementation of the Plan will be driven by our management planning and associated budgetary processes. Council's long term financial plan will take the Randwick City Plan into consideration, and the City Plan will also provide Council with excellent leverage for external grant funding opportunities.

NEXT STEPS

To provide contrast between the Draft and Final Plans some of the graphic design elements will be refreshed. This will be the next step after the Plan is endorsed by Council. In particular, photos depicting more of our City's facilities such as the University of New South Wales and the Randwick Racecourse will be included, as well as architecturally designed maps.

Council's Strategic Planning and Organisational Policy and Performance teams will continue to work together to progress an integrated reporting methodology. This will include further developing the Outcomes indicators as outlined in the Management Plan, and working towards preparation of a holistic 'State of Our City' annual report (which will consolidate 3 previous sets of reporting – the annual report, state of the environment report, and social plan). In addition, ongoing work will be undertaken to strengthen the links between Council's reporting, planning, and budgetary processes.

Council will report on our progress in delivering our City Plan commitments through our Annual Report. Over four year cycles we will undertake a major review to reflect the community's changing aspirations and demographic information, technological advances, and to respond to ongoing studies. The first review is scheduled for 2008-09.

City Plan will also foster the development of cross-Council teams to work on specific projects that would benefit from a range of specialists.

The City Plan working group will continue to promote the best practice methodology of the City Plan, by responding to inquiries and participating in appropriate conferences. In addition, we will use the City Plan as leverage in external grant applications, and continue to seek recognition for Randwick Council by applying for suitable awards.

CONCLUSION

The Randwick City Plan is an innovative strategic framework that sets the direction for Randwick City and Council over the next 20 years. It is the result of extensive community consultation and preparation of background material. This is the first long term strategic plan for Randwick, and it demonstrates a highly effective approach towards planning for the future. Of key importance to the City Plan is to maintain and improve the liveability of Randwick now, and in the future.

The process of preparing the City Plan initiated an Outcomes focus for Council and has driven a major integrated planning and reporting initiative.

Randwick City Council has received substantial positive recognition for the City Plan to date, including several awards. We will continue to share the knowledge and experience gained in the preparation of the City Plan with other local government practitioners, while also taking the opportunity to promote Randwick City and Council.

RECOMMENDATIONS:

That:

- (a) the comprehensive and innovative approach taken towards preparing the Randwick City Plan be noted;
- (b) the 'Randwick City Plan' as amended, be endorsed; and
- (c) Council agree that the Director City Planning may make minor modifications to the draft plan and background papers to rectify numerical, typographical, interpretive and formatting errors if required, in the completion and printing of the draft plan material.

ATTACHMENT/S:

- 1. Public exhibition and Consultations re: the Draft Randwick City Plan;
- 2. Summary of Written Submissions; and
- 3. The Randwick City Plan (summary document) - UNDER SEPARATE COVER.

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GENERAL MANAGER

**ATTACHMENT 1:****Public Exhibition and Consultations re: the Draft Randwick City Plan**

| Public Exhibition | Dates |
|--|-----------------------------------|
| Administration Building | 21 Nov 05 - 10 March 06 |
| Bowen Library | 21 Nov 05 - 10 March 06 |
| Matraville Library | 21 Nov 05 - 10 March 06 |
| Randwick Library | 21 Nov 05 - 10 March 06 |
| Web Site | 21 Nov 05 - Current |
| Survey (web and paper) | 6 Feb 06 – 24 March 06 |
| | |
| Written Notification | |
| Letters to MPs and Mayors | 18 Jan 06 |
| Letters to Precincts, Chambers, past participants / Key Stakeholders | 16 Nov 05 |
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| Government Agencies | |
| Letters | 16 Nov 05 |
| Workshop with Department of Planning | 1 Feb 06 |
| Workshop with representatives from the Randwick Hospitals Complex | 24 March 06 |
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| Southern Courier | |
| Standard Advert | 22 Nov 05 |
| ¼ page advert | 31 Jan 06 |
| Mayors Column | 22 Nov 05 & 14,21,28 Feb 06 |
| Southern Courier article | 15 Nov 05 |
| | |
| Information Kiosk | |
| Matraville (Shopfront) | 21 Nov 05 – 2 Dec 05 (11am – 3pm) |
| Randwick Junction | 8 – 9 Dec 05 (11am – 2pm) |
| Maroubra Beach | 4 Feb 06 (9am – 11am) |
| Coogee Beach | 4 Feb 06 (11.30am – 1.30pm) |
| Maroubra Junction | 8 Feb 06 (11am – 2pm) |
| Kingsford | 14 Feb 06 (11am – 1pm) |
| Clovelly | 18 Feb 06 (10am – 12) |
| | |
| Community Workshops | |
| Combined Precinct Committee | 2 Feb 06 |
| Yarra Bay Community | 11 Feb 06 |

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| Combined Chambers of Commerce | 13 Feb 06 |
| Rotary Club | 14 Feb 06 |
| Coogee Precinct Group | 20 Feb 06 |
| Clovelly Precinct Group | 13 March 06 |
| Randwick Precinct | 1 March 06 |

ATTACHMENT 2: Summary of Written Submissions

| NAME/GROUP & FORMAT OF COMMENTS | COMMENTS | RESPONSE |
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| Kristina Keneally MP, Member for Heffron | <p>Supports: provision of a community hub at Kensington Town Centre; transforming Anzac Pde into a grand boulevard; our commitment to an affordable housing strategy; and, the concentration of development in areas that are accessible and serviced by good public transport.</p> <p>Issue: Highlighted the need for a Local Area Traffic Area Management plan for Kensington and Kingsford.</p> <p>Issue: Commended Council on our efforts over the last 10 years in upgrading our parks and beaches, urged ongoing support of Kensington Oval, and for future 'user needs' studies to include visitors beyond our boundaries.</p> | <p>Support noted</p> <p>Noted and referred to Council's Transport Management Group, City Services</p> <p>Noted. Future user needs studies to include users from outside the LGA</p> |
| NSW Heritage Office | <p>Supports: the heritage outcome; and, undertaking the heritage study.</p> <p>Issue: Suggested rewording of a key action.</p> <p>Issue: very disappointed that Council recently resolved to discontinue the preparation of a LEP to implement the heritage review.</p> | <p>Support noted</p> <p>Rewording accommodated</p> <p>Noted. Council is also working to strengthen the awareness, understanding, and support of heritage generally</p> |
| M. McMahon Coogee | <p>Supports: a well set out document and the information presented in a very accessible way</p> <p>Issue: The definition of community is too broad – there is no distinction between visitors and those who live or work in the</p> | <p>Support noted</p> <p>While the current definition is in keeping with Social Planning standards, an emphasis is placed on our</p> |

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| | <p>City.</p> <p>Issue: To achieve growth in arts and culture there needs to be a solid groundwork with contribution from arts professionals who live or work in the City.</p> <p>Issue: Council policy should protect the amenity of heritage buildings (i.e. rights of residents to the peaceful enjoyment of their homes).</p> <p>Issue: The implications of 'Undertake a comprehensive review of the Randwick Local Environmental Plan' need to be better explained.</p> <p>Issue: Council must take a leadership role in planning for tourism, not just managing its impacts.</p> <p>Issue: Explanation of 'global industries' required.</p> <p>Issue: There are industries which are currently operating in, or close to residential areas and which are not addressed (<i>Places for People</i>) include the liquor industry (and gaming), tourism and construction.</p> <p>Issue: Control of visual clutter and advertising needs to be addressed</p> | <p>residents in the directions, actions, and supporting text</p> <p>This will be further recognised in Council's preparation, consultation and implementation of a Cultural Plan</p> <p>The protection of residential amenity generally has been strengthened in the 'Excellence in urban design and development' outcome</p> <p>The 'Places for People' theme in the summary document has been updated to provide an explanation</p> <p>Noted. The preparation of the economic strategy – will include a tourism component to assist Council to take pro-active measures</p> <p>More information can be found in the 'A Prospering City' background paper, under <i>Emergence of the 'global arc'</i></p> <p>The potential impact of these activities on residential amenity is noted. In <i>Places for People</i> a new direction has been added recognising the need to address safety and anti-social behaviour.</p> <p>Strategies to address this issue will be developed in accordance with City Plan directions through policies and development control plans</p> |
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| | <p>Issue: Historical reference to the pubs at Coogee do not differentiate the scale of the impact between the 1970/80's and now, and there is no information about tourist/visitor accommodation</p> <p>Issue: A new Council logo should be introduced with the 20 year plan</p> | <p>The difference in scale is noted. More information about tourist/visitor accommodation will be researched as part of the preparation of an economic strategy</p> <p>Noted</p> |
| Randwick Precinct Committee | <p>Issue: Libraries are not mentioned in the Randwick City Plan.</p> <p>Issue: The Precinct Committee hopes that community consultation will happen as set out in the Plan.</p> | <p>The Plan has been changed to better acknowledge the importance of libraries. See 'A Sense of Community' and 'Places for People' themes</p> <p>Council has a strong commitment and accountability to implementing the Plan.</p> |
| Maroubra Beach Community Workshop (facilitated by R. Leoni) - minutes of meeting | <p>Issue: Look and feel of Plan could be enhanced - Plain English, darken typeface etc.</p> <p>Issue: Firm commitments needed in vital areas</p> <p>Issue: Draft needed to be displayed in high people traffic areas</p> | <p>Noted for final graphic design phase</p> <p>Council's Management Plan ensures the City Plan is implemented</p> <p>Refer to Attachment 1 of this report - Public Exhibition and Consultation of the Draft Randwick City Plan</p> |
| The Spot Business Association Inc. (J. Deegan - Chairman) | <p>Issue: That tourism is portrayed negatively in the City Plan, the benefits not acknowledged, and is incongruent with the relevant background paper as well as other Council communications</p> | <p>Appropriate changes have been made to the 'A Prospering City' theme to correct the outlined discrepancy</p> <p>Council staff met with Mr. Deegan to discuss the Draft Plan</p> |
| Randwick City | Supports: Council's initiative in | Support noted |

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| <p>Tourism Inc. (D. Hertford – President)</p> | <p>planning ahead; the majority of directions and key actions outlined in A Prospering City; the outcome – A Strong Local Economy; and, numerous sections (i.e. – town centres and small businesses – transport and access)</p> <p>Issue: The contribution of tourism to the local economy is underestimated</p> <p>Issue: Opposes the wording of the statement ‘Manage tourism and its impacts so that visitors to our City are more environmentally and socially responsible’</p> <p>Issue: Need increased recognition of the complimentary and symbiotic relationship between small business, tourism, and UNSW</p> <p>Issue: Randwick City Tourism should be better recognised as a partner</p> <p>Issue: Opposes the wording of the direction ‘Visitors to our City are environmentally <i>and socially responsible and support our local economy</i>’</p> <p>Issue: Opposes the wording of the key action ‘Prepare and implement a visitor and tourism management strategy, as part of the economic strategy’</p> | <p>This has been addressed through changes in the directions and supporting text in the ‘A Prospering City’ theme</p> <p>The wording has been changed to have more of a focus on better understanding and acknowledging the role of tourism</p> <p>Noted, and to be further investigated in the preparation of an economic strategy for Randwick City</p> <p>The summary document has been updated to better reflect the role of Randwick City Tourism</p> <p>The wording has been changed to have more focus on better understanding and acknowledging the role of tourism</p> <p>This has been changed to ‘the proposed economic strategy to incorporate a tourism component’</p> |
| <p>AMP Capital Investors (L. Mason – Head of Retail Development)</p> | <p>Supports: The sound approach demonstrated to meet the future needs of the community; the focus of improved urban design and sustainability of buildings; the preparation of an economic strategy; and, the preparation of a crime prevention and safety plan.</p> | <p>Support noted</p> |

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| | <p>Issue: Need increased understanding that the Randwick Town Centre is underpinned by two large retail centres that support the street based retail activities of the town centre.</p> <p>Issue: Retail areas such as Randwick need to grow and adapt to counter the competitive forces that encourage local residents to increase their travel (and expenditure) out of the LGA.</p> <p>Issue: The significant retail development at Sydney Airport is a genuine threat to the vibrancy and long term sustainability of the Randwick town centre.</p> <p>Issue: While the draft Plan focuses on public spaces, it does not recognise that 'communities' can also be established within the semi public/private realm of shopping centres.</p> | <p>The interface between the large shopping centres and the street based retail in Randwick Town Centre is acknowledged</p> <p>Randwick Council supports the existing retail areas. One of the directions in City Plan is 'Vibrant town centres that adequately serve the community and foster support for local business activity'</p> <p>Council has expressed strong concern with the proposed expansion of Sydney Airport, and will continue to advocate appropriate development.</p> <p>The 'Places for People' theme has been updated to reflect the important role that privately owned public spaces have in terms of community interaction</p> |
| Australian Jockey Club (J. Seward, Manager Property Development) | Acknowledgement of receipt of the Draft Plan. Interested to discuss the Draft Plan in the context of preparing their master plan | Support noted Council has had ongoing communication with the AJC |
| Design Collaborative Pty Ltd (H M Sanders – Director) | Supports: initiatives to focus opportunities for urban renewal in proximity to town centres, major transport routes and the UNSW/Hospital precinct; and, a review of the UNSW/Hospital precinct and surrounds for opportunities for additional density and additional housing. | Support noted |
| Kensington / Kingsford Precinct Committee - written | Supports: a most thoughtful and far-sighted document demonstrating a positive attitude to the environment and role in the | Support noted |

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| <p>submission (Comments focused on <i>Moving Around</i>)</p> | <p>community; the focus on public transport; and, the integrating transport and land uses section.</p> <p>Issue: If Council is to motivate its residents and to reduce car usage, balancing the convenience of car use against the moderation of car use, must be a prime consideration in all its determinations.</p> <p>Issue: There is a need to market the parking policy better, Council to explain the benefits of Council's initiatives as well as the costs</p> <p>Issue: The Local Traffic Committee should have community representatives</p> <p>Issue: There needs to be a motivational focus as well as education in terms of road safety and sustainable transport use</p> <p>Issue: The bicycle way through Kensington and West Kingsford appears un-safe in its present form</p> <p>Issue: Local Area Traffic management has not been adequately dealt with in either the transport studies or the Draft City Plan</p> <p>Issue: A committee of key stakeholders should be formed now to provide sustained pressure on the State Government to provide light rail</p> <p>Issue: There should be a permanent coordinating</p> | <p>Noted</p> <p>Noted for future parking policy and planning initiatives</p> <p>Noted and referred to the Traffic Committee</p> <p>Noted a referred to Council's road safety officer</p> <p>Noted for Review of the Bicycle Plan, and referred to the Traffic Committee</p> <p>Noted. While the City Plan includes the key action 'Establish and manage street hierarchies through strategies such as Local Area Traffic Management Schemes' it will be dealt with in more detail through Council's work/projects in Annual Management Plans</p> <p>Noted. Council has previously worked with other key stakeholders to lobby for public transport improvements in the Eastern Suburbs, and will continue to seek these opportunities.</p> <p>Noted. Randwick Council is working with</p> |
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| | <p>committee set up with neighbouring councils to address cross-border issues</p> <p>Issue: A high priority should be given to improving bus shelters and their surrounds</p> <p>Issue: Any future parking policy to be done in partnership with the community</p> <p>Issue: While the City Plan is comprehensive more attention may be needed to prioritise initiatives, such as through an ecologic economic study</p> <p>Issue: An explanation for what is meant by 'sustainable transport' needs to be provided</p> | <p>neighbouring Councils in the preparation of the Metro-Strategy Sub-Regional Plans, of which transport is one component</p> <p>This comment has been noted and referred to the Traffic Committee</p> <p>Noted</p> <p>Noted. There will be on going work regarding implementation of City Plan in the area of prioritising and other aspects primarily addressed in the Management Plan each year.</p> <p>The City Plan has now been updated to include a definition of sustainable transport – in the 'Moving Around' section</p> |
| <p>Randwick Rotary Club- verbal comments from a workshop</p> | <p>Support; Wished to acknowledge that Randwick City is a good area and Rotary supports the City Plan. Particular support for public transport improvements including the possible extension of the Bondi Junction line.</p> <p>Issue: Question as to the effectiveness and ability for Council to lobby State Government.</p> <p>Issue: Question as to the ease of implementing the outcomes and sought greater actual detail of actions for the short term.</p> <p>Issue: Request simple measures</p> | <p>Support noted. (however, the new State Infrastructure Strategy no longer identifies the Bondi Junction rail line extending to Maroubra Junction)</p> <p>Council seeks to establish new and enhance existing partnerships with other government agencies.</p> <p>The outcomes are achieved through the stated directions which are linked into Council's Management Plan which provide the detail to direct Council activities and operations.</p> <p>Noted. The City Plan</p> |

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| | to improve the City such as street cleaning and more efficient street plantings. | outcomes and directions have been strengthened to recognise this and will be implemented via the Management Plan. |
| Charles Abela of La Perouse Precinct Committee | <p>Support however more issues have been identified.</p> <p>Issue: Several issues relating to anti-social behaviour which should be addressed in the City Plan.</p> <p>Issue: Ambiguity of the comment 'diverse community' and 'balance growth and change'.</p> <p>Issue: multi-unit developments within shopping areas do not provide a shopper friendly environment</p> <p>Issue: the quality of landscaping and aesthetic/heritage value of La Perouse should be improved.</p> <p>Issue: footpath upgrades requested as a priority for La Perouse</p> | <p>Support noted.</p> <p>The concerns for community safety have been noted and there is a key action under outcome 6 'A liveable City' which relates to community safety. The particular concerns raised have been referred to the community safety committee where the respondent is a community representative.</p> <p>Concerns with the wording of and intention behind these outcomes have been noted. The wording of all outcomes has been reviewed and changes made including outcome No. 6 to read as: 'A liveable City'.</p> <p>Concerns for the planning of our town centres have been noted. These controls are consistent with state-level planning, got locating people near shops to enhance accessibility and the viability of shops.</p> <p>Specific upgrade projects will be developed in accordance with City Plan directions through management Plans to be included in Council's Section 94 Plan.</p> <p>Works programmes for footpath upgrades have been funded and priority</p> |

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| | | areas in the south of the City have been noted. |
| Barry McGuren and Julie Jarvis Bowen Library co-ordinator and Manager. | <p>Issue: the libraries need a stronger emphasis</p> <p>Issue: library services are provided for each Target Group</p> | <p>Noted, additional reference to the value of libraries within our community has been incorporated into 'A Sense of Community' background paper and theme (these were previously referred to by the term 'multi-purpose facilities').</p> <p>The information provided has been noted and amendments made to the City Plan and Community Background Paper. The Paper provides a reference to the services provided.</p> |
| Kathy Roli- Acting General Manager Department of Housing | <p>Supports: congratulate Council on the preparation of the draft City Plan and looks forward to working with Council. Particularly encourages preparation of an Affordable Housing Strategy.</p> | Support noted including supporting documentation. |
| Julia Spies, Director Kooloora Community Centre | <p>Support: general support for the draft City Plan.</p> <p>Issue: concern that the Target Groups are too narrow in definition and do not include socio-economic factors.</p> <p>Issue: comments made during earlier consultations were misconstrued as being negative.</p> | <p>Support noted.</p> <p>The Target Group definitions are consistent with State Government social planning requirements and are not aimed at assessing socio-economic parameters</p> <p>The feed back document was prepared for community development work plans (2005). The intention of original</p> |

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| | <p>Issue: more information about the nature, role and location of multi-purpose community facilities required.</p> <p>Issue: concern about exclusivity of Prince Henry development and cultural facility</p> <p>Issue: concern about increasingly larger dwellings</p> <p>Issue: Desire for further communication in regard to information hubs, return of Malabar Headland, the coastal walkway extension and upgrade of Anzac Pde.</p> <p>Issue: further development at Port Botany should be managed and inappropriate development be opposed.</p> <p>Issue: support improved public transport and bus routes in the southern wards</p> <p>Issue: support sustainable initiatives but concern that current development is energy intensive</p> | <p>comments has been noted and specific directions to improve communication between Council and the community have been included.</p> <p>Please refer to Council's Community Facilities Study for additional information relating these facilities.</p> <p>Concerns about Prince Henry are noted however to date the planning has been directed towards inclusion of the community, the site and its public facilities. Council will continue to work to ensure accessibility to the cultural facility.</p> <p>Private developments are assessed under existing development controls however Council aims to maintain a variety of housing stock within the City.</p> <p>The desire for additional consultation is noted and is consistent with City Plan directions, which will occur as specific projects are initiated.</p> <p>Council will continue to advocate for appropriate development at Port Botany and Sydney Airport.</p> <p>Support noted.</p> <p>Support noted, new developments are required to be compliant with BASIX.</p> |
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| <p>Barbara Kelly from The Junction Neighbourhood Centre.</p> | <p>Support: enthusiastic support of the vision and commitment to the UNEP principles.</p> <p>Issue: recognition of people who are culturally, socially and economically marginalised.</p> <p>Issue: development of specific strategies to address the needs of marginalised peoples.</p> <p>Issue: a stronger commitment to the many service providers in the area currently meeting the needs of the seven Target Groups including assistance with funding seeking.</p> <p>Issue: request a final round of consultations with the groups that participated in community consultation workshops.</p> <p>Issue: formation of a steering committee to assist Council to implement identified strategies in the Plan</p> | <p>Support noted.</p> <p>The plans aims to provide outcomes that ensure quality of life is improved for all members of our community.</p> <p>Specific strategies will be development in accordance with the City Plan outcomes and directions through Council's specific Management Plan and operations.</p> <p>Council recognises and values the work undertaken by community groups. The City Plan is strongly committed to working with our target groups and other service providers.</p> <p>The exhibition process was the final formal consultation prior to adoption of the Plan however Council can provide a briefing session for this respondent.</p> <p>The directions and actions of the Plan are to guide Council's activities over the next 20 years. Council appreciates the support of specific community groups and will consult widely with relevant community groups and individuals as different projects require.</p> |
| <p>Margery Whitehead Kensington</p> | <p>Issue: transient populations have economic advantages for business but costs for asset maintenance.</p> | <p>Issue is noted for the preparation of the Economic Strategy. The City Plan was strengthened in recognising the importance of strong asset maintenance.</p> |

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| | <p>Issue: Precinct committee are also key organisations.</p> <p>Issue: areas of special character are not suitable for future growth and development should not be considered as a 'job lot'.</p> <p>Issue: "Implementation of quality planning and design controls etc" should apply to all parts of the City.</p> <p>Issue: Anzac Pde should not be narrowed with outdoor dining.</p> <p>Issue: Purchase of buildings within the City for use as community facilities.</p> <p>Issue: green spaces should be appreciated and maintained.</p> <p>Issue: Balanced growth and change seems to conflict with the Hospital/UNSW precinct</p> <p>Issue: Do global organisations</p> | <p>The value of both Precinct Committees and the Chambers of Commerce are recognised. A key action has been included which incorporates precinct committees as part of effective communication processes (3a).</p> <p>The City Plan broadly identifies areas for future growth, detailed planning will be undertaken as part of the comprehensive LEP review and the State Government Metro-Strategy. Applications are considered on an individual basis.</p> <p>Addressed by outcome – 'Excellence in Urban Design and Development'.</p> <p>The City Plan is a strategic document and does not look at the smaller scale such as public domain strategy details, outdoor dining or purchase of specific buildings.</p> <p>The public open spaces of our City are appreciated and will be retained for both recreational and environmental purposes.</p> <p>The precinct is to support the current special uses of the Hospital and University. The outcome Balance growth and change has been amended and the direction more clearly notes 'continued yet low growth' and reduced confusion.</p> <p>All land owners in</p> |
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| | <p>pay rates?</p> <p>Issue: The map does not show the extent of Maroubra Junction</p> <p>Issue: Deviate buses from Anzac Pde to Eastern Ave.</p> <p>Issue: Car parking should be improved in town centres.</p> <p>Issue: requested changes to Kensington DCP</p> | <p>Randwick City pay rates except for public institutions such as UNSW and Randwick Hospitals.</p> <p>The City Plan does not establish the boundaries of the Maroubra Junction Town Centre DCP. This is already determined by the existing DCP.</p> <p>This should be considered at a more detailed planning level however Eastern Ave is not a large enough road to support additional bus routes.</p> <p>Public car parking will be maintained in town centres and sustainable alternatives to the car such as walking and cycling will be encouraged.</p> <p>The City Plan is a strategic document that does not vary existing development control plans.</p> |
| <p>Adam Blakester Maroubra and previous representative of the Environmental Strategy Group.</p> | <p>Support: commend Council on the plan.</p> <p>Issue: There is no focus on the human experiences within our City</p> <p>Issue: What is unique about our community?</p> | <p>Support noted.</p> <p>Noted. The final City Plan document has a more inclusive outcome of a Liveable City which incorporates the 'human experience'; and a section on what we mean by a sense of community is included on page 9 of 'A Sense of Community' background paper and theme.</p> <p>The introduction section to the Background paper 'A Sense of Community' details the unique combination of attributes of our community.</p> |

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| | | Issue: How do we celebrate our community? | The City Plan sets the direction for this including preparation of a Cultural Plan which provides detail of infrastructure, events and activities to celebrate our community's diversity. |
| | | Issue: concern for the meaning behind Council's vision and lack of 'human spirit' within the Plan. | The 'A Sense of Community' Background paper is strengthened in the final City Plan. |
| Noelene Randwick | Hall | Issue: Only incidental references to libraries. | 'A Sense of Community' Background Paper and the City Plan have been enhanced to include references to libraries. This respondent met with staff to discuss her concerns in further detail. |
| Rona Coogee | Wade- | <p>Support: pleased to see Council taking a strategic approach.</p> <p>Issue: Impact of licensed premises not noted.</p> <p>Issue: support our community, not policies that undermine a sense of community</p> <p>Issue: Does enhancing partnerships mean partnerships that bring money?</p> | <p>Support noted.</p> <p>The City Plan is a strategic document that does not attempt to exhaustively detail all impacts on our community. It should be noted that different uses have a different impact on different sections of the community. Directions have been added to specifically undertake programmes//actions to address any anti-social behaviour.</p> <p>Outcomes 2 and 3 specifically relate to supporting our community with associated directions.</p> <p>Partnerships include working relationships between community groups and government and non-government organisations for the betterment of our City and</p> |

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| | <p>Issue: Are there any additional directions for Leadership in Sustainability. Too much focus on financial sustainability.</p> <p>Issue: Coogee should be considered as a dress circle destination for tourists rather than a backpacker slum</p> <p>Issue: Proposed community facilities do not deal with issues such as safety or enhancing community values.</p> <p>Issue: request that growth in arts and culture does not result in big festivals in populated areas</p> <p>Issue: aged and youth services are lacking as is a community cultural centre</p> <p>Issue: Council should push for the Police to provide 24 hour presence in hot spot areas</p> | <p>community. An explanation of partnerships is provided within the City Plan under A Sense of Community theme.</p> <p>This is an over-arching outcome with four fairly broad directions relating to Council's internal operation which cover the intent of creating a sustainable City. As detailed in the Plan sustainability relates to the environment, economy and community.</p> <p>Comments are noted and such considerations will be reviewed as part of the tourism component of the economic strategy.</p> <p>Safety is a new key direction under the outcome a Liveable City. Supporting a vibrant and diverse community is an adopted outcome.</p> <p>Council's Cultural Plan will support relevant and appropriate events and cultural development, building on Council's existing events calendar.</p> <p>The City Plan provides support for the development of all aspects of our community including youth and the aged. A cultural centre at Prince Henry is being developed.</p> <p>Council has a working relationship with Local Area Command working together on crime prevention and community safety initiatives.</p> |
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| | <p>Issue: Council does not listen to community consultation</p> <p>Issue: request that council facilities are made safe.</p> <p>Issue: There is not enough reference to the Coogee Foreshore Plan</p> <p>Issue: Insert the word 'contemplation' for the use of recreation areas</p> <p>Issue: balancing growth and change are about the same thing-growth</p> <p>Issue: Affordable housing does not support the local character where it allows for backpackers.</p> | <p>Council is committed to enhancing the way Council communicates with our community as evident in the outcome an Informed and Engaged Community. Improving and enhancing consultation procedures is an action for the next Management Plan.</p> <p>Council is committed to ensuring all Council facilities are appropriately built, upgraded and managed.</p> <p>The City Plan directs all of Council's activities at the higher strategic level while the Coogee Foreshore Plan of Management looks at the specific management of foreshore open space in Coogee.</p> <p>All appropriate uses of recreation spaces are accommodated through outcome 6 and 'passive use' incorporates contemplative use of open space.</p> <p>The intent of this direction is to accommodate growth as identified in the State Government's Metro Strategy whilst ensuring residential amenity and impacts of increasing population are mitigated the actual wording of this outcome to 'A liveable City' has been amended to improve clarity.</p> <p>Affordable housing is about maintaining a mix of housing opportunities and ensuring persons of a lower socio-economic level can afford to remain</p> |
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| | <p>Support: heritage incentives</p> <p>Issue: Local businesses have been driven out of Coogee for those that cater for backpackers.</p> <p>Issue: we need to focus on quality tourists.</p> <p>Issue: Reduce the size and hours of operation for the two big hotels in Coogee.</p> | <p>within the City.</p> <p>Support noted.</p> <p>Noted for the preparation of the tourism component of the economic strategy.</p> <p>Noted for the preparation of the tourism component of the economic strategy.</p> <p>The City Plan is a strategic document that does not incorporate a review of operating hours for licensed premises.</p> |
| Centennial Park and Moore Park Trust | Support – the outcomes are consistent with the Trust’s PoM but encourage the inclusion of more detail under each action. Interested in being involved in a number of key actions. | Noted. Detailed planning for each action is conducted when preparing the Management Plan. |
| Malabar Precinct | <p>Support – the concept of a City Plan</p> <p>Issue – Malabar Headland key action needs to specify the future use as national park rather than community land to ensure the preservation of the bushland on site. Notes that the buildings on site are unsafe.</p> <p>Issue – Anzac Parade Upgrade – concern that installing seating will attract street drinkers, may displace parking spaces and may affect the future of light rail in the corridor. Needs to include upgrade of gardens at Malabar.</p> <p>Issue – encourage public transport between Malabar and Eastgardens.</p> <p>Issue – Central Area Map p55 - concern that description doesn’t recognise that high rise</p> | <p>Noted.</p> <p>‘Community land’ includes national parks and the final use will depend on which level of Govt. is given control. The City Plan ensures any bushland is retained and the site is maintained, if the site is handed to Council.</p> <p>Noted. Detailed design issues will be addressed in a public domainstrategy/ies.</p> <p>Noted – as part of our advocacy role and added to ‘Moving Around’.</p> <p>Reworded to reflect comment.</p> |

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| | <p>development in Maroubra Jct also puts pressure on amenity and other services, not just public transport, as stated.</p> <p>Support – Upgrade Matraville library and hall.</p> | Noted. |
| Friends of Malabar Headland | <p>Issue – should promote Malabar headland becoming National Park and the creation of an aquatic reserve around it.</p> <p>Issue – rewording of South Coastal Area priorities p56 to clarify intent.</p> <p>Issue – general comments on “Looking After Our Environment’ background paper.</p> | <p>Noted – as part of our advocacy role. ‘Community land’ includes national parks. An adjacent critical habitat and intertidal protection zone already exist.</p> <p>Noted – rewording made.</p> <p>Noted. Reworded to update and clarify content.</p> |
| K. King, Maroubra | <p>Issue – request to rezone part of Heffron Park for convalescent and retirement village purposes as there are not enough facilities for persons with disabilities.</p> | <p>Disability issues we addressed in ‘A Sense of Community’, Council’s Access Plan and are implemented through the Management Plan. Appropriate land uses for Heffron Park are being considered in the current Heffron Plan of Management review.</p> |
| BIKEast | <p>Support – for Plan, vision, outcomes and engaging the community, expressing desire to continue to be involved.</p> <p>Issue –The can be physical and mental health repercussions caused by lack of mobility by youth and older persons. Emphasis the low cost alternatives to the car.</p> <p>Issue –increasing use of bicycles and Scooters, particularly by older persons and more bicycle parking and separate cyclist bike paths.</p> | <p>Noted.</p> <p>Noted. Issues discussed in the ‘Moving Around’ theme and background paper.</p> <p>Noted. Issues discussed in the ‘Moving Around’ theme.</p> |

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| | Issue – more detail on how there will be community involvement. | A Community Consultation strategy is a key City Plan action. |
| R Pleasant, Kingsford | Issue – extension of the Eastern Suburbs rail line from Bondi Junction to Kingsford would satisfy the transport and parking issues, help vehicle use reducing targets, reduced emissions and increase access to town centres and Uni/ hospital. Issue - State Govt. have clearly shown they are not interested in light rail. | Noted – will be followed up as part of our advocacy role and discussed in “Moving Around”. Noted. |
| J. Dahlenburg Water Sensitive Urban Design Sydney Program | Support – development of a strategic frame work. Issue – lacks discussion of airport expansion and impacts. Issue – Anzac Parade as a spine for the bike network. Issue – p19, sounds premature to rule out providing new child care centres, with current shortages. Issue – need strategies to engage short term residents, eg uni students, hospital works, travellers, eg encourage correct waste disposal Issue – p25 public space – too park focused, with too little recognition of public and semi public spaces in town centres and other public spaces | Support Noted. Discussion strengthened in ‘A Prospering City’, ‘Moving Around’ and ‘Looking After Our Environment’. Noted. Detailed design issues to be addressed in the Bike Plan review. The City Plan does not rule out this. Council supports the provision of child care centres but will not necessarily provide them. Noted. To be incorporated into the Community Consultation Strategy and related actions. Rewording to clarify this in the ‘Places for People’ Theme. |
| Paul Jenkin, Kensington | Issue - Concern that the vision and mission are not visionary. Outcomes are not ambitious | Noted. The vision and mission is that of Council and the outcomes are considered to be positive yet realistic. |

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| | <p>Issue - Anzac Parade as a grand boulevard is probably not achievable without good design parameters, developed in partnership with the community.</p> <p>Issue - Given poor past planning decisions, it is difficult to see how the 'liveable city' outcome will be achieved.</p> <p>Issue – unclear how the outcomes and actions impact on the community; how partnerships will work or what 'leadership' is.</p> <p>Issue - Need better planning for the University and Hospital precinct, and recognition of the benefit these bring to the City. Take advantage of the University's innovations, eg photovoltaic cells.</p> <p>Issue - Needs greater focus on human health.</p> | <p>Noted. Detailed design and consultation will be critical to success.</p> <p>Noted. Key directions will work towards rectifying these where possible.</p> <p>The introduction to the City Plan has been strengthened to clarify these issues and 'partnerships' have been incorporated into each outcome.</p> <p>This issue is recognised and covered in "Places for People". A MOU has been recently established with the University and planning for the future of this Precinct will be a priority.</p> <p>Noted. Discussed in the "A Sense of Community" theme.</p> |
| Kensington/ Kingsford Precinct Committee | <p>Support – sustainability basis and the retention of light, medium and limited heavy industry</p> <p>Issue - Locality based hubs for information, easier access to information and a faster dissemination of pertinent information</p> <p>Issue - Support and encourage flow of communications channels, between council, precinct and chambers</p> <p>Issue – improve the relationship between UNSW, council and</p> | <p>Noted.</p> <p>These issues are discussed in "A Sense of Community" Theme and supported by the outcome - "an informed and engaged community"</p> <p>Precincts and Chambers are valuable community organisations and their on going support is discussed and strengthened in "A Sense of Community" and "A Prospering City"</p> <p>Noted. UNSW/ Hospital precinct planning with the</p> |

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| | <p>precincts with enhanced information flow</p> <p>Issue - West ward needs a community centre</p> <p>Issue – need a DCP for boarding houses</p> <p>Issue - Redraft Direction 5C to remove confusion</p> <p>Issue – Support bus shelters being constructed with the character of the area in mind</p> <p>Issue - Provision of more park benches, and create and retain public open spaces</p> <p>Issue - Current inconsistent planning does not constitute balanced growth</p> <p>Issue - More emphasis on developments with good urban design and ecological sustainability for residents</p> <p>Issue - Promote diversity not density</p> <p>Issue - Review Kensington town centre DCP</p> <p>Issue - Balanced heritage conservation with a DCP that incorporates an outline of heritage-listed buildings and their heritage criteria.</p> | <p>community is a key action in the City Plan.</p> <p>Identified in the recent Community Needs Study and The City Plan.</p> <p>To be considered in reviews of housing DCPs.</p> <p>Direction reworded to clarify intent.</p> <p>Council bus shelter are provided by JC Decaux under contractual arrangement with a consistent style for the City's character..</p> <p>Noted. Discussed in "Places for People".</p> <p>Noted. Key directions will work towards rectifying these past problems where possible.</p> <p>Discussed in "Places for People" and A Healthy Environment"</p> <p>Discussed in "Places for People". The City Plan promotes diversity but must also provide a range of appropriate densities to meet State Government planning Policies and a diversity of housing needs.</p> <p>The City Plan is a strategic document that does not deal with design specifics.</p> <p>Noted. Council resolved to not adopt further heritage conservation measures at this stage. Nevertheless heritage promotion and conservation as initiative will continue as identified in The City Plan and</p> |
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| | <p>Issue - Foster transparency and advocacy for managing each town centre. Consideration must be allowed for economic growth and development</p> <p>Issue - Kingsford roundabout must be redesigned and upgraded.</p> <p>Issue - Advocate local and regional transport movements from Central to university and hospital</p> <p>Issue - Maintain existing initiative to create bike tracks on non major roads</p> <p>Issue – LATM plans need to be redeveloped and interlinked for efficient traffic management with surrounding councils, with a focus on business parking schemes and limiting traffic volumes in local residential streets. Increase use of chicanes and traffic management initiatives to slow local traffic safer local streets.</p> | <p>Management Plan.</p> <p>Issue discussed in the “A Prospering City” Theme.</p> <p>This will be one of the issues investigated in the Anzac Parade public domain strategy.</p> <p>Noted and addressed in the “Moving Around” theme.</p> <p>Noted. To be addressed in the Bike Plan review.</p> <p>Noted. Local area traffic management plans are a key action in the “Moving Around” theme and will address these issues.</p> |
| Kiosks | | |
| | <p>Support</p> <ul style="list-style-type: none"> – long term planning is a great initiative – extension of coastal walk way – protection of Malabar Headland – upgrading Heffron Park – public transport advocacy – upgrading footpaths/ bike ways <p>Issues</p> <ul style="list-style-type: none"> - focus on maintenance - worst Councillors ever, only make reactionary decisions - better response to complaints - bus links east-west and north-south - crime concerns at Kingsford, particularly the mural walkway - too much high rise | <p>Noted. Most issues are best addressed through the Management Planning or are covered as key directions in the City Plan.</p> |

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| | <p>development</p> <ul style="list-style-type: none"> - heavy rail not light rail – no support by State Govt. for light rail - back packers - alcohol issues at Coogee - more Garbage collection - all hotels to be Smoke free - no parking meters - Remove storm water drain on Maroubra beach | |
| Surveys | | |
| M. McFarlane Maroubra | <p>Support - Considers the Plan to be a very comprehensive and positive document.</p> <p>Issue - must 'listen' to the community and note that not all residents are computer literate.</p> <p>Issue - no high rise in open space and coastal areas.</p> | <p>Noted.</p> <p>Noted for preparation of the Community Consultation Strategy</p> <p>Noted. The City Plan notes only broad development partners based on locality for later detailed planning.</p> |
| Joe Wolfe Coogee | <p>Support - sustainability elements throughout the Plan.</p> <p>Issue - Should ensure coordination with the NSW Government and the City of Sydney Council.</p> <p>Issue - Cycleway route could be along Coogee Bay Road.</p> | <p>Noted.</p> <p>Effective partnerships with other organisations are addressed throughout the Plan.</p> <p>Specific design to be addressed in the Bike Plan action.</p> |
| Elizabeth Mifsud Clovelly | <p>Support - community building and the encouragement of better public transport</p> <p>Issue – doesn't address the needs of young people in the LGA.</p> <p>Issue – incorporate more 'concrete' time frames.</p> <p>Issue - parking issues can be solved by better public transport.</p> | <p>Noted.</p> <p>'Youth' is one of the key Target Groups addressed in 'A Sense of Community'</p> <p>The City Plan provides the strategic direction and Council's Management Plan provides specific timeframes.</p> <p>Noted.</p> |

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| Name withheld by request | <p>Issue - The Plan is too overwhelming, often contradictory information.</p> <p>Issue - who will take responsibility to ensure that the proposed outcomes come to fruition?</p> <p>Issue – no time frames.</p> | <p>Noted. The City Plan has been designed to be a holistic document without jargon. The review of submissions has incorporated changes to address confusion on issues.</p> <p>The outcomes are realised through the Management Plan and future City Plan reviews. The community, Councillors and Council staff must work together to ensure the outcomes are achieved.</p> <p>The City Plan provides the strategic direction and Council's Management Plan provides specific timeframes.</p> |
| Tony Tudor Kingsford | <p>Support</p> <ul style="list-style-type: none"> - retention of low density residential areas - recognise the differing needs of local areas/town centres - maintain the parks, beaches, open space areas and environment generally. <p>Issues - clean Congwong Beach more regularly.</p> <p>Issue - house that currently impedes the Coastal Walkway at Lurline Bay needs to be removed.</p> | <p>Noted.</p> <p>Noted. Maintenance and regular operational issues have been strengthened in the Plan.</p> <p>Noted.</p> |
| James Allen Kingsford | <p>Support - Commends Council for engaging the community in preparing the Plan.</p> <p>Issue - there is 'always' a gap between 'planning' and 'execution' of plans such as these.</p> | <p>Noted.</p> <p>The nature of the City Plan as a long term document, means it will be implemented incrementally over the next 20 years, commencing immediately (06/07 Management Plan)</p> |
| <i>Anonymous (x3)</i> | Support - for developing a | Noted. |

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| | <p>strategic Plan.</p> <p>Issue - Daceyville Housing Commission areas should be redeveloped for private tenancy.</p> | <p>Daceyville (outside of Randwick City) provides a range of affordable housing and is a legitimate part of our wider community. The City Plan notes working with Department of Housing to better integrate with the neighbours.</p> |
| <p>Penny Crofts (Faculty of Law, UTS)</p> | <p>Support - Plan is clear and concise, and identifies the needs of each respective group within the community. Commends the matching of actions with objectives.</p> <p>Issue - impact of backpackers, urban design and medium/high intensity development.</p> | <p>Noted.</p> <p>These issues are discussed in the 'Places for People' Theme.</p> |
| <p>Name withheld by request</p> | <p>Issue – too much information.</p> <p>Issue – provide more aged care housing. Apartments are not appropriate for older people.</p> <p>Issue - provide more off street parking.</p> <p>Issue – Apartments should have a larger floor space and larger outdoor areas.</p> <p>Issue - Rates of crime in the City need to be addressed immediately.</p> <p>Issue - affordability and diversity of housing/ SEPP – Seniors Living.</p> <p>Issue - Concerned that Council does not take notice of public opinion.</p> | <p>Noted.</p> <p>Noted. Council does not provide housing, but is seeking to ensure a wide variety of housing for our community's differing needs.</p> <p>Discussed in 'Moving Around'.</p> <p>Noted. An issue for future DCP reviews.</p> <p>Noted. Council has recently formed a Safety Committee and crime is a focus through Direction 6c.</p> <p>Noted and discussed in 'Places for People' and 'A Sense of Community' Themes.</p> <p>Noted. Refer to Outcome 3 - "an informed and engaged community".</p> |

| | | |
|--|---|---|
| | <p>Issue - Concerned about appropriateness of community facilities.</p> <p>Issue – need greater levels of graffiti removal.</p> <p>Issue - light rail corridors need to be planned now.</p> | <p>Noted. Facilities to be provided are in response to the Community Facilities Study 2003. These will be multi-purpose and cater to changing needs over time.</p> <p>Noted – operational issue guided by Direction 6b.</p> <p>Discussed in ‘Places for People’ and ‘Moving Around’</p> |
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GENERAL MANAGER'S REPORT

18/2006



| | |
|-----------------|-------------------------------------|
| SUBJECT: | Paid Print Media Advertising Policy |
|-----------------|-------------------------------------|

| | | | |
|--------------|--------------|-----------------|-------------|
| DATE: | 9 June, 2006 | FILE NO: | F2005/00282 |
|--------------|--------------|-----------------|-------------|

REPORT BY: GENERAL MANAGER

INTRODUCTION:

Advertising plays a key role in ensuring Randwick City residents are fully informed about all Council matters. Indeed, recent research indicates that 77.9% of residents in the City of Randwick use local newspapers as their main source for information on Council.

Council currently places advertisements in the local print media in order to:

- inform and educate the community about a range of Council services, initiatives and issues;
- invite community comment and consultation;
- promote a sense of community, and;
- encourage participation in Council and local events and programs.

The types of items Council advertises include, but are not limited to, the following:

- Vacant positions;
- Council and Committee meeting dates;
- Development Applications;
- Public Notices;
- Tenders;
- Statutory obligations;
- Mayor's column, including upcoming events, plans, submissions, community issues;
- Mayor's goodwill wishes;
- Precinct Committee meeting dates and promotional ads;
- Specific Council services and activities.

At the moment, the majority of Council's advertising (other than for vacant positions) is placed in the Southern Courier newspaper.

ISSUES:

Randwick City Council will assess whether to advertise in a newspaper according to a “value for money” criteria. The characteristics of the newspaper that determine the value Council receives as a result of advertising in that newspaper are:

- Circulation (as audited by the Circulation Audit Bureau)
- Distribution/delivery points
- Frequency
- Advertising rates
- Demographics of readership
- Editorial topics

A comparison of local newspapers that are distributed in the Randwick City Council area is below.

| | Southern Courier | The Bondi View | The Beast | Eastern Suburbs Spectator |
|---|-----------------------------------|----------------------------------|--|---|
| Circulation | 47,650 | 25-32,000 | 40,000 | 42,500 (only 11,000 in RCC area) |
| Frequency | Weekly | Monthly | Monthly | Weekly |
| Distribution area in Randwick City | Entire Randwick City Council area | Only Clovelly and Coogee beaches | Only Clovelly, Coogee and Maroubra beaches | Only Clovelly, Coogee, Maroubra, Randwick, Kensington and Kingsford |
| Cost of newspaper | Free | Free | Free | Free |
| Rates – half page (+ size) | \$1792 (Tabloid) | \$1246 (Tabloid) | \$660 (A5) | \$1000 (Tabloid) |

FINANCIAL IMPACT STATEMENT:

This policy will ensure that Council gets the best value for money from its paid advertising.

CONCLUSION:

Council currently places the majority of its advertising in the Southern Courier newspaper. The content and coverage of this newspaper reflect the demographic and geographic diversity of the residents in the Randwick City area. The Southern Courier:

- Covers a broad range of issues of concern to members of our diverse multicultural community;
- Is the most widely distributed and readily-available local newspaper and the only

- one that is distributed across the whole Randwick City Council area;
- As it is published weekly, Council can provide the necessary regular updates to the community and meet Council's notification processes.

Council has also placed occasional advertisements in the Bondi View and The Beast. However, it is doubtful how much impact this advertising has and how it benefits Council because:

- Both these publications have very limited circulation in the City of Randwick;
- Both are published monthly, therefore are less frequent;
- Both focus on the Bondi and Bronte areas and issues concerning, or information from, Waverley Council. Items concerning Randwick Council are rarely included.

It is recommended that Council continue with its current arrangements for its advertising by placing paid advertising in the newspaper/s which reach most members of Randwick City's large diverse community and reach the appropriate target audience for the topic of the advertisement, and, at the discretion of the General Manager, consider placing advertisements in various publications from time to time as appropriate.

RECOMMENDATION:

That Council adopts the Paid Print Media Advertising Policy.

ATTACHMENT/S:

Paid Print Media Advertising Policy

.....

GENERAL MANAGER

RANDWICK CITY COUNCIL**POLICY REGISTER**PART-

Review Date: _____ / _____ /20_____

Policy No:POLICY TITLE: **Paid Print Media Advertising Policy**File No.**OBJECTIVE**

To ensure that Council gets the best value for money for its paid advertising in the print media.

POLICY STATEMENT

Advertising plays a key role in ensuring Randwick City residents are fully informed about all Council matters. Council places advertisements in the local print media in order to:

- inform and educate the community about a range of Council services, initiatives and issues;
- invite community comment and consultation;
- promote a sense of community, and;
- encourage participation in Council and local events and programs.

Randwick City Council will assess whether to advertise in a newspaper according to a "Value for money" criteria. The characteristics of the newspaper that determine the value Council receives as a result of advertising in that newspaper are:

- Circulation (as audited by the Circulation Audit Bureau)
- Distribution/delivery points
- Frequency
- Advertising rates
- Demographics of readership
- Editorial topics

Council will place paid advertising in the newspaper/s which reach most members of Randwick City's large diverse community and reach the appropriate target audience for the topic of the advertisement.

Council, at the discretion of the General Manager, will consider placing advertisements in various publications from time to time as appropriate depending on the issue involved and whether there is a need for Council to reach a specific target audience.

Minute No: _____ / _____Meeting Date:

GENERAL MANAGER'S REPORT

19/2006



| | |
|-----------------|--|
| SUBJECT: | Heffron Park Landscape Concept Plan Exhibition |
|-----------------|--|

| | | | |
|--------------|---------------|-----------------|-------------|
| DATE: | 14 June, 2006 | FILE NO: | F2006/00141 |
|--------------|---------------|-----------------|-------------|

REPORT BY: GENERAL MANAGER

EXECUTIVE SUMMARY:

Following twelve months of consultation with community and sporting representatives, a draft Landscape Concept Plan was prepared for a major upgrade of Heffron Park. Council resolved at its 28 March 2006 meeting to endorse the draft Landscape Concept Plan (Option 2B) for public exhibition. A number of funding options for the proposed works in the draft Landscape Concept Plan were identified and feedback was also sought during the exhibition period.

An extensive exhibition and consultation process was undertaken to ensure that the community and sporting groups were fully informed of the proposal, with two months in which to make comments. Council received 485 responses to the exhibition including 98 written submissions and 387 community feedback forms. 2 petitions were also received, one prior to the 28th March Council report and exhibition (716 signatures) and one during the exhibition (216 signatures).

In summary, the majority of respondents in both the written submissions and feedback forms (approximately two-thirds) supported the design proposals of the draft Landscape Concept Plan. In relation to the proposed funding options, again, of those responding to this issue, the majority (over half) were in favour of the option of residential development in the airspace above the indoor sports centre. Both of the petitions related only to the funding and strongly opposed the proposed residential option to allow the park upgrade within 5 years. Thus, while the proposed design was generally highly supported, the funding options were a highly controversial element of the public exhibition.

A community feedback form (accessed via the internet and paper copies) was prepared to assist in the consultation and 387 responses were received during the exhibition period. Based on an initial analysis of the comments received in the feedback forms approximately 59% of respondents liked the proposal, 34% didn't like the proposal and 7% didn't know. In relation to the funding issue, three options were put forward; using existing rates and developer contributions (14% respondents supported this), rate levy of at least \$40 per year (24% respondents supported this) and using the airspace above the multi-use recreation centre for residential development (62% respondents supported this).

The feedback form also provided open ended questions to allow an opportunity to identify what was liked about the design and what improvements could be suggested.

Of the 98 written submissions, 21 (21%) commented only on the proposed funding options (all objecting to or querying the residential funding option). Of the remaining 77 submissions, 44 (45%) supported the proposed design, 16 (16%) did not support the design and the remainder of submissions did not state support or otherwise, but raised questions or provided comments on specific issues.

A brief overview of the issues raised during the consultation is provided in this report. An analysis of the detailed comments raised in submissions and the community feedback forms, and the changes required to the draft Plan of Management, will be reported to Council in a future report recommending the formal exhibition of the draft Plan of Management as required under the Crown Lands Act.

This report provides an update on the Heffron Park project and feedback on the exhibition. Given the strong positive feedback on the design of the draft Landscape Concept Plan, the report recommends that Council adopt the draft Landscape Concept Plan, subject to a number of design changes based on comments received during the exhibition period and as discussed in this report. Many of the comments received in submissions relate to detailed design and management issues which can be accommodated with minor changes to the draft Plan of Management prior to its required exhibition. In contrast, the feedback on the funding options showed both strong support and objection to the option of residential development in the airspace, including queries over whether the 3 funding options put forward were sufficient and suggesting other options for consideration. At the same time, the significant positive response to the funding option of residential development in the airspace, and the progressively lower preferences for the longer term options, suggests a strong interest in the park upgrade being undertaken in the short rather than long term. This report recommends that in response to this feedback further investigations are undertaken of alternative funding options that can achieve the upgrade in the short term (5-10 years) and that these be reported back to Council in a separate report, for consideration.

BACKGROUND:

Heffron Park is a large Crown reserve of approximately 44 hectares for the public purpose of "public recreation". Care control and management is the responsibility of the Heffron park (R81741) Reserve trust (managed by Randwick City Council).

The current Plan of Management for Heffron Park was completed in 1997. It outlines a range of recommendations and projected costs. In 2000/2001 a draft landscape plan was prepared based on the strategies in the Plan of Management. This draft landscape plan was not supported by the community or the Council.

In October 2004 Council resolved to prepare a new draft Plan of Management and draft Landscape Concept Plan for the park to ensure that developments and improvements are relevant to both the current and long term sports and recreational needs of the community. A draft Plan of Management and draft Landscape Concept Plan were developed in consultation with sporting groups and the community during 2005. The Working

Committee and Community Representative Sub-Committee endorsed a major upgrade of the Park rather than a minor 'tweak and tidy' upgrade, given the current state of facilities in the park. Two options were prepared for the major upgrade (Options 2A and 2B) with the difference being the location of the netball courts. Council decided to support Option 2B, which was the Randwick Netball Associations preferred option, which retains the existing location of the netball courts and provides no room for future court expansion.

In summary, the draft Landscape Concept Plan envisages improvements to all sport fields, a new major indoor multi-purpose recreation centre including a relocated Des Renford Aquatic Centre (DRAC), additional sports including hockey and handball, additional and upgraded parking areas, additional and improved pedestrian paths through and around the Park, passive recreation areas including upgraded children's playgrounds, BBQ areas and an outdoor amphitheatre, and extensive additional landscaping to enhance the biodiversity and attractiveness of this significant park.

The DRAC relocation is based on the need to undertake major reconstruction or rebuild the pools within the next 5 -10 years, given the life of the existing pools. The proposal is to include the same pool capacity as the current DRAC.

A number of funding options were also investigated for the estimated \$43M works in the draft Landscape Concept Plan. These included the use of Council rates and s.94 developer contributions (estimated 70 years completion of works); a special rates levy of approximately \$40 per year (estimated 20 year completion of works); and the use of airspace above the multi-use recreation centre for 8 storeys of residential development (estimated 5 year completion of works).

Council also resolved at its meeting of 18 April 2006 to "*approach both the State Government directly and local State Government MP's individually to request a dollar-for-dollar funding arrangement similar to the arrangements for the Coogee and Maroubra Beach upgrades*" and that "*a proposal be put to SSROC inviting other Councils to become regional joint partners with Randwick in the funding, running, maintenance and ownership of the upgraded sporting complexes*".

The draft Landscape Concept Plan and funding options were exhibited for public comment, noting the preference for a short-term time frame for the upgrade via the use of airspace above the multi-use recreation centre for residential development.

The Department of Lands, which is responsible for endorsing the formal exhibition of the draft Plan of Management under the Crown Lands Act, requested that Council seek community feedback on the draft Landscape Concept Plan and funding options prior to formal exhibition of the draft Plan of Management.

PUBLIC EXHIBITION OVERVIEW:

An extensive public exhibition and consultation process was undertaken over a two month period from 4 April until 2 June 2006. The exhibition included:

- Information placed on Council's website and exhibition venues including Council's Customer Service Centre; Bowen, Randwick and Matraville Libraries and the Des Renford Aquatic Centre;

- Information brochure (including feedback form) was prepared to assist in understanding the draft Landscape Concept Plan and funding options. Copies of the brochure were sent to all residents surrounding the park (approximately 1000 brochures), all sporting groups which use the Park, relevant Precinct Committees and Chambers of Commerce, and other interested groups. Copies of the brochure and feedback form were also available on Council's website and at the exhibition venues;
- Information pages in the local newspaper were included during the exhibition period and provided background information on the proposed landscape design and funding options;
- Two open days were held in the Park (Saturday 6 May and Sunday 21 May) where staff were available to take comments and answer questions;
- Presentations were also made to Precinct Committees, Chambers of Commerce and Council's Sports Committee; and
- Meetings were also held with a number of individual sporting groups, interested individuals and adjoining Botany Bay City Council staff.

SUMMARY OF COMMENTS RECEIVED:

Overall, the majority of comments received in both written submissions and community feedback forms strongly supported the design of the draft Landscape Concept Plan; generally two-thirds supported the proposals and one-third did not. A number of good ideas and feedback on detailed design and management improvements were suggested. These are discussed in more detail below and a number of changes are recommended to the draft Plan.

In relation to the funding options, there was also strong support (over 50%) for the residential funding proposal, however there was also mixed views expressed in the written submissions and community feedback forms. A high degree of opposition to the proposed use of airspace above the multi-use recreation centre for residential development was raised in written submissions (20 submissions), however the community feedback forms provided a contrary response with 152 (62%) of responses preferring the residential funding option.

A summary of the comments received during the public exhibition period is provided below.

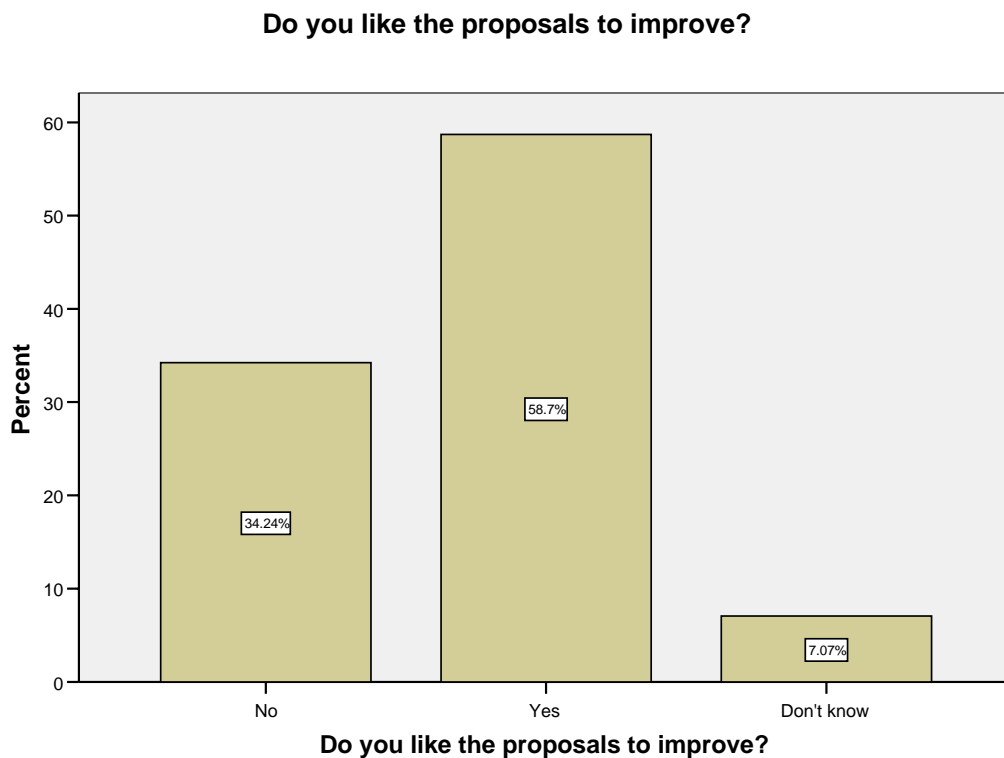
Feedback Forms

Community feedback forms were included in the information brochures available at exhibition venues and distributed to local residents and sporting groups (refer Attachment 1). The feedback forms were also online on Council's website. During the exhibition period 387 feedback forms were returned to Council (either by mail or via the internet), a sufficient response rate to indicate the general views of the Randwick City population. Of the feedback forms received 82% were from residents of Randwick and 13% were residents of another local area, the remaining 5% did not answer the question.

Four questions were asked in the community feedback; two of which were open-ended questions allowing the opportunity for a range of comments. A brief summary of the responses to the questions is provided below. A comprehensive analysis of the detailed comments will be provided in a future report to Council which will outline the proposed changes to be incorporated in the draft Plan of Management prior to public exhibition:

1. Do you like to proposals to improve Heffron Park?

216 (59%) of respondents liked the proposal, 126 (34%) did not like the proposal and 26 (7%) didn't know.



2. List what you like about the proposals.

A range of features were identified including improvements to recreation and parkland, upgrading of amenities, new playing fields, new pool, increased parking, additional landscaping, children's playgrounds, improved cycle paths and walking tracks and BBQ areas.

3. What suggestions can you make to improve the proposals for Heffron Park?

The main suggestions for improvements related to the:

- additional parking and traffic improvements in surrounding streets,
- support for the retention of an outdoor 50m pool and provision of a water polo pool, hydrotherapy pools and better children's pools (including a slide);
- need for AFL fields within the park;

- better signage and safety (including lighting);
- additional features within the park including an off-leash dog walking area, skate board area, gym stations associated with the pathways throughout the park, and additional seating and toilets;
- improved environmental design features (eg. water tanks and solar lighting);
- within the multi-use recreation centre suggested features included dancing facilities, cafes, etc;
- improvements to fields, courts and facilities including a BMX track, additional netball courts, skateboard ramp and outdoor basketball courts.

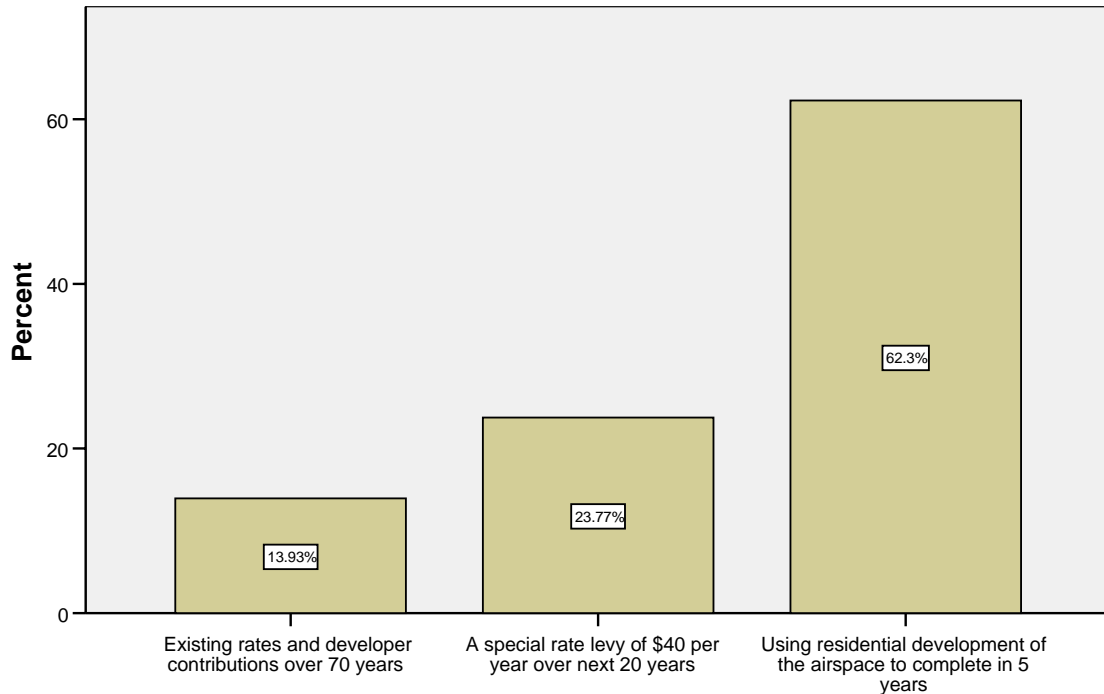
A number of responses to this question opposed the residential funding option and suggested alternative funding options. Comments also stated that Heffron Park was fine as it is and that no improvements were necessary.

4. Which funding option do you prefer?

- a. existing rates and developer contributions to complete the upgrade in over 70 years*
- b. a special rate levy of at least \$40 per year to complete the upgrade in the next 20 years*
- c. using the airspace above the multi-use recreation centre to complete the upgrade within 5 years*

Council received 244 responses to this question; 34 (14%) preferred using existing rates and s.94 contributions, 58 (24%) preferred the rate levy and 152 (62%) preferred using the airspace above the multi-use recreation centre. 143 feedback forms did not respond to this question.

Which funding option do you prefer?



Which funding option do you prefer?

Other comments raised in the feedback forms related to the:

- support for green areas and additional landscaping;
- support for the multi-use of fields;
- need to review funding options;
- parking issues;
- queried relocation of the pool; and
- requested equivalent or greater number and lanes with new pools.

Submissions

Council received 98 written submissions during the exhibition period. Of these, 21 submissions commented only on the proposed funding options, the majority of which opposed the residential funding option. As previously noted, the proposed funding options and investigation of other options will be considered in detail in a future report to Council and these submissions will also be considered in that report. Of the remaining 77 submissions, 44 supported the proposed design, 16 did not support the design and the remainder of submissions did not state support or otherwise, while raising questions or provided comments on specific issues. The main issues raised in submissions, which will be reviewed in detail and where necessary changes made to the draft Plan of Management, were:

- Questioning the need to relocate the Des Renford Aquatic Centre and noting the need to retain outdoor 50m swimming pool and providing a water polo pool and hydrotherapy pool;
- Ensuring that the cost of using the facilities remain affordable;
- Security, vandalism and safety issues including the separation of cycling and pedestrian paths;
- Additional features such as a BMX track near the sand dune area, leash free dog walking area; indoor and outdoor basketball courts, additional children's playgrounds, ballroom dancing facility for children. Support was noted for the additional toilets, seating, water bubblers and rubbish bins;
- Request for more netball courts and resurfacing of the courts;
- Request for field space for Australian Rules Football;
- Differing comments relating to parking (some saying adequate and others inadequate) and traffic impacts;
- Concern about the dominance of sporting use in the park; questioning the demand for sporting areas and need for more passive areas;
- Support for the small amphitheatre provides opportunity for performance space;
- Support for cycling criterium circuit which will be best in the State;
- Support for improvement to gym facility;
- Questioned whether there is asbestos in the existing buildings;
- Need for an Aboriginal Heritage Assessment prior to any development; and
- Queries relating to an inconsistency between draft landscape plan and the exhibited version of the draft plan (which was amended on Council's recommendation) in location of multi-use recreation centre and the need for detailed site plans, elevations, shadow diagrams of proposed multi-use recreation centre.

Submissions from Sporting Groups

Of the 98 submissions, 7 sporting groups also provided submissions, all in support of the draft Plan and including specific comments on the design of the draft landscape concept plan:

Oztag Juniors: commends the draft plan. Requested use of the passive recreation area on the corner of Fitzgerald Avenue and Bunnerong Road for evening competitions.

Eastern Suburbs Soccer Football Association: the 32 clubs and 7000 registered players fully support the draft concept plan. Requested relocation of two of the small multi-use facility buildings within the park and lighting of soccer fields for night training.

Maroubra Saints Junior Australian Football Club & AFL NSW/ACT: supports the wide ranging and magnificent vision for sport and recreational facilities. Requested space for AFL training and competitions as there is currently no home ground in Randwick City and there are 400 players and 1320 school participants. Detailed specification for AFL requirements were provided.

Randwick Botany Cycling Club: fully supports the Heffron Park upgrade and supports the cycling circuits proposed. Concerned about pedestrian and cyclists conflict but noted that this can be addressed at a later stage in the management process.

Matraville Tigers Rugby League Football Club: supports the redevelopment of the park with a number of considerations relating to facilities being provided for the club including a dressing shed, canteen, office/storage area and equipment storage area in new indoor recreation centre. Detailed specifications were provided. The club would like a variation to the layout of the rugby league fields in the south western corner of the park. Requested use of the cricket oval adjacent to the rugby league fields. Noted that proposal has the support of South's Juniors and Maroubra Lions, La Perouse, Coogee Wombats and South Eastern and Clovelly Crocodiles (representing 110 sides a week).

Randwick District Rugby Union Football Club Inc: requested use of the park for training purposes.

Randwick Netball Association: supports the draft concept plan which retains netball facilities in the current location. Requested additional netball courts.

Council's Sports Committee meeting also considered the draft Landscape Concept Plan at its meeting of 17 May 2006. While it did not give an overall comment on the draft Plan, individual comments raised included the need to consider the surface of the cricket nets, lighting needs to be provided across all fields, rugby union requested space within the park, playground in the north western corner should be relocated, questioned whether the four tennis grandstands are required and whether a clay court should be considered and whether the multi-use recreation centre will have meeting rooms/office space for sports.

Response: the majority of requests made by the sporting groups (including booking of the sporting fields, space within the multi-use recreation centre and the design of lighting) are reasonable and can be accommodated through detailed design and management features in the draft Plan of Management. There are three recommended changes which affect the design of the draft Landscape Concept Plan; the relocation of the small multi-use facility buildings requested by the Eastern Suburbs Soccer Football Association; changes to the size of the main cricket oval (if required) to accommodate an AFL sized field in consultation with cricket and AFL representatives and the reconfiguration of the rugby league fields in the south western corner of the park as requested by the Matraville Tigers Rugby League Football Club.

The Oztag request for use of the north-west corner area, relates to a passive recreation area that may be appropriate to be used on some evenings, particularly winter months, while the area should remain identified as a passive area. This does not therefore require amendment to the Landscape Concept plan.

In relation to the request by the Randwick Netball Association for additional netball courts, it is noted that the first design option (Option 2A) for the draft Landscape Concept Plan relocated the netball area to the west of its current location which allowed for additional netball courts and a new club facility. The relocation of the courts was not supported by Randwick Netball Association, which specifically as a member of Council's working group during the preparation of the draft Plan, stated that additional courts were

not needed. Retaining the existing location of the netball courts had implications on the design of both the soccer fields and the cycling track, as Option 2A had provided for a longer cycle track and better configuration of the soccer fields. In addition, the parking requirements for netball in the current plan are based on the current number of courts. It is therefore recommended that no additional netball courts be provided. All existing courts will be resurfaced and new lighting and landscaping provided in consultation with the Randwick Netball Association. It should be noted that the multi-use recreation centre will provide for courts that can be used for indoor netball.

Submissions from Business/Resident/Interest Groups

The Business and Tourism organisations all supported the plan and the proposed funding. Of the Precinct Committees responding, Moverly supported the draft Plan but not the funding option while Malabar and Maroubra Junction oppose the proposal on funding issues.

The Spot Business Association: which supports the draft Landscape Concept Plan that the Park will complement the natural assets of Randwick City allowing residents and visitors to enjoy an active and healthy lifestyle.

Randwick City Tourism: stated that Heffron Park will be a grand addition to the already extensive range of sporting facilities available to residents and visitors and supports the concept plan.

Matraville Chamber of Commerce: strongly supports the draft Landscape Concept Plan which would make Heffron Park a handsome sporting facility.

Moverly Precinct Committee: welcomes upgrading of public land but not residential funding option. It questioned the relocation of the DRAC and whether new community and sporting facilities would be multi-purpose. Noted that Council should also consider other funding options such as State and Federal funding and funding from sporting associations. Safety issues were also raised in the submission.

Malabar Precinct Committee: does not support high rise residential development but does want multi-purpose centre to be maximum 2 storeys. Stated that the brochure and survey form should be removed as the questions are biased. The Committee also applauded the concept of sporting facilities but did not want it at the cost of residential development in a public park. Concern that development would set a dangerous precedent for the future.

Maroubra Junction Precinct: opposed the draft Landscape Concept Plan.

Submissions from Other Organisations

City of Botany Bay: generally acknowledges and endorses the proposed upgrading of open space and park facilities. Raised concern about the residential funding option, location of recreational facility and requested detailed design information on the proposed building envelopes.

Petitions

There were two petitions received, both relating to the proposed funding option of the use of airspace above the multi-use recreation centre for residential development.

One petition was received during the exhibition period containing 216 signatures and stating that *“Please sign to show support opposing the new high rise development in Heffron Park. The park is crown land and should remain an area for the public to enjoy and not an area to be zoned up and sold off to profit developers and councils”*.

A petition was also received before the commencement of the exhibition period and prior to information being available to the public regarding the proposed draft Landscape Concept Plan and funding options. This petition had 726 signatures and was headed *“No high rise development on Heffron Park. We the undersigned are totally opposed to the proposal to build a high rise apartment block on Heffron Park and call on Council to find another way to fund the redevelopment of the park and the building of a multi sports facility”*.

CONSIDERATION:

Funding Options

The feedback showed both strong support and objection to the option of residential development in the airspace, including queries over whether the 3 funding options put forward were sufficient and suggesting other options for consideration. At the same time, the significant positive response to the funding option of residential development in the airspace, and the progressively lower preferences for the longer term options as arose with the feedback forms, suggests a strong interest in the park upgrade being undertaken in the short rather than long term. Given this, it is recommended that further investigation be undertaken of a wider range of funding options that would provide for the park upgrade in the short term (i.e. 5-10 years) and would replace the option for a residential proposal in the airspace, and that these options and the funding issues raised in submissions be addressed in detail in a further report to Council.

Suggested Changes to the draft Landscape Concept Plan

The key issues raised during consultation on the draft Landscape Concept Plan relate to both the design and management of Heffron Park and the proposed funding options. As previously noted, and in response to the comments raised by the community and suggested alternative funding options such as loans and a combination of funding options, it is recommended that additional analysis of potential funding options be undertaken and reported back to Council. In order to undertake this additional analysis of funding options it is recommended that the design of the Park, as shown in the draft Landscape Concept Plan, be supported consistent with the vast majority of views received during the exhibition period

Many of the comments received during the public exhibition will be need to be considered in detail for any changes to the draft Plan of Management which provides the mechanism for controlling detailed design and management issues. The following key design changes are recommended to the draft Landscape Concept Plan:

- Changes to the rugby league fields in the south western corner of the Park as requested by, and in consultation with, Matraville Tigers Rugby League Football Club;
- Relocation of two of the amenities buildings as requested by, and in consultation with, the Eastern Suburbs Soccer Football Association;
- Clarification that the relocated aquatic centre will include an outdoor 50 metre pool and other pools which can be used for other types of activities eg. waterpolo and hydrotherapy;
- Changes to the size of the main cricket oval (if required) to accommodate an AFL sized field in consultation with cricket and AFL representatives; and
- Removal of all references to residential development in the airspace above the multi-use recreation centre.

FINANCIAL IMPACT STATEMENT:

To date, approximately \$150,000 has been spent for this project which covers the staff resourcing of the project, the management of committees, consultancies, printing and design of all material, the recent public exhibition and preparation of the draft plan of management. Additional funding may however, be required depending on the next phase of consultation.

RECOMMENDATION:

1. That Council adopt the exhibited Landscape Concept Plan, as a basis for further discussion with the Department of Lands and with specific groups in relation to proposed changes as follows:
 - a. Reconfiguration of the rugby league fields in the south west corner of the Park in consultation with the Matraville Tigers Rugby League Football Club;
 - b. relocation of two of the small multi-use facility buildings in consultation with Eastern Suburbs Soccer Football Association and other sporting groups;
 - c. clarification that the relocated aquatic centre will include a 50 metre outdoor pool and other pools which can be used for other types of activities eg. waterpolo and hydrotherapy;
 - d. changes to the size of the main cricket oval (if required) to accommodate an AFL sized field in consultation with cricket and AFL representatives; and
 - e. the removal of all references to residential development in the airspace above the multi-use recreation centre; and
2. That Council note that further investigations into a broader range of funding options and staging be undertaken and reported back to Council.

ATTACHMENT/S:

Community Feedback Form; and

Exhibited Draft Landscape Concept Plan - both under separate cover.

.....
GENERAL MANAGER

GENERAL MANAGER'S REPORT

20/2006



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| SUBJECT: | INCORPORATION OF MAROUBRA BEACH BUS/TRAM TERMINUS INTO ARTHUR BYRNE RESERVE |
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| DATE: | 15 June, 2006 | FILE NO: | F2004/07367 |
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REPORT BY: GENERAL MANAGER

INTRODUCTION:

The Maroubra Beach Bus/Tram Terminus is located at 7R Marine Parade, Maroubra Beach (Lot 1214 DP 752015).

The property is yet to be incorporated into the Maroubra Beach (R46111) Reserve Trust. This report details the current status of the Bus/Tram Terminus.

ISSUES:

The Department of Lands advised on 1 February 2006 that the submission for approval to declare the parcel Crown Land and waive the requirement for a land assessment has been prepared. The submission for approval to add the land to the Maroubra Beach (R46111) Reserve has also been prepared and the application is with the Manager of Public Land Management, awaiting execution. Once endorsed, the documentation will then be forwarded to the Director General. The land will then be gazetted.

Detailed hereunder is chronology of status on the Maroubra Beach Bus/Tram Terminus.

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| 27 February 02 | Letter to Council staff from DOL detailing proposed acquisition of part Broadarrow reserve. |
| February 2003 | Council staff telephoned STA about tram shelter hand over to Council. (STA incorrectly suggested that Council should pay for the tram shelter, after investigation by staff, the STA agreed that an arrangement was in place, i.e. Council build the new bus shelter and STA hand over old tram shelter). |
| 26 March 2003 | Council letter to STA requesting confirmation that STA will transfer the land to Crown. |

- 23 March 2003 Internal Council memorandum enclosing final draft design development drawings of the Maroubra Beach Old Bus Terminus Kiosk/Café.
- 4 June 2003 State Transit Authority email to Council staff confirming telephone conversation that STA has approved the transfer of the bus shelter to Council for nominal consideration.
- 26 June 2003 Council lodged Development Application for café.
- 23 July 2003 STA letter to Department of Lands requesting tram shelter be incorporated into Arthur Byrne Reserve.
- 20 January 2004 STA letter to Department of Lands requesting update on status.
- February 2004 Council staff telephoned Department of Lands to check status. Department of Lands said matter had been put on back burner (due to restructure of Crown office) & they would get back working on it.
- April 2004 DA process put on hold. Council staff rang Department of Lands to say put D.A. on hold.
- 16 April 2004 Council staff letter to Department of Lands requesting dedication be put on hold.
- 30 August 2004 Department of Lands asked Council staff to advise on present position in the proposed acquisition of part Broadarrow Reserve
- October 2004 Randwick Council staff rang Department of Lands and requested matter proceed.
- 6 January 2005 Council staff spoke with Department of Lands. File note states: Tied up with an earlier proposal rationalising Marine Parade.
- 22 February 2005 Council resolution to call for expressions of interest.
- March 2005 Council staff rang Department of Lands and requested update on status of incorporation.
- 9 May 2005 Expressions of Interest issued for upgrade of bus shelter.
- October 2005 Expressions of interest evaluated, however as the lease of the current surf school expired 31st October, 2005 and a tender was being prepared it was decided that the upgrade of the bus shelter would be included as part of the Tender for the Surf School.
- 18-20 October 2005 Council staff called Department of Lands stressing urgency of matter. Department of Lands said the transfer would be expedited.

- January 2006 Council staff spoke to Department of Lands requesting update on status of incorporation.
- February 2006 Council staff spoke to Department of Lands, following up status.
- February 2006 Department of Lands advised that the current status is that the submission for approval to declare the parcel crown land, waive the requirement for a land assessment and then to add the land to the Maroubra Beach Reserve has been prepared and is with the Manager of Public Land Management at the moment, waiting for sign off. It will then go to the Director General. Once all done then it will be gazetted.
- 23 February 2006 Council staff emailed Department of Lands again following up status.
- 20 April 2006 Council staff send letter to Department of Lands enclosing draft of licence to be put in place for bus/tram shelter and chasing status of incorporation into reserve.
- 10 May 2006 Council staff left message for various Department of Lands staff seeking advice on status of incorporation into reserve.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

The land known as 7R Marine Parade, Maroubra Beach (Lot 1214 DP 752015) is yet to be incorporated into the Maroubra Beach (R46111) Reserve and the matter is still in the hands of the Department of Lands. In anticipation of the incorporation of the building into the Reserve, Council has prepared a draft licence agreement for a Learn to Surf School and provided same to the Department for their Approval in Principle. Once approval is granted a tender will be prepared for provision of Learn to Surf classes at Maroubra Beach.

RECOMMENDATION:

That the report be received and noted.

ATTACHMENT/S:

Nil

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GENERAL MANAGER

Director, City Services' Report 49/2006

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| SUBJECT: | Cancelling and Recalling the Current Tender for Construction of the Stormwater First Flush System and Upgrade of the Irrigation System at Council's Community Nursery . |
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| DATE: | 15 June, 2006 | FILE NO: | F2006/00104 |
|--------------|---------------|-----------------|-------------|

REPORT BY: DIRECTOR, CITY SERVICES

INTRODUCTION:

To seek Council's approval to not accept the current and recall the tender for the construction of a stormwater first flush system and upgrade of the irrigation system at the Council's Community Nursery.

The open tender was called on Tuesday, May 2, 2006 to invite different companies to submit the tender for the Council Community Nursery Stormwater Drainage and Reuse Works. The proposed works included construction of first flush tank and the installation of a stormwater harvesting and reuse system. The existing stormwater drainage system would also be augmented as part of the works. Elements of construction include:

- Runoff Water Quality Treatment System.
- Stormwater Treatment Plant
- Stormwater Storage tank
- Stormwater Drainage Augmentation.

ISSUES:

The objectives of this project are;

- To improve the efficiency and effectiveness of the current nursery irrigation system;
- To minimise environmental pollution and meet all the requirements of relevant environmental legislation; and
- To minimise usage of town water by harvesting rain water and re-using collected irrigation and stormwater runoff on site.

Tenders closed on Tuesday, 23 May 2006 at 10.00 am. Council received only two tenders. Due to the low number of tenderers it is felt that it would be financially prudent for Council to re-tender these works with the view of obtaining a more financially advantageous outcome for Council.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

The purpose of recalling the tender would be to:

1. Attract a wider range of quotations; and
2. Attempt to attract additional quotations that are lower in price by allowing additional time for tenderers to prepare their submission and by increasing the duration of the construction period.

RECOMMENDATION:

That Council not accept any tenders and recall tenders for the construction of stormwater first flush system and upgrade of the irrigation system at Council's Community Nursery.

ATTACHMENT/S:

Nil .

.....
JORDE FRANGOPLES
DIRECTOR,
CITY SERVICES

.....
ZAMAN SHAMSUZ
ENVIRONMENTAL MANAGEMENT OFFICER,
CITY SERVICES

**Director, Governance & Financial
Services' Report 38/2006**



| | |
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| SUBJECT: | IMPROVING TRANSPARENCY OF COUNCIL'S TENDER PROCESS |
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|--------------|---------------|-----------------|-------------|
| DATE: | 16 June, 2006 | FILE NO: | F2005/00699 |
|--------------|---------------|-----------------|-------------|

REPORT BY: DIRECTOR, GOVERNANCE & FINANCIAL SERVICES

INTRODUCTION:

At the Ordinary Council Meeting held on Tuesday, 30th May, 2006 it was resolved:

RESOLUTION: *(Nash/Notley-Smith)* that this matter be deferred to the next ordinary Council meeting to allow councillors to examine the "Tendering Guidelines for NSW Local Government" which were recently forwarded to Council by the Department of Local Government.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

RECOMMENDATION:

That Council consider the attached report.

ATTACHMENT/S:

Director, Governance & Financial Services Report No. 29/2006 - Ordinary Council Meeting - 30 May, 2006.

.....
GEOFF BANTING
DIRECTOR, GOVERNANCE
FINANCIAL SERVICES

.....
JULIE HARTSHORN
& SENIOR ADMINISTRATIVE
COORDINATOR

Director, Governance & Financial Services' Report 29/2006



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| SUBJECT: | IMPROVING TRANSPARENCY OF COUNCIL'S TENDER PROCESS |
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|--------------|--------------|-----------------|-------------|
| DATE: | 18 May, 2006 | FILE NO: | F2005/00699 |
|--------------|--------------|-----------------|-------------|

REPORT BY: DIRECTOR, GOVERNANCE & FINANCIAL SERVICES

INTRODUCTION:

Mayor's Minute 30/2006 entitled "Improving Transparency of Council's Tender Process" was considered at the 18 April 2006 Council Meeting and Council resolved as follows:

"That the General Manager prepare a report for Council's consideration addressing ways in which confidential tender documents may be released to the public after the tender has been awarded and contractual arrangements have been finalised, with the intent that Council develop a policy in this respect taking into consideration the following matters:

1. *confidential documents (including the tender submissions and evaluation results) relating to each tender shall be released publicly 3 months after the tender has been awarded and contractual arrangements have been finalised;*
2. *Council's policy to eventually release all confidential documents relating to the tender process be included in the tender specifications;*
3. *if necessary, unsuccessful tenderers be given the opportunity for particulars of their tender submission to be deleted from the documents released to the public;*
4. *Council minutes shall record reasons for the acceptance of the successful tender; and*
5. *where possible, Council's deliberations concerning the awarding of a tender be carried out in open Council session."*

ISSUES:

The Department of Local Government has produced draft "*Tender Guidelines for NSW Local Government*" which aim to assist Councils in applying clear policies, consistent procedures and affective risk management strategies in accordance with the *Local*

Government Act, the Local Government (General) Regulation and other relevant legislation.

The guidelines have been prepared under Section 23A of the Local Government Act and, therefore, must be considered by Councils as part of the tendering process.

The document contains standards of behaviour and ethical principals which are based on those developed by all NSW State Government agencies and the Department suggests that Councils “should adopt these standards.” One of the standards of behaviour is “honesty and fairness.” The following is an extract from the Tender Guidelines in relation to honesty and fairness:

“Councils must conduct all tendering, procurement and business relationships with honesty, fairness and probity at all levels. Councils must not disclose confidential or proprietary information.”

In relation to the issue of confidentiality, the guidelines state:

“Councils must not disclose tender information received from tenderers that is intellectual property, proprietary, commercial-in-confidence or otherwise confidential. In addition, Council staff or Councillors must not disclose information regarding the specific details of a tendering process, including a recommendation of the tender evaluation or assessment panel before the Council has made a resolution on the matter at a Council Meeting.

Section 10A of the Local Government Act outlines the circumstances under which a Council or Council Committee Meeting may be closed to the public. This includes information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. This also includes commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it or confer a commercial advantage on a competitor of the Council or reveal a trade secret.”

In relation to reporting tender evaluation outcomes to Council, the guidelines state:

“The contents of the report to Council should include:

- *Background information.....*
- *Full details of all tender received. For non-complying or alternate tenders, a detailed analysis of the non-compliance should be included and the reasons for Council to consider this appropriate or otherwise*
- *Detailed and accessible financial analysis of the tenders providing a comparison of all options on the basis of unit price, service price, annual cost, total cost or other appropriate measures depending on the nature of the tender.....*
- *Details of the evaluation criteria, the relative weightings and the analysis of tender against the criteria, including a summary of the experience of each tenderer in relation to the nature of the tender.*
- *Details of any post-tender contact and the reasons for or results of that contact, such as contact for the purpose of clarification and the outcome of this clarification.*

- *Summary of the tender considered most suitable in the circumstances, including the rationale for the conclusions or the rationale for considering none of the tenders suitable.*
- *A recommendation for the acceptance of a tender including, if applicable, any conditions or requirements associated with the acceptance or proposals to vary the contract conditions as a result of the tendering process or errors in documentation, or a recommendation not to accept any of the tenders.”*

“In accordance with Clause 179 of the Local Government (General) Regulation, Councils must make information on the outcome of the tendering process publicly available by displaying the name and amount of the successful tender or a notice stating that none of the tenders were accepted.”

In addition, the Premier’s Department has produced guidelines designed to clarify what information relating to the Government’s contractual arrangement with the private sector should, and should not, be made public. These guidelines establish government practice to:

- Vary the disclosure of information according to the size of the project;
- Limit the extent of commercial-in-confidence material to very specific areas and not disclose it unless required by law; and
- Treat the information in an unsuccessful tender as commercial-in-confidence and not disclose it unless required by law.

With respect to contracts between the value of \$100,000 and \$5million, the following information is disclosed routinely:

- Details of contract (description of project to be completed or goods/services to be provided or property to be transferred; commencement date of the contract; the period of the contract);
- The full identity of the successful tenderer including details of cross ownership of relevant companies;
- The price payable by the agency and the basis for future changes in this price;
- The significant evaluation criteria and the weightings used in tender assessment;
- Provisions for re-negotiation (where applicable).

Items not to be disclosed for any contracts are:

- The contractor’s financing arrangements;
- The contractor’s cost structure or profit margin;
- Items of the contractor having an intellectual property characteristic;
- Any other matters where disclosure would place the contractor at a substantial commercial disadvantage with its competitors both at the time of entering into the contract and at any later date when there would be an effect on future competitive arrangements.

It would not be advisable for Council to make a decision with respect to the disclosure of tender/contract information that was in contravention of either of the above mentioned guidelines.

Council's current tender specifications indicate that Council will not disclose confidential or proprietary information and this is in accordance with best practice guidelines. If Council were to remove the confidentiality provisions from its tender specification, the number of organisations responding to the tender would be significantly reduced (as financing arrangement, cost structures and profit margins etc are often passionately protected by private sector firms). This would result in increased costs for Council due to reduced competition and also reduced value for money in Council's tendering processes.

While tender reports could be presented in open Council rather than in closed session, the current reporting format would need to be changed significantly to ensure that commercial –in–confidence information was not disclosed.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

It is recommended that the Department of Local Government and Premier's Department Guidelines be adhered to and that Council's current tendering practices remain unchanged with respect to the receipt and management of confidential information.

RECOMMENDATION:

That:

- a) Council affirm its support for the Department of Local Government's "*Tendering Guidelines for NSW Local Government*" and also the Premier's Departments "*Guidelines for the Disclosure of Information in NSW Government Contracts*" particularly with respect to the confidentiality of tender/contract information.
- b) Where possible, taking the above guidelines into consideration, Council's deliberations concerning the awarding of a tender be carried out in open Council session.

ATTACHMENT/S:

Nil

.....
GEOFF BANTING
DIRECTOR, GOVERNANCE &
FINANCIAL SERVICES

.....
JULIE HARTSHORN
SENIOR ADMINISTRATIVE
COORDINATOR

***Director, Governance & Financial
Services' Report 39/2006***



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| SUBJECT: | AUTHORITY TO ENTER INTO LICENCE AGREEMENT AND AFFIXING OF THE COMMON SEAL |
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|--------------|---------------|-----------------|--------------------------|
| DATE: | 14 June, 2006 | FILE NO: | F2004/06336, F2004/07326 |
|--------------|---------------|-----------------|--------------------------|

REPORT BY: DIRECTOR, GOVERNANCE & FINANCIAL SERVICES

INTRODUCTION:

Council's Property Services section are proposing to enter into licence agreements over five (5) Council owned or managed premises and are seeking Council's authority to enter into the agreements.

Clause 400 (part 13) of the Local Government (General) Regulation 2005 requires that the Seal for the Council must not be affixed to a document unless the document relates to business of the Council and the Council has resolved (by resolution referring to the document) that the Seal be so affixed.

ISSUES:

Licence for S.O.S Pre School, 25 Munda Street, Randwick

A Council Resolution No. 365 from an Ordinary Council meeting on 23 August 2005, authorised the execution of a three (3) month licence to S.O.S. Pre-School at a 50% rental level, pending a report to be tabled in respect to Council's position on rental subsidies.

A Grants, Subsidies and Donations Policy has been prepared and community consultation is soon to be undertaken prior to adoption of the Policy. In the interim the licence to S.O.S. Pre-School is to expire on 23 June 2006. Therefore it is proposed to enter into a five (5) year licence agreement in accordance with the current terms and conditions. A 50% rental subsidy level will apply until Council adopts its Grants, Subsidies and Donations Policy, at which time the new rental subsidy level will be determined in accordance with the policy.

Licence for Randwick/South Sydney Family Day Care, 23 Munda Street, Randwick

Similar to the licence to S.O.S. Pre-School, the three (3) month licence to Randwick/South Sydney Family Day Care will expire on 23 June, 2006.

It is also proposed to enter into a five (5) year licence agreement with Randwick/South Sydney Family Day Care in accordance with the current terms and conditions. A 50% rental subsidy level will apply until Council adopts its Grants, Subsidies and Donations Policy, at which time the new rental subsidy level will be determined in accordance with the policy.

Licence for Malabar Occasional Child Care Centre, Lower, 1B Prince Edward Street, Malabar

Permission was granted by Council to The Malabar Occasional Child Care Centre to occupied the lower part of 1B Prince Edward Street, Malabar on 11 September 1979.

A two & a half year lease agreement was prepared and entered into on 1 July 2003. The lease agreement expired on 31 December 2005.

It is proposed to enter into a five (5) year licence with the Malabar Occasional Child Care Centre in accordance with the current terms and conditions. The existing rental will apply until Council adopts the Grants, Subsidies and Donations Policy, at which time the new rental subsidy level will be determined in accordance with the policy.

Licence for KU Childcare Centre, 17 Frances Street, Randwick

Kindergarten Union of New South Wales Incorporation have occupied part of Alison Park since prior to 1 July 1984. A deed of agreement for a term of ten (10) years was entered into on 1 July 1984 and expired on 31 June 1994. A further three (3) year lease was entered into on 1 January 2003 and expired on 31 December 2005.

It is proposed to enter into a five (5) year licence with KU Childcare Centre in accordance with the current terms and conditions. The existing rental will apply until Council adopts the Grants, Subsidies and Donations Policy, at which time the new rental subsidy level will be determined in accordance with the policy.

Licence for Duffy's Corner Occasional Child Care Centre, 419A Beauchamp Road, Maroubra

The Duffy's Corner Occasional Child Care Centre has been in operation since 1990.

A five (5) year lease agreement was entered into on 1 September 2001 and is to expire on 31 August 2006. The lease has a five (5) year option to renew and the Child Care Centre has executed it's right to take up the option in accordance with the terms of the agreement. The current agreement details an annual rental of \$24,650.00, however, this amount has never been charged and has been subsidised by Community Development. A new lease has been discussed with the Centre Director and she is aware that the rental will increase.

It is proposed to enter into a five (5) year licence with Duffy's Corner Occasional Child Care Centre in accordance with the existing terms and conditions. The existing rental arrangement will apply until Council adopts the Grants, Subsidies and Donations Policy,

at which time the new rental subsidy level will be determined in accordance with the policy.

It is necessary for the Council's Seal to be affixed to the signing of agreements between Council and :

S.O.S. Pre-School
 Randwick/South Sydney Family Day Care
 Malabar Occasional Child Care Centre
 KU Childcare Centre
 Duffy's Corner Occasional Child Care Centre

FINANCIAL IMPACT STATEMENT:

Subject to the adoption of the Grants, Subsidies and Donations Policy the level of rental income to Council is variable depending on the Categorisation of each organisation and the market rental valuation to be determined by an independent valuer.

The rental income from the organisations will meet some of the costs of providing the facility.

CONCLUSION:

As Clause 400 (part 13) of the Local Government (General) Regulation requires that the Council pass a resolution authorising the Affixing of the Seal, it is necessary for this action to take place to facilitate legal formalities.

RECOMMENDATION:

That authority is granted to enter into licence agreements with S.O.S. Pre-School, Randwick/South Sydney Family Day Care, Malabar Occasional Child Care Centre, KU Childcare Centre and Duffy's Corner Occasional Child Care Centre. The value of the license agreements will be subject to the determination of the Grants, Subsidies and Donations Policy and Council's Common Seal to be affixed to the agreements.

ATTACHMENT/S:

Nil

.....
 GEOFF BANTING
 DIRECTOR, GOVERNANCE
 FINANCIAL SERVICES

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 SHARON PLUNKETT
 & PROPERTY COORDINATOR

Director, Governance & Financial Services' Report 40/2006



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| SUBJECT: | AUTHORITY TO ENTER INTO LEASE AGREEMENT AND AFFIXING OF THE SEAL |
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| DATE: | 6 June, 2006 | FILE NO: | F2004/06336 |
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REPORT BY: DIRECTOR, GOVERNANCE & FINANCIAL SERVICES

INTRODUCTION:

Councils Property Section are proposing to enter into a forty-four (44) month lease agreement over the property at 30-32 Waratah Avenue, Randwick, a Council owned premises and is seeking Council's authority to enter into the agreement.

Clause 400 (part 13) of the Local Government (General) Regulation 2005 requires that the Seal for the Council must not be affixed to a document unless the document relates to business of the Council and the Council has resolved (by resolution referring to the document) that the Seal be so affixed.

ISSUES:

Randwick Open Care for Kids (ROCK) has been operating for twenty-six (26) years in Waratah Avenue, Randwick. ROCK provides care for over 50 children and is a quality service provided to the local community and an employer of staff.

In April 2005, Council offered ROCK a sixteen (16) month lease commencing from 1 May 2005 and expiring 31 August 2006, in accordance with the terms and conditions of the current lease agreement. Council also gave a commitment to facilitating the location of a suitable long-term alternative site with a further report required to assess options.

In August 2005, Council adopted a Long Term Financial Plan and Property Development Strategy which included redevelopment of the Council-owned Waratah Avenue site, to provide additional dwellings that would meet the principles of the NSW Government's Metropolitan Strategy in the existing residential zone. Part of the Long Term Financial Plan was to contribute to the additional demand for community buildings as set out in Council's Community Facilities Program. The Long Term Financial Plan indicated that funding could be provided for the relocation of ROCK to a purpose-built facility.

Council has recognised the need for a longer term lease to assist ROCK with its funding application and also provide a suitable timeframe for consideration and location of a purpose-built facility. To this end, Council has offered ROCK, a forty four (44) month lease to the 31 December 2008.

It is therefore necessary for the Council's Seal to be affixed to the signing of the agreement with Randwick Open Care for Kids Inc.

FINANCIAL IMPACT STATEMENT:

The current market rental for 30-32 Waratah Avenue, Randwick is \$57,200.00 per annum, (exclusive of GST) however ROCK is currently subsidised to this level. As Council would be aware a Grants, Subsidies and Donations Policy has been prepared and community consultation is soon to be undertaken prior to the adoption of the policy. In the interim Council will receive an annual income of nil however the lease will be subject to the determination of the Grants, Subsidies and Donations Policy.

CONCLUSION:

As Clause 400 (part 13) of the Local Government (General) Regulation requires that the Council pass a resolution authorising the Affixing of the Seal, it is necessary for this action to take place to facilitate legal formalities.

RECOMMENDATION:

That authority is granted to enter into a forty four (44) month lease with Randwick Open Care for Kids Inc for 30-32 Waratah Avenue, Randwick. The value of the lease will be subject to the determination of the Grants, Subsidies and Donations Policy and Council's Common Seal to be affixed to the agreement.

ATTACHMENT/S:

Nil

.....
GEOFF BANTING
DIRECTOR, GOVERNANCE
FINANCIAL SERVICES

.....
SHARON PLUNKETT
& PROPERTY COORDINATOR

Director, Governance & Financial Services' Report 41/2006



| | |
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| SUBJECT: | SHOP LOCAL POLICY |
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|--------------|--------------|-----------------|-------------|
| DATE: | 5 June, 2006 | FILE NO: | F2004/06377 |
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REPORT BY: DIRECTOR, GOVERNANCE & FINANCIAL SERVICES

INTRODUCTION:

At the Council Meeting of 28 February 2006, Council considered a Mayor's Minute entitled "Shop Local Initiatives" and resolved as follows:

- a) *"That Council consult with and assist the local chambers of commerce to develop and implement "shop local" strategies and that, where possible, Council support those strategies in the manner outlined in Council's City Plan (and in particular 'Background Paper 3: A Prospering City'); and*
- b) *That a "Shop Local" policy be developed for application to Randwick City Council purchases."*

ISSUES:

Part A of the resolution is being coordinated by Council's Communications Section through their ongoing work with the local Chambers of Commerce and Precinct Committees.

In order to address part B of the resolution, it is suggested that the following guiding principle be included in Council's Purchasing Policy:

That Council utilise local suppliers and purchase locally produced goods, where possible, taking price, quality and other relevant considerations into account.

Council's Management Plan also provides for the incorporation of sustainability provisions in its purchasing policy, procedures and practices. In this regards, it is suggested that the above principle be broadened to include Australian-made products, recycled (or partly recycled) products and energy efficient/clean (waste minimising) technologies.

Council is unable to give absolute preference to local suppliers or sustainability provisions in its purchasing practices for the following reasons:

- Council's purchasing activities must be conducted in a manner that ensures appropriate contesting processes are observed to ensure optimum quality, price, delivery and service.
- Quality, price, delivery and service are generally considered the main criteria in assessing Council's procurement of goods and services.
- Value for money may not always be able to be demonstrated by local suppliers or sustainability initiatives.
- The purchasing process must be undertaken in a consistent and business like manner, leading to improved industry performance, business relationships and cost effective methods of doing business for Council.
- Suppliers must be treated fairly with equal opportunity and Council should refrain from agreements that restrain competition.

In addition, purchases sourced through SSROC Agreements, Government Contracts or other pre-approved agreements often represent best value to Council.

A practical example for the Shop Local Policy is where Council receives two competing prices for similar products, with all other aspects being equal, Council will choose the local provider, even if the price is marginally higher.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

While it is meritorious for Council to support the local community by utilising local services and products, Council has to ensure that it is getting the best value for money for its ratepayers and that appropriate contesting processes are observed in the procurement of goods and services.

RECOMMENDATION:

That the following guiding principle be included in Council's Purchasing Policy:

That Council utilise local suppliers and/or Australian-made products, recycled (or partly recycled) products and energy efficient/clean (waste minimising) technologies, where possible, taking price, quality and other relevant considerations into account.

ATTACHMENT/S:

Nil

.....
 GEOFF BANTING
 DIRECTOR, GOVERNANCE
 FINANCIAL SERVICES

.....
 JULIE HARTSHORN
 & SENIOR ADMINISTRATIVE
 COORDINATOR



Director, Governance & Financial Services' Report 42/2006

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| SUBJECT: | AFFIXING OF THE SEAL |
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|--------------|---------------|-----------------|-------------|
| DATE: | 14 June, 2006 | FILE NO: | F2004/07367 |
|--------------|---------------|-----------------|-------------|

REPORT BY: DIRECTOR, GOVERNANCE & FINANCIAL SERVICES

INTRODUCTION:

Clause 400 (part 13) of the Local Government (General) Regulation 2005 requires that the Seal of the Council must not be affixed to a document unless the document relates to business of the Council and the Council has resolved (by resolution referring to the document) that the Seal be so affixed.

ISSUES:

It is necessary for the Council's Seal to be affixed to the signing of agreements between Council and :

1. Bill Baltatzis (T/As Arthurs Pizza) in relation to a licence for the purpose of outdoor dining at 47 Perouse Road, Randwick.
2. Paul Varga & Hana Berankova (T/As Green Mango Café & Catering) in relation to a licence for the purpose of outdoor dining at 220 Clovelly Road, Clovelly.
3. Anthony Burrows (T/As The Coogee Bite Café) in relation to a licence for the purpose of outdoor dining at 126A Beach Street, Coogee.
4. NSW Department of Housing in relation to a request for a Resumption Application in accordance with Section 31a(3) of the Real Property Act, 1900 for land known as Lot 1, DP 789036.

FINANCIAL IMPACT STATEMENT:

Council will receive in signing of these agreements the following income –

1. An outdoor dining licence agreement with Bill Baltatzis (T/As Arthurs Pizza) will generate an annual income of \$4,405.25 + GST.

2. An outdoor dining licence agreement with Paul Varga & Hana Berankova (T/As Green Mango Café & Catering) will generate an annual income of \$1,151.20 + GST.
3. An outdoor dining licence agreement with Anthony Burrow (T/As The Coogee Bite Cafe) will generate an annual income of \$7,835.20 + GST.
4. There is no financial benefit to Council for execution of the Resumption Application for Lot 1 DP 789036.

CONCLUSION:

As Clause 400 (part 13) of the *Local Government (General) Regulation* requires that the Council pass a resolution authorising the Affixing of the Seal, it is necessary for this action to take place to facilitate legal formalities.

RECOMMENDATION:

That authority be granted for the Council's Common Seal to be affixed to the agreements between Council and :

1. Bill Baltatzis (T/As Arthurs Pizza) in relation to a licence for the purpose of outdoor dining at 47 Perouse Road, Randwick.
2. Paul Varga & Hana Berankova (T/As Green Mango Café & Catering) in relation to a licence for the purpose of outdoor dining at 220 Clovelly Road, Clovelly.
3. Anthony Burrows (T/As The Coogee Bite Café) in relation to a licence for the purpose of outdoor dining at 126A Beach Street, Coogee.
4. NSW Department of Housing in relation to a request for a Resumption Application in accordance with Section 31a(3) of the Real Property Act, 1900 for land known as Lot 1, DP 789036.

ATTACHMENT/S:

Nil

.....
 GEOFF BANTING
 DIRECTOR, GOVERNANCE &
 FINANCIAL SERVICES

.....
 SHARON PLUNKETT
 PROPERTY COORDINATOR

Director, City Planning Report 55/2006

| | |
|-----------------|---------------------------------|
| SUBJECT: | 53 Doncaster Avenue, Kensington |
|-----------------|---------------------------------|

| | | | |
|--------------|---------------|-----------------|-------------|
| DATE: | 15 June, 2006 | FILE NO: | DA 875/2005 |
|--------------|---------------|-----------------|-------------|

REPORT BY: DIRECTOR, CITY PLANNING

INTRODUCTION:

Attached is Development Application Report No 875 / 2005 for and alterations and first floor additions and conversion of the existing dwelling house into a boarding house containing 17 single bedrooms, 3 double rooms and an on-site manager's room (total of 21 rooms), associated bathrooms, laundry and living rooms and one off street parking space at 53 Doncaster Avenue, Kensington.

RECOMMENDATION:

That Council consider and determine the Development Application in accordance with the recommendation contained in the attached report.

ATTACHMENT/S:

Development Application Report dated 7 June 2006.

.....
SIMA TRUUVERT
DIRECTOR, CITY PLANNING

.....
RACHEL AITKEN
SENIOR ASSESSMENT OFFICER

Development Application Report



REPORT BY: DIRECTOR, CITY PLANNING

DATE: 7 June, 2006 **FILE NO:** DA/875/2005

PROPOSAL: Alterations and first floor additions and conversion of the existing dwelling house into a boarding house containing 17 single bedrooms, 3 double rooms and an on-site manager's room (total of 21 rooms), associated bathrooms, laundry and living rooms and one off street parking space.

PROPERTY: 53 Doncaster Avenue, Kensington

WARD: West Ward

APPLICANT: Kenso Holdings Pty Ltd

OWNER: Kenso Holdings Pty Ltd

| | |
|----------------------|----------------------|
| | Subject Site |
| | |
| | |
| | Submissions received |
| | ▲ North |
| LOCALITY PLAN | |

1. EXECUTIVE SUMMARY

The application has been referred to the Council for determination at the request of Councillors John Procopiadis, Paul Tracey, Alan White. The estimated cost of the works is \$350,000.

The applicant is seeking approval to construct alterations and first floor additions to an existing dwelling house for the purposes of a boarding house. The boarding house will provide 17 single rooms, 3 double rooms and an on-site manager's room (total of 21 rooms), associated bathrooms, laundry and living rooms and two off street parking spaces.

The main issues for consideration are the potential amenity impacts to surrounding properties, non-compliance with the FSR standard and the incentives for affordable housing contained within RLEP98. There are no relevant policy controls for boarding house development and as such a merit based assessment has been undertaken with reference to section 79C of the Environmental Planning and Assessment Act.

The application has been notified to surrounding properties on several occasions as the proposal has been amended three times. The latest notification and advertising period has resulted in 8 submissions. The submissions raised the following issues as primary concerns:

- Privacy and overshadowing impacts
- Excessive density, bulk and scale and impact on character and the street
- Inadequate landscaping
- Inadequate parking and existing traffic and parking congestion in the area
- Safety and security impacts
- Concern regarding impact on adjacent public open space, Kokoda Park

This report recommends deferred commencement approval of the redevelopment of 53 Doncaster Avenue, subject to conditions. The deferred commencement conditions relate to colours and materials and the parapet to the rear of the proposal.

2. THE PROPOSAL

The amended proposed development is seeking approval to convert the existing single storey dwelling into a two storey boarding house with 17 single bedrooms, 3 double rooms, of which one room is designed to be accessible, and 1 manager's room. The manager's room will also function as the office and does not indicate sleeping arrangement for the on-site manager. The site will accommodate for a total of 24 occupants including 1 manager. Three of the rooms are provided with ensuite bathrooms and three communal bathrooms are also provided. Communal laundry, kitchen, dining and living rooms are proposed to the rear of the ground floor level.

To accommodate the change of use from a single dwelling to a boarding house the application proposes construction of a new first floor and additional floor area to the rear of the existing ground floor plan. The proposal will also involve the alteration of

the front verandah to facilitate the provision of two tandem car parking spaces located along the northern side boundary and construction of a new driveway and crossover.

Pedestrian access from the site directly to Kokoda Park is proposed via an existing gate in the rear boundary fencing located in the south-western corner of the site.

3. THE SUBJECT SITE AND SURROUNDING AREA:

The subject site is located on the western side of Doncaster Avenue, Kensington between No.55 and No.51 and is presently occupied by an existing freestanding single storey dwelling house. The site has a frontage width of 12.8 m, a side boundary depth of 40.235 m and has an overall site area of 515 m². Neighbouring the property to the north is a single storey dwelling, to the south is a two storey dwelling and to the rear of the subject site is Kokoda Park. Across Doncaster Avenue to the east are one and two storey dwellings and behind these further to the east is Randwick Racecourse.

The surrounding area is residential in character and consists of a mix of single dwellings, semi-detached dwellings and multi-unit housing. The site was included as part of the Kensington Tram Loop Heritage Conservation Area under the Draft Heritage LEP amendments which were considered by Council on 13 December 2005. As Council resolved not to proceed with the draft amendments, the site and surrounds currently has no heritage status. A heritage item exists diagonally opposite the site at 58 Doncaster Avenue. The item is known as “Cresswell” and is a two storey freestanding Victorian terrace. **Figure 1** is an aerial view of the subject site and surrounding area.



Figure 1: The subject site and surrounding area

4. SITE HISTORY

a. APPLICATION HISTORY

The development application was lodged on 21 October 2005 and notified from 9 November to 23 November 2005. A request was received on 22 November 2006 for the application to be referred to Council for determination.

A large number of objections were received in response to the notification period and after a preliminary assessment was undertaken, amended plans were requested on 20 January 2006. Amended plans were received on 3 March 2006 and renotified from 16 March to 30 March 2006. Additional objections were received in response to the notification period and a meeting with the applicant on 1 May resolved to allow the applicant opportunity to provide further amended plans. Amended plans were received 9 May 2006 and renotified from 15 May to 29 May 2006.

The amendments contained within the plans received on 9 May 2006 include:

- Reduction of single bedrooms from 21 to 17.
- Increasing double bedrooms, including the double/disable room on the ground floor, from 2 rooms to 3.
- Removal of the rear external fire stair access.
- Internal modifications such as the rearrangement of bathrooms, kitchen and dining rooms.
- Alignment of first floor rooms with adjoining northern and southern properties.

These plans are the subject of this assessment.

B. HISTORY OF SITE USEAGE

Previous development applications for the site include:

| • Application number | • Description | • Determination |
|----------------------|--|----------------------------|
| • BA/428/1971 | • Additions | • Approved, 1 January 1971 |
| • CDC/127/2003 | • Install portable spa pool to dwelling. | • Approved, 2 July 2003 |

5. COMMUNITY CONSULTATION:

The proposal has been notified and advertised in accordance with the DCP Public Notification of Development Proposals and Council Plans. The following submissions were received:

5.1 Objections

The following objections were received during the notification period of 9 November to 23 November 2005.

1. Mr Paul Caruana – 51 Doncaster Avenue

- Claims proposed number of occupants is too high and inappropriate for the site.

Comment: The proposed number of occupants has been reduced from a maximum of 58 boarders to a maximum of 23 boarders plus 1 on-site manager. The number of people to be accommodated is commensurate with the allowable density in the surrounding area, which is zoned Residential 2(c).

- Believes boarding house is intended to be used as a backpacker hostel.

Comment: The application is for a 'boarding house', which is separately defined from 'backpacker accommodation' in RLEP98. Backpacker accommodation is a prohibited form of development in the 2(c) zone.

- Development will set an unfavourable precedent if approved.

Comment: The development is permissible in the 2(c) zone and will provide housing choice in accordance with the zone objectives.

2. Mr Paul Caruana – 51 Doncaster Avenue

- Noise impact from the proposed use from internal and external sources will be significant,

Comment: Noise generation will be controlled by the management plan for the boarding house and conditions of consent.

- Privacy impact from 14 windows facing and overlooking into living areas,

Comment: The four proposed northern windows to the first floor will have external sunscreen/privacy louvres fitted. The first floor bathroom window will use glass brick preventing overlooking.

- Anti-social behaviour will occur as no security checks will be undertaken on the boarders. Alcohol and drug taking will exacerbate problems and lead to undesirable and criminal behaviour.

Comment: Any illegal activity will result in police intervention, as per the management plan.

- Natural light and ventilation to his property will be "substantially diminished",

Comment: Sunlight will not be impinged as subject site is located to the south of objector's property. Proposed side setbacks will allow sufficient air to pass between buildings.

- Proposed structure is not of similar scale to adjacent dwellings,

Comment: Proposed boarding house has a lower height than No.55, has a 2 storey scale and will appear as a large freestanding dwelling in the streetscape.

- DA does not comply with the Kensington Town DCP,

Comment: The Kensington Town centre DCP does not apply to the subject site.

- Believes parking is inadequate for the site and that proposed development will have negative impact on on-street parking availability,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- There will be safety and security concerns for local residents,

Comment: The proposed management plan and on-site manager will handle all complaints and report to police any serious breaches.

- Proposed development is within a heritage conservation area,

Comment: The subject site is not within a heritage conservation area and the draft heritage provisions which applied to the site at time of lodgement are no longer applicable to this assessment. Notwithstanding this, it is considered that the development is satisfactory with regard to the character of the area.

- Visual character of the dwelling will be “completely destroyed”.

Comment: Character of the dwelling will be generally retained and elements such as roof pitch will be match the existing dwelling where possible. A deferred commencement conditions requiring submission of a colours and materials sample board prior to operation of the consent has been imposed to ensure colours and materials will not affect the streetscape.

3. Mr C Panay, Mrs C Panay – 57 Doncaster Avenue

- On-street parking available already scarce and proposed development will significantly add to this pressure,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- Noise generated by activities from the boarders will be “unbearable”,

Comment: The boarding house management plan will enforce noise controls and all complaints from neighbours will be directed to the on-site manager.

- Kensington not suitable area for boarding houses and should remain in established Randwick and Coojee areas.

Comment: Boarding houses are permissible in the zone and are encouraged by the objectives of RLEP98 with regard to provision of affordable housing.

4. Jane and Athena Frangidis – 4/358 Clovelly Road, Clovelly (Owners of No.62 Doncaster Avenue)

- The proposed development is contrary to existing residential nature of area,

Comment: Boarding houses are a form of residential development and are permissible in the zone.

- Proposed development will exacerbate existing parking difficulties in the area,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- Development may attract “transitory occupants who may be of an undesirable nature”,
- Noise emanating from proposed boarding house will have an adverse impact on the “quiet enjoyment of the neighbourhood”,

Comment: The individual behaviour of occupants would be controlled via the on-site manager, and implementation of the management plan.

- Development is excessive for the site and number of occupants.

Comment: The proposal exceeds the FSR for the site. The visual bulk is consistent with the adjoining properties and will not result in a loss of solar access for neighbouring dwellings. The density of the development in terms of the number of occupants has been reduced to a satisfactory level.

5. Paul W. Jenkin – 61 Doncaster Avenue

- Proposed development will create additional pressure for on-street car parking spaces,
- Traffic flow will increase with this development and force it into “narrow and crowded side streets”,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- The proposal will lead to anti-social behaviour that will not be monitored,

Comment: *See previous comments regarding potential anti-social behaviour arising from the proposed development.*

- Proposal will have an adverse impact on the proposed heritage conservation area.

Comment: The draft heritage provisions which applied to the site at time of lodgement are no longer applicable to this assessment. Notwithstanding this, it is considered that the development is satisfactory with regard to the character of the area.

6. Kensington War Memorial Club Ltd. – 2 Goodwood Street, Kensington, attendance sheet attached with 31 signatures indicating attendees of a public meeting held on 20 November 2005 at the Club to discuss the application

- There is inadequate off-street parking provided and the proposed development will add pressure to the existing street parking,
- Proposal will generate anti-social behaviour, increase occupational health and safety issues to the Club's employees and members if direct access is provided to Kokoda Memorial Park.

Comment: See previous comments regarding traffic impacts and potential anti-social behaviour of the proposed development.

7. Petition submitted by Mrs Susan Pursehouse – 55 Doncaster Avenue bearing 20 signatures.

- Petition requested an extension of time for submissions due to the variation of the date of receipt of the notices to residents.

Comment: An extension of one week to 30 November was granted to residents of Ascot, Goodwood Streets and Doncaster Avenue.

8. Sock C. Lim – 65 Doncaster Avenue

- 29 double rooms is a over-development of the site,

Comment: Amended plans reduce total rooms to 17 single and 3 double rooms plus 1 on-site manager room. This is not considered to be overdevelopment as discussed throughout this report.

- Rear access into Kokoda Memorial Park is not suitable and will detract people to use to the park,

Comment: The access to the park from the development is likely to improve casual surveillance of this public open space and activity as occupants may use the park as a shortcut to Anzac Parade and the facilities of the Kensington Town Centre. The proposal is likely to have a positive impact in terms of the security of the public open space.

- Proposed 2 car parking spaces are inadequate for the site.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

9. Ross Cresdee – 65 Doncaster Avenue

- Ratio of bathroom facilities to occupants does not meet the minimum requirement under Council's Development Control Plan - Backpacker Accommodation,

Comment: The DCP – Backpacker Accommodation is not applicable to this proposal.

- Proposed development will place significant pressure on car parking along Doncaster Avenue,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- Proposed development significantly exceeds the maximum FSR for the site.

Comment: See previous comments regarding non-compliant floor space ratio of the proposed development.

10. David and Dianne Holdforth – 1 Ascot Street

- Believes the proposal will have significant overshadowing impact to their property and habitable rooms,

Comment: Amended plans reduce first floor to align with the rear building setbacks of the adjoining properties, thereby eliminating any significant overshadowing of the objector's property.

- The objector's bedroom windows with north facing views will be in direct line of sight with the south facing windows on the proposed development,

Comment: The amended plans have increased the rear setback of the proposal and as a result there will not be any windows in line of sight with this property.

- Proposed dining, laundry, kitchen and waste disposal are in line with objector's bedroom windows and will generate an adverse amount of noise,

Comment: Amended plans increase distance of kitchen, laundry and bin storage areas from the objector's property and reduce potential impact.

- Structure does not comply with minimum boundary setbacks,

Comment: Boarding house developments have no minimum boundary setback requirements. The development provides setbacks which are generally consistent with the setbacks for dwelling houses on adjoining sites. The setbacks provided will ensure adequate separation between properties and be compatible with the established streetscape.

- Proposed development will exacerbate lack of on-street car parking in the area,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

11. Mr Lewis N and Mrs Christina Parras – 26 Dudley Street, Coogee (Owners of 47 Doncaster Avenue)

- Proposed development is an over-development of the site,
- The proposed development will have a negative impact to Kokoda Memorial Park,

Comment: Refer to comments above regarding the floor space ratio non-compliance of the proposed development and likely impact on Kokoda Park.

- Proposed development will exacerbate lack of on-street car parking in the area,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

12. Stavros Sdrolias – 64 Doncaster Avenue

- Proposal will be visually overbearing and will have a significant negative impact on the streetscape,
- The proposed development will have a negative impact to Kokoda Memorial Park and discourage its use by local residents,

Comment: Refer to comments above regarding the visual bulk and scale and FSR of the proposed development and likely impact on Kokoda Park.

- The proposed off-street car parking is inadequate and will ruin the visual presentation of the dwelling to the street,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below. The visual impact of the parking has been minimised by use of a tandem arrangement. The parking is consistent with other approved structures on Doncaster Avenue.

13. Dudley Tinyow, VP Kensington RSL Sub-Branch – 2 Goodwood Street (lessors to the Kensington War Memorial Club Ltd)

- Proposal provides inadequate off-street car parking,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- Objects to any access to Kokoda Memorial Park,

Comment: Refer to comments above regarding the likely impact on Kokoda Park.

- Proposed development has inadequate off street provision for service and emergency vehicles.

Comment: Council's DCP does not require any off street provision for service and emergency vehicles for a development of this scale and type.

14. Michael Davies – 23 Elsmere Street (Objection addressed to Cr Procopiadis)

- Proposed 2 car parking spaces insufficient for development,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- The proposed development will have a negative impact to Kokoda Memorial Park and discourage its use by local residents,
- Proposal will have an adverse impact to the Doncaster Avenue streetscape.

Comment: Refer to comments above regarding the likely impact on Kokoda Park and Doncaster Avenue streetscape.

15. Mrs Susan Pursehouse – 55 Doncaster Avenue

- Provision of 2 car parking spaces will have a significant adverse impact on the existing facade and the general architectural style of proposal is not appropriate to the character of the existing dwelling,

Comment: The proposed additions maintain a similar style to the existing dwelling through matching roof pitch and external finishes. Tandem parking provision minimises the impact to the street elevation and the width of garages consistent with Council's objectives for carparking.

- Believes proposal will have a significant impact on the existing residential fabric of the local area,

Comment: Boarding houses are permissible in the zone and form part of the desired character of residential zones in the Randwick local government area.

- Objects to significant adverse impact to amenity and sunlight access as a result of the non-complying FSR,

Comment: The amended design reduces the bulk of the proposed first floor and results in no significant impact to solar access or residential amenity.

- Proposed development will have additional pressure on on-street car parking spaces,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- There is no provision for access for emergency services such as fire-brigade,

Comment: There is no requirement for any off street provision for service and emergency vehicles for a development of this scale and type.

- Objector is concerned about the management of garbage bins.

Comment: Conditions relating to waste management have been included in the Recommendation section of this report (see Conditions 92-95).

16. Mr Paul Caruana – 51 Doncaster Avenue

- Concerned development will establish an unwelcome precedent.

Comments: Boarding houses are permissible in the zone and the provision of affordable housing is an objective of the 2(c) zone.

17. Jack Doumanis – 59 Doncaster Avenue

- Proposed development will create additional pressure for on-street car parking spaces,
- Traffic flow will increase with this development and force it into “narrow and crowded side streets”,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- The proposal will lead to anti-social behaviour that will not be monitored,
- Proposal will have an adverse impact on the proposed heritage conservation area.

Comment: See previous comments regarding anti-social behaviour and the heritage status of the area.

18. Kelly Rawlinson – 8/26 Addison Street, Kensington

- Proposed development will create additional pressure for on-street car parking spaces,
- Traffic flow will increase with this development and force it into “narrow and crowded side streets”,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- The proposal will lead to anti-social behaviour that will not be monitored,
- Proposal will have an adverse impact on the proposed heritage conservation area.

Comment: See previous comments regarding anti-social behaviour and the heritage status of the area.

19. SJB Planning - Objection prepared on behalf of owners at No.58 Doncaster Avenue.

- The proposed development is not consistent with the aims of the Randwick LEP 1998, notably the objectives of the residential 2C zone,

Comment: The proposed development is consistent with the relevant objectives, primarily (a) which seeks a variety of housing types within residential areas. LEP

Amendment 22 was gazetted in August last year which specifically introduced objectives for affordable housing into the objectives for the 2(c) zone.

- Proposed landscaped area is 11% less than the required minimum area for the site,

Comment: Non-compliance has been justified with an objection pursuant to SEPP 1, and is considered reasonable as there will not be any substantial impact as a result of the non-compliance.

- Claims applicant's FSR calculations incorrect and FSR is approximately 1.05:1. Objects to bulk and scale of the development,

Comment: The amended proposal has an FSR of 0.76:1 which is more compatible with the surrounding area. The bulk and scale of the development has been articulated to be consistent with the size of dwelling houses on adjoining sites. The site is located in the 2(c) zone which allows for multi unit housing development. The bulk and scale of the development is satisfactory as discussed under Section 9.1 below.

- Objects to the provided off-street car parking as being inadequate and will have detrimental impact to car parking in Doncaster Avenue.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

The following objection was received on 16 January 2006, outside of the first notification period:

20. Shelley Mitchell – 18/17-21 Villiers Street, Kensington

- Objects to the provided off-street car parking as being inadequate and will have detrimental impact to car parking in Doncaster Avenue,

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- Believes the proposed development will have an adverse impact to the streetscape.

Comment: The proposal is considered satisfactory with regard to its impact on the existing streetscape and character of the area.

The following objections were received during the notification period from 16 March 2006 to 30 March 2006:

1. Paul Caruana – 51 Doncaster Avenue

- The proposed dwelling will be demolished and reconstructed 200mm closer to the northern boundary resulting in a loss of amenity.

Comment: The plans indicate the existing side boundary setbacks will not be altered by the proposed development.

2. Jane and Athena Frangidis – 4/358 Clovelly Road, Clovelly

Owners of No.62 Doncaster Avenue

- The proposed development is contrary to existing residential nature of area,
- Proposed development will exacerbate existing parking difficulties in the area,
- Development may attract “transitory occupants who may be of an undesirable nature”,
- Noise emanating from proposed boarding house will have an adverse impact on the “quiet enjoyment of the neighbourhood”,
- Development is excessive for the site and number of occupants.

Comment: See previous comments regarding permissibility of development, traffic and parking impacts, density, noise and breaches of management plan.

3. Mr Paul Jenkin, Mr Paul Caruana, Mrs Virginia Pearce, Mrs Susan Pursehouse – The Doncaster Committee

- The FSR of the proposal exceeds the maximum permitted for the site.
- Car parking does not comply with the DCP and the proposed development will have an adverse impact to the traffic flow of the street.

Comment: See previous comments regarding the FSR and traffic and parking impacts of the proposed development and discussion in Section 9.1, below.

4. Mr Paul Caruana – 51 Doncaster Avenue

- The proposed additions to the first floor do not comply with the *Dwelling Houses and Attached Dual Occupancies DCP* side setback requirement of 1.5 metres.

Comment: The Dwelling Houses and Attached Dual Occupancies DCP does not apply to this development. The proposed side setbacks are consistent with or greater than those provided to adjoining dwelling houses, many of which were constructed prior to the current controls. The proposed setbacks will maintain amenity and the established pattern of development within the Doncaster Avenue streetscape.

5. Mr Paul Caruana – 51 Doncaster Avenue

- The FSR for the site exceeds the maximum permitted and building bulk is not compatible with the surrounding buildings.
- The landscaped area is less than 15% for the site.

Comment: Refer to discussion under Section 9.1 regarding landscaped area and FSR.

- The rear and side setbacks are not consistent with the preferred solutions in the Dwelling Houses and Attached Dual Occupancies DCP.

Comment: Refer to comment above regarding setbacks.

- Raises concerns about the potential loss of privacy.

Comment: All first floor windows will be covered by external louvres or have glass bricks that will maintain privacy of the objector's property.

- There will be additional noise from the external walkway.

Comment: The external rear walkway has been deleted from the amended plans.

6. Ross Cresdee – 65 Doncaster Avenue

- The on-site car parking is insufficient and will result in less on-street car parking availability.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

- The FSR for the site exceeds the maximum permitted and building bulk is not compatible with the surrounding buildings.

Comment: See previous comments regarding the FSR of the proposed development.

7. Sock C Lim – 65 Doncaster Avenue

- The on-site car parking is insufficient and will result in less on-street car parking availability.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below

- The amenity of Kokoda Park will be adversely affected by the proposed development.

Comment: Refer to discussion above regarding parking and amenity impacts of the proposed development on Kokoda Park.

8. David and Dianne Holdforth – 1 Ascot Street

- Traffic entering and departing the site via the rear access to Kokoda Park will generate significant noise as well as noise from the external rear access way.

Comment: Condition 5 has been included requiring the rear entry gate to the park to be relocated to the northern side of the property, further from the objector's property. The external access way has been deleted from the amended plans.

- The proposed overshadowing will impact their property.

Comment: The amended plans reduce the first floor bulk and will significantly reduce overshadowing to adjoining properties.

- The on-site car parking is insufficient and will result in less on-street car parking availability.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

9. The National Trust of Australia (New South Wales)

- Believes the proposed development will have an impact on the heritage significance of the surrounding area.

Comment: Comment from Council's Heritage Planner has been included in Section 6.2 and indicates that the proposal is unlikely impact on the surrounding area or nearby heritage items. As indicated above, the heritage listing of the area under RLEP98 is no longer being pursued.

10. Mrs Susan Pursehouse – 55 Doncaster Avenue

- The FSR for the site exceeds the maximum permitted and building bulk is not compatible with the surrounding buildings.
- The proposed overshadowing will impact her property.
- Noise and use of the proposed boarding house will affect her property.

Comment: Refer to comments above regarding FSR and overshadowing of the amended proposal and the use of the Management Plan to allow regulation of noise impacts.

- The proposed landscaped area is insufficient and will adversely affect the amenity of her property.

Comment: The landscaped area has been assessed in Section 9.1, below. Conditions 2 and 96 have been included requiring the submission of a detailed landscape plan with special attention regarding screening plants along the northern and southern boundaries.

- The on-site car parking is insufficient and will result in less on-street car parking availability.
- Proposed car parking spaces will have a poor visual presentation to the street.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

11. Douglas R. and Virginia Pearce – 58 Doncaster Avenue

- Believes the front of the proposed development should be setback behind the main ridgeline.

- The original Victorian elements should be maintained including roof tiles, tessellated tiles to the verandah, chimney, and front fence.

Comment: Heritage advice from the heritage planner does not place any heritage significance on the subject dwelling.

- The FSR for the site exceeds the maximum permitted and building bulk is not compatible with the surrounding buildings.

Comment: Refer to comments above regarding FSR and building bulk.

- The on-site car parking is insufficient and will result in less on-street car parking availability.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

12. Joan Newell, 43 Mooramie Avenue, Kensington

- The on-site car parking is insufficient and will result in less on-street car parking availability.

Comment: Traffic and Parking impacts have been discussed in Section 9.1, below.

The following objections were received during the notification period from 15 May 2006 to 29 May 2006:

1. E, J and F Mc Grath, 63 Doncaster Avenue, Kensington

- Increase in resident numbers on such a small piece of land and traffic impacts as a result.

Comment: Density and consequent traffic and parking impacts have been discussed in Section 9.1, below.

2. P.Caruana, 51 Doncaster Avenue, Kensington

- Non-compliance with Dwelling House DCP and RLEP98
- Amenity impact and visual bulk

Comment: Amenity impacts, including visual bulk and non-compliances with RLEP98 have been addressed in Section 9.1, below. The Dwelling House DCP does not apply to this development.

- Damage during construction

Comment: Standard conditions of consent have been applied to address this concern. See Conditions 43-45.

- Requests obscure and double glazing to windows

Comment: Screening on north facing windows is considered adequate to address privacy concerns. Privacy has been discussed in detail in Section 9.1, below.

- Security and safety concerns

Comment: Security and safety issues have been discussed in Section 9.1, below.

- Concern regarding long-term operation of premises as true boarding house for long term accommodation

Comment: In order to be classified as 'residential' for rating purposes, boarding houses are covered by a maximum boarding house tariff set by the Department of Local Government. This provides an incentive for the owner of the premises to continue to provide affordable housing. The application is for a boarding house and not for any other use.

- Licensing concerns as raised previously
- Management Plan needs to be enforced by conditions of consent
- Highlights requirement for compliance with legislation and standards

Comment: Compliance with the management plan will be required by Condition 26 of the recommendation. Licensing and compliance with legislation and standards other than those requiring consideration under Section 79C of the Environmental Planning and Assessment Act will be resolved during the construction and occupation of the development in accordance with conditions of consent and legislative requirements.

- Non-compliance of parking with layout requirements of DCP

Comment: Traffic and parking impacts have been discussed in Section 9.1, below.

- Parking DCP is too lenient with regards to parking requirements for boarding houses

Comment: This is an issue for consideration upon review of the DCP- Parking.

- ESD issues, no certificate provided. No BASIX certificate submitted

Comment: BASIX does not apply to this development, which has a gross floor area in excess of 300m². This assessment has been confirmed by the Department of Planning.

- Heritage and conservation

Comment: Refer to comments by Council's Heritage Planner, which indicate the heritage impacts of the development are satisfactory.

- Council needs to consider the majority of residents in decision making not just one ratepayer

Comment: Council's assessment under Section 79C of the Environmental Planning and Assessment Act requires consideration of the public interest. This has been considered in Section 9.3 and is considered satisfactory.

3. S.C Lim, 65 Doncaster Avenue, Kensington

- Overdevelopment

Comment: The proposal can be accommodated on the site and is not considered to be overdevelopment as discussed in Section 9.1, below.

- Inadequate facilities for number of rooms

Comment: The facilities are adequate for the number of rooms. There are no Council controls with which the development needs to comply. Compliance with the Building Code of Australia will be enforced via conditions of consent.

- Access to park is inappropriate as park is public open space
- Inadequate parking

Comment: These concerns are addressed in Section 9.1, below.

- Council should consider planning controls for boarding houses

Comment: This is not a matter for consideration in the assessment of this application.

4. R.Cresdee, 65 Doncaster Avenue, Kensington

- Proposal will operate as a backpacker's hostel

Comment: Backpacker's hostels are separately defined from boarding houses in the RLEP98. Backpacker's hostels are not permissible in the 2(c) zone. The conditions of this approval including any consent to use the building as a "Boarding House" must be met in the operation of the development or regulatory action may be taken.

- Bathroom facilities to residents ratio is insufficient

Comment: The facilities are adequate for the number of rooms. There are no Council controls with which the development needs to comply. Compliance with the Building Code of Australia will be enforced via conditions of consent.

- Inadequate room size

Comment: the plans indicate furniture layouts which suggest room sizes are adequate.

- Insufficient setbacks
- Noise and loss of privacy
- Inadequate landscaped area, inadequate SEPP 1
- Use of Kokoda Park by residents will alienate local community
- Insufficient parking
- Excessive FSR

Comment: These concerns are addressed in Section 9.1, below.

5. S. Pursehouse, 55 Doncaster Avenue, Kensington

- Noise and privacy, 2 metre high brick fence should be erected to minimise impacts

Comment: The survey indicates a 2.1 metre high brick wall already separates the objector's property from the subject site. No change is proposed to the existing fencing between the properties.

- Overshadowing to west facing living area
- FSR incorrectly calculated and is excessive as it doesn't comply with the standards of LEP
- Landscaped area incorrectly calculated and will result in over-utilisation of the area provided by boarding house residents. LEP standards shouldn't be ignored
- Insufficient parking, concern regarding parking survey, dimensions of parking spaces

Comment: These concerns are addressed in Section 9.1, below.

- Internal design aspects, inadequate amenity and non-compliance with standards enforced by Waverley and City of Sydney Councils

Comment: Policy documents produced by other Council's are not valid planning documents for consideration of development in Randwick LGA. It is considered the amenity of the development is satisfactory and will be able to comply with the Building Code of Australia.

- Concern regarding the clarity of the plans in particular the western elevation and the materials for the pitched roof over the ground floor extension.

Comment: The drawing conventions used on the plan indicate a pitched roof to the ground floor level clad in metal roof sheeting. A parapet wall has been proposed to the northern and western edges of the pitched roof which results in a straight edge to these elevations. The parapet adds bulk and scale and is not the traditional treatment to ground floor additions to the rear of houses in the area. Annotations of materials have not been provided on the plans to clarify the materials and form indicated.

Deferred Commencement conditions 1 and 2 require details of colours and materials and deletion of the parapet to the northern and western elevations to minimise height, visual bulk and scale and be consistent with traditional roof forms in the area.

- No details of signage provided

Comment: This application does not include signage. The use as a boarding house is classed as residential and not commercial and therefore provision of signage would not necessarily be required for the development. Any signage the applicant may wish to erect would be subject to a future application or the provisions of Council's Exempt or Complying Development provisions.

6. SJB Planning on behalf of 58 Doncaster Avenue, Kensington

- FSR and landscaping calculations have been calculated incorrectly by the applicant. FSR is 0.785:1 and landscaping is 43.6% of site area.

Comment: Independent calculations of the landscaping and floor space ratio undertaken by Council's assessment officer according to the definitions in the RLEP98 have been relied upon in this assessment and generally equate to those indicated in this objection.

7. D & V Pearce, 58 Doncaster Avenue, Kensington

- Breaches of FSR and Landscape standards as indicated by SJB Planning assessment. The breaches could be addressed by moving ground floor back in line with first floor rear setback.

Comment: The breaches of FSR and landscaping have been addressed by SEPP 1 objections and are discussed in Section 9.1, below. Further modifications of the design are not considered necessary as the amended proposal meets the objectives of the standards despite numeric non-compliance.

- Tandem parking should not be allowed as it is not provided for in the DCP-Parking except for dwelling houses

Comment: The tandem arrangement cannot be approved due to the flood levels on the site. As such deletion of the tandem space is recommended in Condition 6.

- Inadequate internal amenity as compared with Waverley and City of Sydney Boarding House DCPs

Comment: Refer to the comment above with respect to the relevance of these documents.

- Additions are unsympathetic to the existing dwelling

Comment: The alterations and additions are generally to the rear of the existing dwelling and result in a building which is similar in scale to surrounding 2 storey dwelling houses.

8. D & D Holdforth, 1 Ascot Street, Kensington

- Safety of children using Kokoda Park if approval granted to development
- Concern proposal will be used to accommodate backpackers and will be leased at higher rates
- Insufficient parking, other Council's require 1 space per 3 residents

Comment: Refer to comments above in relation to these issues.

- Traffic impacts
- No provision for disabled residents
- Requires clarification as to what constitutes a backpacker resident and what constitutes a boarding house resident

Comment: The primary difference between a backpacker's and a boarding house is that a "boarding house" tends to cater for permanent residents of Australia seeking longer term accommodation, whereas a "backpackers" tends to cater for tourists whose principal place of residence is elsewhere. The definitions (under RLEP98) of each use are provided below for clarification:

boarding house means a building or place:

- (a) *where permanent accommodation facilities are provided to the residents of the building or place, and*
- (b) *where meal and laundry facilities may be provided, and*
- (c) *which is not licensed to sell liquor within the meaning of the Liquor Act 1982, but (in Part 2) does not include a building or place elsewhere defined in this clause.*

backpacker accommodation means a building or place used for providing temporary accommodation for tourists whose principal place of residence is elsewhere and where communal kitchen and laundry facilities may be provided, but which is not licensed to sell liquor within the meaning of the *Liquor Act 1982*.

5.2 Support

The following letters of support were received during the notification period of 9 November to 23 November 2005:

1. TAFE Sydney Institute – Cnr Darley Road and King Street, Randwick

- Supports the application as it will provide accommodation for the "large population of international students who seek good quality and affordable accommodation during their stay in Australia",
- Proposed development will provide accommodation for students living away from home in a "modern and affordable boarding house arrangement".

2. Grigorii Siltchenko – 13/8 Ascot Street

- Supports application as it will aid in removing “illegal backpackers” in the surrounding area.

3. Vadim and Oleg Stepanenko – 19/8-12 Ascot Street

- Favour the application over a 3 storey development with underground parking,

4. Igor Pogrebinsky – 5 and 7/8-12 Ascot Street

- Supports the application as it will reduce illegal backpacking in the area, “less dumping of rubbish and used mattresses”,
- Believes affordable housing will be a positive contribution to the area.

A petition of support put forward by the applicant was also received bearing 66 signatures. It should be noted that the some of the signatories were from the immediate area, however many were remote from the subject site with a number of signatories not residing within the Randwick LGA.

6. TECHNICAL OFFICERS COMMENTS

The application has been referred to the relevant technical officers, including where necessary external bodies and the following comments have been provided:-

6.1 Development Engineer

The application was referred to Council’s Development Engineer for comment. In response the following comments were received:

An amended application has been received for alterations and additions to the existing dwelling to facilitate its conversion to a boarding house containing 20 rooms for 23 residents.

The comments and conditions contained in this report are based on the following plans and details:

- *Ground and First Floor Plan, Sheet 01C dated 08/05/06 by Arttech Design & Construction*
- *Report titled ‘Estimation of Flood Levels for 53 Doncaster Avenue, Kensington’ by Toby Fiander and Associates, dated 24 March 2006*

Landscape Comments

On Council’s Doncaster Avenue nature strip, there are two recently planted Schinus areira (Peppercorn Trees), the southern most tree being about 2-3 metres tall, with the northern most tree already dead at the time of inspection.

The dead tree shall be removed by the applicant as part of site works, with the southern most street tree to be retained so that it may fulfil its intended role within the desired future streetscape.

In the rear courtyard of the adjoining property to the south, 55 Doncaster Avenue, there is one dead Persea americanna (Avocado Tree) of about 6 metres in height. The works proposed in this application would have no impact on this tree, with conditions not necessary.

Beyond the rear (western) boundary, within Council's Kokoda Park reserve, there is one Acacia baileyana (Cootamundra Wattle) of approximately 5-6 metres in height which despite being covered by Council's Tree Preservation Order as it is located on public property, appears in poor condition containing a large amount of dead and dying wood, which is a common feature of the species.

This tree will remain unaffected by this proposal, with specific conditions not required and not included in this report.

In the rear yard of the subject site, along the northern boundary, there is one Mangifera indica (Mango Tree) of about 4 metres in height and 4 metres in width which appears in reasonable condition.

While just being covered by the provisions of Council's Tree Preservation Order, it is considered an insignificant specimen, and as such, approval is granted for its removal subject to the implementation of new landscape treatment within the rear yard.

In the rear yard of the adjoining property to the north, 51 Doncaster Avenue, close to the common boundary, there is one Citrus tree of approximately 4 metres in height. This tree is sited at such a distance from all proposed works that it would remain unaffected, with conditions not included in this report.

Drainage Comments

Given the scope of works, on-site detention of stormwater is required for this development.

Flooding Comments

The Planning Officer is advised that the subject development site is located in an area that may be subject to stormwater inundation during major storm events.

The applicant was previously advised to submit a flood study (including plans and drainage calculations compiled by a suitably experienced and qualified Civil Engineer) which determines the 1 in 100 year flood level for the site.

A flood study by Toby Fiander and Associates dated 24 March 2006 has now been submitted. This report states that it has been prepared as an addendum to the flood study submitted to Council for 230 Anzac Parade (DA 195/2003).

In the report the flood levels along the Doncaster Avenue site frontage were determined to be RL 27.75 (AHD) at the northern property boundary and RL 27.70 (AHD) at the southern property boundary.

According to Council's freeboard requirements (that new floor levels are to be 300mm above the flood level for all habitable and/or storage areas), and the recommendations made in the flood study, the ground floor level shall be at a minimum RL of 28.05 (AHD). The submitted Ground and First Floor Plan Sheet No. 01B dated 24 February 2006 demonstrates compliance with this requirement, showing the ground floor at an RL of 28.20 (AHD).

*Further, the proposed hardstand car spaces are required to be a minimum of 150mm above the calculated 1 in 100 year flood level; that is, at a minimum of RL 27.90 (AHD). **Given the issued alignment level is approximately 180mm below the minimum level for the car spaces, it would appear that the space proposed directly adjacent to the property boundary would not be able to be raised above the flood level and should be deleted from the plans.***

The Planning Officer should ensure a condition is included in the development consent to address this matter.

It is noted however that the second car space is suitably setback from the property boundary such that it can be raised above the required ground level. A condition has been included in the report requiring the plans submitted for the construction certificate to show a level for this car space of RL 27.90 (AHD).

Traffic Comments

Any new walls/fences adjacent to the vehicular crossing must be lowered to a height of 600mm above the internal driveway level for a distance of 1.50m within the site or splayed 1.5 metre by 1.5 metre to provide satisfactory sight lines.

The driveway opening at the Doncaster Avenue frontage must be 3.00 metres wide in accordance with AS2890.1:2004.

The submitted plans show the provision of two car spaces on the site, in a tandem configuration. However, as discussed in the flooding comments above, it will not be possible to raise the easternmost car space above the required level of RL 27.90 (AHD) and hence it is to be deleted from the approved plans.

The submitted Traffic and Parking Assessment by Traffix states that the traffic planning aspects of the development are considered to be satisfactory; although it is noted that the report was written on the understanding that two car spaces were to be provided.

Noting that Council's DCP – Parking requires 1 space per 10 bedrooms plus 1 space for a residential caretaker (for new boarding house developments), a total of 3 car spaces would be required. However, Council's DCP for parking also states:

'Where the development comprises an extension/modification to an existing development, Council will generally only require that additional parking be provided to cater for the additional demands arising from increases in floor space or changes in use.'

According to Council's DCP for parking, the existing dwelling on the site requires two off-street parking spaces. Given that there are no on-site parking spaces currently available, consideration may be given to crediting the development with the existing shortfall of two spaces. Under these circumstances, the proposed development would only require the provision of one parking space.

Whilst additional on-site parking (above the single space) would assist in reducing parking problems in the area, it appears that the application complies with Council's DCP for parking. Consequently, it is not considered appropriate to refuse the development on the basis of parking provisions.

Waste Management Comments

Council's waste storage requirements for boarding houses are 1 x 240L garbage bin and 1 x 240L recycling bin per 6 beds. Given the amended proposal is for 17 single rooms and 3 double rooms, the waste storage area/s shall be sized to contain at least 8 x 240 litre bins (4 garbage bins & 4 recycle bins) whilst providing satisfactory access to these bins. It is noted that the amended plans demonstrate compliance with this requirement.

Should the application be approved the following conditions shall apply:

Conditions suggested by the Development Engineer have been included in the Recommendation section of this report (see Conditions 59-104). Condition 6 has been applied in accordance with the Engineer's flooding assessment and will have the effect of deleting one of the proposed carspaces.

6.2 Heritage Planner

At the time of the lodgement of the application the subject site was located within the Draft Kensington Tram Loop Heritage Conservation Area. As such, the development application was referred to Council's heritage planner for comment. This Conservation Area is no longer being considered by Council and therefore comments in relation to the heritage area are no longer required. The site is opposite a heritage item, "Creswell" at 58 Doncaster Avenue and in relation to the impact of the development on this site, the heritage planner has provided the following comment:

The subject site features a single storey early Federation period detached cottage with elements of the Italianate and Queen Anne styles of architecture. The dwelling appears to be largely intact in form and detailing. It features a hipped terracotta tiled roof, a return verandah, a faceted bay to the façade, a side gabled bay and moulded detailing to the windows. The dwelling is considered to be a good example of its type and period demonstrating an interesting mix of Victorian and Federation period detailing and form, however it is considered that the dwelling does not reach the threshold of significance, based on aesthetic, representative and associative historic values, to be identified as an individual Heritage Item. The site is located opposite a Heritage Item at 58 Doncaster Avenue. The item is a two storey late Victorian free standing terrace style house. Its significance is described in the Heritage Inventory by stating, "Attractive, individually styled late Victorian house. Would be one of the earliest in the area. Good streetscape contribution."

It is proposed to make alterations and additions to the existing dwelling and convert it to a boarding house comprising 29 individual rooms. A first floor is to be added over the existing dwelling and it is to be extended to the rear. New landscaping is also to be provided with two car spaces, one covered by the extension of the verandah, along the northern boundary. Externally the proposal maintains the traditional character of the existing building in the materials and fenestration of the upper level. Furthermore, the existing façade bay window and verandah roof is to be retained. A new entry to the façade is to be constructed, the façade French doors are to be replaced with a window, the existing side entry is to be removed and almost all internal walls are to be demolished.

The Statement of Environmental Effects submitted with the development application addresses the heritage impact relevant to the nearby Heritage Item. The SEE argues that there will be no impact to the nearby Heritage Item because it is reasonably separated from the subject site.

The proposal is considered to have no detrimental impact on the heritage significance of the nearby Heritage Item. The item is divorced from the subject site, being located across the road, and the proposed additions will incur no physical impact or loss of views that will hinder the appreciation of the Heritage Item's significance. The heritage item was constructed in an urban environment amongst buildings of various sizes. The item itself is two storeys and there are other two storey elements within the streetscape setting. Therefore it is considered that the additional height and mass of the proposed additions will not have a detrimental impact upon the setting of the heritage item.

The development is considered to be satisfactory with regard to heritage impacts. Deferred Commencement Condition 1 requires submission of a colours and materials sample board to be submitted prior to operation of the consent to ensure these elements are appropriate in the streetscape.

6.3 Manager, Environmental Health and Building

The application was referred to Council's Manager, Environmental Health and Building for comment. In response the following comments were received:

Building Comments

The Proposal

The proposal provides for alterations and 1st floor additions to the existing dwelling to convert the premises to a boarding house.

BCA Building Classification

Class - 3 (Boarding House)

Background

The existing building on site is a pre war brick dwelling bounded by buildings of a similar nature.

Key Issues

Site Management:

Standard conditions are proposed to be included in the consent to address construction site management issues, such as the location of stock piled material or the storage and disposal of excavated materials, sediment and erosion control, public safety and perimeter safety fencing.

Building Code of Australia (BCA):

Full details of compliance with BCA and fire safety provisions are not included in the DA documentation and therefore further detailed information would need to be incorporated in the documentation for a construction certificate.

Access for people with a disability:

The proposal appears to demonstrate compliance with the BCA requirements and Disability Discrimination Act (DDA) objectives, in relation to access and facilities for people with a disability.

In accordance with Part D3.2 of the BCA, access for people with a disability is required to be provided to and within 2 sole occupancy units as there are 21 units including the managers room.

A standard condition is included to address these requirements and ensure compliance with the BCA and AS1428.

Conclusion:

No objections are raised in relation to the proposed development, subject to the following conditions being included in any development consent.

Environmental Health Comments

The proposal

The proposal is for the construction of a rear addition and additional level to the existing dwelling to facilitate the conversion to a boarding house containing twenty nine (29) double bedrooms and shared amenities.

Key Issues

Acoustics

The proposal provides for twenty nine (29) double bedrooms and therefore there is a potential for noise emanating from the premises to impact on the amenity of surrounding area.

A 'Plan of Management' to minimise potential noise emanating from the premises was submitted with the application. The 'Plan of Management' addresses and proposes controls in relation to the use of outdoor areas, the holding of parties and the use of plant and equipment etc. It is considered that the 'Plan of Management' should suitably address any potential nuisances which may be created and therefore a condition requiring compliance with the 'Plan of Management' should be attached to the consent.

RECOMMENDATION

Should the approval be granted to the application, the following conditions should be included in the development consent.

Conditions suggested by the Manager, Environmental Health and Building have been included in the Recommendation section of this report.

6.4 Director, City Services

Although the development is not of a scale to make it subject to SEPP 11 – Traffic Generating Development or other legislation that requires specific traffic comment, due to the number of resident objections in relation to traffic and parking, the application was forwarded for informal comment by Council's Director, City Services. In response the following comment was received:

I refer to the traffic assessment report prepared by Traffix for the proposed boarding house at number 53 Doncaster Avenue in Kensington.

The Transport Management Group has assessed the traffic report and has determined that the off-street car parking should meet the requirements of

Council's Development Control Plan for Parking, that being provision for 3 off-street car parking spaces.

Council receives numerous requests from residents of Kensington to introduce measures to increase the on-street parking supply. Whilst at the time the parking survey by Traffix was conducted there was no apparent parking shortfall, this part of Kensington is subject to significant parking demands due to the proximity of Royal Randwick Racecourse and Centennial Park which hold regular events that attract significant numbers of visitors to the area. As such any new development that proposes to accommodate off-street parking shortfalls in an area already subject to parking difficulties cannot be supported.

As discussed in Section 9.1, the proposed requires 3 car spaces to comply with the DCP – Parking, however a credit of 2 spaces for the existing deficiency generated by the dwelling on site may be provided thereby only requiring 1 car space for the proposal.

7. MASTER PLANNING REQUIREMENTS

As the site has an area of less than 4,000 sqm, master planning requirements are not applicable for the proposed development.

8. RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

The development application has been assessed in accordance with the provisions of the following relevant planning documents:

- Randwick Local Environmental Plan 1998 (RLEP)
- State Environmental Planning Policy 1 – Development Standards (SEPP 1)
- Draft SEPP 1 (Application of Development Standards)
- State Environmental Planning Policy 55 – Remediation of Land (SEPP 55)
- SEPP: BASIX
- Environmental Planning and Assessment Act 1979 as amended (EP&A Act)
- Building Code of Australia (BCA)
- Section 94 Contributions Plan
- Rainwater Tanks Policy
- DCP – Parking

8.1 Environmental Planning Instruments

(a) Randwick Local Environmental Plan 1998

The site is zoned 2C (Residential C Zone) under Randwick Local Environmental Plan 1998 and the proposed activity is permissible with Council's consent. The following Clauses of the LEP 1998 apply to the proposal:-

| <i>Residential</i> | | | |
|--------------------------------------|--|--------------------------|--|
| <i>Clause No.</i> | <i>Requirement</i> | <i>Provided</i> | <i>Compliance</i> |
| 30 - Min. Lot Size | N/A | 515.7 sqm | N/A |
| 31(2) - Landscape Area | Min 50% of site area (258m ²) | 42% (214m ²) | No ¹ |
| 31(3) - Landscape Area over Podiums | Max 50% of the Landscape Area Requirement (129.5m ²) | 0% (0m ²) | Yes |
| 32(2) - FSR | 0.65:1 | 0.76:1 | No ¹ |
| 33(2) - Maximum Building Height | 12 metres | 9.1 metres | Yes |
| 33(4) - Maximum External Wall Height | 10 metres | 6.6 metres | Yes |
| <i>Other Clauses</i> | <i>Effect</i> | <i>Applies</i> | <i>Comment</i> |
| 34 | Boarding houses | No | This clause only applies to buildings currently used, or the last use was as a boarding house. |
| 43 | Heritage Item or Conservation Area | No | N/A |
| 46 | Vicinity of Heritage Item | Yes | No.58 Doncaster Avenue is located diagonally opposite the site across Doncaster Avenue. |

¹ Indicates SEPP 1 objection submitted in support of non-compliance.

A SEPP 1 objection has been provided in support of the non-compliances with the statutory standard for Floor Space Ratio and Landscaped Area contained within RLEP98. These objections are discussed in detail in Section 9.1 of this report.

Clause 12 – Zone No 2C (Residential C Zone)

The relevant objectives of the 2C zone are as follows:

- (a) *to allow a variety of housing types within residential areas, and*
- (e) *to enable a mix of housing types to encourage housing affordability.*

Objective (e) was inserted after gazettal of Amendment 22 to the LEP which had

the specific aim of introducing affordable housing provisions in order to encourage affordable housing in the Randwick LGA.

The development will increase the mix of housing types in the locality and will increase tenure choice by providing a new affordable housing development in the form of a boarding house. The proposal maintains the scale of the street whilst providing a greater variety of housing types in the area. The proposed boarding house will also promote housing affordability. In order to be classified as 'residential' for rating purposes, boarding houses are covered by a maximum boarding house tariff set by the Department of Local Government. This ensures that boarding houses continue to provide affordable housing.

The proposal is satisfactory with regard to objectives of the 2(c) zone under RLEP98.

Clause 46 – Development in the vicinity of heritage items, heritage conservation areas

The subject site is located approximately 23 metres from the heritage item "Creswell" which is listed in the Randwick LEP 1998 as a Victorian terrace, circa 1890s. Council's heritage planner has reviewed the heritage impact of the development on this nearby building and concluded that the development will not affect the heritage item (see comments in Section 6.2).

The surrounding area comprises of a mix of dwelling types and it is considered that there is not a dominant character to the Doncaster Avenue streetscape. The proposed development will not become a dominant element to the streetscape as the total height of the building will remain below the adjoining terrace house at No.55 and the proposed additions will not adversely affect the streetscape as viewed from the nearby heritage item.

The proposal is satisfactory with regard to Clause 46 of RLEP98.

(b) State Environmental Planning Policy No. 1

Objections under SEPP 1 have been lodged to support the non-compliances with Council's 50% site area landscaped area and 0.65:1 Floor Space Ratio standards, as set by clauses 31(2) and 32(2) of RLEP98. These objections are discussed in detail under section 9.1 of this report.

(c) State Environmental Planning Policy No. 55

Clause 7(1)(a) of the SEPP requires Council to consider whether the land is contaminated. Notwithstanding that site investigations have not been carried out, the current and previous use of the site and surrounding sites for residential uses would substantially reduce the possibility of contamination.

It is considered reasonable to assume that the site would not be contaminated, or in need of remediation pursuant to SEPP 55 and that the site is suitable for continued residential use.

(d) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP: BASIX)

SEPP: BASIX requirements came into force for all new dwellings, dual occupancies and some boarding houses with a gross floor area of under 300m² where development applications were lodged on or after 1 July 2004. A BASIX assessment is a mandatory component of the development approval process under the Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 and State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

As the proposal has a gross floor area in excess of 300m², the SEPP does not apply and a BASIX certificate is not required to support the development.

(a) Draft SEPP (Application of Development Standards)

This Draft SEPP seeks to replace the provisions of SEPP 1 and has been publicly exhibited (concluding on 18 June 2004). The new SEPP will introduce additional objectives (such as requiring non-compliances to result in better environmental planning outcomes than a complying development) when assessing whether flexibility of a planning standard is acceptable or not.

Legal advice was provided by Deacons Solicitors on 27 October 2004 with respect to the weight that should be given the Draft SEPP. Deacons have advised that contact made with the Department of Planning (then Department of Infrastructure, Planning and Natural Resources) indicates that the Draft SEPP 1 will be implemented over a three and five year period subject to re-exhibition. It is noted in Deacons advice that the Land and Environment Court adheres to the principle of "imminence and certainty" with respect to the weight given to a draft instrument. Deacons conclude that the draft SEPP 1 should not be given any significant weight, but should be considered as part of Council's general Section 79C consideration.

The additional objectives proposed under Draft SEPP 1 include whether the proposal will result in a better environmental outcome than a complying development, design quality and whether the development meets the objectives of the standards. The proposed development is considered appropriate and consistent with the draft SEPP for development standards in respect to the non-compliance with the floor space and landscaping standards. The scale of development is consistent with the desired future character of the 2(c) zone and development that has already occurred consistent with the LEP standards.

The proposal is considered to result in the same or a better environmental outcome than a complying development and is considered to be of reasonable design quality. The development is satisfactory with regard to Draft SEPP 1. A thorough assessment of the proposal against the existing provisions of SEPP No. 1 and against Council's statutory controls and objectives has been made in Section 9.1 of this report.

8.2 Development Control Plans

(a) DCP - Parking

| Standard | Requirement | Provided | Compliance |
|--------------------------|---|---|---|
| Car Parking a) number | 1 space per 10 bedrooms plus 1 resident caretaker (3 spaces) | 2 spaces, however 1 space is below flood level and is to be deleted | |
| Total Required Spaces: | 3 spaces | 1 space | No |
| b) layout | As per DCP. | Grades and widths as per DCP. | Yes |
| Bicycle Storage | No specific boarding house provision, due to use for affordable housing bicycle storage is considered important and can be applied as if each room is a 'unit'. 1space per 3 units plus 1 visitor space per 10 units (9 bike spaces) | Not provided | Conditioned to Comply (see Condition 7) |

8.3 Council Policies

(a) Rainwater Tanks Policy, 2003

A condition requiring the installation of a rainwater tank in accordance with Council's Rainwater Tanks Policy has been included in the recommendation section of this report (Condition 22).

(b) Section 94 Contributions Plan

The development has been assessed against Council's Section 94 Contributions Plan. There are no specific provisions relating to the construction of new boarding houses within the Plan.

9. ENVIRONMENTAL ASSESSMENT

The site has been inspected and the application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act, 1979, as amended.

9.1 Impacts on the locality

Density

The applicant is seeking a variation to the maximum floor space ratio standard. The proposed development will result in an FSR of 0.78:1, which exceeds the maximum permissible of 0.65:1 under the provisions of Clause 32(2) of the RLEP 1998. The applicant has lodged a SEPP 1 objection in support of the non-compliance. SEPP 1 requires consideration of the following issues in granting a variation to statutory standards:

1. First, is the planning control in question a development standard?

Clause 32 of the Randwick Local Environmental Plan 1998 as amended, is expressed as a numerical development standard and is not a prohibition.

2. Second, what is the underlying object or purpose of the standard?

Clause 32 limits the maximum floor space ratio for buildings, other than buildings erected for the purpose of a dwelling house, within Zones Nos 2A, 2B and 2C is 0.5:1, 0.65:1 and 0.9:1, respectively.

However, the maximum floor space ratio for buildings, other than buildings erected for the purpose of a dwelling house, within Zone No 2C is 0.65:1, where the site area is less than 700 square metres.

The purpose of this clause is to establish reasonable upper limits for development in residential, business, industrial and special uses zones through a limit on the amount of floor space that can be provided. This will help to reduce the potential for adverse impact on nearby and adjoining development while still providing for reasonable levels of development and redevelopment.

3. Third, is compliance with the development standard consistent with the aims of the Policy, and in particular does compliance with the development standard tend to hinder the attainment of objects specified in section 5(a)(i) and (ii) of the EP&A Act?

The proposed development is consistent with the aims of the Policy, and would not tend to hinder the objects specified in the EP&A Act for the orderly and economic use of the land.

4. Fourth, is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

The original proposal proposed an FSR of 0.99:1 which was well in excess of the maximum allowable FSR of 0.65:1. The amended proposal received on 9 May 2006 decreased the FSR of the first amended design from 0.87:1 to 0.78:1.

It should be noted that the subject site is located within a 2C zone which permits the development of multi-unit housing with maximum heights of 12 metres. As such, the surrounding area contains examples of multi-unit dwellings which have a bulk and scale that exceeds the proposed development. Compliance with the development standard is considered unnecessary as the amended proposal addresses the concerns of the adjoining neighbours, particularly in relation to the first floor addition and its impacts to sunlight access and visual amenity. The proposed first floor will have a rear setback that is consistent with the rear setbacks of the adjoining properties at No.51 and No.55 Doncaster Avenue and is consistent with the character of the area.

The setback of the first floor has minimised overshadowing to the adjoining property to the south and minimised the visual impact to adjoining dwellings. The ground floor additions do not have a significant visual impact to the adjoining properties and are compatible with the surrounding residential area and therefore compliance with the development standard is considered unnecessary and unreasonable in the circumstance.

The change of use, including large communal and staff areas can be accommodated within a building form that is consistent with surrounding development. This is further indication the development is consistent with the intent of the 2(c) zone and the accompanying statutory controls. The additional floor area proposed will not have a significant impact on the amenity of adjoining residential properties nor the street. The proposal is satisfactory with regard to density.

5. *Fifth, is the objection well founded?*

The applicant makes the following points as part of this objection:

- *The floor space ratio proposed will be less than what exists for multi-unit development sites within the immediate locality.*
- *The proposal does not have any adverse environmental impacts to adjoining properties in terms of view loss, loss of privacy, overshadowing.*
- *Proposal has a social benefit to the community by providing an affordable housing option and improving housing choice in the area.*
- *The proposal is not inconsistent with other development in the locality.*
- *The proposed built form will contribute positively to the desired future character of the locality.*

The proposed development will be consistent with the bulk and scale of the surrounding area and that there will be no adverse environmental impact to the adjoining properties. The scale of the proposed development is consistent with the surrounding development and is not excessively high or dominating of the streetscape. The height and form of the development, including the building footprint are comparable to the height of a standard two storey dwelling.

Given the 2(c) zoning of the subject site and the potential of surrounding sites to cater for

multi-unit residential buildings, it is considered the density of the proposed development is appropriate despite non-compliance with the numeric control for FSR under RLEP98 and that the objection should be supported.

Height

The development has an overall height of 9.1 metres, with an external wall height of 6.6 metres. The development complies with the standards for development on the site, being 12 and 10 metres, respectively.

The achievement of Council's statutory standards for height has minimised impacts such as overshadowing, view impacts and visual bulk to adjoining properties, consistent with the objectives of the height standard. The compliance of the development with the statutory wall and overall height standards has minimised the impact of the development on the aesthetics of the existing streetscape and ensured no impact to nearby heritage items.

The proposal is compatible with the scale of surrounding development and is satisfactory with regard to height.

Building Setbacks

There are no building setback controls for boarding houses. Notwithstanding that there are no specific controls for boarding houses, an appropriate guide as to the setbacks required in order to ensure amenity impacts are minimised are those contained within Council's Dwelling Houses and Attached Dual Occupancies DCP given the scale of the development proposed. The DCP requires that front boundary setbacks are a minimum of 6 metres or consistent with the predominant building alignment in the street. The additions to the building are generally to the rear and the existing setback to Doncaster Avenue will be maintained by the development.

Side setbacks in the DCP for dwelling house development are required to be a minimum of 900mm at ground level and 1.5m at first floor level. The development retains the setbacks of the existing dwelling at ground level of 1.345m to the south and 900mm-2.747m to the north and complies with the preferred solution under the Dwelling Houses DCP.

At first floor level, the general setback from the northern boundary is 1.5m with a small portion to the front of the site being setback 900mm. To the southern side a setback of 1.345m extends the length of the southern elevation. These setbacks approximate the preferred solutions in the Dwelling Houses DCP and are satisfactory to maintain the amenity of adjoining properties. The dwellings on either side of the proposal do not fully observe current setback controls as they were constructed prior to the Dwelling Houses DCP. 51 Doncaster Avenue to the north is single storey and is setback 0-900mm from the common boundary. 53 Doncaster Avenue is two storey and has a nil setback along the length of the northern elevation. Similarly, 1 Ascot Street has a nil to 1.1 metre setback from its rear boundary (common with the subject site). These setbacks indicate that the proposal provides more generous setbacks than surrounding properties (consistent with the increased density proposed). The setbacks indicated are compatible with the pattern of

development in the surrounding area and the proposed setbacks will not detract from the streetscape in this part of Doncaster Avenue.

The development has a setback of 8.2-10.2 metres to the rear boundary. The Dwelling Houses DCP includes a preferred solution of 4.5 metres for rear boundary setbacks. The proposal provides a more generous setback than the preferred solution in the DCP. This is appropriate given the following site conditions:

- The predominant pattern of rear yards of properties which address Doncaster Avenue adjoining Kokoda Park
- The increased statutory requirement for landscaping on the site, 50% of the site area as compared with a dwelling house, 40% of the site area, and
- The specific site circumstances where 1 Ascot Street has its rear (northern) boundary adjoining the side boundary of the subject site and the increased setback will provide for increased amenity to this dwelling.

Despite the lack of controls relating to setbacks for boarding houses, application of the controls of the Dwelling Houses DCP indicates the proposal achieves a high degree of consistency with the controls that would be applied to dwelling house development on surrounding sites. The setbacks of the proposal will not result in significant amenity impacts to surrounding properties. The proposal is satisfactory with regard to building setbacks.

Privacy

The internal floor plan of the development has been arranged to minimise privacy impacts by locating communal areas to the rear of the site and locating the access to the individual rooms centrally on the site, away from the site boundaries where noise impacts would be most likely. At ground level windows to rooms have been oriented to the street and rear where possible, however the location of these openings at ground floor level has minimised overlooking of adjoining properties.

At first floor level, the design has tried to minimise overlooking by locating windows to the front and rear of the site wherever possible. To the southern side the adjoining property is built to the common boundary and there are no windows which will be overlooked by the development. The rear facing window of the development is unable to overlook the rear yard of this property within a 45° angle and 9 metres, which is Council's general standard for visual privacy.

To the northern side privacy screening has been provided to the three bedroom windows at first floor level. Although overlooking is not generally considered to be significant from bedroom windows (due to the limited time spent in these rooms) screening is considered to be appropriate in this instance as residents of a boarding house are likely to spend more time in their rooms than residents in a dwelling house or home unit. The screening proposed will prevent overlooking of the property to the north (51 Doncaster Avenue). Glass blocks are provided to the remaining window on the first floor northern elevation

(to a bathroom) and this choice of materials will prevent any overlooking of the adjoining dwelling.

The proposal is satisfactory with regard to privacy impacts to surrounding residential properties.

Overshadowing

There are no specific solar access controls for development of this kind. The amended proposal has reduced the overshadowing to the adjacent properties by increasing the rear boundary setback of the first floor. The amended plans received on 9 May 2006 show additional shadow impacts to the adjoining property to the south (55 Doncaster Avenue) will only occur at 12 noon to approximately 8m² of the rear yard of 55 Doncaster Avenue. The additional area of shadow will leave over 50% of the rear yard of this property in sun at midday midwinter.

The additional shadow cast by the proposal is due to the single storey addition to the rear of the site. The addition provides more generous setbacks to the side and than generally required for dwelling house development and is well below the statutory standard for height under the LEP. In these circumstances the degree of overshadowing to 55 Doncaster Avenue is considered to be primarily due to the orientation of the site and the subdivision pattern which has resulted in less northern aspect for 55 Doncaster Avenue (due to the location of 1 Ascot Street). The overshadowing impact is not due to the first floor level of the development, nor the non-compliance with the FSR standard (which is generated by the new floor level).

The owner of 55 Doncaster Avenue has raised concern regarding overshadowing to west facing ground level living areas of the dwelling. The submitted shadow diagrams indicate the shadows will fall in line with the western elevation and will not result in significant impacts. As noted above, shadow impacts to this property are largely the result of orientation of the sites. The windows referred to by the objector face due west and Council's residential provisions for overshadowing impact do not provide any control in relation to aspects other than north in recognition that solar access to orientations other than north can be very difficult to maintain.

The increased rear setback will provide for good solar access for outdoor communal open space and living areas of the development.

The proposal is satisfactory with regard to solar access.

Landscaping

The applicant is seeking a variation to the minimum landscaped area standard. The proposed development will provide landscaped area to 42% of the site, fails to comply with the minimum requirement of 50% under the provisions of Clause 31(2) of the RLEP 1998 (a deficiency of approximately 43m²). The proposal achieves compliance with Clause 31(3), which provides that a maximum of 50% of the landscaped area requirement may be constructed over podium or basement areas. The applicant has lodged a SEPP 1 objection in support of the non-compliance with Clause 31(2). SEPP 1 requires

consideration of the following issues in granting a variation to statutory standards:

1. First, is the planning control in question a development standard?

Clause 31 of the Randwick Local Environmental Plan 1998 as amended, is expressed as a numerical development standard and is not a prohibition.

2. Second, what is the underlying object or purpose of the standard?

The purpose of this clause is to establish minimum requirements for the provision of landscaping to soften the visual impact of development, assist in the reduction of urban runoff and provide adequate areas of open space for recreational purposes.

3. Third, is compliance with the development standard consistent with the aims of the Policy, and in particular does compliance with the development standard tend to hinder the attainment of objects specified in section 5(a)(i) and (ii) of the EP&A Act?

The proposed development would be consistent with the aims of the Policy, and would not tend to hinder the objects specified in the EP&A Act for the orderly and economic use of the land.

4. Fourth, is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

The objective of the landscaping standards is to establish minimum requirements for the provision of landscaping to soften the visual impact of development, assist in the reduction of urban runoff and provide adequate areas of open space for recreational purposes. Despite being below the minimum area requirement, the landscaped area proposed will provide adequate space for recreational purposes of residents. The site is in very close proximity to public facilities at Centennial Parklands and Kokoda Park which will provide additional active recreation opportunities. The landscaped area is located to the rear of the site and will provide privacy to residents and will form part of the consistent green edge to the rear of properties which address Doncaster Avenue.

The submitted landscape plan does not indicate substantial planting to the rear yard to provide screening, shade amenity and make a contribution to the landscape character of this part of Kensington. As sufficient area is provided for these plantings to be included in a future landscape plan, a condition of consent has been recommended to ensure quality landscaping is installed (see Condition 2). The landscape plan will detail the specific species selected for the site preferably drought tolerant, the use of permeable pavers or other suitable material that will facilitate the infiltration of runoff, plants that will screen the landscaped area from adjacent properties and maintain the character of the surrounding area and will encourage the use of the rear area as a place of recreation for occupants of the proposed boarding house. The landscape plan will also require the rear gate that provides access to Kokoda Park to be relocated to the northern side of the rear boundary and the relocation of the bin storage area to the rear boundary fence to preserve the amenity of the adjoining southern properties.

Additional conditions, including a condition requiring the incorporation of tall plantings to the rear of the site to provide a landscaped presentation consistent with the rear yards of surrounding properties, Kokoda Park and to enhance the existing tree canopy have been imposed to ensure the landscape character of the area is maintained and that the objectives of the standards are satisfied.

A compliant area of deep soil planting is proposed which will ensure maximum stormwater infiltration in accordance with Council's objectives for stormwater management and amenity. Adequate landscaped area has been provided to the street frontages of the site which has 'softened' the appearance of the development from the street in accordance with the objectives of the landscaping standards. Despite non-compliance with the statutory standard, the proposal represents an improvement in the quality of the landscaping on the site and will provide good amenity for residents and the street.

For these reasons compliance with the numeric standard are considered to be unreasonable and unnecessary in the circumstances of the case.

5. Fifth, is the objection well founded?

The applicant makes the following points as part of this objection:

- *The proposal provides communal open space of adequate dimensions and in an appropriate location relating to the shared living area to serve the future needs of the future occupants of the boarding house;*
- *The location and dimensions of the landscaped area ensures an adequate degree of separation is achieved to adjoining residential development;*
- *The rear setback area provides an area of communal open space for the purpose of passive recreation and clothes drying;*
- *Provision is made for areas of deep soil landscaping at the front and rear of the site to provide for canopy tree planting and the amount of deep soil area is improved in comparison to the existing dwelling, as paved and covered areas at the rear are to be removed;*
- *The areas of deep soil planting provided are of generous proportions and will allow on-site water infiltration and in conjunction with stormwater disposal methods, will assist in reducing urban runoff.*
- *The site adjoins an extensive public park that provides additional recreation opportunities for residents of the boarding house as well as assisting in maintaining a landscaped character; and the proposed landscaped areas along the side boundaries and the landscaping proposed within the deep soil planting area at the rear ensures that reasonable privacy between the site and adjoining properties is maintained.*

The applicant's arguments in support of the non-compliance are considered to be well founded and the SEPP 1 objection is recommended for support. The non-compliance with the landscaped area standard will not result in amenity impacts to surrounding properties, the streetscape or residents of the development.

Council's Landscape Technician has advised that the proposal is satisfactory subject to conditions (see Conditions 96-104).

The proposal, subject to compliance with conditions, is satisfactory with regard to landscaping and the SEPP 1 objection in relation to Clause 31(2) of RLEP98 is recommended for support.

Views

The location of the site does not afford significant view opportunities. The proposal will not result in view loss from surrounding properties. The elevations are sufficiently articulated to provide visual interest and will provide an acceptable outlook (where visible) from the adjoining properties. The features of the existing house on the site will be retained and will ensure the streetscape, which includes heritage items is maintained. The proposal is satisfactory with regard to views.

Safety and security

The development maintains outlook over the street from the Manager's room and first floor bedroom and maintains the existing building entry from Doncaster Avenue. The communal rooms of the boarding house are located towards the rear near the communal open space area which is also overlooked by first floor bedroom windows, providing surveillance and minimising opportunities for anti-social behaviour.

A Plan of Management has been submitted to provide procedures and policies for dealing with anti-social behaviour. Appropriate conditions requiring compliance with this document have been included in the Recommendation section of this report (see Condition 26).

The proposal is considered to be satisfactory with regard to safety and security.

Amenity of the Development

The boarding house rooms have sufficient floor area to provide for a bed, desk and cupboard to each room. The room sizes are considered adequate to accommodate the furniture and storage requirements of residents. Adequate bathroom facilities in accordance with the BCA will be provided to the development. Each room has adequate access to natural light and ventilation and the outdoor spaces will receive adequate solar access to provide sufficient amenity to residents. room layouts which indicate two alternative arrangements of a single bed, desk and chair. The provision of ensuites to some of the rooms provides greater housing choice and increases the overall amenity of the development.

The proposal provides satisfactory amenity.

Energy Efficiency

Council has no specific controls for energy efficiency in relation to boarding houses. In order to ensure the development meets the general objectives for energy efficiency,

standard conditions regarding water and energy use have been applied (see Conditions 18-21). Compliance with Council's Rainwater Tank Policy is also required by Condition 22. Other initiatives, such as the provision of bicycle spaces will ensure that energy efficiency is achieved by the development.

Visual Impact

The development involves the construction of a first floor addition to the existing residential dwelling. The maximum wall height at the front of the dwelling will be 6.6 metres which is comparable to the height of a double storey dwelling and the roof height of the proposed addition will be 7.8m and 8.8m at the first and second ridges and a maximum roof height of 9m which commences approximately 14 metres from the front boundary.

The proposed additions will result in a total building height that is 1 metre lower than the roof height of the adjoining property at No.55 and 1.9 metres lower than the maximum parapet height of the same adjoining neighbour.

The height of the proposal will be consistent with the adjoining southern neighbour and with other buildings in Doncaster Avenue. There are a number of multi-storey residential buildings within the vicinity of subject site that have a significant visual presence on the streetscape. The subject site is screened from the southern approach along Doncaster Avenue by the adjoining dwelling at No.55. The setback for the dwelling at No.55 is slightly forward of the subject dwelling and has a more significant presence on the streetscape.

The visual impact of the proposed additions when viewed from the northern approach of Doncaster Avenue is considered to be minimal. The proposed roof height is commensurate with the roof heights of the surrounding dwellings and is suitably setback from the rear boundary. The proposed addition will not be prominent visual element to the streetscape and will be compatible with the other buildings in the area.

The proposed additions to the existing dwelling will be visible from the public park adjoining to the site to the rear. The park is bounded by Ascot Street to the south and Goodwood Street to the north and has an 80m frontage to the rear boundaries of the six properties that adjoin the park. The proposed development will not have excessive height nor visual bulk and will not have an adverse impact to the amenity of the park. Visually, the proposal will integrate with the surrounding development in the area and will not have a detrimental impact to the use of the park.

While the proposed addition will increase the total height of the dwelling by approximately 3.5 metres, the additions to the existing dwelling will not decrease the front boundary setback. It is considered the proposal will not result in streetscape impacts and the preservation of the existing setback will maintain the character of the surrounding area. Deferred Commencement Condition 1 requires submission of a material and colours sample board and approval by Council prior to operation of the consent to clarify this aspect of the proposal and ensure consistency with the surrounding streetscape.

Traffic and Parking

The proposal is unlikely to generate significant additional traffic and parking impacts as the rate of car ownership for tenants is likely to be low due to the proposal's affordable nature. Due to flooding issues on the site the tandem parking provision indicated on the plans cannot be approved by Council. In this case it is recommended that the second parking space be deleted from the proposal (see Condition 6). The development whilst deficient in parking as per Council's numerical requirements, is unlikely to overburden the parking capacity of the locality. Further, consideration should be given to the existing parking deficiency on site at the moment which is two spaces, and as such the net increase in parking demand is really only one space which is provided by the proposed development on site. The proposal has been conditioned to include bicycle parking facilities on site to encourage use of this means of private transport (see Condition 7). A dedicated cycleway runs north-south along Doncaster Avenue and links the University of NSW with Centennial Parklands. The site is located in close proximity to the Kensington Town Centre and the major public transport route of Anzac Parade, which further reduces the private vehicle requirements of residents.

Several resident submissions indicate that the parking spaces are deficient in terms of the dimensional requirements of the DCP – Parking. The DCP – Parking requires spaces to have minimum dimensions of 2.5 metres x 5.5 metres and the development complies with this requirement providing a minimum dimension of 2.747 x 5.5 metres.

The applicant was requested to provide a traffic and parking study to assess the potential impact of the proposed development to Doncaster Avenue and the surrounding residential area. A traffic and car parking study prepared by Traffix Pty Ltd titled "Proposed Boarding House: 53 Doncaster Avenue, Kensington" and received by Council on 17 February 2006 undertook a study of the existing use of on-street car parking availability.

The study determined that there were adequate number of spaces in the street to cater for the proposal. In terms of traffic generation, it is considered that there will be minimal impact on local traffic movements from vehicles entering and exiting the subject site as only one on-site space is to be provided.

The development is considered satisfactory with regard to traffic and parking.

9.2 The suitability of the site for the development

The site is well located close to the Kensington Town Centre and major public transport route of Anzac Parade. The site is zoned 2(c) and the use of the site for a boarding house is permissible within this zone.

The site is suitable for the proposed development.

9.3 The public interest

The development will not adversely affect existing residential uses in the area. The provision of a boarding house on the site will benefit residents currently under 'housing

stress'. Recent data (collected by the Regional Housing Coordinator) indicates that Randwick has the following characteristics:

- Only 32% of rental housing stock in Randwick can be affordably rented by low to moderate income earners. This is one of the lowest rates of the 5 inner east Councils.
- Randwick has experienced a 12% reduction in the pool of affordable housing stock in the period 1996-2001; the largest reduction amongst the 5 region.
- In 2001, 83% of low to moderate income earners who were renters in Randwick were in housing stress. This is higher than for Sydney as a whole. 61% of low to moderate income earners who were purchasers in Randwick were in housing stress.
- Single person households constitute the biggest rental group in housing stress (10,122 singles or 56%). The next largest group is people living in a share household arrangement. Notably, group households are usually single people sharing costs so they can live where they choose.
- Analysis has found that there is a mismatch between housing supply and demand in the region, with the biggest need being for smaller sized dwellings. In Randwick, for example, while 1 person households make up 27% of households, only 11.2% of dwellings are 1 bed. Increasing the supply of 1 bed and studio units in well located suburbs could help reduce the number of 1 and 2 person households in housing stress.
- The number of boarding houses in Randwick has declined from approximately 81 in 1989 to approximately 65 in 2005. Analysis of SEPP 10 DAs indicates a loss of 24 boarding house rooms and 64 low rental residential flat units. These figures are indicative only but highlight the continuing loss.

The development will assist in increasing the affordable housing provision in Randwick City. The site is located within the 2(c) Residential zone, the highest density residential zone and nearby to the facilities, services and public transport infrastructure provided by the Kensington Town Centre.

The development will provide increased affordable housing in an appropriate location with minimal impact on adjoining residential properties. Submissions objecting to the proposal have been considered throughout the assessment process and the amended plans have addressed the concerns of nearby residents satisfactorily. The development is therefore considered to be in the public interest.

10. FINANCIAL IMPACT STATEMENT

There is no direct financial impact for this matter.

11. CONCLUSION

It is considered that the proposed building and use is appropriate on the site given the desired future character of the area, the statutory standards, aims and objectives contained within the RLEP98, and the amenity standards generally applied to residential development in the 2(c) zone. The development proposes a building envelope, FSR, height and landscaping that generally meet the criteria and fulfil the objectives behind the statutory controls. An assessment against section 79C of the Environmental Planning and Assessment Act has also been undertaken and the development meets the requirements of this section of the Act.

The proposal will not have a significant impact on surrounding properties and the non-compliances with Council's controls will not exacerbate impacts, subject to compliance with conditions of consent. The application is therefore recommended for approval subject to conditions of consent.

12. RECOMMENDATION:

- A. THAT Council support the objection under State Environmental Planning No. 1 (SEPP No.1) in respect to non-compliance with clauses 31(2) and 32(2), of the Randwick Local Environmental Plan 1998 (as amended) relating to Landscaped Area and Floor Space Ratio, on the grounds that the proposed development is consistent with the objectives of the clauses and will not adversely affect the amenity of the surrounding locality and that the Department of Planning be advised accordingly.

AND

- B. THAT Council as the responsible authority grant its development consent as a Deferred Commencement under Section 80(3) of the Environmental Planning and Assessment Act 1979 (as amended) to Development Application No 875/2005 for Alterations and first floor additions and conversion of the existing dwelling house into a boarding house containing 17 single bedrooms, 3 double rooms and an on-site manager's room (total of 21 rooms), associated bathrooms, laundry and living rooms and one off street parking space at 53 Doncaster Avenue, Kensington subject to the following conditions:

Deferred Commencement Conditions

The consent is not to operate until the following material has been submitted to and approved by the Director City Planning:

1. The colours, materials and finishes of the external surfaces to the building are to be compatible with the adjacent development to maintain the integrity and amenity of the building and the streetscape.

Details of the proposed colours, materials and textures (i.e. a schedule and brochure/s or sample board) are to be submitted to and approved by Council's Director of City Planning, in accordance with section 80(3) of the *Environmental Planning and Assessment Act 1979* prior to this consent being operational. The colour scheme is to be consistent with the predominant colours in the surrounding area.

2. The parapet to the ground floor level is to be deleted from the northern and western elevations of the development. A gable end is to be provided to the western elevation consistent with the proposed metal pitched roof. This condition is imposed to minimise the height and bulk of the development and provide a traditional roof form consistent with the residential character of the area.

Evidence required to satisfy these conditions must be submitted to Council within 12 months of the date of this consent.

Subject to compliance with the deferred commencement condition, to the satisfaction of the Director of City Planning, development consent is granted under Section 80 & 80A of the Environmental Planning and Assessment Act 1979 subject to the following conditions:

Development Consent Conditions

1. The development must be implemented substantially in accordance with the plans drawn by Artech Design and Construction numbered Job No. 0506 and sheet numbers 01C through to 04C, dated 08/05/06 in the amendments box and stamped received by Council on 9 May 2006, the application form and on any supporting information received with the application, except as may be amended by the details/amendments approved pursuant to the deferred commencement conditions and the following conditions and as may be shown in red on the attached plans:
2. The landscape plan required by Condition 96 is to include deciduous screen planting along the northern and southern boundaries of the site. The species selected are to have a minimum mature height of 6 metres and are to be installed at a minimum height of 2 metres. This condition is imposed to provide additional amenity to adjoining properties and to maintain the landscaped character of the area. Details are to be provided with the Construction Certificate application.
3. The garbage storage area is to be moved from the western elevation of the development to be located centrally on the rear (western boundary). The garbage storage area is to be screened from view by vegetation and is to comply with the requirements of development consent conditions 92-94 and any requirements of the waste management plan approved by Council. The garbage storage area is to have a maximum height of 1.7 metres from ground level. Details are to be provided with the Construction Certificate application.
4. An additional operable window is to be provided to the western elevation of the kitchen to provide for natural light and ventilation. The southernmost edge of the window is to be setback a minimum of 3.5 metres from the southern boundary to minimise amenity impacts to adjoining properties. Details are to be provided with the Construction Certificate application.

The following conditions have been applied to ensure that noise emissions from the development satisfy legislative requirements and maintain reasonable levels of amenity to the area:

5. The access gate in the western fence of the development is to be moved so as to align with the east-west pathway between the western boundary and the living area as shown on Sheet 01C of the approved plans. Screen planting is to be provided between the pathway and the northern boundary to minimise amenity impacts. Details are to be provided with the Construction Certificate application.
6. The easternmost carparking space (adjacent to the front boundary of the site) is to be deleted as it is located below the issued flood level of RL27.90(AHD). The remaining space is to be constructed at RL27.90(AHD). Details are to be provided on the plans submitted with the Construction Certificate application. This condition is imposed to protect life and property in the event of a flood.
7. Nine (9) secure bicycle spaces are to be provided to the development. Provision for 4 spaces is to be provided at the front of the site behind the approved carparking space and an additional 5 spaces are to be provided at the rear of the site adjacent to the new location of the garbage storage area. The bicycle parking at the front of the site is not to block access along the northern side of the development and is to maintain minimum car space dimensions of 2.5 x 5.5 metres. This condition is imposed to encourage the use of sustainable means of transport and to complement the use of the site for affordable housing purposes. Details required by this condition are to be included in the drawings submitted with the Construction Certificate application.

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of environmental amenity:

8. Metal roof sheeting is to be painted or colour bonded to minimise reflection and to be sympathetic and compatible with the building and surrounding environment.
9. There must be no encroachment of the structures onto any adjoining premises or onto Council's road reserve, footway or public place, unless permission has been obtained from the owners of the adjoining land accordingly.
10. Any gate openings shall be constructed so that the gates, when hung, will be fitted in such a manner that they will not open over the footway or public place.
11. All plumbing and drainage pipes, other than rainwater heads, gutters and downpipes, must be concealed within the building.
12. No cooking facilities or sanitary fittings other than those indicated on the approved plans are to be installed in the premises without the prior written consent of the Council.
13. Power supply and telecommunications cabling to the development shall be underground.
14. A single common television aerial, and/or satellite dish (having a maximum diameter of 700mm and not located on the front or street elevation of the building) is to be

installed to serve the development.

15. Internal or external clothes drying facilities are to be provided in accordance with the provisions of the Building Code of Australia.

Should external clothes drying facilities be provided, the facilities must be adequately screened by vegetation and details are to be incorporated into the landscaping plans, to the satisfaction of the certifying authority.

16. The finished ground levels external to the building are to be consistent with the development consent and are not to be raised (other than for the provision of paving or the like on the ground) without the written consent of Council.

17. Lighting to the premises shall be designed so as not to cause a nuisance to nearby residents or motorists and to ensure that light overspill does not affect the amenity of the area.

The following conditions are imposed to promote ecologically sustainable development and energy efficiency:

18. The consumption of water within the building shall be minimised by the use of triple A rated water efficient plumbing fixtures (taps and shower roses) and water efficient dual flush toilets. Details of compliance are to be noted in the **construction certificate** plans or specifications.

19. External timber or metal framed and brick veneer walls and roofs are to be provided with insulation (i.e. bulk insulation and a reflective building membrane/reflective sarking/foil insulation), having a minimum total thermal resistance R-value of 3.0 in roofs and 1.5 in external walls. The insulation and reflective building membrane is to be installed in accordance with the relevant requirements of the Building Code of Australia and the manufacturers details.

Details of compliance with the requirements for insulation are to be included in the **construction certificate** application.

20. Hot water service pipes are to be provided with insulation and must also satisfy any relevant requirements of Building Code of Australia and AS 3500.

21. As a minimum appliances provided within the development are to satisfy the following energy ratings:

- Clothes dryers minimum 2.5 star
- Dishwashers minimum 3 star
- Air conditioners minimum 4 star
- Clothes washers minimum 4 star
- Fridge minimum 4 star

22. A rainwater tank, of sufficient size to provide water for irrigation of landscaped areas within the development and for internal toilet flushing and clothes washing machine use, is to be provided to the development in accordance with Council's Rainwater

Tank Policy, to Council's satisfaction.

The tank is to be located a minimum of 1.5m from the side boundaries and is to have a maximum height of 2.4 metres. The tank is to be installed behind the front building line and is to be located at ground level and be incorporated into the relevant construction certificate, to the satisfaction of the Certifying Authority.

The noise level from the pump is not to exceed 5dBA above ambient background noise, measured at the property boundary and the pump must not be audible within any dwelling located upon any other premises between 10pm and 8am.

23. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (L_{A90}), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed as an L_{Aeq} , 15 min and adjusted in accordance with the NSW Environmental Protection Authority's Industrial Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).

24. A report/statement, prepared by a suitably qualified and experienced consultant in acoustics, shall be submitted to the Council **prior to an occupation certificate** being issued for the development, which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of the *Protection of the Environment Operations Act 1997*, NSW Environmental Protection Authority Noise Control Manual & Industrial Noise Policy and conditions of Council's approval, to the satisfaction of Council's Manager of Environmental Health & Building Services.
25. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage to other premises.
26. The premises shall be operated in accordance with 'Boarding House Management Plan', prepared by CQ Consulting, and received by Council on 21 October 2005, made available to all occupants and shall be enforced by the Manager located on site.

The following conditions are applied to satisfy the relevant pollution control criteria and to maintain reasonable levels of health, safety and amenity to the locality:

27. The use and operation of the premises shall not give rise to an environmental health or public nuisance and there are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and *Regulations*.

The following conditions are applied to ensure that the development satisfies the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations:

28. The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000, must be fully complied with at all times.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of `on-the-spot` penalty infringements or service of a notice and order by Council.

29. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA), in accordance with Clause 98 of the *Environmental Planning and Assessment Regulation 2000*.

30. **Prior to the commencement of any building works**, a construction certificate must be obtained from the Council or an accredited certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.

31. **Prior to the commencement of any building works**, the person having the benefit of the development consent must:-

- i) appoint a *Principal Certifying Authority* for the building work, and
- ii) appoint a *principal contractor* for the building work, or in relation to residential building work, obtain an *owner-builder* permit in accordance with the requirements of the Home Building Act 1989, and notify the *Principal Certifying Authority* and Council accordingly in writing, and
- iii) unless the person having the benefit of the consent is the *principal contractor* (i.e. *owner-builder*), notify the *principal contractor* of the required *critical stage inspections* and other inspections to be carried out, as specified by the *Principal Certifying Authority*, and
- iv) give at least two days notice to the Council, in writing, of the persons intention to commence building works.

In relation to residential building work, the principal contractor must be the holder of a contractor licence, in accordance with the provisions of the Home Building Act 1989.

32. The building works must be inspected by the *Principal Certifying Authority* (or another *certifying authority* if the *Principal Certifying Authority* agrees), in accordance with sections 109 E (3) of the Environmental Planning & Assessment Act 1979 and clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.

The *Principal Certifying Authority* must specify the relevant stages of construction to be inspected in accordance with section 81A (2) (b1) (ii) of the Environmental

Planning & Assessment Regulation 2000 and a satisfactory inspection must be carried out, to the satisfaction of the *Principal Certifying Authority*, prior to proceeding to the subsequent stages of construction or finalisation of the works (as applicable).

Documentary evidence of the building inspections carried out and details of compliance with Council's consent is to be maintained by the *Principal Certifying Authority*. Details of *critical stage inspections* carried out and copies of certification relied upon must also be forwarded to Council with the *occupation certificate*.

The *principal contractor* or *owner-builder* (as applicable) must ensure that the required critical stage and other inspections, as specified in the *Principal Certifying Authority's* "Notice of Critical Stage Inspections", are carried out to the satisfaction of the *Principal Certifying Authority* and at least 48 hours notice (excluding weekends and public holidays) is to be given to the *Principal Certifying Authority*, to carry out the required inspection, before carrying out any further works.

33. A sign must be erected and maintained in a prominent position on the site, which contains the following details:
- 1 • name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours, or *owner-builder* permit details (as applicable)
 - 2 • name, address and telephone number of the *Principal Certifying Authority*,
 - 3 • a statement stating that "unauthorised entry to the work site is prohibited".
34. An Occupation Certificate must be obtained from the Principal Certifying Authority prior to any occupation of the building work encompassed in this development consent (including alterations and additions to existing buildings), in accordance with the relevant provisions of the Environmental Planning & Assessment Act 1979.

An Occupation Certificate must not be issued for the development if the development is inconsistent with the development consent. The requirements of the Environmental Planning & Assessment Act 1979 and conditions of development consent must be satisfied prior to the issuing of an occupation certificate.

35. Prior to the issuing of an interim or final occupation certificate, a statement is required to be obtained from the Principal Certifying Authority, which confirms that the development is not inconsistent with the development consent and the relevant conditions of development consent have been satisfied.

Details of *critical stage* inspections carried out by the principal certifying authority together with any other certification relied upon must also be provided to Council with the occupation certificate.

36. In accordance with clause 98 of the Environmental Planning and Assessment Regulation 2000, it is a prescribed condition, that in the case of residential building work, a contract of insurance must be obtained and in force, in accordance with the provisions of the Home Building Act 1989.

Where the work is to be done by a licensed contractor, excavation or building work must not be carried out unless the Principal Certifying Authority (PCA):

- has been informed in writing of the licensee's name and contractor number; and
- is satisfied that the licensee has complied with the insurance requirements of Part 6 of the *Home Building Act 1989*, or

Where the work to be done by any other person (i.e. an *owner-builder*), excavation or building work must not be carried out unless the Principal Certifying Authority:

- has been informed of the person's name and *owner-builder* permit number, or
- has been given a declaration, signed by the owner of the land that states that the market cost of the labour and materials involved in the work does not exceed \$5,000.

Details of the principal building contractor and compliance with the provisions of the *Home Building Act 1989* (i.e. *Details of the principal licensed building contractor and a copy of the Certificate of Insurance*) are to be submitted to Council **prior to the commencement of works**, with the notice of appointment of the PCA / notice of intention to commence building work.

37. The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1986, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 109F of the Environmental Planning & Assessment Act 1979.

At the time of this development consent, Long Service Levy payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works.

38. The building is required to be provided with a smoke alarm system complying with Clause 3 of Specification E2.2a of the Building Code of Australia or a smoke detection system complying with Clause 4 of Specification E2.2a of the Building Code of Australia or a combination of a smoke alarm system within the sole-occupancy units and a smoke detection system in areas not within the sole-occupancy units. The smoke detectors located within the stairway, corridors or the like must be interconnected.

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5 Additional requirements regarding the design and installation of the smoke detection and alarm system may be specified in the construction certificate for the development.

The following condition has been applied to ensure the structural adequacy and integrity of the proposed building and adjacent premises:

39. A Certificate of Adequacy supplied by a *professional engineer* shall be submitted to the certifying authority (*and the Council, if the Council is not the certifying authority*) **prior to a construction certificate being issued** for the development, certifying the structural adequacy of the existing structure to support the additional storey.

The following conditions are applied to ensure that the development satisfies relevant standards of construction, and to maintain adequate levels of health, safety and amenity during construction:

40. All demolition work is to be carried out in accordance with the provisions of AS2601-1991. The Demolition of Structures, as in force at 1 July 1993.
41. A copy of the construction certificate, the approved plans & specifications and development consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.
42. All excavations and backfilling associated with the erection or demolition of a building must be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and supported to prevent them from being dangerous to life, property or buildings.

Retaining walls, shoring or piling must be provided to support land which is excavated in association with the erection or demolition of a building, to prevent the movement of soil and to support the adjacent land and buildings, if the soil conditions require it. Adequate provisions are also to be made for drainage.

Retaining walls, shoring, or piling must be designed and installed in accordance with appropriate professional standards and the relevant requirements of the Building Code of Australia and Australian Standards. Details of proposed retaining walls, shoring or piling are to be submitted to and approved by the Principal Certifying Authority for the development prior to commencing such excavations or works.

43. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must:
- preserve and protect the building /s on the adjoining land from damage; and
 - if necessary, underpin and support the building and excavation in an approved manner; and
 - at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land (including a public road or public place), give notice of the intention to do so to the owner of the adjoining land. Particulars of the excavation are to be provided to the owner of the adjoining land and also the owner of the land where the building is being erected or demolished.

44. All building, demolition and associated site works must only be carried out between the hours of 7.00am to 5.00pm on Monday to Friday inclusive, between 8.00am to 5.00pm on Saturdays and all building activities are strictly prohibited on Sundays and

public holidays, except with the specific written authorisation of Council's Manager of Environmental Health and Building Services.

45. Noise and vibration emissions during the construction of the building and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times.
46. Temporary toilet facilities are to be provided, at or in the vicinity of the work site throughout the course of demolition and construction, to the satisfaction of WorkCover NSW and the toilet facilities must be connected to a public sewer or other sewage management facility approved by Council.
47. Public safety and convenience must be maintained at all times during demolition, excavation and construction works.

The roadway, footpath and nature strip must be maintained in a good, safe condition and free from any obstructions, materials, soils or debris at all times. Any damage caused to the road, footway or nature strip must be repaired immediately, to the satisfaction of Council.

A Road Opening Permit must be obtained from the Council and other relevant Authorities prior to excavating or opening-up the road or footway for services or the like.

48. Building materials, sand, soil, waste materials or construction equipment must not be placed upon the footpath, roadway or nature strip at any time and the footpath, nature strip and road must be maintained in a clean condition and free from any obstructions, soil and debris at all times.
49. Bulk bins/waste containers must not be located upon the footpath, roadway or nature strip at any time without the prior written approval of the Council, unless the waste container is located upon the road in accordance with the Roads & Traffic Authority Guidelines and Requirements, and the container is exempt from an approval under Development Control Plan for Exempt & Complying Development and Council's Local Approvals Policy. Applications to place a waste container in a public place can be made to Council's Building Services section.
50. A Construction Site Management Plan is to be submitted to and approved by the principal certifying authority prior to the commencement of demolition, excavation or building works. The site management plan must include the following measures, as applicable to the type of development:
 - location and construction of protective fencing / hoardings to the perimeter of the site;
 - location of site storage areas/sheds/equipment;
 - location of building materials for construction;
 - provisions for public safety;
 - dust control measures;

- site access location and construction
- details of methods of disposal of demolition materials;
- protective measures for tree preservation;
- provisions for temporary sanitary facilities;
- location and size of waste containers/bulk bins;
- details of proposed sediment and erosion control measures;
- construction noise and vibration management.

The site management measures are to be implemented prior to the commencement of any site works and be maintained throughout the works, to maintain adequate levels of public health and safety. A copy of the approved Construction Site Management Plan must be maintained on site and be made available to Council officers upon request.

51. During demolition excavation and construction works, dust emissions must be minimised, so as not to result in a nuisance to nearby residents or result in a potential pollution incident.

Adequate dust control measures must be provided to the site prior to the works commencing and the measures and practices must be maintained throughout the demolition, excavation and construction process, to the satisfaction of Council.

Dust control measures and practices may include:-

- Provision of geotextile fabric to all perimeter site fencing (attached on the prevailing wind side of the site fencing).
 - Covering of stockpiles of sand, soil and excavated material with adequately secured tarpaulins or plastic sheeting.
 - Installation of a water sprinkling system or provision hoses or the like.
 - Regular watering-down of all loose materials and stockpiles of sand, soil and excavated material.
 - Minimisation/relocation of stockpiles of materials, to minimise potential for disturbance by prevailing winds.
 - Revegetation of disturbed areas.
52. During construction stages, sediment laden stormwater run-off shall be controlled using the sediment control measures outlined in the manual for Managing Urban Stormwater – Soils and Construction, published by the NSW Department of Housing.

Details of the proposed sediment control measures are to be detailed in a *site water management plan* and must be submitted to and approved by the principal certifying authority **prior to the commencement of any site works**. The sediment and erosion control measures must be implemented prior to the commencement of any site works and be maintained throughout construction. A copy of the approved details must be forwarded to the Council and a copy is to be maintained on-site and be made available to Council officers upon request.

Details of proposed sediment and erosion control measures shall include; a site plan; indicating the slope of land, access points & access control measures, location and type of sediment & erosion controls, location of existing vegetation to be retained, location of material stockpiles and storage areas, location of building operations and

equipment, methods of sediment control, details of drainage systems and details of existing and proposed vegetation.

53. Stockpiles of soil, sand, aggregate or other materials must not be located on any footpath, roadway, nature strip, drainage line or any public place and the stockpiles must be protected with adequate sediment control measures.

Building operations such as brick cutting, washing tools or equipment and mixing mortar are not permitted on public footpaths, roadways, nature strips, in any public place or any location which may lead to the discharge of materials into the stormwater drainage system.

A warning sign for soil and water management must be displayed in a prominent position on the building site, visible to both the public and site workers. The sign must be displayed throughout the construction period. Copies of a suitable warning sign are available at Council's Customer Service Centre for a nominal fee.

54. A temporary timber crossing is to be provided to the site entrance across the kerb and footway area, with splayed edges, to the satisfaction of Council, unless access is via an existing concrete crossover.

55. Public safety must be maintained at all times and public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site. Temporary fences are to have a minimum height of 1.8 metres and be constructed of cyclone wire fencing, with geotextile fabric attached to the inside of the fence to provide dust control, or other material approved by Council.

If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient or the building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

The public place adjacent to the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place and any such hoarding, fence or awning is to be removed upon completion of the work.

Temporary fences and hoardings are to be structurally adequate, safe and be constructed in a professional manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

If it is proposed to locate any site fencing, hoardings or amenities upon a footpath or public place, the written consent from Council's Building Services section must be

obtained beforehand and detailed plans are to be submitted to Council for consideration, together with payment of the weekly charge in accordance with Council's adopted fees and charges.

56. A local approval application must be submitted to and be approved by Council's Building Services section prior to commencing any of the following activities on a footpath, road or nature strip or in any public place:-

- Install or erect any site fencing, hoardings or site structures
- Operate a crane or hoist goods or materials over a footpath or road
- Placement of a waste skip (greater than 3m in length) or any container or other article.

The following condition is applied to provide access and facilities for people with disabilities:

57. Access and facilities for people with disabilities must be provided to and within the building to two (2) sole occupancy units in accordance with the relevant provisions of the Building Code of Australia and AS1428.1 to the satisfaction of the Certifying Authority. Details of the proposed access and facilities for people with disabilities are to be included in the plans / specifications for the **construction certificate**.

The following conditions have been applied to ensure compliance with Local Government Legislation and Policies of Council:

58. Places of Shared Accommodation must comply with the *Local Government (General) Regulation 2005* and the premises must be registered with the Council prior to occupation and on an annual basis, and the approved registration/inspection fee is to be forwarded to Council **prior to occupation**.

The following conditions are applied to provide adequate provisions for access, transport and infrastructure:

59. Prior to the issue of an occupation certificate the applicant must meet the full cost for Council or a Council approved contractor to:

- a) Construct a concrete vehicular crossing and layback at kerb opposite the proposed vehicular entrance to the site.
- b) Repair/replace any damaged sections of Council's footpath along the full site frontage.

60. The applicant must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway.

61. The applicant shall note that all external work, carried out on Council property, shall be in accordance with Council's Policy for "Vehicular Access and Road and Drainage

Works". An application for the cost of the Council civil works is to be submitted to Council at the completion of the internal building works. An application fee shall be payable to Council for the quotation of the required works. The applicant may elect to use his contractor for the required works, subject to Council approval, however a design and supervision fee based on the lowest quotation from Council's nominated contractor will be required to be paid prior to the commencement of any works.

62. Any new walls/fences adjacent to the vehicular crossing must be lowered to a height of 600mm above the internal driveway level for a distance of 1.50m within the site or splayed 1.5 metre by 1.5 metre to provide satisfactory sight lines.
63. The driveway opening at the Doncaster Avenue frontage must be 3.00 metres wide in accordance with AS2890.1:2004.

The following conditions are applied to provide adequate provisions for future civil works in the road reserve:

64. The Council's Development Engineer has inspected the above site and has determined that the design alignment level (concrete/paved/tiled level) at the property boundary for driveways, access ramps and pathways or the like, shall be:
 - **20mm above the back of the existing footpath, at all points opposite the footpath, along the full site frontage.**

Any enquiries regarding this matter should be directed to Council's Development Engineers on 9399 0923.

The design alignment level at the property boundary must be strictly adhered to.

65. The design alignment levels (concrete/paved/tiled level) issued by Council and their relationship to the footpath must be indicated on the building plans for the construction certificate.
66. The above alignment levels and the site inspection by Council's Development Engineer have been issued at a prescribed fee of \$121.00 (inclusive of GST). This amount is to be paid prior to a construction certificate being issued for the development.

The following conditions are applied to provide adequate consideration for service authority assets:

67. A public utility impact assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or pot-holing, if necessary, to determine the position and level of service.
68. The applicant must meet the full cost for telecommunication companies, gas providers, Energy Australia and Sydney Water to adjust/repair/relocate their services

as required. The applicant must make the necessary arrangements with the service authority.

69. Documentary evidence from the relevant public utility authorities confirming that their requirements have been satisfied, must be submitted to the certifying authority prior to a construction certificate being issued for the development.
70. Any electricity substation required for the site as a consequence of this development shall be located within the site and shall be screened from view. The proposed location and elevation shall be shown on all detailed landscape drawings and specifications. The applicant must liaise with Energy Australia prior to lodging the construction certificate to determine whether or not an electricity substation is required for the development.
71. A Section 73 Compliance Certificate under the Sydney water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

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

The Notice must be issued to the Principal Certifying Authority prior to the construction certificate being issued.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

72. The floor level of all habitable and storage areas shall be at a minimum RL of 28.05 (AHD).

Note: The submitted Ground and First Floor Plan Sheet No. 01C dated 8 May 2006 demonstrates compliance with this requirement.

73. The level of the proposed open car parking space shall be at RL27.90 (AHD). The plans submitted for the construction certificate shall demonstrate compliance with this requirement.
74. All structural walls on the ground floor level shall be designed to **structurally** withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Structural Engineering certification confirming that this condition has been complied with shall be submitted to the certifying authority prior to the issuing of a construction certificate.

It is noted that this requirement does not necessitate the development being flood proof/water tight up to the PMF event, rather the requirement is to ensure that the development will not be structurally damaged in manner that could endanger lives during the PMF event.

75. Stormwater drainage plans have not been approved as part of this development consent. Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage shall be submitted to and approved by the certifying authority prior to a construction certificate being issued for the development. A copy of the engineering calculations and plans are to be forwarded to Council, prior to a construction certificate being issued, if the Council is not the certifying authority. The drawings and details shall include the following information:

- a) A detailed drainage design supported by a catchment area plan, at a scale of 1:100 or as considered acceptable to the Council or an accredited certifier, and drainage calculations prepared in accordance with the Institution of Engineers publication, Australian Rainfall and Run-off, 1987 edition.
- b) A layout of the proposed drainage system including pipe sizes, type, grade, length, invert levels, etc., dimensions and types of all drainage pipes and the connection into Council's stormwater system.
- c) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (ie. above the 1 in 20 year storm) to the proposed drainage system.
- d) The separate catchment areas within the site, draining to each collection point or surface pit are to be classified into the following categories:
 - i. Roof areas
 - ii. Paved areas
 - iii. Grassed areas
 - iv. Garden areas
- e) Where buildings abut higher buildings and their roofs are "flushed in" to the higher wall, the area contributing must be taken as: the projected roof area of the lower building, plus one half of the area of the vertical wall abutting, for the purpose of determining the discharge from the lower roof.
- f) Proposed finished surface levels and grades of car parks, internal driveways and access aisles which are to be related to Council's design alignment levels.
- g) The details of any special features that will affect the drainage design eg. the nature of the soil in the site and/or the presence of rock etc.

76. All stormwater run-off naturally draining to the site must be collected and discharged through this property's stormwater system. Such drainage must, if necessary, be constructed prior to the commencement of building work.
77. All site stormwater must be discharged (by gravity) to either:
- a) The kerb and gutter or drainage system at the front of the property; OR
 - b) A suitably sized infiltration system (subject to geotechnical investigation confirming that the ground conditions are suitable for an infiltration system).
78. Should stormwater be discharged to Council's street drainage system, on-site detention must be provided to ensure that the maximum discharge from the above site is not to exceed that which would occur during a **1 in 10** year storm of 1 hour duration for the existing site conditions. All other stormwater run-off from the above site for all storms up to the 1 in 20 year storm is to be retained on the site for gradual release to the kerb and gutter or drainage system as required by the Director of Assets and Infrastructure Services. Provision is to be made for satisfactory overland flow should a storm in excess of the above parameters occur.

Should no formal overland escape route be provided for storms greater than the design storm, the on-site detention system shall be sized for the 1 in 100 year storm event.

For small areas up to 0.5 hectares, determination of the required cumulative storage must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition.

Where possible the detention tank must have an open base to infiltrate stormwater to the groundwater. Note that the ground water and any rock stratum has to be a minimum of 2.0 metres below the base of the tank.

79. Should stormwater be discharged to an infiltration system, the infiltration area shall be sized for all storm events up to the 1 in 20 year storm event with provision for a formal overland flow path to Council's Street drainage system.

Should no formal overland escape route be provided for storms greater than the design storm, the infiltration system shall be sized for the 1 in 100 year storm event.

80. Any Infiltration systems/Absorption Trenches must be designed in accordance with "Section 8.5 ABSORPTION TRENCHES" as stipulated in Randwick City Council's Private Stormwater Code.
81. The detention area/infiltration system must be regularly cleaned and maintained to ensure it functions as required by the design.
82. The maximum depth of ponding in above ground detention areas (and/or infiltration systems with above ground storage) shall be as follows:

- a) 150mm in uncovered carparking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area)
- b) 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10)
- c) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10.
- d) 1200mm in landscaped areas where a childproof fence is provided around the outside of the detention area

Notes:

- It is noted that above ground storage will not be permitted in any area which may be used for storage of goods.
 - Mulch/bark must not be used in onsite detention areas
83. Any above ground stormwater detention areas (and/or infiltration systems with above ground storage) must be suitably signposted where required, warning people of the maximum flood level.
84. The floor level of all habitable and storage areas adjacent to the detention area (and/or infiltration systems with above ground storage) must be a minimum of 300mm above the maximum water level in the detention area for the design storm or alternately a permanent 300mm high water proof barrier is to be constructed.
- (In this regard, it must be noted that this condition must not result in any increase in the heights or levels of the building. Any variations to the heights or levels of the building will require a new or amended development consent from the Council prior to a construction certificate being issued for the development).
85. A childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored.
86. A 'V' drain is to be constructed along the perimeter of the property, where required, to direct all stormwater to the detention/infiltration area.
87. Should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1 in 100 year, 2 hour storm assuming both pumps are not working.

The pump system must also be designed and installed strictly in accordance with "Section 8.4 PUMP SYSTEMS" as stipulated in Randwick City Council's Private Stormwater Code.

88. A sediment/silt arrester pit must be provided:-
- a) within the site at or near the street boundary prior to the site stormwater discharging by gravity to the kerb/street drainage system; and
 - b) prior to stormwater discharging into any absorption/infiltration system.

The sediment/silt arrester pit shall be constructed in accordance with the following requirements:-

- The base of the pit located a minimum 300mm under the invert level of the outlet pipe.
- The pit constructed from cast in-situ concrete, precast concrete or double brick.
- A minimum of 4 x 90 mm diameter weep holes located in the walls of the pit at the floor level with a suitable geotextile material with a high filtration rating located over the weep holes.
- A galvanised heavy-duty screen located over the outlet pipe/s (Mascot GMS multipurpose filter screen or equivalent).
- The grate being a galvanised heavy-duty grate that has a provision for a child proof fastening system.
- A child proof and corrosion resistant fastening system provided for the access grate (e.g. spring loaded j-bolts or similar).
- A sign adjacent to the pit stating:

“This sediment/silt arrester pit shall be regularly inspected and cleaned.”

Note: Sketch details of a standard sediment/silt arrester pit may be obtained from Council’s Drainage Engineer.

89. Prior to occupation of the development, a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) shall be placed on the title of the subject property to ensure that the onsite detention/infiltration system is maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.

Notes:

- a. The “restriction on the use of land” and “positive covenant” are to be to the satisfaction of Council. A copy of Council’s standard wording/layout for the restriction and positive covenant may be obtained from Council’s Development Engineer.
- b. If new linen plans are being prepared for the site, the plans shall indicate the locations and dimensions of the detention/infiltration areas.

90. Prior to the issuing of an occupation certificate, the applicant shall submit to Council, a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer. The works-as-executed drainage plan shall be to the satisfaction of the Principal Certifying Authority (PCA)

and shall include the following details:

- a) The location of the detention basin with finished surface levels;
- b) Finished site contours at 0.2 metre intervals;
- c) Volume of storage available in the detention areas;
- d) The location, diameter, gradient and material (i.e PVC, RC etc) of all stormwater pipes;
- e) The orifice size(s) (if applicable);
- f) Details of any infiltration/absorption systems; and
- g) Details of any pumping systems installed (including wet well volumes).

91. Prior to the issuing of an occupation certificate, the applicant shall submit to the Principal Certifying Authority (PCA) and Council, certification from a suitably qualified and experienced Hydraulic Engineer confirming that the design and construction of the stormwater drainage system complies with the conditions of development consent and appropriate engineering standards. The certification must be provided following inspection/s of the site stormwater drainage system by the certifying engineers and shall be provided to the satisfaction of the PCA.

The following conditions are applied to provide adequate provisions for waste management:

92. The waste storage area shall be sized to contain at least 8 x 240 litre bins (4 garbage bins & 4 recycle bins) whilst providing satisfactory access to these bins.
93. The waste storage area shall be provided with a tap and hose and the floor is to be graded and drained to the sewer to the requirements of Sydney Water.
94. The waste storage area shall be clearly signposted.
95. Prior to the issuing of a construction certificate for the proposed development the applicant is to submit to Council and have approved by Council's Manager of Waste a Waste Management Plan detailing waste and recycling storage and disposal for the development site, post construction.

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

96. A landscape plan prepared by a suitably qualified horticulturalist shall be submitted to, and be approved by, the certifying authority, prior to the issue of a construction certificate. The plan will be required to show:
 - a) All proposed landscape treatment throughout the site, including proposed species, quantity and location.
 - b) The location of all existing trees within the property (clearly identified as being retained or removed) and existing street trees, clearly identified as being retained or removed.
 - c) Additional notation showing soil and mulch details, edging, paving, fencing details, surface finishes, and any other landscape elements in sufficient detail to fully describe the proposed landscape works.

97. The landscaping shall contain a suitable mixture of hard and soft landscape works including appropriately selected groundcovers, accent plants, shrubs and trees.
98. The landscaping shall be installed in accordance with the approved documentation prior to the issue of a final occupation certificate and shall be maintained in accordance with those plans.
99. The naturestrip upon Council's footway shall be excavated to a depth of 150mm, backfilled with topsoil equivalent with 'Organic Garden Mix' as supplied by Australian Native Landscapes, and re-turfed with Kikuyu Turf or similar. Such works shall be installed prior to the issue of a final Occupation Certificate.
100. The naturestrip upon Council's footway shall be maintained by the applicant in accordance with Council guidelines. Such maintenance shall include, but not be limited to, watering, mowing, fertilising, and the removal of weeds.
101. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth to permit the establishment of landscaping on top of these services as stipulated by these conditions of development consent.

All stormwater documentation submitted for the construction certificate application shall show the top of the detention tanks and stormwater infiltration devices being 600mm below the finished ground level of the landscaped areas.

102. Approval is granted for the removal of the following trees subject to the implementation of landscaping at the site in accordance with the landscape plan approved for the construction certificate.
 - a) One dead street tree on Council's Doncaster Avenue nature strip, south of the proposed vehicle crossing.
 - b) One *Mangifera indica* (Mango Tree) in the rear yard, along the northern boundary.
103. The applicant shall be required to ensure the retention and long term health of all trees located on adjoining properties adjacent to the proposed development. As a general guide there shall be minimal excavation or root pruning within the driplines of any neighbouring trees.
104. In order to ensure the retention of the most southern street tree, *Schinus areira* (Peppercorn Tree) located on Council's Doncaster Avenue nature strip in good health, the following measures are to be undertaken:
 - a. All detailed architectural, building, demolition, engineering (structural, stormwater & drainage, services), and landscape documentation submitted for the construction certificate application shall show the retention of the tree with the position of its trunk and full diameter of its canopy clearly shown on all drawings.

- b. The tree is to be physically protected by the installation of 1.8 metre high steel mesh/chainwire fencing which shall be located a minimum distance of 1 metre from the outside edge of the trunk to completely enclose the tree. This fencing shall be installed prior to the commencement of demolition and construction works and shall remain in place until all works are completed.
- c. The erection of signage on the fence with the following words clearly displayed: "TREE PROTECTION ZONE", "DO NOT ENTER".
- d. Within this zone there is to be no storage of materials or machinery or site office/sheds, nor is cement to be mixed or chemicals spilt/disposed of and no stockpiling of soil or rubble.

ADVISORY MATTERS:

- A1 The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.
- A2. A Local Approval application is required to be submitted to and approved by Council, in accordance with the provisions of Section 68 of the *Local Government Act 1993* in relation to the place of shared accommodation, prior to the occupation of the proposed development.
- A3. The applicant is advised that the Construction Certificate plans and specification must comply with the provisions of the Building Code of Australia (BCA) and the construction certificate must not be inconsistent with the development consent.

In this regard, the development consent plans do not show compliance with the deemed-to-satisfy provisions of the BCA, including:

- | | | | |
|----|-------------|---|--|
| a) | Part B1 | - | Structural provisions |
| b) | Part C1 | - | Fire resistance and stability |
| c) | Part C2 | - | Compartmentation and separation |
| d) | Part C3 | - | Protection of openings |
| e) | Clause D1.4 | - | Exit travel distances |
| f) | Part D3 | - | Access for people with disabilities |
| g) | Part E1 | - | Fire fighting equipment |
| h) | Part E2 | - | Smoke Hazard Management |
| i) | Part E4 | - | Emergency lighting, exit signs & warning systems |
| j) | Part F1 | - | Damp and weatherproofing |
| k) | Part F5 | - | Sound Transmission and Insulation |

Details of compliance with the relevant provisions of the Building Code of Australia and conditions of development consent are to be provided in the plans and specifications for the construction certificate.

You are advised to ensure that the development is not inconsistent with Council's consent and if necessary consult with Council's Building Certification Services or your accredited certifier prior to submitting your construction certificate application to enable these matters to be addressed accordingly.

- A4. The applicant/owner is advised that this approval does not guarantee compliance with the provisions of the Disability Discrimination Act 1992 and the applicant should therefore consider their liability under the Act. In this regard, the applicant is advised that compliance with the requirements of the Building Code of Australia and Australian Standard 1428.1 - Design for Access and Mobility does not necessarily satisfy the objectives of the Disability Discrimination Act 1992.

The applicant/owner is requested to give consideration to providing access and facilities for people with disabilities in accordance with Australian Standard 1428 Parts 1, 2, 3 and 4 - Design for Access and Mobility, which may be necessary to satisfy the objectives of the Disability Discrimination Act 1992.

ATTACHMENT/S:

Nil

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SIMA TRUUVERT
DIRECTOR, CITY PLANNING

.....
RACHEL AITKEN
SENIOR ASSESSMENT OFFICER

Director, City Planning Report 56/2006

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|-----------------|-------------------------|
| SUBJECT: | Bundock Street Wetlands |
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|--------------|---------------|-----------------|-------------|
| DATE: | 15 June, 2006 | FILE NO: | F2004/06778 |
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REPORT BY: DIRECTOR, CITY PLANNING

INTRODUCTION:

At the Council meeting 18th April 2006 the following resolution was made:

RESOLUTION: (Matson/Woodsmith) that a report be brought before a Council meeting:

- a) *Assessing the impact of both Commonwealth and Sydney Water draining operations on the usual water level and ecology of the Bundock Street wetland; and*
- b) *Advising Councillors of the resulting ecological repairs Council may have to undertake when eventually receiving dedication of the Environment Park that will contain the wetland.*

ISSUES:

The eastern part of the Defence Site contains a modified and ephemeral wetland, which formed in its current location due to the sand quarry operations on the site in the early to mid 1900's. The wetland is typical of wetlands found in urban areas, in that it is highly modified. It also fulfils the dual role of a stormwater detention basin.

Wetland draining

Neither the Commonwealth or Sydney Water nor Council have drainage outlets at the floor of the wetland. The wetland is designed to retain up to the 100 year ARI storm event within the wetland, to reduce flooding and increase aquifer recharge. The only outlet is located on the southern embankment at 2.5 metres above the floor of the wetland. This outlet and pipeline which drains to Lurline Bay is a Council asset.

Currently there are three Council stormwater discharge points into the wetland, including one on the northern side and two on the eastern side (operational since the Moverly Green development). These provide another source of water into the wetlands. As a part of the redevelopment works all discharge points into the wetland will pass through gross

pollutant traps (GPTs) to improve water quality. The drainage into the wetland is via gravity and the floor of the wetland is the lowest point on the site.

There is no evidence to suggest any government agency is draining the wetland, this would require pumping equipment and water within the wetland. The wetland is not artificially lined and therefore it drains under natural percolation processes over the entire footprint of the wetland.

Water levels

The 'unusual' water level in the wetland is a result of prevailing drought conditions over recent years and the ephemeral nature of the wetland, which relates to its soil and permeability rate.

The soil in the wetland is highly disturbed due to the sand mining which removed the top layer of soil (known as the 'A' horizon). There has been limited development of a new 'A' horizon, which occurs over time from plant litter decay and sediment settling out from stormwater.

Tests have determined the permeability rate in the wetland, as follows:-

- At the surface 18 to 56 metres per day
- At 2.5m below the surface > 100 metres per day

Urban runoff is the dominant water source, therefore inflows are highly rainfall dependant. Percolation into deep sands below the wetland is the dominant water loss. Research by *Woodlots & Wetlands 2002* estimated that under normal rainfall conditions the wetland is largely dry for around 85% of time.

Ecology

Improvements in stormwater management will increase aesthetic, recreational and ecological values. Stormwater management particularly in terms of water quality, flood mitigation and aquifer recharge are key management objectives. Council has been mindful these management objectives in its assessment of, the development works on the Defence Site, the establishment of the Randwick Environmental Park (REP) and the Plan of Management for the REP.

Defence will be providing, at no cost to Council, all capital works associated with stormwater management, such as gross pollutant traps and creek bank stabilisation work. Council will pay for ongoing maintenance. On hand over of the REP, Defence will pay Council \$2.5 million to cover 19 year maintenance costs for the REP.

Water based activities, such as bird nesting, are set in train by stormwater influx. There is no evidence to suggest this will not occur, once regular rains return.

The ephemeral nature of the wetland means that the processes normally associated with flooded conditions have to be re-established each time there is significant inundation. Prolonged flooding will kill off strictly terrestrial plant species that have colonised lower portions of the wetland. This vegetation plays a very important role in stabilising the sands forming the banks and sides of the wetland. Consequently maintenance by Council

will manage for this eventuality, and has been factored into the maintenance budget to be received from Defence on hand over of the REP.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact for this matter.

CONCLUSION:

There is no evidence to suggest that the Bundock Street wetland is being drained by the Commonwealth or Sydney Water. Water levels in the wetland are a function of stormwater influx and the highly permeable nature of its sandy soil. Establishment and maintenance works to improve the ecological values of the REP, including the wetland, are covered, at no cost to Council, for 20 years under the Developer Agreement for the site.

RECOMMENDATION:

That the report be received and noted.

ATTACHMENT/S:

Nil

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SIMA TRUUVERT
DIRECTOR, CITY PLANNING

.....
TONY WATSON
TEAM LEADER, STRATEGIC
PLANNING

Director, City Planning Report 57/2006

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| SUBJECT: | UPDATE ON THE PREPARATION OF A COMPREHENSIVE LEP FOR RANDWICK CITY |
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| DATE: | 16 June, 2006 | FILE NO: | F2004/08093 |
|--------------|---------------|-----------------|-------------|

REPORT BY: DIRECTOR, CITY PLANNING

EXECUTIVE SUMMARY:

The gazettal of the Local Environmental Plan (LEP) Standard Template Order, on 31 March 2005, was reported to Council's Health, Building and Planning Committee on 9 May 2006. Council was advised that Randwick City has been granted 5 years, until March 2011, in which to prepare our comprehensive LEP in line with the template and that preparation would be commencing in 2006 following the completion of the City Plan.

It is intended that a comprehensive Development Control plan (DCP) will be prepared simultaneously with the LEP to enable a holistic city wide approach and to address the legislative requirements. This has been enabled via a recent legislative change on 28 April 2006 that relaxed the requirement for place based DCPs and the logistical requirement for Council to consolidate its DCPs as a first priority.

This report updates Council on the preparation and timeframe of the comprehensive LEP / DCP.

INTRODUCTION:

Council has been granted five years, until March 2011, to complete the Comprehensive LEP in line with Standard Template. Preparation will largely be commenced following the completion of the City Plan. Preparation of a comprehensive LEP is highly resource intensive. Significant timeframe needs to be set aside for public consultation and public exhibition of a comprehensive plan.

Council previously reported that the comprehensive LEP would commence in the first half of the year and progress reported in June 2006. Preliminary research has commenced for the LEP, including scoping the work, reviewing new legislation and considering mapping requirements and capabilities. However, the commencement largely needed to await the recent template gazettal.

Relationship to City Plan and Metropolitan Strategy

The comprehensive LEP and DCP are to be guided and informed by the directions identified in the Randwick City Plan. Randwick City Plan is now near finalisation.

In addition, the comprehensive LEP will need to be consistent with the directions of the recently released Metropolitan Strategy and the sub-regional strategies. Subregional strategies are currently being prepared by the Department of Planning in consultation with local government, and are due to be exhibited later this year.

The Metropolitan Strategy requirements have been recognised in the City Plan, the key outcomes for Randwick City being a focus on global industries including the UNSW, Hospitals and Port, and continued concentration of new development in and around town centres and accessible locations.

ISSUES:*Proposed broad tasks and timeframe*

Preparation of the comprehensive LEP / DCP will be a key focus for strategic planning over the next few years, with the objective of completing the comprehensive LEP / DCP in late 2009. This will allow an additional 12 months before the Department of Planning deadline should any issues arise from consultations or any areas require further investigation.

A broad outline of the early tasks in researching and preparing for the comprehensive LEP / DCP and the timeframes are as follows:

| | Comprehensive LEP / DCP review preliminary steps | Broad timeframe |
|---|--|---|
| 1 | Endorsement of the City Plan and directions for the preparation of the comprehensive plans | Mid 2006 |
| 2 | Undertake analysis of the existing Randwick LEP 1998 and the Standard template identifying issues and implications | 3 rd quarter 2006 |
| 3 | Identify information 'gaps' and commence required studies | 4 th quarter 2006 |
| 4 | Prepare consultation strategy and commence consultations - owners / organisations | 4 th qtr 2006 |
| 5 | Undertake landuse audits / zoning studies / analyses, for: >industrial (in progress) >commercial (major town centres completed) >residential >open space / environmental (in progress) >special uses >Identify existing and/or additional uses >heritage and other issues (previously undertaken) >specialised centre UNSW / Hospital (some master plans are completed /in progress) >transport study (completed) | 4 th quarter 2006 & ongoing through 2007/08 |
| 6 | Consultation with DoP | ongoing |

| | Comprehensive LEP / DCP review preliminary steps | Broad timeframe |
|---|---|---|
| 7 | Preparation of draft LEP and draft DCP >consultation / exhibition >review >re-exhibition if required >review >finalise | 2007/08 Mid 2008 End 2008 Early 2009 Mid 2009 End 2009 |

It is noted that a comprehensive LEP and DCP will be large and complex documents. To manage the information it is proposed to report regularly to Council as landuses and/or issues are researched and resolved, thus endorsing landuses and issues in steps over the next two years and forming draft LEP / DCP documents reported for exhibition in mid 2008.

Current Research

The Standard LEP Template was previously reported to Council's Health Building and Planning Committee of 9 May 2006, providing an overview of the key issues for Randwick City. Council has commenced an analysis of the Standard Template and its 'fit' with the Randwick City LEP to identify the implications and any issues arising from the new clauses and definitions.

The Department of Planning has advised that during 2006 it will be undertaking another major review of the Standard Template, to identify and address any operational and implementation problems. Ongoing reviews will then ensure the template remains up to date. Councils undertaking their comprehensive LEP in earlier timeframes will thus be testing the template. By late 2007, any issues with its operation should be largely clarified and addressed, a benefit to Councils granted a five year timeframe. This will correlate well with Randwick City's timeframe for preparing the comprehensive instrument.

The Department recently confirmed deferment of the requirement for a single, or place based DCP per site, thus enabling Councils to amend existing issues based DCPs prior to the completion of their comprehensive LEP (reported to the Councillor Bulletin 2 June 2006). This will remove the need to prepare a consolidating DCP. The various issues based DCPs will be progressively revised and reported together with the related LEP issue analyses.

A number of recent studies shall also inform the preparation of the comprehensive LEP. These include the transport study, stage 1 completed 2001 and stage 2 completed 2003, heritage and conservation in 2005, commercial town centre plans for Kensington, Maroubra Junction and Matraville, and an open space study, recently commenced.

Research and analysis on the industrial zoned land has recently commenced and will be the first land use review to be reported. This analysis will provide a better understanding of the area, current and future industrial needs, to support and protect a range of industrial opportunities and employment.

Administrative LEP review

Council resolved to prepare an administrative review LEP in October 2004. This is largely focussed on minor clarifications and corrections to the Randwick LEP, with particular regard to the industrial land clauses. Preparation of the LEP amendment was put on hold pending exhibition and finalisation of the Standard Template. The Department of Planning advice had also previously been to discourage LEPs, especially spot rezoning and concentrate resources on comprehensive LEPs. Recent advice (reported in the Councillor Bulletin of 9 June 2006) clarified that the Department considers administrative LEPs, which consolidate a number of issues in one LEP, to be suitable in working towards a comprehensive LEP.

Council staff will be further discussing this proposed administrative review with the Department of Planning, to proceed using the Standard Template clauses relevant to the issues. The progress and details of the administrative review will be reported back to Council in the next few months, following these discussions.

The industrial land analysis currently underway and shall be reported as part of the administrative LEP review.

FINANCIAL IMPACT STATEMENT:

The preparation of the comprehensive LEP and DCP has been identified in the 2006/07 budget, with \$80,000 allocated to undertake relevant research on the project for the next financial year. It is noted this project will be ongoing for the next four years.

CONCLUSION:

Early research and analysis has commenced on the comprehensive LEP / DCP, with a broad timeframe for the preparation. Further detailed outlines and updates will be regularly reported to Council as landuses and/or issues are researched and resolved over the next two years. Given the long established nature of Randwick City, it is intended that the LEP and DCP will largely clarify, simplify and refine planning and design provisions, rather than provide for substantial land use and planning changes.

RECOMMENDATION:

That:

- a) Council agree with the preparation of the comprehensive LEP and DCP; and
- b) Council note the progress report and timeframe for the preparation of the Comprehensive Local Environmental Plan and Development Control Plan.

ATTACHMENT/S:

Nil

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SIMA TRUUVERT
DIRECTOR, CITY PLANNING

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ROBYN EISERMANN
TEAM LEADER STRATEGIC
PLANNING

MOTIONS PURSUANT TO NOTICE

12.1 MOTION BY COUNCILLOR NOTLEY-SMITH – PAINTING OF CYCLEWAY. (F2004/07424 XR F2005/00171)

That a report be brought to the Works Committee on the infill painting of cycle ways in areas of heavy vehicular traffic and where cycle ways cross major intersections.

12.2 MOTION BY COUNCILLOR NOTLEY-SMITH – STREET HISTORY SIGNAGE. (F2004/07249 XR F2005/00171)

That Council erect signage on streets across the city giving a brief history of the street's name and any other matter of historical interest in the immediate vicinity.

12.3 MOTION BY COUNCILLOR NOTLEY-SMITH – DETAILING OF HISTORICAL BUILDINGS. (F2004/07249 XR F2005/00171)

That Council place metal plaques upon historic buildings or sites in the City of Randwick detailing the building or site's history and significance.

12.4 MOTION BY COUNCILLOR NOTLEY-SMITH – BUS SHELTERS. (F2004/07425 XR F2005/00171)

That Council carry out an investigation into bus shelters in the City of Randwick to study whether they need to be enlarged to cope with the increasing number of peak hour commuters.

12.5 MOTION BY COUNCILLOR MATSON – RECONSIDERATION OF HCB REPACKING ISSUE. (F2004/07897 XR F2005/00171)

That Council review its position on the proposed repacking of HCB waste at Orica.

12.6 MOTION BY COUNCILLOR MATSON – CLARIFICATION OF MP'S OPPOSITION TO LIGHT RAIL. (F2004/08175 XR F2005/00171)

That Council write to the MP's for Maroubra and Heffron noting its disappointment with their recent media statements opposing the return of Light Rail to the Eastern Suburbs and asking them to clarify the case against Light Rail as a viable public transport option for the Eastern Suburbs.

12.7 MOTION BY COUNCILLOR MATSON – RESPONSE TO PETITION CONCERNING VICAR STREET BACKPACKERS. (F2005/00161 XR F2005/00171)

That Council respond to the Manager Environmental Health and Building Service's report concerning backpackers in Vicar Street, Coogee by setting up a task force of Councillors, Council Officers and Precinct Committee representatives to determine legislation reforms in this area.

**12.8 MOTION BY COUNCILLOR DALEY – ADULT SERVICES AND
REMEDIAL MASSAGE PREMISES IN RANDWICK CITY COUNCIL.
(F2004/07005 XR F2005/00171)**

That:

- a) Council conduct an examination of advertisements which appear in the Southern Courier newspaper (and other newspapers circulating in the area of Randwick City Council), for “Adult Services” at premises within the Randwick City Council area to ascertain whether activities which could be described as “adult services” are being conducted contrary to or without Council approval and;
- b) Until further notice all Development Applications lodged with Council for remedial massage and/or “adult services” be brought before a meeting of Council or the Health, Building & Planning Committee of Council.

