

Willoughby City Council

ORDINARY COUNCIL

AGENDA

NOTICE IS HEREBY GIVEN that an

Ordinary Meeting of the Council
will be held at Council Chamber
Level 6, 31 Victor Street, Chatswood

on 11 May 2020

commencing at 7:00pm

The Meeting will be webcast live, but is closed to the public due to public health order to limit risk of Covid-19 virus

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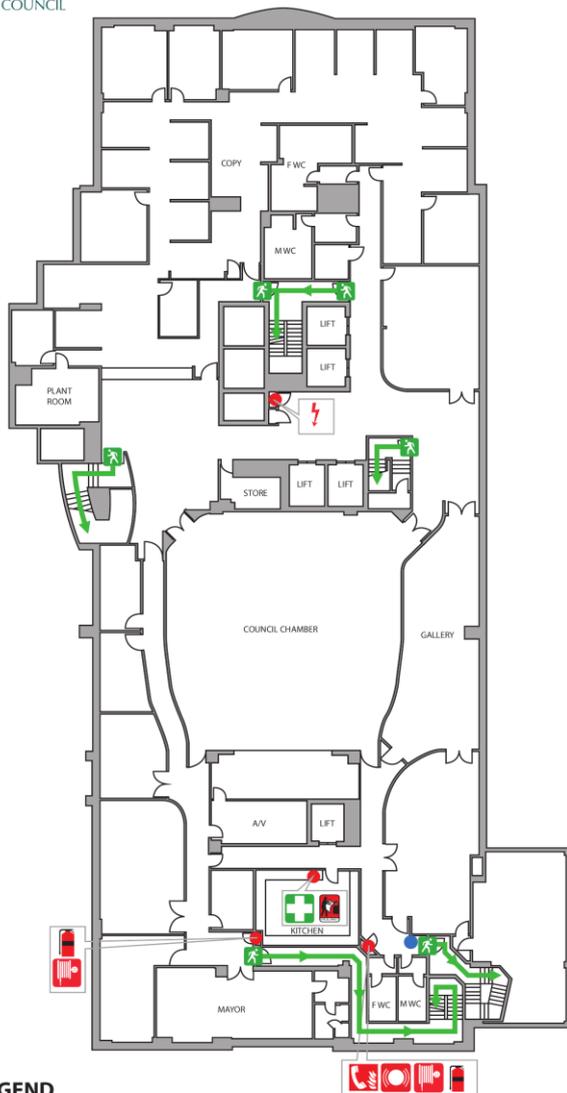
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WILLOUGHBY CITY COUNCIL

Level 6 Floor Plan



EVACUATION DIAGRAM | COUNCIL CHAMBERS



000 EMERGENCY Dial 000 for all emergency services
 Address: 31 Victor St, Chatswood
 Nearest Cross: Albert Ave

IN THE EVENT OF AN EMERGENCY

Remove any person from danger
Alert staff and others
Confine smoke/fire and close doors
Extinguish fire, if safe to do so - If not, assist others and move to the Emergency Assembly Area.

EVACUATION PROCEDURES

ALERT BEEEP..BEEEP..BEEEP.
 If you hear this sound you must be prepared to evacuate. Listen carefully to any instructions provided by Wardens and Staff.

EVACUATE WOOOP..WOOOP..WOOOP.
 When you hear this sound you **MUST** evacuate using the nearest Fire Exit. Do not run and do not use any Lifts. If you need assistance to evacuate advise the nearest Staff member.

Listen carefully to any instructions provided by Wardens and Staff.

This diagram identifies the nearest Exit and the alternate Fire Exit as well. You must proceed to the Emergency Assembly Area and wait for further instruction.

DO NOT PANIC

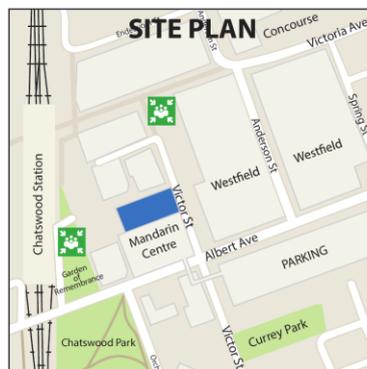
LEGEND

	FIRE EXIT		EMERGENCY ASSEMBLY POINT
	STAIRS		EMERGENCY EXIT ROUTE
	YOU ARE HERE		FIRST AID KIT
	ELECTRICAL DISTRIBUTION BOARD		FIRE BLANKET
	FIRE HYDRANT		FIRE INDICATOR PANEL
	FIRE HOSE REEL		BREAK GLASS ALARM
	WARDEN INTERCOM POINT		CO2 FIRE EXTINGUISHER

LEVEL 6

Assembly Area 1:
 Chatswood Mall, near Victor Street

Assembly Area 2:
 Garden of Remembrance



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 NOT DRAWN TO SCALE



COUNCIL CHAMBERS

GOVERNANCE MEETING ADMINISTRATION OFFICER	GOVERNANCE OFFICER	GOVERNANCE, RISK & CORPORATE PLANNING MANAGER	MAYOR	CHIEF EXECUTIVE OFFICER
P Shel Drake	V Grepl	S Charlton	Clr G Giles-Gidney	D Just

Clr S Coppock

Clr C Tuon

Clr N Wright

Clr D Fernandez

Clr B Zhu

Clr H Eriksson

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Clr Rozos

Clr W Norton

Clr J Rutherford

Clr T Mustaca

Clr L Saville

Clr C Campbell
Deputy Mayor

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Council
Staff



Council Chamber Protocol

Ordinary Council Meetings are held on the second Monday of the month.

All meetings are open to the public except for items that, in the Council's opinion, are confidential, in accordance with Section 10A of the *Local Government Act 1993*.

- The Council meeting is in progress once the Mayor declares the meeting open and until the Mayor declares the meeting closed. Members of the public are asked to remain silent when the Council meeting is in progress.
- Members of the public can request that an item be discussed early in the meeting by approaching a Council Officer or Councillor prior to the meeting commencing. The decision to bring forward an item rests with the Mayor. Members of the public are not permitted to approach Councillors while the Council meeting is in progress. Having a matter brought forward in the Council meeting does not give a person the right to address Council on that matter.
- You may address Council at a Council meeting in one of two ways:
 - **Open Forum** – allows people to address Council for up to three (3) minutes on any topic relating to Council's activities or Willoughby generally. Members of the public cannot use the Open Forum to speak about an item on the agenda. Requests to speak at Open Forum can be made by completing the on-line form on Council's website before noon on the day of the meeting.
 - **Public Forum** – allows people to address Council for up to three (3) minutes in relation to a specific matter on the agenda. People wishing to address must complete the on-line form on Council's website before noon on the day of the meeting. The decision as to whether or not the person will be heard rests with the Council.
- You are able to distribute additional papers to Councillors prior to a Council meeting via the on-line Request to Address Council Meetings form or via email, post or delivered to Council chambers by noon on the day of the meeting. No additional papers can be distributed to Councillors after 5:00pm on the evening of the Council meeting except in exceptional circumstances agreed by the Chief Executive Officer and the Mayor.
- Please ensure that all mobile phones are turned **off** whilst you are in the Council Chamber. Note that mobile phones or any other recording device are not to be used to record any part of the Council Meeting.
- **Guidelines for Speakers** – When addressing the Council, please remember to be courteous. Comments made by participants in any Council meeting, which are derogatory or damaging to any person's character or reputation, including any Councillor, employee of the Council, or member of the public, may be defamatory and may subject the participant to an action for defamation. Comments made during the course of a Council meeting are not protected by the defence of absolute privilege under the *Defamation Act 2005*, and may not attract any other defences available under that Act or the common law. Every Council meeting is recorded and applications to access such recordings can be made under the *Government Information (Public Access) Act 2009 (GIPA Act)*.
- **Webcasting** – The proceedings of all Council meetings in open session, including all debate and addresses by the public, are recorded and webcast live on Council's website for the purpose of facilitating community access. Webcast archives are stored and available to the public on Council's website for two years, after which time the recordings may be disclosed under the provision of the *GIPA Act*.

Members of the public attending a Council meeting may have their image, voice and personal information (including name and address) recorded, publicly broadcast and archived for two years. By attending a Council meeting, whether by addressing the Council or as an observer or other interested party, members of the public consent to this use of their image, voice and personal information.

1 OPEN MEETING — ACKNOWLEDGEMENT OF COUNTRY

2 DISCLOSURES OF INTERESTS

3 CONFIRMATION OF MINUTES

That the Minutes of the Ordinary Meeting of Council held 20 April 2020, copies of which have been circulated to each member of Council, be confirmed.

**4 APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE
BY COUNCILLORS**

5 PETITIONS**6 OPEN FORUM — MATTERS NOT ON THE AGENDA**

Open Forum allows members of the public to address Council for a maximum of three (3) minutes on any issues (but not on an item on the Agenda).

7 MAYORAL MINUTE**8 CHIEF EXECUTIVE OFFICER'S LATE REPORT****9 MATTERS FOR DEFERRAL AND PROCEDURAL PRIORITY****10 MATTERS REQUIRING ELABORATION OR DEBATE**

At this stage the Mayor will invite Councillors to nominate the items they wish Council to consider separately and these matters will then be dealt with in the order so nominated.

11 PUBLIC FORUM — MATTERS ON THE AGENDA

Public Forum allows members of the public to address Council for a maximum of three (3) minutes on an issue on the Agenda.

12 REPORTS OF COMMITTEES

12.1 MINUTES - NATURAL HERITAGE AND BUSHLAND ADVISORY COMMITTEE MEETING HELD FRIDAY 6 FEBRUARY 2020

ATTACHMENTS:	1. IMPLICATIONS 2. MINUTES – NATURAL HERITAGE AND BUSHLAND ADVISORY COMMITTEE – 6 FEBRUARY 2020
RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	NICHOLAS YU – NATURAL ASSETS OFFICER
CITY STRATEGY OUTCOME:	1.3 – ENHANCE, PROTECT AND RESPECT WATERWAYS, BUSHLAND, NATURE, WILDLIFE
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To present to Council the Minutes of the Natural Heritage and Bushland Advisory Committee meeting held on 6 February 2020 for noting.

2. OFFICER'S RECOMMENDATION

That Council receive and note the minutes of the meeting of the Natural Heritage and Bushland Advisory Committee held on 6 February 2020 and adopted at the Committee meeting of 7 April 2020.

3. BACKGROUND

The purpose of the Committee is to advise Council on all matters pertaining to the management and sustainability of natural heritage in the City of Willoughby, including the implementation of the *Urban Bushland Plan of Management 2014*. The Committee considers reports and plans from Council Officers and also makes recommendations to Council Officers. The deliberations of the Committee are recorded in the minutes – refer Attachment 2.

4. DISCUSSION

Key elements covered in the Minutes of the Committee Meeting held on February 2020, included discussions on the Reserve Action Plans for Castlehaven and Coolaroo Reserves, the Urban Bushland Plan of Management, upcoming programs for the MOSAIC Multicultural Centre and high schools, the opening day of the Artarmon Community Garden and the review of the *Environmental Protection and Biodiversity Conservation Act 1999*.

5. CONCLUSION

That Council receive and note the minutes of the meeting of the Natural Heritage and Bushland Advisory Committee held on 6 February 2020.

IMPLICATIONS	COMMENT
City Strategy Outcome	1.3 – Enhance, protect and respect waterways, bushland, nature, wildlife
Business Plan Objectives, Outcomes/ Services	Assist in the implementation of the Reserve Action Plans as required by the <i>Urban Bushland Plan of Management 2014</i> .
Policy	<i>Urban Bushland Plan of Management 2014</i> .
Consultation	Consultation has occurred with the Natural Heritage and Bushland Advisory Committee members on the contents of this report.
Resource	Works can be undertaken within Council’s present staff and contract resourcing.
Risk	Not applicable.
Legal	Not applicable.
Legislation	Not applicable.
Budget/Financial	There are no additional costs to the recurrent budget or e.restore levy for this work plan.



WILLOUGHBY CITY COUNCIL

MINUTES OF MEETING

MEETING NAME: Natural Heritage and Bushland Advisory Committee
LOCATION HELD: WCC Depot, 25-27 Gibbes St, Chatswood
MEETING CHAIR: Councillor Lynne Saville
DATE OF MEETING: Thursday, 6 February 2020
TIME OF MEETING: 6.00pm

1. ACKNOWLEDGEMENT OF COUNTRY**2. PRESENT:**

Councillor Lynne Saville (Chair), Councillor Wendy Norton, Kevin Mathers, Ed Coates, Lorraine Cairnes, Ross Wellings, Pam Organ.

3. APOLOGIES:

Councillor Denis Fernandez, Gay Spies, Mayor Gail Giles-Gidney.

4. OFFICERS IN ATTENDANCE:

Alfred Bernhard – Bushland Team Leader, Nicholas Yu – Natural Assets Officer

5. DECLARATIONS OF INTEREST:

There were no declarations of interest.

6. ACCEPTANCE OF THE PREVIOUS MINUTES:

There were no amendments to the Minutes for 7 November 2019. The Minutes for 7 November 2019 were adopted at the meeting held on 6 February 2020 at the depot.

7. BUSINESS ARISING FROM THE MINUTES:**7.1 Reserve Action Plans – Coolaroo**

The Bushland Team Leader informed the committee members the Coolaroo Bushcare group has been invited to the next site visit on 5 March 2020. The Bushcare Supervisor has shown them a copy of the draft Reserve Action Plan.

Action: Noted

7.2 Natural Heritage Bushland Advisory Committee – Terms of Reference

Clr Norton informed the committee that council goes on recess 8 August 2020. Clr Saville informed the committee that the next Terms of Reference document is proposed to be ready in December. Amendments to the Terms of Reference can be considered at that time.

Action: Noted

8. GENERAL BUSINESS:**8.1 Reserve Action Plans – Castlehaven**

The Reserve Action Plan is currently on public exhibition closing on 27 February 2020. Further comments are invited during this period.

Action: Noted

8.2 Draft Reserve Action Plan – Coolaroo

Committee members were shown copies of the draft Reserve Action Plan and weed density map of Coolaroo. The Bushland Team Leader and Natural Assets Officer will email copies of the draft Reserve Action Plan to the committee members and will bring hard copies to the next site meeting on 5 March 2020. A weblink to the native fauna of the reserve will be included.

Action: Noted

8.3 Urban Bushland Plan of Management

As part of the current 5 yearly review of the Urban Bushland Plan of Management (UBPoM), there is a need to update the changes in legislation, government departments and agencies.

The Committee was thanked for providing feedback on a wide range of topics including the need to reflect the importance of climate change, health benefits of nature experience, community education and engagement and tree protection.

Action: Noted

8.4 MOSAIC Multicultural Centre and High School Programs

Natural Assets Officer mentioned a number of upcoming excursions for the MOSAIC multicultural Centre and high schools, which form part of Council's community engagement and environmental education program. Mandarin, Farsi, Japanese and Korean speakers have been recent participants.

Action: Noted

9. OTHER BUSINESS:**9.2 Artarmon Community Garden**

The opening of Artarmon Community Garden was held on 2 February 2020. The Mayor, Chief Executive Officer, Bushland Team Leader and Community Projects Officer assisted with the opening. Clr Saville attended the open day, congratulated the staff on the excellent gardens, noting that most are wheelchair accessible.

Action: Noted

9.3 Environment Protection and Biodiversity Conservation Act 1999 - Review

A review of the *Environment Protection and Biodiversity Conservation Act 1999* is proposed. It was noted that regional co-ordination of responses to planning policy has been previous practice and is most effective. Sydney Coastal Councils Group will be preparing a submission to the review.

Action: Noted

10. NEXT MEETING:

Date	Location	Time	Meet
5 March	Site Visit – Coolaroo Reserve, Lane Cove North	9.30am-11.30am	41 Moola Parade, Lane Cove North

11. MEETING CLOSE:

8:00pm

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**12.2 MINUTES - ACCESS AND INCLUSION ADVISORY COMMITTEE MEETING
HELD 12 FEBRUARY 2020**

ATTACHMENTS:	1. IMPLICATIONS 2. MINUTES – ACCESS AND INCLUSION ADVISORY COMMITTEE – 12 FEBRUARY 2020
RESPONSIBLE OFFICER:	MELANIE SMITH – COMMUNITY, CULTURE & LEISURE DIRECTOR
AUTHOR:	MICHAEL CASHIN – COMMUNITY LIFE MANAGER
CITY STRATEGY OUTCOME:	2.7 – PROMOTE ACCESSIBLE SERVICES FOR THE COMMUNITY
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To provide Council with the minutes of the Access and Inclusion Advisory Committee meeting held 12 February 2020.

2. OFFICER'S RECOMMENDATION

That Council receive and note the minutes of the Access and Inclusion Advisory Committee meeting held 12 February 2020.

3. BACKGROUND

The Access and Inclusion Advisory Committee provides specialist advice and support to Council relating to access issues and aims to promote physical access and mobility to services and facilities in the Willoughby City Local Government Area. The committee's composition includes two Willoughby City Councillors, community representatives with attendance by the Community Life Manager and Works Manager at committee meetings.

4. DISCUSSION

The Access and Inclusion Advisory Committee met on 12 February 2020. An agenda with three formal items was tabled at the meeting. The Access and Inclusion Advisory Committee meeting minutes are attached as Attachment 2.

5. CONCLUSION

The Committee members have viewed and adopted the minutes. It is recommended that Council receive and note the attached minutes of the Access and Inclusion Advisory Committee meeting.

IMPLICATIONS	COMMENT
City Strategy Outcome	2.7 – Promote accessible services for the community.
Business Plan Objectives, Outcomes/ Services Policy	To ensure the delivery of the <i>Disability Inclusion Access Plan 2017 - 2021</i> . The contents of this report and the provided attachments comply with Council's <i>Advisory Committees Policy</i> .
Consultation	Consultation has occurred with the Access and Inclusion Advisory Committee members on the contents of this report.
Resource	3 hours per staff member per month.
Risk	The level of risk associated with the contents of this report is low, with insignificant consequences under Council's Risk Management Framework.
Legal	Not applicable
Legislation	<i>Disability Inclusion Act 2014</i>
Budget/Financial	Officer's attendance at meeting and preparation of documentation is considered in current year operational budget.



Attachment 2

MINUTES OF MEETING

MEETING NAME: ACCESS AND INCLUSION ADVISORY COMMITTEE

LOCATION HELD: DOUGHERTY COMMUNITY CENTRE, 7 VICTOR ST CHATSWOOD

DATE: WEDNESDAY 12 FEBRUARY 2020

MEETING CHAIR: Cllr Wendy Norton

TIME OF MEETING: 4pm – 5:30pm

1. ATTENDANCE

Present

Cllr Wendy Norton	Willoughby Councillor
John Mills	Community Representative
Jordana Goodman	Community Representative
Susan Hartley	Community Representative
Audrey Thomas	Community Representative
Helen Woodman	Community Representative
Julia Norton	Community Representative
Lorri Grundy	Community Representative
Denise Park	Community Representative

Apologies

Cllr Lyn Saville	Willoughby Councillor
Helen Woodman	Community Representative
Maria La Greca	Community Representative
Mark Tonga	Community Representative

Officers in Attendance

Ellen Miller	Community Venues and Services Team Leader
Paul Gomez	Asset Manager Team Leader
Norma Shankie-Williams	Strategic Planning Team Leader

2. DECLARATIONS OF INTEREST - Nil

3. ACCEPTANCE OF THE MINUTES

Minutes of the previous meeting were accepted as a true record of proceedings.

4. BUSINESS ARISING FROM THE MINUTES**4.1 Spring Street Disability Parking**

No progress reported.

Action: CV&S Team Leader to follow-up with Traffic and Transport Team Leader and Works Team Leader with regards to providing a definitive timeframe for this work to be undertaken.

4.2 Transport Strategy

Strategic Planning Team Leader presented the draft *Integrated Transport Strategy 2036* to the Committee. Committee were advised the Strategy is on exhibition until 23rd March and requested to provide feedback and promote through their networks.

5. CORRESPONDENCE

Nil

6. BUSINESS ARISING FROM CORRESPONDENCE

Nil

7. GENERAL BUSINESS**7.1 Bus Stop Compliance.**

Asset Manager Team Leader presented information and drawings on proposed upgrade to bus stops in Willoughby LGA.

Action: Committee Members to provide feedback on drawings at the next Committee meeting.

7.2 Proposed relocation of Disabled Parking Zone – Harden Ave.

Committee were provided with information and drawings for the above site. Committee were asked to provide input on the proposed relocation.

Action: Committee members to provide a co-ordinated response by next meeting.

7.3 Proposed Pedestrian Safety Fencing on Mowbray Road

Committee members were provided with information and drawings for the above site. Committee were asked to feedback safety fencing placement.

Action: Committee members to provide a co-ordinated response by next meeting

7.4 Have Your Say

Committee were encouraged to register with Have Your Say in order to receive information on projects as they come-up for public exhibition.

Committee members to email CV&S Team leader with any projects on exhibition they would like added as an Agenda item for discussion.

7.5 Cares Gateway

CV&S Team Leader provided information to Committee with regards to the new Carers Gateway.

Meeting closed: 5:30pm

Next meeting: Wednesday 11 March 2020, 4pm to 5.30pm

13 DEFERRED MATTERS

NIL

14 CORRESPONDENCE

NIL

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15 REPORTS FROM THE OFFICERS

CUSTOMER & CORPORATE DIRECTORATE

15.1 PROPERTY STRATEGY - ADOPTION

ATTACHMENTS:	1. IMPLICATIONS 2. PROPERTY STRATEGY (TO BE DISTRIBUTED SEPARATELY) 3. HAVE YOUR SAY – SURVEY REPORT
RESPONSIBLE OFFICER:	GREG MCDONALD – CUSTOMER AND CORPORATE DIRECTOR
AUTHOR:	DAVID DI BIASE – PROPERTY AND CONSTRUCTION SERVICES MANAGER
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

This report presents the outcome of the public exhibition process for Council's consideration and seeks Council's endorsement of the plan.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Endorse the Property Strategy as contained in Attachment 2.**
- 2. Delegate authority to the Chief Executive Officer to make minor amendments to the Property Strategy which do not alter the intent.**

3. BACKGROUND

At its meeting of the 9 December 2019, Council resolved to place the draft Property Strategy on public exhibition.

This report provides information on the outcome of the public exhibition and seeks Council's endorsement of the Property Strategy.

4. DISCUSSION

The draft Property Strategy was placed on public exhibition via Council's 'Have Your Say' webpage on the 26 February 2020. Public comments were accepted until 19 April 2020. The draft Property Strategy was also advertised in the Public Notices section of the *North Shore Times* on the 5 March 2020.

There were 163 visits to the 'Have Your Say' Draft Property strategy page, with two respondents completing the survey associated with the exhibition. The two respondents rated their support of the proposed Property Strategy as either 'supporting' or 'strongly supporting'.

Two respondents provided feedback via the Have Your Say page in relation to the proposed Property Strategy. The two items of feedback are summarised below.

- That the Strategy will help achieve consistency in decision making by Council and provide the community with guidance as to the procedure for the development of property related projects.
- Questioned whether the strategy had taken into consideration the possible delegation of some further state responsibilities in regards to education, following the Covid-19 pandemic.

Full details of the Have your Say responses are provided in Attachment 2 and 3 to this report.

It is considered that the proposed Property Strategy is broad enough to accommodate future changes, as rather than specifying a prescribed set of projects, it contains a set of principles that are able to be adapted to suit different types of projects. Furthermore, a business case is required to be prepared for each proposed project seeking Council endorsement, which will identify and examine all possible alternate uses for each location. As such it is considered that any future delegation of state functions will be identified in the business case analysis process.

5. CONCLUSION

There being no objections to the draft Property Strategy, it is recommended that Council resolve to endorse the draft Property Strategy.

IMPLICATIONS	COMMENT
City Strategy Outcome	5.1 – Be honest, transparent and accountable in all that we do
Business Plan Objectives, Outcomes/ Services	Not Applicable
Policy	<i>Sale or lease of Council Land – C06-006</i>
Consultation	Within Council Directorates
Resource	Within Council's existing resources.
Risk	It is considered that there is little risk involved with the endorsement of the Property Strategy, as each individual project will require the preparation of a thorough business case & will be presented to Council to consideration and endorsement.
Legal	Not Applicable.
Legislation	<i>Not applicable</i>
Budget/Financial	Due to current market conditions there may a reduction in the forward income estimates for the 20/21 financial year.

ATTACHMENT 3

Survey Report
03 February 2020 - 03 May 2020

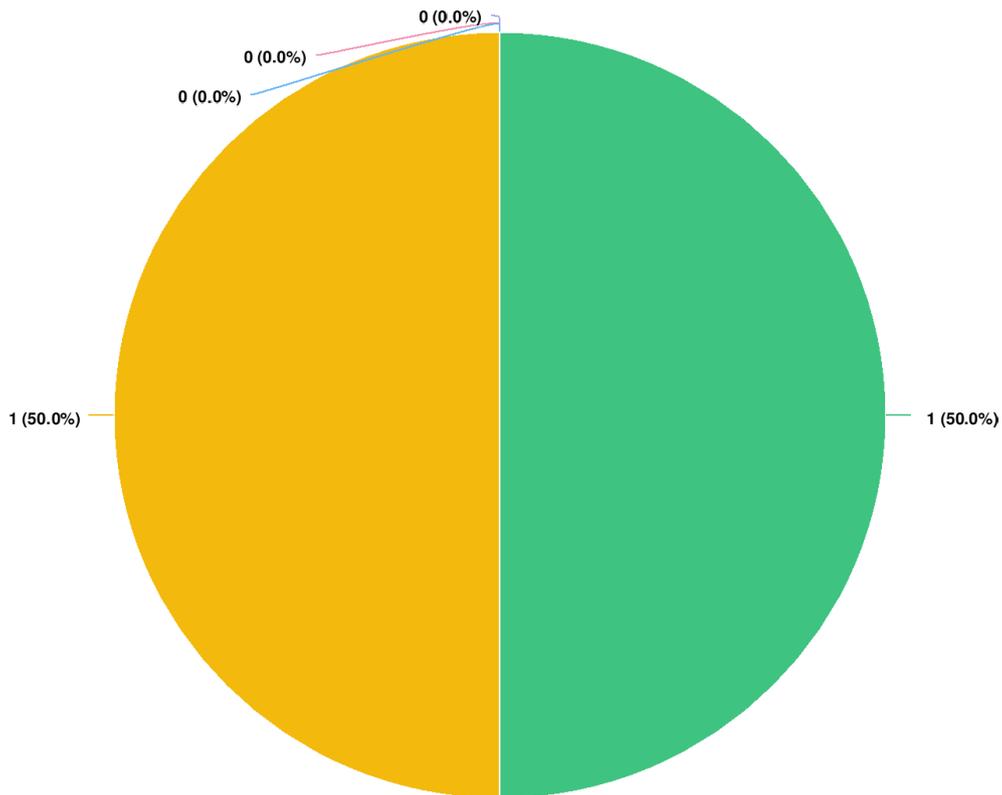
draft Property Survey

PROJECT: Draft Council Property Strategy
Have Your Say Willoughby



draft Property Survey : Survey Report for 03 February 2020 to 03 May 2020

Q1 Overall, do support the draft Property Strategy?



Question options

- Strongly support
- Support
- Neutral
- Do not support
- Strongly do not support

draft Property Survey : Survey Report for 03 February 2020 to 03 May 2020

Q2 | Please use this space if you would like to explain why you strongly support the draft Property Strategy.

Helps to clarify the principles by which council will make decisions on their assets. Useful to provide guidance to the community and help council make consistent decisions. As a resident of artarmon I am keen for council to support development of the area to help the area grow.

Q7 | Do you think there is anything we missed in the draft Property Strategy?

I note the omission of public education infrastructure (and land allocation) and the present rationale for that omission, i.e. that such facilities are managed by the State. My expectation is that the management of these facilities may in the near future be devolved to Local government - especially in the light of the disrupted economy experienced with the COVIN-19 pandemic. A short para which acknowledges this circumstance and possible future changes would be worthwhile.

15.2 LEGAL SERVICES REPORT MAY 2020

ATTACHMENTS:	1. IMPLICATIONS 2. LEGAL SERVICES REPORT APRIL 2020
RESPONSIBLE OFFICER:	GREG MCDONALD – CUSTOMER & CORPORATE DIRECTOR
AUTHOR:	SAMANTHA CHARLTON – GOVERNANCE, RISK AND CORPORATE PLANNING MANAGER
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To present for noting the legal services report for May 2020.

2. OFFICER'S RECOMMENDATION

That Council receives the legal services report for May 2020.

3. BACKGROUND

At its meeting on 9 March 2020 Council resolved:

That Council receive a report each Council Meeting from officers that includes all outstanding or ongoing legal matters (including mediation, NCAT, litigation, etc. excluding matters concerning NSW State Revenue). A further confidential report should contain prospects and expected costs.

This report presents the second of the legal services reports for Council's consideration.

4. DISCUSSION

The report is comprised of four tables for the different categories of matters:

1. **Reviews of decisions and complaints such as GIPA and privacy matters.**
2. **Civil claims** to include:
 - 2.1 contractual claims by and against Council, property and leasing disputes, as well as claims by and against Council for property damage or personal injury and defamation proceedings; and
 - 2.2 participation in any class actions.
3. **Compliance actions and prosecutions.**
4. **Planning appeals** to be collated from reports being provided by external law firms.

5. CONCLUSION

The legal services report offers an overview of current legal matters in which Council is involved.

IMPLICATIONS	COMMENT
City Strategy Outcome	5.1 – Be honest, transparent and accountable in all that we do
Business Plan Objectives, Outcomes/ Services	The provision of a monthly report is related to the work undertaken by the Legal Counsel and the Governance, Risk and Corporate Planning team.
Policy	Not applicable.
Consultation	Internal consultation is in place to gather the relevant information.
Resource	Provided from within existing staff resources and from reports provided by external legal providers.
Risk	Information in this report has been presented in a manner that does not breach an individual's right to privacy or compromise Council's prospects.
Legal	The purpose of this report is to inform Council on current legal proceedings; in order to ensure that Council is not disadvantaged in legal proceedings information regarding legal implications has not been included.
Legislation	Not required by legislation.
Budget/Financial	This is within approved budget.

ATTACHMENT 2

Current Litigation and Claims Report

May 2020

1. Reviews of Decisions and Complaints - GIPA, Privacy Complaints

Matter No or Ref	Court or Tribunal	Counter Party	Type of Matter	Status	Law Firm/s or Counsel engaged if any	Comments
2020/00004227	NSW Civil and Administrative Tribunal (NCAT)	Mr John Hooper	Review of GIPA determination with respect to fees and extent of material to be provided.	Listed for mediation 5 May 2020	No	Application is for range of material relating to Code of Conduct complaints against Councillors and staff. Some material has been determined for release whilst other material has been determined not to be released under the GIPA Act.
2020/00070133	NCAT	Mr Stuart Coppock	Review of GIPA determination.	Listed for case conference 2 June Internal Review of determination to be undertaken by 25 May	No	Application is for range of material relating to Code of Conduct complaints. Some material has been determined for release whilst other material has been determined not to be released under the GIPA Act.

2. Civil Claims - Contractual or property inc. leasing disputes, contractual claims by and against Council as well as claims by and against Council for property damage or personal injury, defamation proceedings and any class actions

Matter No or Ref	Court	Counter Party	Type of Matter	Status	Law Firm/s	Insurer	Comments
2019/00096207	NSW District Court	Mr John Hooper	Defamation proceedings	On 23 April, Judge Gibson granted Mr Hooper leave to file a further amended statement of claim, however the amended statement of claim will not be able to have the effect of depriving Council of its contextual truth defence. A timetable was set by the Court on 30 April, requiring Mr Hooper to file his further amended defence by 1 May and Council file any amended defence by 22 May. Following this there is a timetable for the parties to seek for information and documentation and the matter will be back before the Court on 30 July 2020 to set a hearing date.	RGS Lawyers appointed by Council's insurers	StateWide Mutual	Mediations (2) have not resolved the matter. Council is defending the matter.
N/A	N/A	BAMM Medical Centres Pty Ltd- BAMM Group	Lease dispute with Tenant	Ongoing dispute with tenant.	Pikes & Verekers	No	The mandatory National Code of Conduct has been recently legislated in NSW to address COVID-19 impacts. Council is assessing the implications.

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Matter No or Ref	Court	Counter Party	Type of Matter	Status	Law Firm/s	Insurer	Comments
L10029244	NSW District Court	Mr Bradley Armstrong	Trip and fall whilst delivering goods - Mills Lane at Chatswood Chase	An order for a settlement conference has been set down for end May 2020.	Mills Oakley	StateWide Mutual	Council's financial exposure is limited to its insurance deductible.
NSD215/2019	Federal Court	Lead Plaintiffs The Owners – Strata Plan No 87231 v 3A Composites GmbH & Halifax Vogel Group Pty Ltd, Federal Court of Australia, Proceeding number NSD215/2019 (“Alucobond Combustible Cladding Class Action”)	Council is participating as a Funded Group Member in the Alucobond Combustible Cladding Class Action in relation to Alucobond installed at The Concourse.	Lead plaintiff actions are still progressing through the preliminary stages.	William Roberts Lawyers instructed by litigation funders Omni Bridgeway (Previously IMF Bentham).	Not applicable	Council has elected to participate as a funded member so no financial exposure to Council, but if Council recovers damages a proportion will be paid to litigation funder and William Roberts Lawyers.

3. Compliance actions and prosecutions

Nil

4. Planning Appeals

Matter No or Ref	Court or Tribunal	Counter Party	Type of Matter/ Property	Status	Law Firm/s engaged if any	Comments
LEC 2018/00243687	Land and Environment Court	Freedom Development Group Pty Ltd	Class 1 appeal deemed refusal of boarding house at 16 Warners Avenue, Willoughby.	At hearing judgment in favour of Council 28 January 2020; appeal dismissed.	HWL Ebsworth Kirston Gerathy/ Justin Koprivnjak.	After significant reduction in the bulk and scale of the development the applicant was still unable to satisfy Council's acoustic concerns. This formed the basis of the Appeal being dismissed. A proportion of Council's costs will be met by the applicant (those costs incurred in preparing to address matters subsequently addressed by an amendment to the application- ie costs thrown away) - agreement re these costs is currently being developed.
LEC 2019/50933 -	Land and Environment Court	Jun Qian	Class 1 appeal against refusal of 26 room boarding house with basement parking at 42 & 44 Elizabeth St Artarmon.	Hearing held 13 and 14 January 2020. Judgement handed down on 19 February 2020 by Commissioner Horton. Appeal upheld.	HWL Ebsworth Kirston Gerathy/John Merlino.	Currently negotiating on allocation of costs of appeal between the parties following order for costs thrown away, ie costs incurred by Council in preparing to address matters subsequently addressed by an amendment to the application.

4

Matter No or Ref	Court or Tribunal	Counter Party	Type of Matter/ Property	Status	Law Firm/s engaged if any	Comments
LEC 2019/112220	Land and Environment Court	Edward Doueihi	Class 1 appeal against refusal of 80 place child care centre 678 Willoughby Road, Willoughby.	Matter listed for conciliation conference on 12 December 2019 and held, conciliation terminated. Listed for hearing on 17 and 18 August 2020.	HWL Ebsworth Kirston Gerathy/ John Paul Merlino.	Council's significant concerns with the proposal were not satisfactorily addressed in the conciliation process so the matter is proceeding to hearing.
LEC 2019/00234535	Land and Environment Court	CWG Property Pty Ltd	Class 1 appeal deemed refusal of modification application seeking deletion of condition in relation to 24 hour gym operating at 150 Mowbray Road, Willoughby.	DA deferred by WLPP meeting to allow further acoustic testing and report – yet to be finalised. Conciliation conference held on 24 March 2020 at which further works agreed to be carried out. Listed on 28 April to obtain further results from readings.	HWL Ebsworth Kirston Gerathy/ John Paul Merlino.	
LEC 2019/0086793	Land and Environment Court	UT 282 Victoria Pty Ltd	Class 1 appeal, deemed refusal alterations and additions for shop top.	Matter did not resolve at s34 conference. Matter listed for hearing 25 August 2020. Applicant has lodged Notice of Motion to amend application.	HWL Ebsworth Kirston Gerathy/ Justin Koprivnjak.	Amendment to application may impact on whether matters needs to proceed to hearing.

Matter No or Ref	Court or Tribunal	Counter Party	Type of Matter/ Property	Status	Law Firm/s engaged if any	Comments
LEC 2019/ 260878	Land and Environment Court	Daryoush Litkouhi and Homira Bezanehtak	Class 1 appeal 233 Edinburgh Rd, Castlecrag	Listed for directions hearing 30 April 2020 at which time orders for expert evidence and a new hearing date will likely be made.	HWL Ebsworth - JP Merlino.	Was initially an appeal against deemed refusal. Now against conditions imposed by WLPP.
LEC 2020/00016928	Land and Environment Court	Joel Cross	Class 1 appeal 34 Stafford Rd Chatswood	Filed and served Statement of Facts and Contentions in Reply on 1 April 2020. Next step to seek orders regarding filing evidence.	McCabe Curwood - Paul Vergotis.	Appeal against conditions 8, 9, 32 and 35 imposed on Development Consent 2019/101.

15.3 2020 ANNUAL EXEMPTION TO TENDERING

ATTACHMENTS:	1. IMPLICATIONS
RESPONSIBLE OFFICER:	GREG MCDONALD – CUSTOMER & CORPORATE DIRECTOR
AUTHOR:	KIM HARDY – PROCUREMENT OFFICER
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To seek approval for the annual exemptions not to proceed to public tender under section 55(3)(i) of the *Local Government Act 1993* (the Act) for contracts where Council will not achieve a satisfactory result through inviting tenders.

2. OFFICER'S RECOMMENDATION

That Council endorse exemptions from tendering under section 55(3)(i) of the *Local Government Act 1993* due to the unavailability of competitive tenders (for the reasons set out in section 4 of this report) and that a satisfactory result would not be achieved by inviting tenders for the provision of:

- 1. Software maintenance contract for core corporate systems being Pathway, Hansen and SmartStream;**
- 2. Advertising in a local newspaper which is distributed across the Local Government Area;**
- 3. Workers compensation insurance;**
- 4. Waste disposal services for the disposal of Street sweeping waste; and**
- 5. General insurance services being public liability, professional indemnity, casual hirer liability, crime, property, councillors and officers liability, motor vehicle, personal accident and public and products liability.**

3. BACKGROUND

Section 55(3)(i) of the Act exempts a council from the tendering process if a satisfactory result would not be achieved due to extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers. The Act requires a resolution of Council which states the reasons for the exemption.

4. DISCUSSION

In accordance section 55(3)(i) of the Act an exemption from tendering is sought for the following contracts in the 2020/2021 financial year due to the unavailability of competitive tenders. Council provided exemption from tendering in 2019 for the same services for similar reasons.

4.1 Annual software maintenance

Council's core corporate systems include Pathway, Hansen and SmartStream. The licence agreement for these products specifies in order to use the applications annual support and maintenance must be purchased from Infor Global Solutions. Infor Global Solutions are the only provider of maintenance to their software. This software will continue to be required even with the roll-out of the new corporate systems.

4.2 NewsCorp

Council advertises through NewsCorp, which includes but is not limited to the North Shore Times local edition. The North Shore Times is the only weekly newspaper available in the Willoughby Local Government Area (LGA). It is noted that, while recent changes to legislation have removed the requirement for certain notices to be advertised in a local paper, Council will be utilising the local paper for other forms of advertising.

4.3 Workers compensation

Council is required by law to have a workers compensation insurance policy to help cover work related injuries or illness. StateCover Mutual is the only specialised (industry) insurer for Local Government listed by the State Insurance Regulatory Authority.

4.4 Waste disposal services

Council's street cleansing program generates approximately 1000 tonnes of waste per year. The majority of the waste is collected by Council's street sweeping vehicles and consists of organic waste (leaf litter and soil/dust), mixed with other litter (such as plastic packaging, cigarette butts and glass fines). Street sweeping waste is considered too contaminated to be classified as organic waste and therefore must be treated as landfill. Suez Recycling & Recovery (NSW) Pty Ltd is the only company with a waste disposal centre located within the LGA.

4.5 General Insurance Services

Council has over the past two years undertaken an analysis of the insurance market. This process included the assessment of market participants and the benefit or otherwise of proceeding to public tender for insurance. Through this process it was established that due to the unavailability of competitive tenders a satisfactory result would not be achieved by inviting tenders for the provision of general insurance services (public liability, professional indemnity, casual hirer liability, crime, property, councillors and officers liability, motor vehicle, personal accident and public and products liability).

5. CONCLUSION

Section 55(3)(i) of the Act enables Council to be exempt from the tender process due to unavailability of competitive tenders. The contracts identified in this report are subject to circumstances which will prevent Council from achieving a satisfactory result through the tender process. The Act requires a resolution of Council which states the reasons for the exemption; this report is therefore presented to Council for consideration.

IMPLICATIONS	COMMENT
City Strategy Outcome	5.1 – Be honest, transparent and accountable in all that we do.
Business Plan Objectives, Outcomes/ Services	Serving the best interest of the public when purchasing assets, goods, materials and services.
Policy	This matter relates to Council's <i>Purchasing and Tendering Policy</i> .
Consultation	Consultation was undertaken with relevant staff responsible for relevant contract areas.
Resource	Within existing budgets and operational resources.
Risk	There is a risk by not going to public tender that best market value may not be achieved; however in these instances competitive tenderers are unavailable.
Legal	Each contract will require contract negotiation and development to ensure Council's interests are protected.
Legislation	Section 55 of the <i>Local Government Act 1993</i> .
Budget/Financial	This is within the draft 2020/2021 budget.

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15.4 INVESTMENT REPORT FOR THE MONTH OF APRIL 2020

ATTACHMENTS:	1. IMPLICATIONS 2. ACTUAL PERFORMANCE AGAINST INVESTMENT POLICY (2019) 3. COUNCIL HOLDINGS AND COUNTERPARTY ANALYSIS
RESPONSIBLE OFFICER:	GREG MCDONALD - CUSTOMER & CORPORATE DIRECTOR
AUTHOR:	STEPHEN NAVEN – CHIEF FINANCIAL OFFICER
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To detail the Council's bank balances and investment portfolio performance as at 30 April 2020.

2. OFFICER'S RECOMMENDATION

That Council receive the Statement of Bank Balances and Investment Holdings as at 30 April 2020.

3. BACKGROUND

The Responsible Accounting Officer must provide Council with a monthly report setting out details of all money that the Council has invested under *Section 625 of the Local Government Act 1993*.

In accordance with Clause 212 of *Local Government (General) Regulation 2005*, this report must include Certification as to whether or not the Investments have been made in accordance with the Act, the Regulations and Council's *Investment Policy*.

4. DISCUSSION

The *Investment Policy* adopted by Council at its meeting on 9 December 2019 applies to all investments from that date.

A summary of Council's holdings as at 30 April 2020 is included in **Attachment 1** (Financial Implications) with details of holdings and counterparty analysis included in **Attachment 3**.

Actual performance against policy settings and budget are included in **Attachment 2**.

The monthly investment report details the interest income for the month and any other relevant information required by Council.

The key financial indicators for Council's investment holdings at 30 April 2020 include:

Combined Bank Balance	\$6.3M
Investment Holdings	\$167M
Total Cash and Investments	\$173.3M
Return on Investments	1.85%, (1.27% above benchmark of 0.58%) (Refer to Attachment 3 – Figure 1).
Actual Interest Return (Month)	\$253K (\$41K under than \$293K budget) (Refer to Attachment 3 – Figure 2).
Actual Interest Return (Year to Date)	Actual Year to Date Interest of \$3.039K is \$107K favourable to Year to Date budget of \$2.933K.

5. CONCLUSION

Council's investment holdings at 30 April 2020 have been made in accordance with the *Local Government Act 1993*, *Local Government (General) Regulation 2005*, the *Investment Policy* adopted by Council on 9 December 2019, *Ministerial Investment Order* issued February 2011 and Division of Local Government (as it was then known) *Investment Policy Guidelines* published in May 2010.

IMPLICATIONS	COMMENT
Business Plan Objectives, Outcomes/ Services	5.1 – Be honest, transparent and accountable in all that we do
Policy	This report relates to Council's <i>Investment Policy</i> which safeguards Council's investment portfolio.
Consultation	Not applicable.
Resource	Council's bank balances and investment holdings are managed within existing staff resources within the Finance Unit.
Risk	Investments in this report have been considered in light of adopted risk management guidelines around the preservation of capital, diversification, market interest rates, liquidity and maturity risks.
Legal	Not applicable.
Legislation	<p>The Responsible Accounting Officer must provide Council with a monthly report setting out details of all money that the Council has invested under <i>Section 625</i> of the <i>Local Government Act 1993</i>.</p> <p>In accordance with Clause 212 of <i>Local Government (General) Regulation 2005</i>, this report must include Certification as to whether or not the Investments have been made in accordance with the Act, the Regulations and Council's <i>Investment Policy</i>.</p>
Budget/ Financial	<p>The monthly investment report details the interest income for the month and any other relevant information required by Council.</p> <p>Council's Cash and Investments holdings at 30 April 2020 were \$173M and Interest returns are on track to exceed the annual budget of \$3.5M.</p>

Actual Performance against Investment Policy Settings and Budget is detailed below:

Figure 1 - Maximum hold of a class/mix of investments as a % of total portfolio

Long Term Rating (S&P or equivalent)	Short Term Rating (S&P or equivalent)	Portfolio Maximum %	Actual Allocation this month %
AAA to AA +/-	A1+	100	40
A +/-	A1	70	19
BBB +/	A2	40	37
BBB -	A3	10	0
Unrated	Unrated	8	4

Credit Risk refers to the risk of loss due to the insolvency of an institution or institutions that Council is investing funds with. To ensure that Credit Risk is minimised, Council relies on external rating agencies (such as Standard and Poors Global Rating) and sets targets for each rating class (with a higher proportion of the portfolio in higher rated / less risky classes and lower amounts in lower credit classes).

Figure 1 shows that this month Council's portfolio meets policy requirements as the percentage of investments in each credit class is equal to or lower than the policy prescribed maximums.

Figure 2 - Maximum exposure to a single financial institution as a % of total portfolio

Long Term Rating (S&P or equivalent)	Short Term Rating (S&P or equivalent)	Institution Maximum %	Actual Allocation this month %
AAA to AA +/-	A1+	30	20
A +/-	A1	10	7
BBB +/	A2	10	7
BBB-	A3	4	0
Unrated	Unrated	3	3

In addition to minimising credit risk by concentrating investments in highly rated institutions (Figure 1), Council also needs to ensure that exposure to loss from one single organisation (counterparty risk) is minimised. The policy therefore prescribes maximum percentage targets for amounts invested in a single institution.

Figure 2 shows that this month Council's investment portfolio meets policy requirements as exposure to single entities is equal to or lower than the policy prescribed maximums.

Figure 3 – Interest Rate Comparison for 30 April 2020

<u>Description</u>	<u>Average Interest Rate</u>
Council Portfolio	<u>1.85%</u>
Benchmark – Bloomberg AUSBond Bank Bill Index	<u>0.58%</u>
Above Benchmark Return	<u>1.27%</u>

Figure 3 shows the average interest rate achieved by Council on its investment portfolio compared with the average Bloomberg AUSBond Bank Bill Index for the month. Council's return has outperformed the benchmark by 1.27%.

Figure 4 – Investment Return for 30 April 2020

<u>Description</u>	<u>Interest Achieved (\$K: \$000's)</u>
Council Actual Interest Return	\$253K
Budgeted Return	<u>\$293K</u>
Under Budgeted Return	<u>\$41K</u>

Figure 4 provides a comparison of the actual interest return on investments for the month with the budget and shows that the monthly return is \$41K under than budget.

Investment Report for April 2020

Council Holdings and Counterparty Analysis

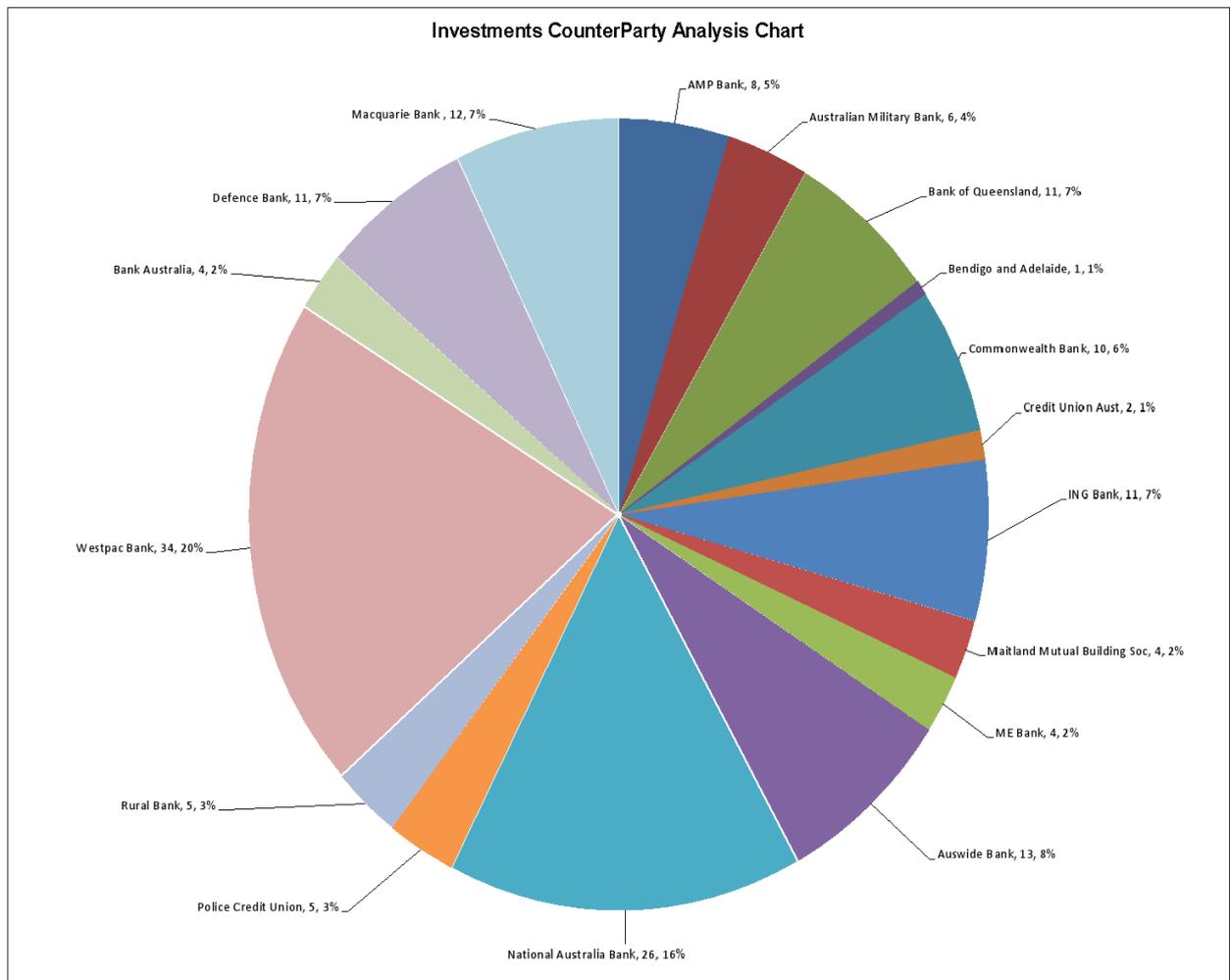
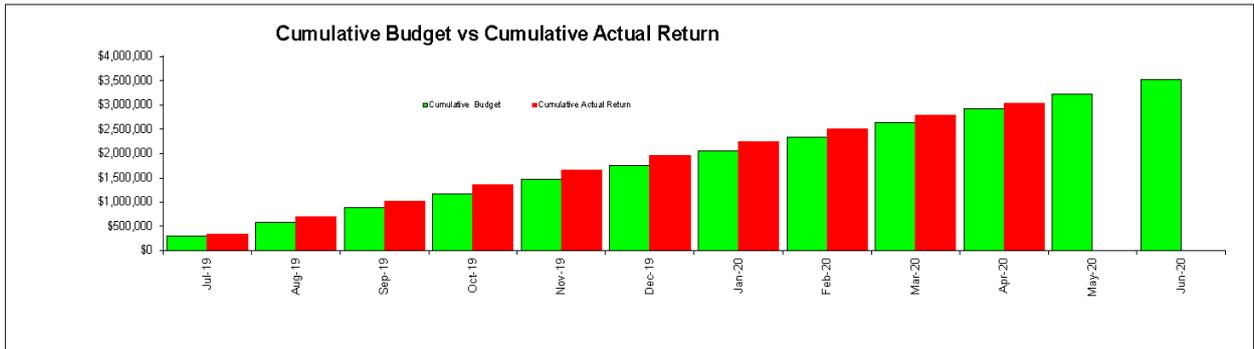
ATTACHMENT 3

LIST OF INVESTMENTS	Credit Rating	FRN /TD	Investment Amount\$	Return % p.a.	Monthly Income \$	Investment Date	Mature & Reset Date	Period/ Matur. Date
Investments that matured during the month:								
Bank of Qld-Reg (142642)	BBB+	TD	1,500,000	2.95%	970	5/04/2018	9/04/2020	Matured
National Australia Bank (42421)	A1+	TD	1,000,000	1.57%	946	24/10/2019	23/04/2020	Matured
National Australia Bank (10668624)	A1+	TD	2,000,000	1.55%	1,868	25/11/2019	23/04/2020	Matured
Current Investments:								
Rural Bank (39342)	A2	TD	3,000,000	2.43%	5,992	9/05/2019	7/05/2020	0-3 mths
Bank of QLD (172266)	A2	TD	2,000,000	1.85%	3,041	2/08/2019	7/05/2020	0-3 mths
Macquarie Bank (75408)	A1	TD	3,000,000	1.85%	4,562	7/08/2019	7/05/2020	0-3 mths
AMP Bank (480186) (Reg)	A2	TD	1,026,897	2.35%	1,983	16/05/2019	14/05/2020	0-3 mths
Macquarie Bank (75409)	A1	TD	3,000,000	1.85%	4,562	7/08/2019	14/05/2020	0-3 mths
National Australia Bank (39573)	A1	TD	2,000,000	2.20%	3,616	23/05/2019	21/05/2020	0-3 mths
Defence Bank (32816)	BBB	TD	2,000,000	3.05%	5,014	1/06/2018	28/05/2020	0-3 mths
National Australia Bank (39574)	A1	TD	2,000,000	2.20%	3,616	23/05/2019	28/05/2020	0-3 mths
Westpac Bank (7775717)	A1+	TD	2,000,000	2.10%	3,452	6/06/2019	4/06/2020	0-3 mths
Westpac Bank (7775721)	A1+	TD	2,000,000	2.10%	3,452	6/06/2019	9/06/2020	0-3 mths
Maitland Mutual Building Society (42795)	Unrated	TD	2,000,000	1.65%	2,712	14/11/2019	18/06/2020	0-3 mths
Police Credit Union (42796)	Unrated	TD	1,000,000	1.65%	1,356	14/11/2019	18/06/2020	0-3 mths
Westpac Bank (7957285)	A1+	TD	2,000,000	1.46%	2,400	5/12/2019	20/7/2020	0-3 mths
National Australia Bank (10641654)	A1+	TD	1,000,000	1.90%	1,562	18/07/2019	16/07/2020	0-3 mths
ME Bank (42803)	A2	TD	2,000,000	1.58%	2,597	14/11/2019	23/07/2020	0-3 mths
Bendigo and Adelaide Bank (43454)	A2	TD	1,000,000	1.60%	1,315	19/12/2019	23/07/2020	0-3 mths
Bank Australia (41065)	A2	TD	2,000,000	1.80%	2,959	8/08/2019	6/08/2020	4 mths
National Australia Bank (291303289)	A1+	TD	2,000,000	1.65%	2,712	15/08/2019	14/08/2020	4 mths
Westpac Bank (7951849)	A1+	TD	4,000,000	1.60%	5,260	22/08/2019	20/08/2020	4 mths
Commonwealth Bank (1970)	A1+	TD	2,000,000	1.60%	2,630	22/08/2019	20/08/2020	4 mths
Commonwealth Bank (1971)	A1+	TD	2,000,000	1.60%	2,630	22/08/2019	20/08/2020	4 mths
Bank of QLD (152925)	BBB+	TD	2,000,000	2.90%	4,767	30/08/2018	27/08/2020	4 mths
Westpac Bank (7966417)	A1+	TD	3,000,000	1.58%	3,896	29/08/2019	27/08/2020	4 mths
Commonwealth Bank (1973-1)	A1+	TD	2,000,000	1.55%	2,548	29/08/2019	27/08/2020	4 mths
National Australia Bank (41354)	AA-	TD	3,000,000	1.55%	3,822	29/08/2019	27/08/2020	4 mths
National Australia Bank (41556)	A1+	TD	3,000,000	1.60%	3,945	5/09/2019	3/09/2020	5 mths
Maitland Mutual Building Society (34654)	Unrated	TD	2,000,000	3.00%	4,932	6/09/2018	10/09/2020	5 mths
Westpac Bank (7995906)	A1+	TD	2,000,000	1.68%	2,762	12/09/2019	10/09/2020	5 mths
Australian Military Bank (43299)	A2	TD	1,000,000	1.70%	1,397	12/12/2019	10/09/2020	5 mths
National Australia Bank (41694)	A1+	TD	3,000,000	1.68%	4,142	12/09/2019	17/09/2020	5 mths
National Australia Bank (41852)	A1+	TD	4,000,000	1.65%	5,425	19/09/2019	17/09/2020	5 mths
National Australia Bank (42170)	A1+	TD	1,000,000	1.45%	1,192	10/10/2019	8/10/2020	6 mths
National Australia Bank (10660418)	A1+	TD	1,000,000	1.48%	1,216	17/10/2019	15/10/2020	6 mths
Bank of QLD (176246)	A2	TD	1,000,000	1.55%	1,274	17/10/2019	22/10/2020	6 mths
Rural Bank (43678)	A2	TD	2,000,000	1.60%	2,630	9/01/2020	12/11/2020	7 mths
Macquarie Bank (44995)	A1	TD	2,000,000	1.65%	2,712	12/03/2020	12/11/2020	7 mths
Defence Bank (43694)	A2	TD	2,000,000	1.60%	2,630	10/01/2020	19/11/2020	7 mths
Police Credit Union -Reg (36015)	Unrated	TD	1,000,000	3.07%	2,523	22/11/2018	26/11/2020	7 mths
Defence Bank (36024)	BBB	TD	1,000,000	3.05%	2,507	22/11/2018	26/11/2020	7 mths
Credit Union Australia (36229)	BBB	TD	2,000,000	3.00%	4,932	5/12/2018	3/12/2020	8 mths
Westpac Bank (8180542)	A1+	TD	4,000,000	1.45%	4,767	5/12/2019	3/12/2020	8 mths
Australian Military Bank (43301)	A2	TD	2,000,000	1.65%	2,712	12/12/2019	10/12/2020	8 mths
Westpac Bank (8198291)	A1+	TD	3,000,000	1.48%	3,649	13/12/2019	10/12/2020	8 mths
AMP Bank (415527977)	A-	TD	1,000,000	2.15%	1,767	4/07/2019	17/12/2020	8 mths
ING Bank (43681)	A	TD	2,000,000	1.65%	2,712	9/01/2020	7/01/2021	9 mths
Police Credit Union SA (43801)	Unrated	TD	2,000,000	1.80%	2,959	16/01/2020	14/01/2021	9 mths
ING Bank (43802)	A	TD	1,000,000	1.65%	1,356	16/01/2020	14/01/2021	9 mths
ING Bank (43968)	A	TD	3,000,000	1.65%	4,068	23/01/2020	21/01/2021	9 mths
AMP Bank (941635682)	A2	TD	1,000,000	2.00%	1,644	1/08/2019	28/01/2021	10 mths
National Australia Bank (10683930)	A1+	TD	2,000,000	1.50%	2,466	6/02/2020	4/02/2021	10 mths
ING Bank (44220)	A1	TD	2,000,000	1.65%	2,712	6/02/2020	4/02/2021	10 mths
AMP Bank (44518)	A2	TD	2,000,000	1.70%	2,795	20/02/2020	18/02/2021	10 mths
ING Bank (656367)	A1	TD	1,000,000	1.60%	1,315	27/02/2020	25/02/2021	11 mths
National Australia Bank (5113146)	A1+	TD	2,000,000	1.30%	2,137	5/03/2020	4/03/2021	11 mths
Defence Bank (38302)	A2	TD	2,000,000	3.00%	4,932	6/03/2019	11/03/2021	11 mths
ING Bank (662834)	A1	TD	2,000,000	1.40%	2,301	12/03/2020	11/03/2021	11 mths
Macquarie Bank (44996)	A1	TD	2,000,000	1.40%	2,301	12/03/2020	11/03/2021	11 mths
Police Credit Union (72715)	Unrated	TD	1,000,000	2.90%	2,384	15/03/2019	18/03/2021	11 mths
Defence Bank (45132)	A2	TD	2,000,000	1.80%	2,959	19/03/2020	18/03/2021	11 mths
Defence Bank (39246) (Reg)	A2	TD	2,000,000	2.45%	4,027	2/05/2019	6/05/2021	>12 mths
Westpac Bank (7790016)	A1+	TD	2,000,000	2.00%	3,288	13/06/2019	17/06/2021	>12 mths
AMP Bank (933190886)	A-	TD	2,000,000	2.20%	3,616	21/06/2019	17/06/2021	>12 mths
AMP Bank (649688512)	A-	TD	1,000,000	2.20%	1,808	20/06/2019	24/06/2021	>12 mths
Bank Australia (41066)	BBB	TD	2,000,000	1.85%	3,041	8/08/2019	12/08/2021	>12 mths
Bank of QLD (173034)	BBB	TD	2,000,000	1.75%	2,877	15/08/2019	19/08/2021	>12 mths
Commonwealth Bank (1972)	AA-	TD	2,000,000	1.55%	2,548	22/08/2019	19/08/2021	>12 mths
Bank of QLD (173824)	BBB+	TD	2,000,000	1.75%	2,877	29/08/2019	26/08/2021	>12 mths
Westpac Bank (7966434)	AA-	TD	2,000,000	1.51%	2,482	29/08/2019	26/08/2021	>12 mths
Commonwealth Bank (1973)	AA-	TD	2,000,000	1.49%	2,449	29/08/2019	26/08/2021	>12 mths
Australian Military Bank (41254)	A2	TD	1,000,000	1.71%	1,405	22/08/2019	26/08/2021	>12 mths
Westpac Bank (7966480)	AA-	TD	3,000,000	1.51%	3,723	29/08/2019	20/09/2021	>12 mths
ME Bank (41352)	BBB+	TD	2,000,000	1.55%	2,548	29/08/2019	3/09/2021	>12 mths
Auswide Bank (41540)	BBB+	TD	2,000,000	1.80%	2,959	5/09/2019	9/09/2021	>12 mths
Westpac Bank (8000620) (REG)	AA-	TD	2,000,000	1.67%	2,745	13/09/2019	16/09/2021	>12 mths
Auswide Bank (41697)	BBB+	TD	2,000,000	1.75%	2,877	12/09/2019	16/09/2021	>12 mths
Australian Military Bank (41849)	BBB+	TD	2,000,000	1.80%	2,959	19/09/2019	23/09/2021	>12 mths
Auswide Bank (42057)	BBB+	TD	3,000,000	1.70%	4,192	3/10/2019	7/10/2021	>12 mths
Westpac Bank (8119978)	AA-	TD	2,000,000	1.62%	2,663	8/11/2019	11/11/2021	>12 mths
Auswide Bank (44222)	BBB	TD	2,000,000	1.70%	2,795	6/02/2020	3/02/2022	>12 mths
Auswide Bank (197597)	BBB	TD	2,000,000	1.75%	2,877	13/02/2020	17/02/2022	>12 mths
Bank of QLD (227914)	A2	TD	2,000,000	1.60%	2,630	20/02/2020	17/02/2022	>12 mths
Auswide Bank (44840)	A2	TD	2,000,000	1.65%	2,712	5/03/2020	10/03/2022	>12 mths
Westpac Bank - Green Tailored Deposit (7553241)	AA-	TD	1,000,000	2.77%	2,277	28/02/2019	1/03/2024	>12 mths
Current Investments - "New and Rollover" made during the month:								
Macquarie Bank	A1	TD	2,000,000	1.74%	667	24/04/2020	23/04/2021	12 mths
Total Current Investments, Monthly Interest and Weighted Return		Inv	167,026,897	1.85%	251,441			

LIST OF INVESTMENTS	Credit Rating	FRN /TD	Investment Amount \$	Return % p.a.	Monthly Income \$	Investment Date	Mature & Reset Date	Period/ Matur. Date
Other Cash and Monthly Interest (11am STMM)		Cash	6,290,230		1,136			
Total Cash & Investments			<u>173,317,127</u>		<u>252,577</u>			
Benchmark: Bloomberg AUSBond Bank Bill Index				0.58%				
Investments Margin above Benchmark				1.27%				

Investments Maturity Period	0-3 Months	4-12 Months	> 12 Months	Total \$	chk s/b e 0
Amount	31,026,897	89,000,000	47,000,000	167,026,897	0
% of Total	18.6%	53.3%	28.1%	100%	

Cash & Investments Return:	Budget \$	Actual \$	Var \$
Current Month	293,284	252,577	- 40,707
Year to Date	2,932,845	3,039,361	106,516



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PLANNING & INFRASTRUCTURE DIRECTORATE**15.5 DRAFT WILLOUGHBY INDUSTRIAL LANDS STRATEGY 2036**

ATTACHMENTS:	1. IMPLICATIONS 2. DRAFT WILLOUGHBY INDUSTRIAL LANDS STRATEGY 2036 (TO BE DISTRIBUTED SEPARATELY)
RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	JANE HOSIE – STRATEGIC PLANNER
CITY STRATEGY OUTCOME:	4.1 – FACILITATE THE DEVELOPMENT OF ALL BUSINESSES 4.5 – DIVERSIFY OUR ECONOMY INCLUDING CREATIVE AND INNOVATIVE INDUSTRIES 5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To seek Council approval to exhibit the *Draft Willoughby Industrial Lands Strategy 2036*.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Endorse the Draft Willoughby Industrial Lands Strategy 2036 for exhibition.**
- 2. Be provided with a further report following exhibition and consideration of submissions, prior to finalising the Draft Willoughby Local Industrial Lands Strategy 2036.**

3. BACKGROUND

Following exhibition of the *Willoughby Industrial Lands Position Statement* in March 2017, Council resolved at its meeting of 26 June 2017 to proceed to preparation of a *Willoughby Industrial Lands Strategy* as part of the broader overall strategic planning work required to comply with the requirements of the *North District Plan*.

On 10 February 2020 Council adopted the *Willoughby Local Strategic Planning Statement (LSPS)*. Priority 10.1 of the LSPS also supports preparation and exhibition of an *Industrial Lands Strategy* in consultation with adjoining Councils.

Council received a briefing on 4 May 2020.

4. DISCUSSION

The primary direction for the Council's three industrial areas of Artarmon, East Chatswood and Epping Road, (Lane Cove North), as identified in the *North District Plan*, is to "retain and manage". The *Draft Willoughby Industrial Lands Strategy 2036* (the draft Strategy, see Attachment 2) supports the *North District Plan* and recognises the importance, and increasing scarcity of industrially zoned land for future city growth in the Eastern Harbour City.

The recommendations of the draft Strategy also support Priority 10 of the *Willoughby Local Strategic Planning Statement (LSPS) Protecting the role of Willoughby's industrial lands as urban service hubs for the Lower North Shore* and Priority 11- *Supporting St Leonards to develop as a commercial and health and education precinct*.

The *Draft Willoughby Industrial Lands Strategy 2036* provides the framework for future planning controls across these areas with the aim to sustain them for growth and renewal to ensure they continue to service the local community and provide a diversity of employment opportunities into the future.

Feedback from Consultation of Industrial Lands Position Statement (2017) and LSPS (2019)

The protection of industrial lands within the Willoughby Council area was strongly supported in both of these consultation programs and underscores the importance of this land use type at the local and regional level. Support for providing for increased Floor Space Ratios emerged strongly in submissions as did support for a wider range of uses. From a planning perspective there is a need to ensure that development controls and approvals do not incrementally erode the industrial focus or activities that are currently enabled by the land use zones applying to the three identified industrial areas.

Comments recorded in consultation events relating to the current and future use of industrial zoned land referred to enabling 'high-tech' businesses and start up enterprises as a complementary activity within industrial zoned land. However, it is important to note that this type of use is already permissible in the General Industrial IN1 and Light Industrial IN2 zones. Clearly wider understanding of this possibility needs to be promoted and has been addressed in the draft Strategy. There were a number of comments specifically concerning protecting the integrity of the industrial areas to ensure the uses that are allowed to operate are related to the core intent of the zoning and not a liberal interpretation of an ancillary use.

There was some support from owners of properties in these areas for residential development, accompanied by the desire for planning controls to be sufficiently flexible to respond to market forces. However, opinion on this was mixed. Some comments sought the industrial areas of George Place in Artarmon and Lane Cove North, being smaller in area, to be rezoned to permit residential use and some comments requested that *difficult to accommodate* uses such as canine day care facilities be permitted in the industrial area. In other specific comments, traffic generation, parking and accessibility to sites via public transport were raised as major issues that require attention. These issues will be examined in Council's draft *Integrated Transport Strategy*.

Key Recommendations of the Draft Industrial Lands Strategy

The key recommendation of the Draft *Industrial Lands Strategy* is for the three industrial areas to retain their existing industrial zoning and for the encroachment of residential and stand-alone commercial uses to continue to be prohibited. Improvements in relation to the existing tree canopy, active transport opportunities and the provision of sustainable measures such as electric vehicle charging stations are proposed.

Industrial areas are often targeted by applicants for uses that are difficult to locate elsewhere such as gyms, pet day care and childcare centres, however these areas are far from ideal locations for childcare centres because of the potential hazards associated with industrial activities such as excessive noise, pollution and the operation of heavy machinery / vehicles. Council will therefore encourage childcare centres to locate in other places which would provide a healthier, more

appropriate environment for the wellbeing of children. As such it is proposed childcare centres be prohibited in industrial areas.

Artarmon

In terms of the Artarmon industrial area, it is proposed to retain the existing General Industrial IN1 and IN2 Light Industrial zonings but recognise that there is likely to be increased demand for high technology and ancillary health uses in the future to support the Health and Education Hub identified in the State Government's *St Leonards/ Crows Nest Plan 2036*. The Draft Strategy therefore supports intensification of the Light Industrial IN2 zoned areas by proposing to increase the existing floor space ratio from 1.5:1 to 2:1 on sites greater than 1,000sqm in that area. Specific health and education proposals on suitable sites close to The Royal North Shore Hospital will be considered on a case by case basis while retaining the underlying industrial zoning.

East Chatswood

The Draft Strategy recognises that existing land uses permitted in the Light Industrial IN2 zone of East Chatswood are already sufficiently flexible to support the transition to new forms of industry and employment. However, the promotion of intensification through increasing density controls from 1.5:1 to 2:1 to encourage new development or the adaptive reuse of existing buildings is proposed. The addition of "Pet Day Care" is proposed on sites not adjacent to residential areas as a response to submissions received during exhibition of the *Industrial Lands Position Statement*. The decision to make a supermarket permissible in Smith Street by the Minister for Planning in 2016, whilst having capacity to improve amenity for employees working in the industrial area, is not considered a reason to allow a wider range of retail, commercial or residential land uses. East Chatswood industrial area is not sufficiently well serviced by public transport for this to be proposed. Traffic issues, particularly at the intersection of Eastern Valley Way and Smith Street in relation to the Woolworths development, have yet to be resolved by the parties involved.

Lane Cove North

The key recommendation for the Epping Road, Lane Cove North industrial area is to retain the existing Light Industrial IN2 zone and work with Lane Cove Council to prepare specific Development Controls for the site at 170 Epping Road, which has recently been decommissioned as a Starch Mill.

The *Draft Willoughby Industrial Lands Strategy* is provided at Attachment 2.

5. CONCLUSION

The *Draft Willoughby Industrial Lands Strategy* recognises the important role the industrial lands play for the growth of the City providing services and employment. Exhibition of the *Draft Industrial Lands Strategy* will allow the community, businesses and land owners to provide input into its finalisation with implementation through the comprehensive *Willoughby Local Environmental Plan* in 2021.

IMPLICATIONS	COMMENT
City Strategy Outcome	4.1- Facilitate the development of all businesses 4.5 -Diversify our economy including creative and innovative industries 5.1- Be honest, transparent and accountable in all that we do
Business Plan Objectives, Outcomes/ Services	Clear and defensible planning documents to provide framework for future planning and development decisions.
Policy	<i>Willoughby Local Environmental Plan 2012, Willoughby Development Control Plan, Willoughby Industrial Lands Position Statement, Willoughby City Local Strategic Planning Statement</i>
Consultation	Exhibition of the <i>Willoughby Industrial Lands Position Statement</i> in 2017 and <i>Willoughby City Local Strategic Planning Statement</i> in 2019
Resource	Council Strategic Planning staff.
Risk	Poor planning outcomes into the future. Reputational for not delivering on the objectives of the <i>North District Plan</i> and the <i>LSPS</i> . Not fulfilling community expectations.
Legal	Not applicable.
Legislation	<i>Environmental Planning and Assessment Act 1979.</i>
Budget/Financial	This is within the approved budget

15.6 REVIEW OF WILLOUGHBY DEVELOPMENT CONTROL PLAN - PART C3 BUILDING SUSTAINABILITY

ATTACHMENTS:	1. IMPLICATIONS 2. WDCP STATUS LIST 3. PROJECT REPORT FROM 'HAVE YOUR SAY' 4. SUBMISSIONS RECEIVED 5. AMENDED PART C3 – BUILDING SUSTAINABILITY
RESPONSIBLE OFFICER:	NORMA SHANKIE-WILLIAMS – STRATEGIC PLANNING TEAM LEADER
AUTHOR:	ARTHUR TSEMBIS – DEVELOPMENT ASSESSMENT OFFICER
CITY STRATEGY OUTCOME:	1.2 – PROMOTE SUSTAINABLE LIFESTYLES AND PRACTICES
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

The purpose of this report is to advise Council of the outcome of the exhibition of amendments to *Part C.3 – Building Sustainability* (previously entitled *Sustainable Development*) of *Willoughby Development Control Plan (WDCP)* and to recommend the amendments are adopted.

2. OFFICER'S RECOMMENDATION

That Council:

1. Adopt amended *Part C.3 – Building Sustainability of Willoughby Development Control Plan* in accordance with Section 22(1) of the *Environmental Planning and Assessment Regulation 2000*.
2. Authorise the Chief Executive Officer to include any further amendments to the document, providing any such changes do not alter the intent of Part C.3 of the *Willoughby Development Control Plan*.

3. BACKGROUND

Council, at its meeting on 9 December 2019, endorsed the exhibition of *Draft Part C.3 – Building Sustainability of Willoughby Development Control Plan (WDCP)* having previously considered and adopted Part C5 – Water Management on 24 June 2019 and Part C9 – Vegetation Management on 10 February 2020 (refer Attachment 2).

This report presents the submissions received and recommends Council's adoption of the exhibition draft.

4. DISCUSSION

The Department of Planning, Industry and Environment is preparing a standard template for development control plans (DCP). The standard template was due to come into force in mid-2020; however, it has been delayed due to the COVID-19 pandemic. Once in place, all Councils will be required to amend their development control plans so they are in keeping with the standard format.

Many components of Councils current DCP are somewhat outdated and do not always reflect current best practice. The objective is to systematically review all components of the WDCP and have them ready to be incorporated into the standard format.

The intent is to create a more 'user-friendly' plan that reflects contemporary controls for building sustainability and deliver the outcomes sought in the *North District Plan*, and by Council.

This report considers the development of Part C3 – Building Sustainability following exhibition in accordance with Part 3 Division 2 Clause 18 of the *Environmental Planning and Assessment Regulations 2000*. Notification of the public exhibition was placed in the North Shore Times for 28 days, from 6 February 2020, to 5 March 2020. A survey was also conducted on Council's website under 'Have Your Say'. As a result of the exhibition and survey, a total of seven submissions were received.

The exhibition resulted in two separate email submissions from the same person. These two submissions generally supported the draft amendments and included some suggested changes. The changes suggested strengthening provisions including moving from advisory to mandatory in a number of clauses and increasing vehicle charging in residential development.

Five submissions were also received from the survey under 'Have Your Say'. One supported the proposed amendments without comment. A second did not support the proposed amendments citing cost associated with additional controls and obligations. The remaining three submissions supported the proposed amendments, and provided with additional comments and/or suggested changes. These included:

- A tick-a-box report, such as the existing scorecard is more effective in achieving sustainable outcomes than addressing principles.
- Stricter controls should be applied to larger developments.
- More native trees should be encouraged rather than deciduous trees.
- Greater proportion of garden area to built form should be required.
- More secure bicycle parking.
- Increase footpath widths to enable shared pedestrian/bicycle use.

A copy of the project report generated from 'Have Your Say' is provided in Attachment 3. A full transcript and discussion of submissions are provided in Attachment 4.

In summary, the majority of submissions supported the proposed changes for this component of WDCP, and no changes are considered necessary to the exhibited draft amended WDCP (refer Attachment 5).

5. CONCLUSION

Following exhibition, it is evident there is general support for the amendments to Part C3 of WDCP. The proposed amendments will make this part of the WDCP more 'user-friendly', while reflecting 'best practice' principles and contemporary standards for building sustainability which is in line with the principles guiding the incremental review of WDCP.

IMPLICATIONS	COMMENT
City Strategy Outcome	1.2 – Promote sustainable lifestyles and practices
Business Plan Objectives, Outcomes/ Services Policy	Clear and defensible planning controls to provide framework for future planning and development decisions relating to building sustainability. <i>Willoughby Local Environmental Plan 2012 and Willoughby Development Control Plan</i>
Consultation	Internal consultation with Sustainability and Planning staff, including Sustainability Team Leader, Planning Manager and Strategic Planning Team Leader, and external community consultation.
Resource	Council staff
Risk	Poor planning outcomes in the future. Reputation of not delivering on aims and objectives of <i>Willoughby Local Environmental Plan 2012, Willoughby Development Control Plan, and the North District Plan.</i>
Legal Legislation	Not applicable <i>Environmental Planning and Assessment Act 1979</i>
Budget/Financial	Not applicable

ATTACHMENT 2

**WILLOUGHBY DEVELOPMENT CONTROL PLAN
STATUS LIST**

The timeframe for completing the review process and adopting a standard template for WDCP is the end of 2020.

Part A	Introduction	Part A, B1, B2 and B3 will be finalised and included in the standard template for Council consideration and exhibition in December 2020 .
.1	This Plan	
.2	Purpose	
A.3	Aims of the Plan	
A.4	Land covered by WDCP	
A.5	Interpretation	
A.6	Relationship to other Plans	
A.7	How is this Plan organised?	
A.8	How to use the Plan	
A.9	What controls apply to my proposal?	
Part B	Application Process	
B.1	When is an application needed and How is it Assessed?	
B.2	Development Application Assessment	
B.3	What information needs to be lodged for a development application?	
B.4	Notification	The notification process under B4 of WDCP is included in the 'Community Participation Plan' which was adopted by Council November 2019 .
Part C	General Development Guidelines	
C.1	Demolition	To be incorporated in more relevant sections of the DCP
C.2	Subdivision	To be incorporated in more relevant sections of the DCP
C.3	Building Sustainability (previously entitled Sustainable Development)	The 'Building Sustainability' component of WDCP reported to Council for adoption in May 2020 .
C.4	Transport Requirements for Development	To be referred to Council for exhibition in June 2020
C.5	Water Management	Adopted by Council June 2019
C.6	Access, Mobility and Adaptability	To be included in Part C4 and D2 of WDCP
C.7	Bushland and Bushfire Hazard Management	Covered by other legislation; to be deleted
C.8	Waste Management	A Waste Management Plan is currently being prepared by NSROC for northern regional Councils. A draft likely to be available by October 2020
C.9	Vegetation Management	Adopted by Council February 2020

	(previously entitled Preservation of Trees and Vegetation)	
C.10	Foreshore Building Line	To be incorporated in Part D WDCP
C.11	Safety by Design	To be incorporated in more relevant sections of the DCP
C.12	Fencing	To be incorporated in more relevant sections of the DCP
C.13	Contaminated Land	Covered by other legislation; to be deleted
C.14	Development near Railway Corridors or Busy Roads	Covered by other legislation; to be deleted
C.15	Undergrounding of Services	To be incorporated in more relevant sections of the DCP
C.16	Developments near Lane Cove Tunnel Ventilation Stacks	To be retained
C.17	Awnings, Public Road Encroachment and Use of Public Footways	To be included in Part E of WDCP
Part D1	Dwelling House, Dual Occupancies and Secondary Dwellings	To be referred to Council for exhibition in July 2020
Part D2	Attached dwellings, Multi dwelling housing and residential flat dwellings	To be referred to Council for exhibition in July 2020
Part E	Specific Controls for Commercial and Shop Top Housing Development	To be referred to Council for exhibition in June 2020
Part F	Industrial Development	To be referred to Council for exhibition in July 2020
Part G	Specific Development Types	
G.1	Sex Services Premises (Brothels)	To be referred to Council for exhibition in September 2020
G.2	Boarding Houses	To be incorporated in Part D WDCP
G.3	Telecommunications and Radio communications	Covered by other legislation; to be deleted
G.4	Affordable Housing	To be incorporated in Part D WDCP
G.5	Advertisement and Advertising Structures	To be referred to Council for exhibition in October 2020
G.6	Residential Care Facilities	To be incorporated in Part D WDCP
G.7	Car Dependent Businesses	To be incorporated in more relevant sections of the DCP
G.8	Child Care Centres	To be referred to Council for exhibition in November 2020
Part H	Heritage Items and Conservation Areas	To be incorporated in Part D WDCP and referred to Council for exhibition in July 2020

Part I	Controls for Specific Areas Sites	
I.1	St Leonards Station Site	To be referred to Council for exhibition in August 2020
I.2	207 Pacific Highway, St Leonards	To be referred to Council for exhibition in August 2020
I.3	63 and 63A Archer Street and 36 Bertram Street, Chatswood - Former Police Station Site	To be referred to Council for exhibition in August 2020
I.4	Railway Street Site (Pacific Place)	To be referred to Council for exhibition in August 2020
I.5	Gore Hill Technology Park (Lots 1-6 DP 270714) 1-5 Broadcast Way (Formerly ABC Gore Hill Divestment Site- 219 Pacific Highway, Artarmon)	To be referred to Council for exhibition in August 2020
I.6	Locality 'J', West Chatswood	To be referred to Council for exhibition in August 2020
I.7	Locality 'K': 710 Mowbray Road West, Lane Cove North	To be referred to Council for exhibition in August 2020
I.8	176-194 Victoria Avenue, Chatswood (Caroma Site)	To be referred to Council for exhibition in August 2020
I.9	Locality 'L': 11 Herbert Street, St Leonards	To be referred to Council for exhibition in August 2020
I.10	14-56 Sailors Bay Road, Northbridge	To be referred to Council for exhibition in August 2020
I.11	The Concourse Development and associated sites	To be referred to Council for exhibition in August 2020
I.12	Willoughby Market Gardens	To be referred to Council for exhibition in August 2020
SCHEDULES		Comments
SCHEDULE 1 – Amendments to DCP		Schedule 1 will be finalised and included in the standard template for Council consideration and exhibition in December 2020 .
SCHEDULE 2 – Abbreviations		To be deleted
SCHEDULE 3 – Dictionary of Terms		To be deleted; a standard dictionary will be included in the standard template

Current Review **RED**
Review Completed **GREEN**
Review in Progress **BLUE**

DATE	PART
2020	
Jan	
Feb	Part C9: Vegetation Management
March	Part C3: Sustainable Development
April	
May	D1: Dwelling House, Dual Occupancies and Secondary Dwellings D2: Attached dwellings, Multi dwelling housing and residential flat dwellings
June	C4: Transport Requirements for Development E: Specific Controls for Commercial and Shop Top Housing Development
July	F: Industrial Development
Aug	I: Controls for Specific Areas Sites
Sep	G1: Sex Services Premises (Brothels)
Oct	G8: Waste Management G5: Advertisement and Advertising Structures
Nov	G9: Child Care Centres
Dec	Standard template

Project Report

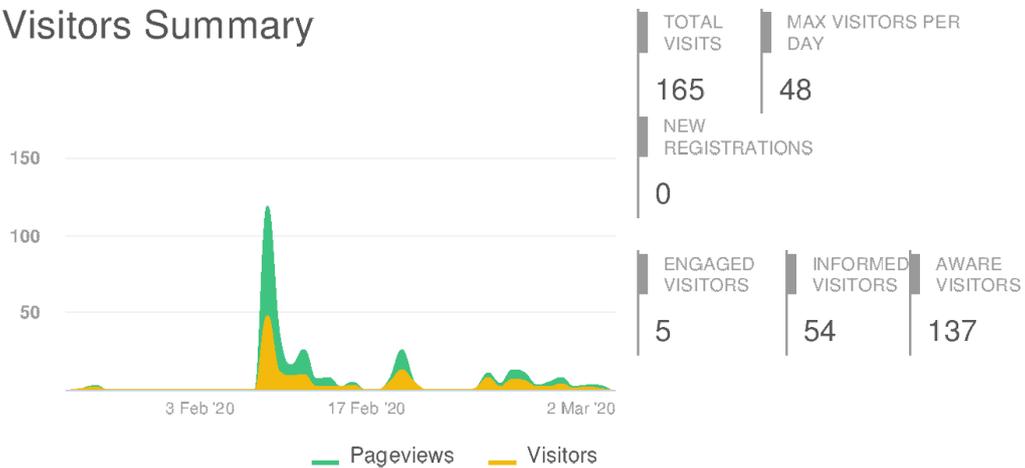
01 January 2020 - 06 March 2020

Have Your Say Willoughby

Amendment to Willoughby Development Control Plan: Part C3 Building Sustainability



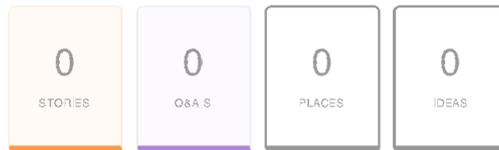
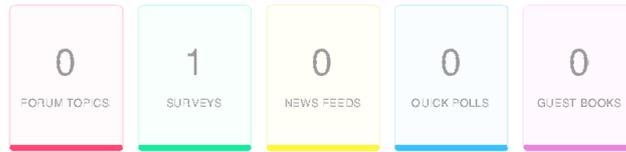
Visitors Summary



Aware Participants	137	Engaged Participants	5		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	137	Contributed on Forums	0	0	0
Informed Participants	54	Participated in Surveys	5	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	40	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	48				
Contributed to a tool (engaged)	5				

Have Your Say Willoughby : Summary Report for 01 January 2020 to 06 March 2020

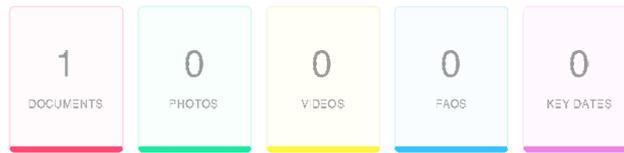
ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	DCP part C3 changes submission	Published	26	5	0	0

Have Your Say Willoughby : Summary Report for 01 January 2020 to 06 March 2020

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Draft amended Part C3 Building Sustainability WDCP	40	46
Key Dates	Key Date	0	0

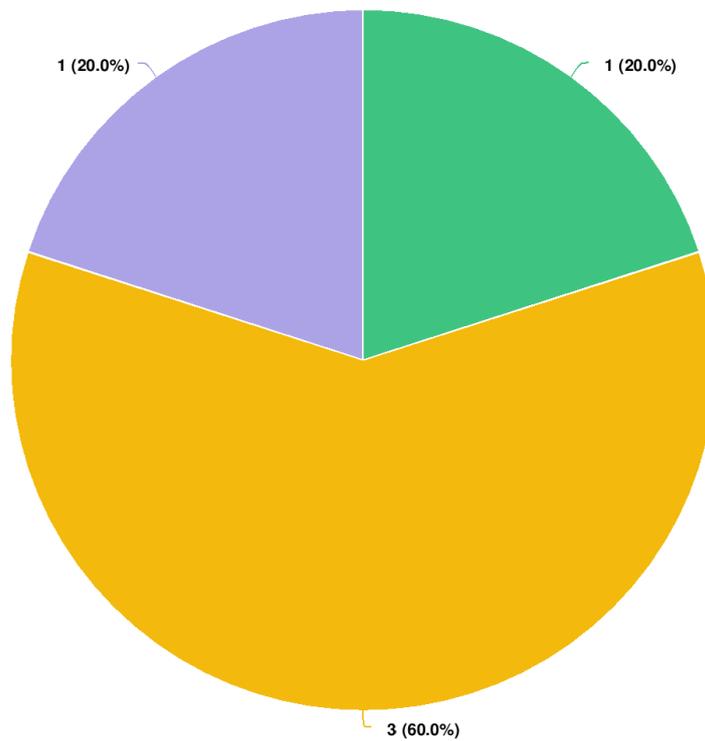
Have Your Say Willoughby : Summary Report for 01 January 2020 to 06 March 2020

ENGAGEMENT TOOL: SURVEY TOOL

DCP part C3 changes submission

Visitors 26	Contributors 5	CONTRIBUTIONS 5
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Do you support the draft changes to Building Sustainability in Part C.3 of the Willoughby Development Control Plan (WDCP)?



Question options

- Yes
- Yes, but with some changes. Please explain in the comment box below
- No. Please explain in the comment box below

(5 responses, 0 skipped)

ATTACHMENT 4

Submissions received as a result of the exhibition:

Submission	Comment
<p>Submission 1: The first submission received via email states:</p> <ol style="list-style-type: none"> 1. <i>Noting the language of Clause 3.1.3, under Objective 7; “consider” and under Objective 8; “promote”, the provisions detailed in both Objectives seem advisory rather than mandatory. My view is that these features are vital to achieving our national goal of zero greenhouse gas emissions by 2050 - if not earlier. They should be mandatory.</i> 2. <i>Appendix B, Objective 8. Amend the provision for electric vehicle recharge power outlet to every garage space. This is an important strategy for enabling transition to electric vehicle use which in turn is a vital enabler for transition away from diesel-petrol vehicles</i> 	<ul style="list-style-type: none"> • There are limitations on how much Council can mandate over and above State legislation. Compliance with the DCP controls should result in buildings that can better adapt and that are more resilient to climate change. It is therefore considered that the language used to ‘consider’ and ‘promote’ is appropriate for actions that cannot be mandated. • Part C4 – Transport Requirements for Developments of WDCP is currently under review. A dedicated car charging area/space is the proposed minimum requirement for major developments. This proposed control may change once Part C4 of WDCP is considered and ultimately adopted by Council. However, it was considered appropriate to include this particular design principle for a dedicated car charging area/space to ‘promote sustainable transport management’.
<p>Submission 2: The second submission from the same person states:</p> <ol style="list-style-type: none"> 1. <i>In Clause 3.3.2 (ii) - change to read “Projects MUST achieve a minimum 4-star rating.”</i> 	<ul style="list-style-type: none"> • The draft amended Part C3 indicates that Council prefers medium size developments between \$5 million and \$30 to use a Green Star or similar rating tool to achieve a minimum 4-star rating. However, mandating this requirement would deny a proponent the option of using the ‘Deemed to Satisfy’ provisions under Section J of the NCC to satisfy energy efficiency requirements for non-residential buildings.

<p>2. <i>In Clause 3.3.2 (iii) - as per 3.3.2(ii) above.</i></p> <p>3. <i>Objective 8 ii (last page) – vehicle charge points are to be provided for every car parking space in a residential building complex. Anything less is impractical and will fail the Objective.</i></p>	<ul style="list-style-type: none"> • For larger developments that exceed an estimated cost of \$30 million, draft amended Part C3 states that 'Council requires applicants to demonstrate the design of the proposed development can achieve a minimum 4 star Green Star rating or a 'Best Practice' standard using a similar rating tool'. • It is not considered necessary to require a vehicle charge point for every car parking space in a residential building complex because electricity supply can be readily connected to accommodate a vehicle charge point to individual garages/spaces if a unit owner chooses to have an electric vehicle. It is more important to ensure adequate provision is made for a vehicle charge point in common use parking areas, particularly for visitor car spaces.
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Submissions received via the survey under 'Have Your Say':

Submission	Comment
<p>Submission 1: This submission did not support the proposed amendments and included the following response:</p> <p><i>Why put further requirements on current approved state & federal obligations? Building in AUSTRALIA is already expensive and nearly prohibitive all this will do is put further costs on building in Willoughby that will have to be paid by rate payers. Driving up the costs also of first home buyers. Do not do this.</i></p>	<ul style="list-style-type: none"> • There is no evidence that any mandatory or optional sustainability measures in the design and construction of buildings are prohibitive. In fact, it has been demonstrated there are long term cost savings for buildings as a result of reduced energy and water consumption. • It is unclear as to why rate payers would be burdened with any extra cost associated with developments that comply with the proposed amendments to Part C3 of WDCP.
<p>Submission 2: This submission supported the proposed amendments without any further response.</p>	

<p>Submission 3: This submission supported the proposed amendments and included the following response:</p> <p><i>For 'minor developments' i.e. houses etc, I think that the Council should revisit the Sustainability Scorecard and update with the Appendix B principles. It should be a requirement to submit a simple 'tick box' report of where the design has sought to address the Appendix B principles. If Council gets rid of the Sustainability Scorecard and simply 'encourages' owners to address the Appendix B principles, then I think that many people will not move towards more sustainable building design- which us architects have been talking about and trying to do for more than 30-40 years!</i></p>	<p>Council when dealing with the previous report to endorse exhibition of the draft amended Part C3 of WDCP was advised in terms of the following:</p> <p><i>The sustainability scorecard pre dates the requirement for a BASIX certificate and the current energy efficiency provisions under Section J of the National Construction Code (NCC). As such, the scorecard provides little added value to achieve energy efficient and environmentally sustainable buildings. Therefore, it is considered that the scorecard is effectively redundant and can be dispensed with in the new DCP.</i></p> <p>Council cannot impose higher standards for dwellings than those required for a BASIX certificate under the Building Code of Australia (BCA). However, the draft amended Plan includes a link for proponents to obtain more information and ideas to incorporate additional sustainability measures into housing projects.</p>
<p>Submission 4: This submission supported the proposed amendments and included the following response:</p> <p><i>It's not enough. Large developments need to comply to future standards- To a full vision of Zero emissions and sustainability that betters the community long after the developers have left town</i></p>	<p>Ideally, all developments would achieve net zero emissions and the highest possible sustainability rating. However, a realist approach has been adopted to create a hierarchy of controls based on the type and cost of development. At this stage a 4 star Green Star rating is regarded as 'best practice'. Better sustainability measures are continually evolving and mandated to achieve better outcomes. Anecdotal evidence indicates that larger developments are incorporating higher standards to achieve better sustainable buildings, with reduced carbon emissions.</p>

<p>Submission 5: This submission supported the proposed amendments and included the following response:</p> <p><i>Obj.1 Pt. viii Most Deciduous trees are exotics. I would prefer to have you requiring the use of Native species. I think a ratio of garden area to built area should be defined and should be at least 25% for the smallest lots up to more than 33% for most unit developments.</i></p> <p><i>There are buildings, eg. new units in Roberts St Artarmon (No.24?) that have very little garden area surrounding them. This type of planning should be outlawed.</i></p> <p><i>I note that some buildings are allowed to have less area for gardens if they provide vertical gardens. This should be outlawed, since it is very unlikely that a vertical garden could or would survive more than a few months. They require constant care.</i></p> <p><i>Objective 8: promote sustainable transport management. This should absolutely include the requirement for secure bicycle parking. This is a no-brainer. There should be at least twice the number of secure lockup storage spaces for cycles than for cars in any new or renewed multi-unit development or at least 2 bike parking lockers to every unit, if car spaces are not provided. With any other development bike parking should be given priority. All new developments or any new works to existing developments should have included in conditions that they provide a footpath at least 2m in width for the length of the property. This could make it easier to provide shared use / cycle paths in future.</i></p>	<ul style="list-style-type: none"> • Native trees are preferred to exotic species; however, deciduous trees provide shade in summer and allow sunlight to penetrate during winter. • Other components of WDCP have controls relating to the extent of site coverage and landscaping requirements. • The reference to the new units relates to No 2 Robert St, Artarmon. The development was lodged under Division 1 (In-fill affordable housing) of State Environmental Planning Policy (Affordable Rental Housing) 2009. In accordance with Clause 14(1) of the ARH SEPP a consent authority must not refuse consent based on a number of minimum development standards, including; site area; landscaped area; and, deep soil zones. The approved development exceeded these minimum requirements. Whilst the proposed development did not comply with the site coverage under the provisions of D.2.7 of WDCP, it was considered that variation of this control was acceptable in the particular circumstances. • This Council does not have any provisions that reduce the requirement for soft/deep soil landscaping if vertical gardens are provided. • The provision of bicycle parking associated with a development is addressed in the <i>Part C4 – Transport Requirements for Developments</i>. This component of WDCP is currently under review, and it is anticipated that additional bicycle parking will be a feature of the proposed amendments. • Council is currently undertaking a significant programme to improve and extend bicycle routes. Where opportunities arise and there is a clear nexus, developments are required to upgrade pedestrian and bicycle pathways.
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ATTACHMENT 5

C.3 Building Sustainability

3.1 Preliminary

3.1.1 Introduction

Willoughby City Council is committed to environmental sustainability and in so doing, contributing to the conservation of natural resources and global environmental improvement.

This component of *Willoughby Development Control Plan (WDCP)* has been prepared having regard to the 'Objects' of the *Environmental Planning and Assessment Act 1979* to '*facilitate ecologically sustainable development*' and the aim for sustainability under Clause 1.2(2)(b) of *Willoughby Local Environmental Plan (WLEP) 2012*.

3.1.2 Aim

The specific aim of this plan is to apply 'best practice' principles in the design and construction of developments to create energy efficient and environmentally sustainable buildings.

3.1.3 Objectives

The primary objectives of this plan are to:

- Objective 1: improve the design to achieve sustainable and energy efficient buildings with low greenhouse gas emissions
- Objective 2: reduce waste and promote the adaptable re-use of existing buildings and encourage durable design and construction which is adaptable and low maintenance
- Objective 3: encourage the use of renewable energy and alternative water supply
- Objective 4: improve resident and employee comfort, health and wellbeing
- Objective 5: reduce natural resource consumption and source materials responsibly
- Objective 6: encourage sustainable water management
- Objective 7: consider climate adaptation and resilience
- Objective 8: promote sustainable transport management

3.1.3 Statutory Controls

There are National and State controls that provide mandatory requirements to meet energy efficiency targets in the design and construction of buildings. These controls are found in the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP)* and the *National Construction Code (NCC)*.

The NCC identifies the class of building for different types of development. Volume 1 comprises the requirements for Class 2 to Class 9 buildings and Volume 2 comprises the requirements for Class 1 and Class 10 buildings. Appendix A provides a guide to the NCC Building Classifications).

3.1.4 Best Practice

The objectives of this plan can be achieved by incorporating best practice design principles and initiatives into a development proposal. Appendix B includes a number of criteria that should be considered to achieve the best possible outcome for energy efficient and sustainable developments.

Many of the objectives relating to the design principles referred to in Appendix B will contribute to compliance with the statutory requirements and/or satisfy some of the components of a sustainability rating tool. Implementation of the design principles is likely to reduce the need for active/mechanical heating and cooling and provide long term cost savings as a result of reduced energy consumption.

For more information and ideas to help integrate sustainability into a development project, please refer to Council's web site at: <http://www.willoughby.nsw.gov.au/environment---sustainability/>

3.2 Minor Developments

3.2.1 Definition of Minor Developments

For the purpose of this component of the plan, 'minor developments' include construction of, and alterations and additions to:

- i. single dwellings
- ii. attached and detached dual occupancies
- iii. boarding houses not exceeding 300m² and 12 persons
- iv. attached dwellings not more than two storeys
- v. secondary dwellings

Alterations and additions include ancillary structures such as garages, carports, sheds, studios, swimming pools, gazebos and the like.

3.2.2 Building Sustainability Index (BASIX)

A BASIX Certificate is required to be submitted with a development application for all new residential construction, including alterations and additions to Class 1a, 1b, 2 and 4 buildings with an estimated cost exceeding \$50,000. A BASIX Certificate is also required for the addition of a swimming pool or spa with a combined volume exceeding 40,000 litres. The BASIX certificate certifies that the residential development will meet the required environmental targets for energy, water and thermal comfort.

Notes:

- The BASIX SEPP states that a DCP cannot include provisions that exceed the minimum BASIX standards. However, Willoughby City Council (WCC) encourages applicants to deliver buildings that incorporate sustainability initiatives which exceed minimum regulatory requirements.

- Council cannot approve a development application for residential development that exceeds \$50,000 or a swimming pool/spa with a volume exceeding 40,000 litres if they do not achieve the minimum BASIX score.
- The BASIX certificate must be generated no earlier than three months before the development application date.

Detailed information regarding BASIX is available on the Department of Planning Industry and Environment web site at: <https://www.planningportal.nsw.gov.au/basix>

Applicants are encouraged to incorporate, wherever possible best practice design principles and initiatives provided in Appendix B.

3.3 Major Developments

3.3.1 Definition of Major Developments

For the purpose of this component of the plan, 'major developments' include construction of, and alterations and additions to:

- i. residential accommodation comprising: attached dwellings with 3 or more storeys; hostels and boarding houses exceeding 300m² and 12 people; multi dwelling housing; residential flat buildings; seniors housing; and shop top housing
- ii. new buildings, alterations and additions, and refurbishment of commercial, industrial, indoor recreation facilities and institutional developments

Notes:

- Institutional development includes community facilities; educational establishments; childcare centres, place of public worship; public administration building, and the like.
- Indoor recreation facilities include gymnasiums; health studios; squash courts; indoor swimming pools; and, the like.
- Depending on the size and scale, an Authorised Officer may determine that a proposed development does not warrant consideration of the application as a 'major development'.
- An Authorised Officer is a Council employee that has been granted delegated authority to make decisions on behalf of Council.

3.3.2 General Requirements

As a minimum, all major developments should consider the best practice design principles and initiatives outlined in Appendix B. In addition, the following apply:

- i. for developments with an estimated cost between \$750,000 and \$5 million, a Sustainability Performance Statement (SPS) is required to be submitted with development applications
- ii. for developments with an estimated cost between \$5 million and \$30 million, projects should seek to achieve a minimum 4-star rating using the most recent and relevant Green Star rating tool (or equivalent)

- iii. for developments with an estimated cost over \$30 million, projects should seek to achieve a minimum 4-star rating and aspire to achieve a 5-star rating using the most recent and relevant Green Star rating tool (or equivalent)

Note:

- Refer to section 3.3.5 for further information on Green Star requirements.

3.3.3 Sustainability Performance Statement

A Sustainability Performance Statement (SPS) must be prepared by a suitably qualified person and include details of the proposed method intended to be used to achieve an energy efficient and sustainable development. The SPS must justify not including any of the design principles and initiatives provided in Appendix B.

Prior to the issue of a Construction Certificate a compliance statement, prepared by a suitably qualified person must be submitted to Council to verify that the sustainability provisions agreed to in the SPS, have been included in the Construction Certificate plans.

Note:

- In lieu of a SPS, applicants may choose to submit a Green Star rating report or similar rating tool.

3.3.4 National Construction Code (NCC)

Section J of the NCC requires the design of certain non-residential buildings to satisfy minimum standards to improve energy efficiency. These provisions relate to Class 3 and Class 5 to 9 buildings. Compliance is required to be shown at the Construction Certificate (CC) stage. However, the design of an environmentally sustainable building needs to be resolved at the development application stage. Therefore, a compliance statement, prepared by a suitably qualified person, must be submitted with the development application for all Class 3 and Class 5 to 9 buildings to confirm that the energy targets can be achieved in accordance with the 'Deemed to Satisfy' or 'Performance Solution' provisions under Section J of the NCC.

Notes:

- The NCC recognises that the Green Star rating tool or NABERS Commitment Agreement can be used to satisfy the 'Performance Solution' provisions under Section J.
- Where BASIX is not applied to alterations and additions to Class 1 and 2 and Class 4 parts of buildings, the NCC Section J provisions will apply to ensure energy efficiency measures are incorporated.

3.3.5 Green Star

Green Star is a rating system for buildings and fit outs. The design and construction are assessed against nine categories, including; energy, water, waste, and indoor environmental

quality. A 4-star rating represents 'Best Practice' and a 5-star rating is considered to be 'Australian Excellence'. A 6-star rating is regarded as 'World Leadership'.

For developments between \$5 million and \$30 million, Council encourages the use of Green Star or similar rating tool. If a Green Star or similar rating tool is used for these types of development, a copy of the report must be submitted with the development application. Council expects applicants to achieve a minimum 4-star Green Star rating or a 'Best Practice' standard using a similar rating tool.

For developments that exceed an estimated cost of \$30 million, Council requires applicants to demonstrate the design of the proposed development can achieve a minimum 4 star Green Star rating or a 'Best Practice' standard using a similar rating tool. However, it is Council's expectation that these types of development will achieve a minimum 5-star ('Australian Excellence') rating under Green Star or similar rating tool.

Note:

- A compliance statement, prepared by a suitably qualified person, must be submitted to Council to verify the Green Star rating can be achieved, prior to the issue of a Construction Certificate.

3.3.6 National Australian Built Environment Rating Scheme (NABERS)

The Commercial Building Disclosure (CBD) Program is a regulatory program that requires energy efficiency information to be provided in most cases when commercial office space of 1,000m² or more is offered for sale or lease. The program requires an up-to-date Building Energy Efficiency Certificate (BEEC). To obtain a Certificate an accredited assessor is required to undertake an assessment in accordance with the National Australian Built Environment Rating System (NABERS).

The NABERS Energy for offices rating is a national rating system that measures building performance on a scale of zero to six stars. A zero-star rating means the building is performing well below average and has lots of scope for improvement. A five-star rating is deemed to be 'excellent' and a six-star rating indicates a market leading performance, with half the greenhouse gas emissions or water use of a five-star building.

For more information regarding the Commercial Building Disclosure (CBD) Program, please refer to the Australian Government web site at: <http://cbd.gov.au/>

In addition to the mandatory requirements relating to NABERS Energy, and the owner's obligation to obtain a BEEC, NABERS can be used to rate several types of developments, including apartments, hotels, data centres and office buildings. NABERS can also be used to rate water, waste and indoor environment quality.

Following construction and occupation, the following types of development must demonstrate compliance with this DCP by signing a NABERS Energy Commitment Agreement to achieve a minimum five star rating for the base building, whole building or tenancies as appropriate:

- i. new residential developments comprising 10 or more apartments
- ii. new commercial office buildings with a net lettable floor area of 1,000m² or more
- iii. alterations and additions or refurbishment of existing commercial office buildings with a net lettable area of 1,000m² and estimated cost of work over \$750,000

The NABERS Commitment Agreement must be submitted to the Department of Planning Industry and Environment (DPI&E), and a copy provided to Council prior to the issue of a Construction Certificate.

As part of the Commitment Agreement, the performance rating must be undertaken once the building is fully operational and 12 months of energy data collection. Upon completion, a copy of the assessment report should be submitted to Council for its records.

Notwithstanding the above, a NABERS Energy Commitment Agreement is not required where Council is satisfied that:

- i. the upgrade works would negatively impact on the heritage significance of a heritage listed item under Schedule 5 of WLEP 2012
- ii. the costs associated with the energy efficiency upgrade works are unreasonable when compared to the overall estimated cost of works for the alterations, additions and refurbishment

Notes:

- Any application which may impact on a heritage item must be supported by a Heritage Impact Statement prepared by a suitably qualified heritage consultant.
- Where it is asserted that the costs are unreasonable, the development application must be supported by a detailed cost report prepared by a registered Quantity Surveyor, itemising and verifying the cost of the required energy efficiency upgrade works.

For more information regarding NABERS, please refer to the Australian Government web site at: <https://www.nabers.gov.au/>

Appendix A: NCC Building Classifications

The following table identifies the class of building and the different types of development:

Class of Building	Types of development
Class 1a	Single dwellings. This includes a detached house or semi-detached dwellings, semi-detached dual occupancies, terraces, townhouses and villa units with fire resisting walls and no basement carpark.
Class 1b	Boarding house, guest house, hostel, or the like, not exceeding 300m ² and not more than 12 residents.
Class 2	Building containing two or more sole occupancy units. This includes dual occupancies/duplexes (where one unit is above the other), serviced apartments with a kitchen, apartments in shop-top housing, and residential flat buildings.
Class 3	A residential building, other than a Class 1 or 2 building, including; boarding house, hostel, backpackers accommodation, and retirement villages.
Class 4	A single dwelling within a class 5, 6, 7, 8 or 9 building.
Class 5	An office building used for professional or commercial purposes, excluding Class 6, 7, 8 or 9 buildings.
Class 6	Shops and buildings used for supply of services directly to the public, including; café, restaurant, hairdresser's shop, public laundry, showroom, and service station.
Class 7a	A carpark.
Class 7b	Warehouses, storage/display of goods for sale by wholesale.
Class 8	A laboratory or building (factory) for the production, assembly, altering, repairing, packing, finishing or cleaning of goods for trade, sale or gain.
Class 9a	Healthcare building.
Class 9b	Assembly building including halls, libraries, schools, early childhood centres, church, theatre, nightclub/disco, cinema, and the like.
Class 9c	Aged care building.
Class 10a	Non habitable building such as private garage, carport, shed or the like.
Class 10b	Non habitable structures such as fences, retaining walls, swimming pools, or the like.

Further information can be found at:

<https://www.abcb.gov.au/Resources/Publications/Education-Training/Building-classifications>

Appendix B: Best practice design principles and initiatives to satisfy the objectives of this plan.

The following design principles and initiatives should be incorporated into all new developments and where possible, into alterations and additions to existing buildings.

Objective 1: improve the design to achieve sustainable and energy efficient buildings

- i. orientate buildings for passive solar control by maximising solar access in winter and minimising heat gain in summer
- ii. wherever possible, locate living and work areas within the optimum range of 20 degrees West and 30 degrees East of North
- iii. ensure that solar access to existing solar panels or photovoltaic panels on adjoining properties is maintained for at least 3 hours
- iv. the area of north facing windows should be at least 10-15% of the floor area of the building
- v. maximise natural ventilation through adequate window openings and flow paths
- vi. use appropriate thermal properties/mass for glazing and building materials
- vii. use effective external shading structures
- viii. landscaping: include deciduous trees adjacent to north facing windows and a minimum 70% local indigenous plant species
- ix. buildings should include roof, wall and ceiling insulation which meets or exceeds minimum NCC Section J requirements
- x. wherever possible, minimise east and west glazing area
- xi. maximise natural daylight availability
- xii. minimise external light pollution
- xiii. provide energy metering to monitor annual energy consumption (MJ/m²/year) and equivalent CO₂ emissions per annum (energy management system).
- xiv. provide electricity sub-metering for developments that will consume more than 10,000kWh/a
- xv. provide electricity sub-metering for lighting, air-conditioning and power within each tenancy and strata unit for multi-tenant commercial and industrial developments and strata subdivision of residential apartments
- xvi. specify LED lighting
- xvii. install a building management system (BMS) as a minimum for all major developments
- xviii. select energy efficient systems, appliances and equipment with efficiency controls to minimise use when not required

Objective 2: reduce waste and promote the adaptable re-use of existing buildings

- i. where a proposal involves demolition of an existing building, applicants must demonstrate that consideration has been given to the re-use of whole or part of the existing building
- ii. consideration must be given to waste minimisation during design, construction and operation

- iii. applicants must demonstrate that at least 90% of construction and demolition waste (by mass) has been diverted from landfill
- iv. applicants must consider durable design and construction which is adaptable (future-proof) and low maintenance
- v. provision should be made for separation and storage of major waste streams on-site during operation including recyclable waste, general waste and composting
- vi. waste storage rooms must be easily accessible
- vii. a target of 70% operational waste shall be diverted from landfill including compostable organics and green waste

Objective 3: encourage the use of renewable energy and alternative water systems

- i. reduces the generation of greenhouse gas emissions by using renewable energy sources
- ii. consider the installation of photovoltaic and solar thermal hot water systems
- iii. consider rainwater harvesting and reuse to minimise potable water consumption
- iv. create more resilient, future-proofed buildings by using renewable energy systems and rainwater harvesting

Objective 4: improve resident and employee comfort, health and wellbeing

- i. maximise daylight while mitigating glare discomfort
- ii. design for good thermal comfort
- iii. allow for effective natural cross ventilation whenever possible
- iv. design mechanically ventilated areas to maintain CO₂ levels under 800ppm
- v. consider biophilic design principles including provision of indoor plants
- vi. pollutant generating activities such as high-volume printing equipment must have a dedicated exhaust system that has a 100% return air exhausted directly to the outside or printers must have a low emission certificate
- vii. promote sustainable transport management

Objective 5: reduce natural resource consumption and source materials responsibly

- i. whenever possible, applicants should minimise natural resource depletion and prioritise responsible materials by specifying materials which:
 - a. have a high recycled/reused content
 - b. are responsibly sourced from non-invasive renewable sources free of modern slavery
 - c. are locally sourced materials
 - d. have transparent ingredients and supply chain
 - e. are free of toxic chemicals
 - f. are free of ozone depleting chemicals
- ii. the use of life-cycle assessment is encouraged to assist with design decisions and material selection.

Objective 6: encourage sustainable water management

- i. install water efficient appliances, fixtures and fittings
- ii. apply drought tolerant, low water use and native landscaping
- iii. use drip irrigation systems with soil moisture sensors
- iv. apply water sensitive urban design principles
- v. use rainwater collection for reuse
- vi. collect and reuse greywater

Note:

- For further information regarding water management/sustainability, please refer to Part C5 (Water Management) of WDCP.

Objective 7: consider climate adaptation and resilience

- i. major developments are required to submit a Climate Adaptation Plan (CAP) identifying potential risks to people and to the project
- ii. the CAP must address high and extreme risk factors during the design and operation of the development
- iii. at minimum, projects should consider the following over the expected lifetime of the building:
 - a. increased average temperatures
 - b. increased maximum temperatures
 - c. increased severity of storm events
 - d. longer periods between rainfall
 - e. increased flooding risk and sea level rise

Objective 8: promote sustainable transport management

- i. major development are required to submit a Transport Management Plan/Green Travel Plan
- ii. car parking areas comprising 10 or more car parking spaces must install electric vehicle charging points at the rate of 1 charging point/10 car parking space
- iii. car parking areas comprising 10 or more car parking spaces must provide at least one car sharing space
- iv. if mechanical ventilation is required, the mechanically ventilated systems must install carbon monoxide monitoring and variable speed fans (refer to AS 1668.1 Car Park Ventilation)

Note:

- For further information regarding transport management, please refer to Part C5 (Transport Requirements for Developments) of WDCP.

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15.7 TREE OFFSET PLANTING SCHEME

ATTACHMENTS:	1. IMPLICATIONS
RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	JASON BAKER – RECREATION ASSETS OFFICER
CITY STRATEGY OUTCOME:	1.3 – ENHANCE, PROTECT AND RESPECT WATERWAYS, BUSHLAND, NATURE, WILDLIFE
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To determine an appropriate fee for tree planting as part of the Tree Offset Planting Scheme established as part of the *Vegetation Management Policy* and *Vegetation Management Guidelines*.

2. OFFICER'S RECOMMENDATION

That Council:

1. Approve the offset fees for the Tree Offset Planting Scheme as originally exhibited at \$2,000 per tree, with a concession fee of \$400 to eligible applicants.
2. Include the fees in Council's adopted fees and charges for 2020/21 and future years.
3. Review the fee each year as part of the standard fees and charges review process.

3. BACKGROUND

Councillor briefings were held on 15 April 2019 and 16 September 2019 regarding vegetation management. Council previously considered the Draft Vegetation Management Policy on 17 October 2019 and placed it on public exhibition. A further report was brought to Council on 10 February 2020, at which Council adopted the *Vegetation Management Policy*, the *Vegetation Management Guidelines* and resolved to establish the Tree Offset Planting Scheme.

4. DISCUSSION

To minimise the impact of tree loss on private land, a replacement and offset planting program was proposed as part of the *Vegetation Management Policy* and *Vegetation Management Guidelines*. A replacement tree ratio of 3:1 is required to assist in the reinstatement of the City's tree canopy. This program will help balance the need for reasonable development and landowners' expectations against the loss of amenity and gradual loss of tree canopy cover throughout the Willoughby Local Government Area.

The offset planting requirements will apply when there is insufficient space to accommodate replacement trees on private property and will require the applicant to enter into a Deed of Agreement with Council for the planting of replacement trees on public land. Similar offset planting schemes are offered by other Councils including Sutherland Shire Council and Georges River Council.

The fees listed in the exhibited guidelines were on a per tree basis and initially set at \$2,000 per tree. A pensioner concession fee of \$400 per tree was included and was to be applied to eligible applicants. No objections were received to these fees.

Offset fees included in the public exhibition were based on what it would cost Council to provide the offset planting and are outlined as follows:

- **Tree supply:** 45L~ \$99, 75L ~ \$195 (Average cost, some species are higher.)
- **Planting contract cost:** \$300 per tree.
- **Maintenance:** \$1,200 (2 years) including mulching (6 monthly), staking, watering (1-4 weekly) and formative pruning (6 monthly).
- **Administration costs:** \$300 (Procurement, contract administration, supervision, co-ordination, record keeping.)

A summary of tree planting fees charged by other councils is included in Figure 1 for comparison. It is noted that the fees cited in Figure 1 cover a range of scenarios and pricing methodologies which are specific to each Local Government area. They are difficult to compare because they do not all account for the full cost of the service i.e. larger tree supply, planting costs, 2 years' maintenance and administration. In particular, Georges River Council bases its offset fees on the value of the tree to be removed, which can be up to \$10,000 each for a healthy and mature tree.

Figure 1 – Tree planting fee comparison

Bayside Council	
Replacement street tree planting fee (per tree) no maintenance	\$217 per tree
Inner West Council	
Plant new tree (if approved by council), 45 – 75 Litre, stock, includes 12 months maintenance program	\$1,672.40 per tree
Additional costs associated with planting of a new tree will be charged on a cost recovery basis	At cost
Georges River Council	
Offset fee for tree replacement (per tree) for trees on private land (previously \$2,400 per tree)	As valued by Thyer (2011) Tree Valuation Method which determines the value of the tree to be removed (fee range between \$1,000 and \$10,000) per tree
Ryde Council	
Tree planting fee (1 tree) no maintenance	\$434.50 per tree
Sutherland Shire Council	
Planting of memorial tree with guard	\$720 per tree
Planting of tree within road reserve (5L, staked, caged 2 years maintenance) as per Deed of Agreement	\$115 per tree
Tree placement and maintenance bond	Individual assessment
Waverley Council	
45L tree and maintenance for 12 months (general tree planting request)	\$256 per tree
Higher fees apply for larger trees depending on the size of the tree removed, its prominence, location and any site difficulties	

Offset fees would only be enacted when there is insufficient space on the property as determined by Council and the applicant took up an offer to take part in the scheme.

Taking part in the offset scheme is entirely optional when offered and an applicant may choose to plant the replacement tree on their property themselves and not take part in the Tree Offset Planting Scheme, thus avoiding the fee.

Should an offset fee not cover Council costs in delivering the offset scheme it will impact on maintenance budgets. This will require an additional funding amount to cover costs associated with delivering the scheme in order for applicants to meet their conditions of consent relating to tree removal.

The fee will be reviewed annually as part of the Council fees and charges review process to ensure it is based on current costs to deliver the offset plantings.

5. CONCLUSION

Any fee charged should cover the cost to Council to provide the offset planting. It is therefore recommended that the fees previously exhibited (\$2,000 per tree, with a concession fee of \$400) be adopted.

IMPLICATIONS	COMMENT
City Strategy Outcome	1.1 – Create and enhance green spaces
Business Plan Objectives, Outcomes/ Services	Clear and defensible planning controls and guidelines to provide framework for vegetation management decisions.
Policy	<i>Vegetation Management Policy and Vegetation Management Guidelines</i>
Consultation	Community consultation on <i>Have Your Say</i> occurred during the period 22 October 2019 to 19 December 2019.
Resource	Existing Council staff resources.
Risk	Poor planning outcomes in the future. Reduced tree canopy in the Willoughby LGA. Not delivering on the objectives of the <i>North District Plan</i> .
Legal	Not applicable.
Legislation	<i>Environmental Planning and Assessment Act 1979</i> <i>State Environmental Planning Policy No 19 – Bushland in Urban Areas 1986.</i> <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.</i>
Budget/Financial	The fees charged will cover costs associated with providing this service

15.8 CASTLEHAVEN RESERVE ACTION PLAN 2020

ATTACHMENTS:	1. IMPLICATIONS 2. CASTLEHAVEN RESERVE ACTION PLAN 2020 (TO BE DISTRIBUTED SEPARATELY) 3. EXHIBITION SUMMARY REPORT - CASTLEHAVEN RESERVE – RESERVE ACTION PLAN – APRIL 2020
RESPONSIBLE OFFICER:	CHRIS BINNS – PLANNING & INFRASTRUCTURE DIRECTOR (ACTING)
AUTHOR:	NICHOLAS YU – NATURAL ASSETS OFFICER
CITY STRATEGY OUTCOME:	1.3 – ENHANCE, PROTECT AND RESPECT WATERWAYS, BUSHLAND, NATURE, WILDLIFE
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To consider submissions received in response to the public exhibition of the draft *Castlehaven Reserve Action Plan 2020* and to seek its adoption.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Adopt the draft *Castlehaven Reserve Action Plan 2020* as shown in Attachment 2.**
- 2. Delegate authority to the Chief Executive Officer to make minor amendments to the draft *Castlehaven Reserve Action Plan 2020* which do not alter the intent.**

3. BACKGROUND

The *Castlehaven Reserve Action Plan 2014* (Action Plan) was adopted by Council in June 2013. The Action Plan is reviewed annually and updated every five years. Accordingly, the new plan has been publicly exhibited and an updated draft has been prepared, taking into account submissions received.

This report outlines those submissions and recommends Council adopt the Plan.

4. DISCUSSION

Reserve Action Plans list the practical actions for each individual bushland reserve within the Willoughby Local Government Area. They provide detailed site specific information including proposed management actions, maps of the reserves, reserve profile, statement of significance, reserve impacts, wildlife habitat issues, achievements and a native plant species list.

The key actions in the draft *Castlehaven Reserve Action Plan 2020* (Attachment 2) include a continuation of weed management by contractors and Council staff, continued support of bushcare volunteers and maintenance and monitoring of drainage lines.

Exhibition of the draft *Castlehaven Reserve Action Plan 2020* occurred from 30 January 2020 to 27 February 2020. The exhibition methods used included online consultation through *Have Your Say*, letters to approximately 533 surrounding properties and signage located at the reserve. The Natural Heritage Bushland Advisory Committee was also consulted at an onsite meeting and at Committee meetings.

Eleven submissions were received, ten via *Have Your Say* and one by email. A public exhibition summary report, including methods of consultation, a summary of submissions received and officer response is contained in Attachment 3. The issues raised in the submissions did not result in any changes being made to the draft Action Plan as they are consistent with the actions outlined in the document and other council policies.

5. CONCLUSION

That following consideration of the submissions received through the public exhibition process, Council adopt the *Castlehaven Reserve Action Plan 2020*.

IMPLICATIONS	COMMENT
City Strategy Outcome	1.3 – Enhance, protect and respect waterways, bushland, nature, wildlife
Business Plan Objectives, Outcomes/ Services	Assist in the implementation of the Reserve Action Plans as required by the <i>Urban Bushland Plan of Management 2014</i> .
Policy	<i>Urban Bushland Plan of Management 2014</i> .
Consultation	Consultation has occurred with the community using Council's Have Your Say webpage and all comments have been responded to.
Resource	Works can be undertaken within Council's present staff and contract resourcing.
Risk	Not applicable.
Legal	Not applicable.
Legislation	Not applicable.
Budget/Financial	There are no additional costs to the recurrent budget or e.restore levy for this work plan.

ATTACHMENT 3

Castlehaven
Reserve Action Plan

Castlecrag

Public Exhibition Summary Report
April 2020

Contents

Castlehaven Reserve - Background	3
Community Consultation - Communication Methods	3
Community Consultation - Respondents	4
Public Exhibition - Comments Received	5
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Castlehaven Reserve - Background

Castlehaven Reserve is a linear foreshore reserve of natural bushland (2.9 ha) on the southern side of the Castlecrag peninsular. It adjoins Sailors Bay Park and Retreat Reserve in the west and extends east to Beverley Blacklock Reserve.

Key Actions for the Draft Reserve Action Plan:

- Continuation of weed management
- Maintenance of drainage lines
- Improving access on walking tracks

Community Consultation - Communication Methods

Castlehaven Reserve Action Plan – Community Consultation

	STAKEHOLDER	COMMUNICATION METHOD	DATE	CLOSING DATE FOR COMMENTS
1.	Local Residents	<ul style="list-style-type: none"> • Survey accessible online at Have Your Say Willoughby • Letters mailed to approximately five hundred and thirty three (533 properties) (refer Appendix – Resident letter distribution area) 	30/01/20	27/02/20
2.	Park Visitors	<ul style="list-style-type: none"> • Notification signs displayed in reserve 	30/01/20	
3.	Natural Heritage and Bushland Advisory Committee	<ul style="list-style-type: none"> • Site visits to reserve completed • Bushland Team Leader notified committee members that plan will be available on Have Your Say Willoughby 	05/09/19 & 03/10/19 (site visit)	

Community Consultation - Respondents

- Ten responses received via the online survey *Have Your Say Willoughby*.
- One response was received via email

Public Exhibition - Comments Received

How frequently do you visit Castlehaven Reserve?	
• Daily	• Survey (1)
• Weekly	• Survey (4)
• Monthly	• Survey (3)
• A few times each year	• Survey (1)
• Never	• Survey (1)
What's the main reason you visit the Reserve?	
• Walking	• Survey (4)
• Nature appreciation	• Survey (2)
• Bushcare	• Survey (2)
• Walking Dog	• Survey (1)
Have you viewed the Draft Reserve Action Plan?	
• Yes	• Survey (9)
• No	• Survey (1)
Do you support the Castlehaven Draft Reserve Action Plan?	
• Yes	• Survey (4)
• Yes, with changes. Please explain in the comment box below	• Survey (6)
• No, with changes. Please explain in the comment box below	• Survey (0)
Summary of Comments	
• Access	• Three (3)
• Bush regeneration	• Four (4)
• Encroachments	• Two (2)
• Haven Amphitheatre	• Two (2)
• Hazard reduction	• One (1)
• Historical information	• One (1)
• Kayak storage	• Two (2)
• Rubbish removal	• One (1)
• Sewage overflows	• One (1)
• Signage	• One (1)
• Tree retention	• One (1)
• Weed species	• One (1)
Suburb	
• Castlecrag	• Survey (8)
• Naremburn	• Survey (2)

	SUBMISSION	RESPONSE
1.	Add proper signage for the walk track from the stairs at the marina access road and other entries and exits (actually right to Cheyne walk).	Additional signage will be progressively installed to provide greater guidance.
2.	Item 6. replace with "Council contractors and bush care group to remove lawn areas behind 7-9 The Scarp and replace with species endemic to the region. Item 13. and "or where the encroachment now forms part of the public access way, revise encroachment to form part of the public access way. (Under Reserve Impacts) Determine where individual owners are using public space for storage of kayaks etc determine whether or not further storage space should be provided and if not, what should be done about this use.	Incremental reduction of the grass area can be effectively achieved by regenerating it with endemic species and improving access. The review and removal of abandoned Kayaks near the foreshore will be facilitated by Council's Rangers.
3.	Some consider the tree ferns in The Haven Exotic. Some differ. They are an important down lighting aid to create the magic that is the Haven Theatre during performance. Do not replace. The rock retention dam installed in the creek (prior to the drop off into the bush) has back filled with sand and is the reason for peak flow flooding and possible erosion. There is an urban myth about Marions "Deed of Gift" repeated in this document. It is not a deed of gift, it is a "deed of transfer" Reasons and the real story including documentation should be in Council's archives.	The aesthetic and cultural value of the tree ferns is understood and they will be retained. The fallen fronds are removed from public seating and access areas. A review of Council's archives by a Local Studies Librarian confirms that the reserve was gifted by Marion and that the official documentation is a "deed of trust".
4.	In late 2019, a community committee met to advise WCC on preparation a Plan of Management for the Haven Amphitheatre, which is wholly within the Castlehaven Reserve. However, the draft RAP makes no mention of how the POM will relate to the RAP, nor does the draft RAP make adequate reference to the conservation of the historic cultural heritage aspects of the Reserve and how these will be conserved. The Castlehaven RAP should not be finalised until this issue (the POM) has been resolved.	Point 14 in the listed Actions in the draft RAP includes reference to the Amphitheatre site's heritage listing and its E2 Environmental Protection zoning in the LEP. The importance of minimising site impacts is also stated. The consultation phase of the draft RAP is now complete and is due for adoption by Council to guide work in the whole reserve. The finalisation and implementation of the Haven Amphitheatre POM is a longer term process, but its integration is important.
5.	I don't visit the Reserve but I look at it from my home in The Bulwark and I used to play in there as a child.	Although the action plan focusses on work within Castlehaven Reserve, the quality of views toward and across the reserve are also considered important.
6.	Areas 01 and 02 need to be maintained the same as area 05 with regards to the bushfire and back burning maintenance. These areas have far more	Areas 1 and 2 will be maintained in the same manner as area 5 with regards to bushfire hazard reduction in conjunction

	<p>impact on houses if a fire was to rush up the gully and are currently totally overgrown with undergrowth. The level of maintenance in these areas far exceeds the capabilities of bush care volunteers, it both keeping the reserve usable as a walking area (paths are overgrown and not maintained) and bush fire risk.</p> <p>The introduction of usable paths up the gully would also increase the community amenity as a fitness and walking trail rather than an unusable weed infested gully.</p>	<p>with Fire and Rescue NSW. Council will also ensure that field staff maintain the current walking tracks.</p> <p>An access path from the foreshore track to the Haven Amphitheatre has recently been upgraded and the maintenance of other reserve tracks will continue.</p>
7.	<p>Re the Haven Amphitheatre. Why is it necessary to build a temporary fence adjacent to the former stage? It would be more prudent to rebuild the stage without further delay so that residents can again use this valuable asset.</p>	<p>Fencing for safety purposes was erected recently. The construction of a stage is outside the scope of this Reserve Action Plan.</p>
8.	<p>Maintenance and upgrade of bushland pathways is critical to keeping this and other reserves accessible for use and appreciation by the community. Where bushland pathways have fallen into disuse or have become overgrown, there should be plans in place to restore their accessibility.</p> <p>Where encroachments exist (action 13) they should be not only monitored but assessed. Where an encroachment is of benefit to the community, it should be retained and monitored. Where an encroachment is found not to be for the benefit of the community, the property owner should be required to remove it and remediate the area under Council's direction and within a reasonable period of time, for example 2 years.</p> <p>Bushcare groups (action 2) should continue to be given full support of Council to carry out valuable bushland maintenance and improvement work.</p> <p>Liaison with Sydney Water should improve to prevent sewage overflows within the reserve and from adjoining streets (see heading Reserve Impacts). Sydney Water should be required to act as a matter of high priority when leaks or damage to the sewerage network is reported.</p>	<p>Bushland field staff will continue to maintain and upgrade the tracks.</p> <p>Encroachments that are not considered serious are noted and recorded in Council's database as well as the Reserve Action Plan. Action on their removal is at times not warranted. Those encroachments that are deemed serious are investigated further by Council Rangers.</p> <p>Council's Bushland Management team will continue to encourage and support our community Bushcare volunteers.</p> <p>Sydney Water continues to liaise with Council regarding sewage overflows through its Sewer Surcharge Program which identifies hot-spots and proposes remedial works.</p>
9.	<p>I would prefer it if the lawn in section 6 was removed rather than maintained. There is plenty of grassed space in Willoughby and Castlecrag. The more areas that can be regenerated to something closer to how the area was before we built our houses, roads and lawns the better in my view. Appreciate this may not be everyone's view, however.</p>	<p>Incremental reduction of the grass area can be effectively achieved by regenerating it with endemic species and improving access.</p>
10.	<p>I visited the Reserve with the Action Plan with a friend of mine.</p> <p>We thought the plan was fine except:</p>	

	<p>1) Action 6 - the action calls for continued mowing, but we saw a lot of weeds such as Morning Glory and other vines mixed into the area and thought it was better that it was managed as a Bush Regeneration site using bush regen practices.</p> <p>2) There is a Kayak parked there that should be removed. As well, the kayaks parked on the foreshore below mean that the rocky foreshore is not able to be accessed by walkers or visitors. Many of the kayaks are not being used, one kayak had a mattress under it so that the kayak's rudder wasn't on the ground. The kayaks need to be monitored and removed if not used.</p> <p>3) There is a pile of bricks and other rubble adjacent to the track near the entrance from The Barricade - this should be removed.</p>	<p>Incremental reduction of the grass area can be effectively achieved by regenerating it with endemic species and improving access.</p> <p>The review and removal of abandoned Kayaks near the foreshore will be facilitated by Council's Rangers.</p> <p>Bushland field staff and contractors will remove the bricks and rubble from the entrance near The Barricade.</p>
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Appendix

Website Survey – Have Your Say Willoughby

Castlehaven Reserve, Castlecrag – Draft Reserve Action Plan

Willoughby City Council is seeking community feedback for Castlehaven Reserve.

Please review the Castlehaven Reserve Draft Action Plan in the Document Library and leave your comments below in the survey prior to closure of the community consultation period at 5 pm, Thursday 27 February 2020.

Castlehaven Reserve is a linear foreshore reserve of natural bushland (2.9 ha) on the southern side of the Castlecrag peninsular. It adjoins Sailors Bay Park and Retreat Reserve in the west and extends east to Beverley Blacklock Reserve.

Key Actions for the Draft Reserve Action Plan:

- Continuation of weed management
- Maintenance of drainage lines
- Improving access on walking tracks

All community members who leave a comment will receive a response after the community consultation period.

How frequently do you visit Castlehaven Reserve?

- Daily Weekly Monthly A few times each year Never

What's the main reason you visit the Reserve?

- Nature Appreciation Walking Walk with dog Bushcare volunteer Other

Have you viewed the Draft Reserve Action Plan?

- Yes No

Do you support the Castlehaven Draft Reserve Action Plan?

- Yes Yes, with changes. Please explain in the comment box below
- No. Please explain in comment box below

Notification

Letter to Residents

PLANNING & INFRASTRUCTURE
Environmental Unit

30 Jan 2020

152 Pty Ltd
C/- Richardson & Wrench Northbridge
150 Sailors Bay Rd
NORTHBRIDGE NSW 2063

Dear Sir/ Madam

RE: DRAFT CASTLEHAVEN RESERVE ACTION PLAN

Council has updated the Bushland Reserve Action Plan for Castlehaven Reserve. The Draft Plan outlines bushland management actions to preserve and enhance local ecological values.

Key actions include the continuation of weed management, supporting Bushcare groups, maintenance of drainage lines and improving access on walking tracks.

We welcome your feedback on the Draft Plan and invite you to view and comment through Have Your Say Willoughby at www.haveyoursaywilloughby.com.au by 5 pm, Thursday 27 February 2020.

Alternatively, comments should be marked to the attention of Council's Acting Natural Assets Officer, Nicholas Yu via email: email@willoughby.nsw.gov.au

Bushcare volunteers are essential to the preservation of Willoughby's bushland. If you would like to join or find out more information about Castlehaven Bushcare Group, or any of the other groups, you can do so by clicking on the following link:

<http://www.willoughby.nsw.gov.au/environment---sustainability/bushland--wildlife/bushcare/>

Yours sincerely

Alfred Bernhard
BUSHLAND TEAM LEADER

(Computer printed copy - No signature required)

10

Resident Letter Distribution Area



Approximately 533 residences

Notification Signage



CASTLEHAVEN DRAFT RESERVE ACTION PLAN

Council has created an updated Reserve Action Plan for Castlehaven Reserve and is seeking comments from the community regarding this Draft.

Have Your Say about the Draft Plan by:

- **Commenting on the Have Your Say Willoughby website**
- **Writing to Council**

To view the plan and to make comments, please go to:

www.haveyoursaywilloughby.com.au

Alternatively, send your comments marked to the attention of Council's Natural Assets Officer, Nicholas Yu to the address below or via email to email@willoughby.nsw.gov.au

The submission period will close at **5pm, Thursday 27 February**.

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15.9 STATE EMERGENCY SERVICES - 25 STATION STREET, NAREMBURN - OWNERS CONSENT FOR DEVELOPMENT APPLICATION

ATTACHMENTS:	1. IMPLICATIONS 2. ARCHITECT DA DRAWINGS 3. OWNERS CONSENT FORM
RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	BRONTE STUTCHBURY – PROJECT MANAGER
CITY STRATEGY OUTCOME:	5.3 – BALANCE THE CREATION OF NEW PUBLIC ASSETS WITH THE UPGRADE OF EXISTING PUBLIC ASSETS
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

This report requests Council to provide owner's consent to lodge a Development Application for works at 25 Station Street, Naremburn.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Provide owner's consent for the lodgement of the Development Application for the development of the State Emergency Services (SES) building at 25 Station Street, Naremburn.**
- 2. Grant authority to the Chief Executive Officer to sign the Development Application form (refer Attachment 3) confirming owner's consent.**

3. BACKGROUND

Willoughby City Council in its capacity as the Owner for the property at 25 Station Street Naremburn is required to give owners consent so that a Development Application for the construction of a new garage at 25 Station Street can be lodged.

The project involves the demolition of the existing garage and construction of new garage and driveway for the State Emergency Services (SES) facility. The existing garage does not adequately service the emergency vehicles, and the upgrade is to provide adequate storage and housing for the SES equipment and vehicles.

The budget for the design phase forms part of the approved Operational Plan for Willoughby City Council in the 2019/20 financial year. A bid for the construction stage costs has been made for the coming 2020/21 financial year.

Given the value and scope of the proposed works, Council has previously requested that owner's consent be granted by Council.

4. DISCUSSION

It is the responsibility of the local council to provide suitable training, office, garaging and storage facilities in line with the provisions of the *State Emergency Services Act 1989*.

An upgrade to the existing SES garage is essential to meet the basic functionality requirements of the SES unit. The scope of works includes:

- Demolition of existing garage area and driveway;
- Installation of an on-site detention tank (mandatory for DA conditions); and
- Construction of new concrete driveway and (very simple) 3-bay brick garage to accommodate the height and width of existing SES vehicles.

The Development Application architectural plans can be found in Attachment 2 of this report.

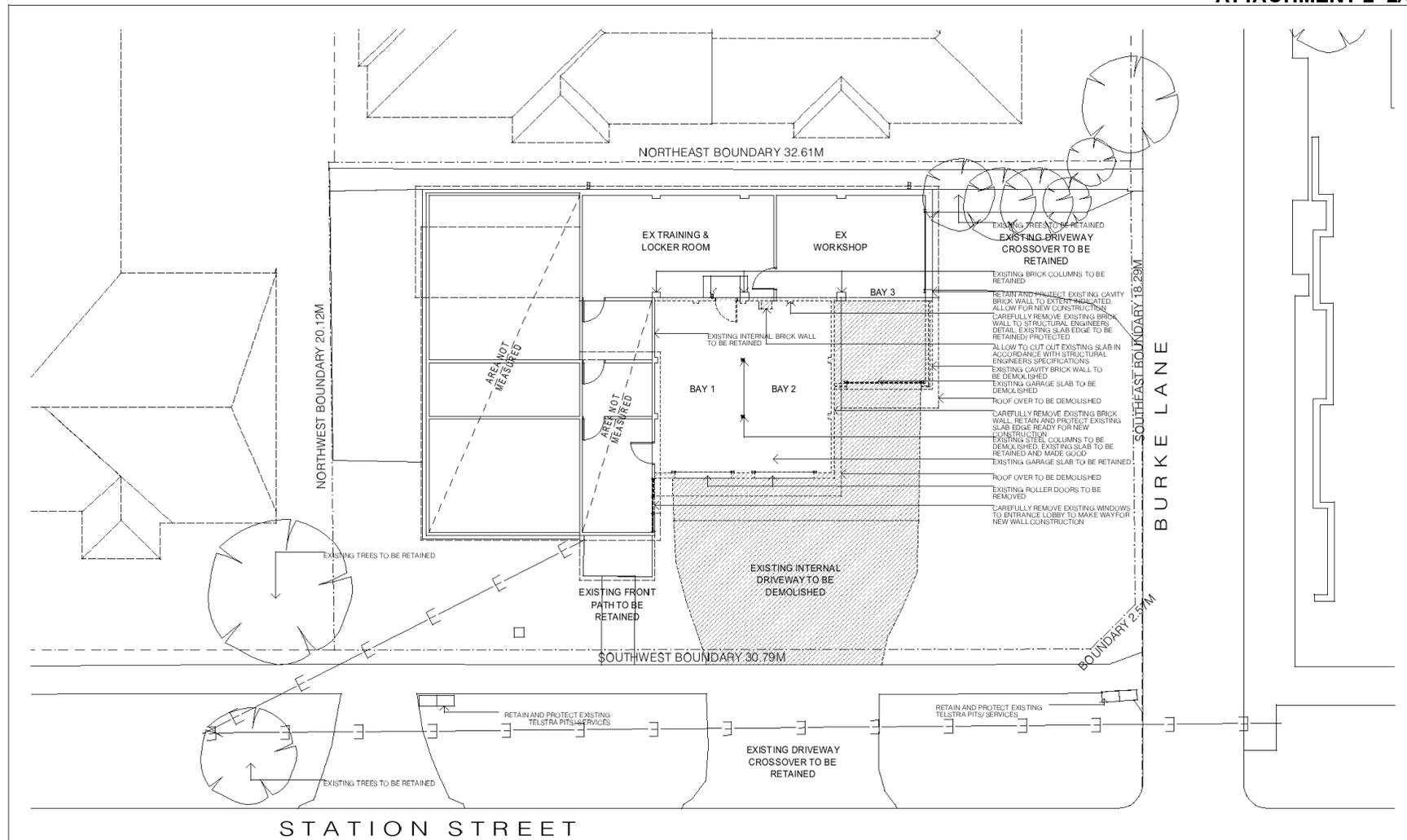
In order for the works to proceed, a Development Application must first be submitted to Willoughby City Council for review by Willoughby Local Planning Panel. The application requires owner's consent, to be given by Council.

In cases of less significant development works the Chief Executive Officer may consent to lodging a development Application, however, in this instance, the works are of significant value and scope.

5. CONCLUSION

Owner's consent is required from the Council to lodge the Development Application for 25 Station Street, Naremburn. The SES garage upgrade is considered necessary for the functional requirements of the SES. Under the *State Emergency Services Act 1989*, local Council is required to provide suitable garaging facilities for the SES. Owner's consent should be given by Council to lodge the Development Application by signing the form as indicated in Attachment 3.

IMPLICATIONS	COMMENT
City Strategy Outcome	5.3 Balance the creation of new public assets with the upgrade of existing public assets.
Business Plan Objectives, Outcomes/ Services	Forms part of the 2018/19 Operating Plan (carried over to 2019/20) Building and Investment Property – Depot /300486
Policy	This matter relates to Council Policy Number ES/317/94 Council-Owned Land - Owner's Consent DAs
Consultation	State Emergency Services personnel and volunteers Property and Construction Unit
Resource	The development application will be undertaken within existing Council resources.
Risk	Strategic Risk: Council is required to provide services under the <i>State Emergency Services Act 1989</i> Operational Risk: The building needs to be upgraded to allow for the successful operation of the organisation Project Risk: All delivery risk is managed by the contractor and Council's project management officers.
Legal	Requirements under the <i>Environmental Planning and Assessment Act 1979</i>
Legislation	<i>State Emergency Services Act 1989</i>
Budget/Financial	The design phase for the project forms part of the approved Operating Plan for Willoughby City Council 2019/20. Funding of \$35, 801 remains to complete the construction documentation. A bid of \$260, 000 has been placed for the 2020/21 financial year for the construction phase inclusive of contingency and construction stage services.

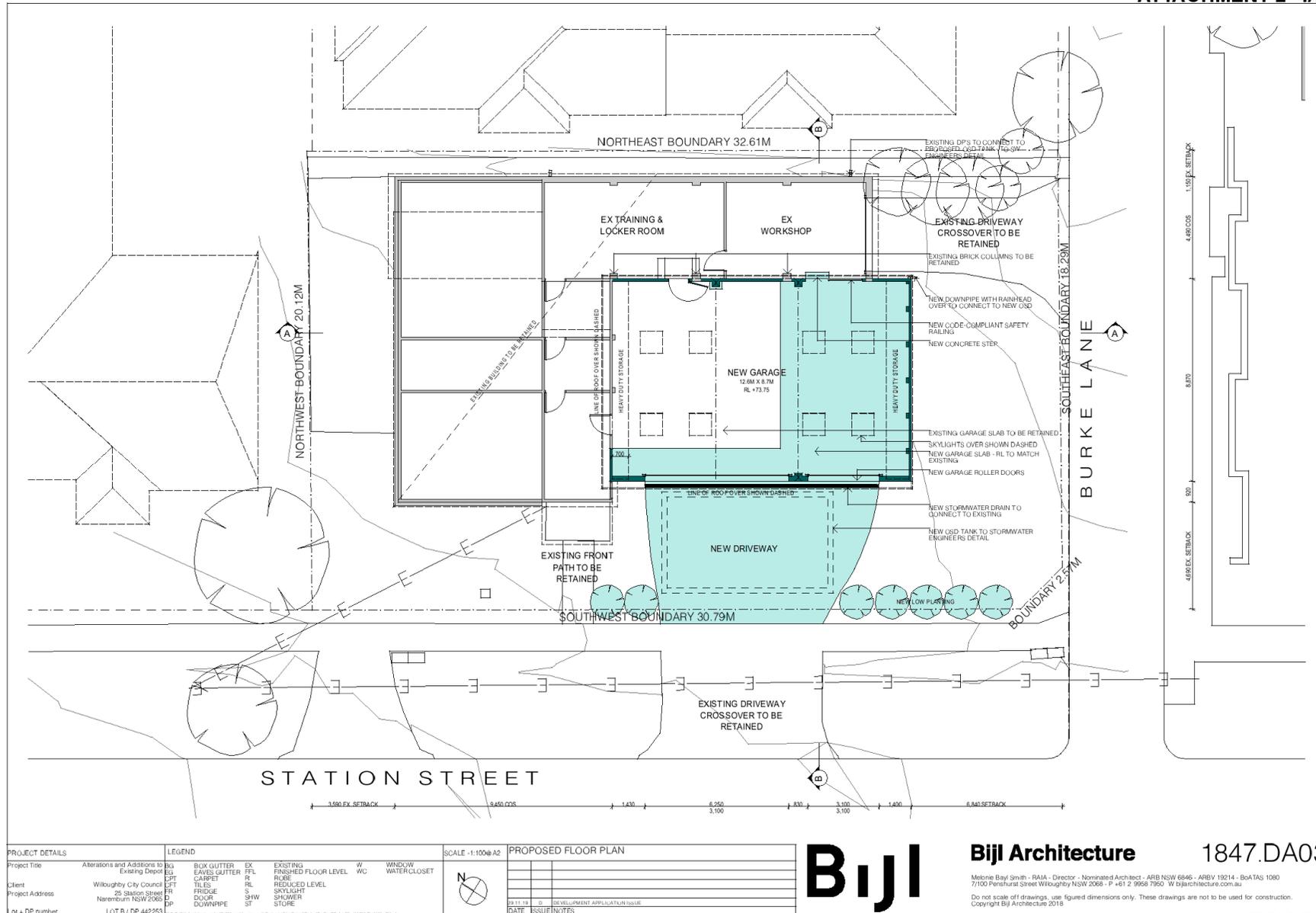


PROJECT DETAILS		LEGEND	SCALE - 1:100@ A2	EXISTING AND DEMOLITION FLOOR PLAN	
Project Title	Alterations and Additions to Existing Depot	WORKS TO BE DEMOLISHED			
Client	Willoughby City Council 25 Station Street Naremburn NSW 2065				
Project Address	25 Station Street Naremburn NSW 2065				
Lot + DP number	LOT B / DP 442253				
			29/11/19	D	DEVELOPMENT APPLICATION ISSUE
					DATE ISSUE NOTES

Bijl **Bijl Architecture** 1847.DA07

Melanie Bay Smith - RAAIA - Director - Nominated Architect - ARB NSW 6846 - ARB 19214 - BoATAS 1080
7/100 Penrhurst Street Willoughby NSW 2068 - P +61 2 9958 7950 W bijlarchitecture.com.au

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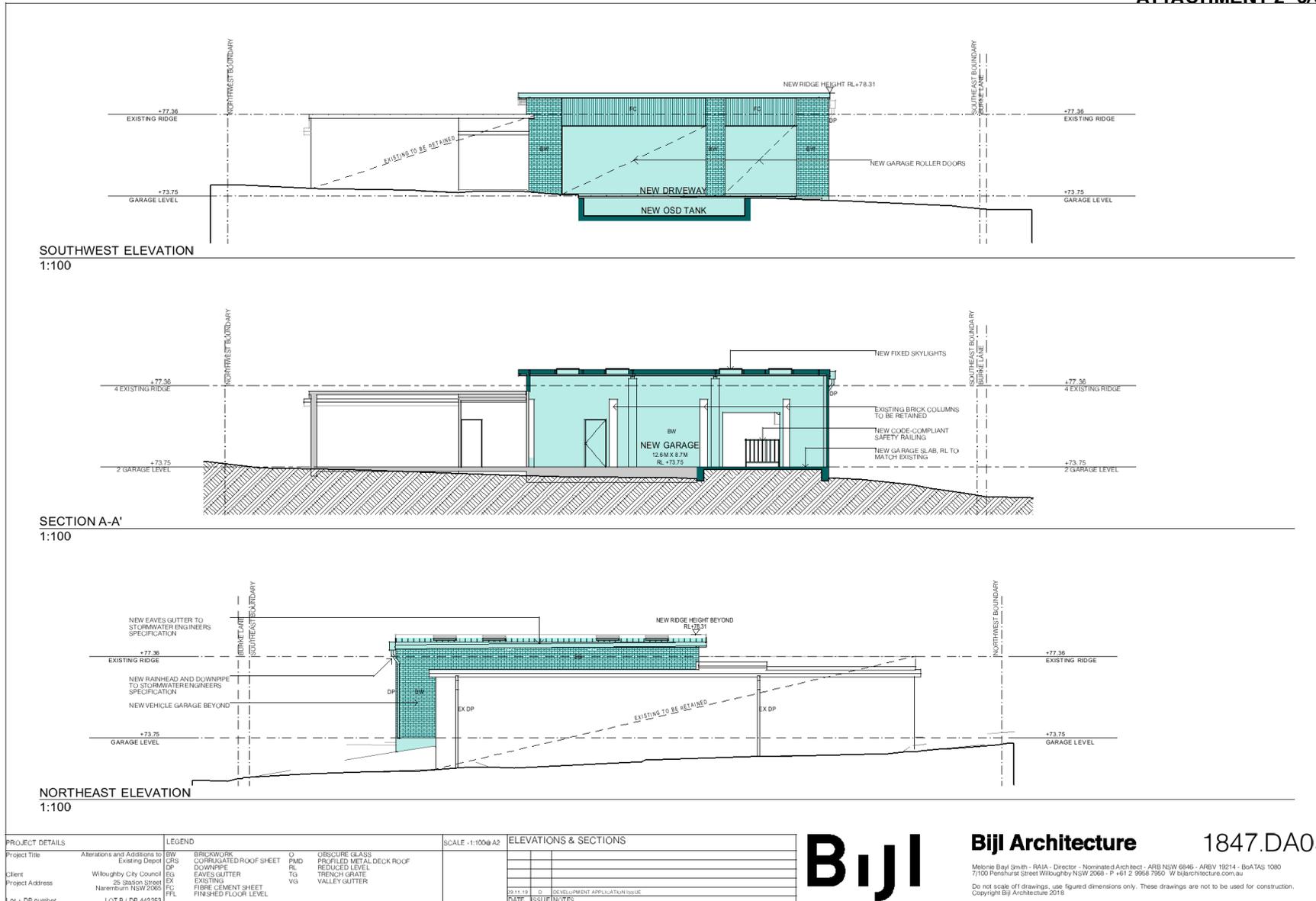


PROJECT DETAILS		LEGEND	
Project Title	Alterations and Additions to Existing Depot	BG	BOX GUTTER
Client	Wiloughby City Council	EX	EXISTING
Project Address	25 Station Street, Naremburn NSW 2065	FFL	FINISHED FLOOR LEVEL
Lot & DP number	LOT B / DP 442253	R	ROBE
		RL	REDUCED LEVEL
		S	SKYLIGHT
		SHW	SHOWER
		ST	STORE
		WC	WATER CLOSET
		W	WINDOW
		WC	WATER CLOSET

SCALE 1:1100@A2		PROPOSED FLOOR PLAN	
DATE	09/11/19	ISSUE	01
DATE		ISSUE	02
DATE		ISSUE	03
DATE		ISSUE	04
DATE		ISSUE	05
DATE		ISSUE	06
DATE		ISSUE	07
DATE		ISSUE	08
DATE		ISSUE	09
DATE		ISSUE	10



Bijl Architecture 1847.DA03
 Melodie Bay Smith - RAA - Director - Nominated Architect - ARB NSW 6946 - ARBV 18214 - BoATAS 1080
 7100 Penrith Street Wiloughby NSW 2066 - P +61 2 9559 7592 - W bijlarchitecture.com.au
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PROJECT DETAILS		LEGEND		SCALE: 1:100@ A2	ELEVATIONS & SECTIONS
Project Title	Alterations and Additions to Existing Depot	BW	BRICKWORK	O	OPACURE GLASS
Client	Willoughby City Council	CRS	CORRUGATED ROOF SHEET	PMD	PROFILLED METAL DECK ROOF
Project Address	25 Station Street Naremburn NSW 2060	DP	DOWNPIPE	RL	REDUCED LEVEL
Lot # DP number	LOT B / DP 44255	EG	EAVES GUTTER	TG	TRENCH GRATE
		EX	EXISTING	VG	VALLEY GUTTER
		FC	FIBRE CEMENT SHEET		
		FFL	FINISHED FLOOR LEVEL		

DATE	ISSUE	NOTES
29.11.19	0	DEVELOPMENT APPLICATION ISSUE



Bijl Architecture 1847.DA05

Melanie Bay Smith - B.A.A. - Director - Nominated Architect - ABN NSW 6846 - ARBY 10214 - BcaTAS 1080
 7/100 Penrith Street Willoughby NSW 2068 - P 61 2 9958 7950 - W bijlarchitecture.com.au

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PO Box 57, Chatswood NSW 2057
Ph (02) 9777 1000
Email: email@willoughby.nsw.gov.au
Web: www.willoughby.nsw.gov.au
ABN 47 974 826 099



DEVELOPMENT APPLICATION FORM

Made under the Environmental Planning Assessment Act 1979.
PLEASE ENSURE RELEVANT CHECKLIST IS SUBMITTED AS YOUR APPLICATION WILL NOT BE PROCESSED WITHOUT IT.
Applications can be lodged by mail or in person. Please also refer to Council's ELECTRONIC APPLICATION REQUIREMENTS when lodging your application. Please note that information provided with this application will be public information and will be published on Council's website.

1. DESCRIPTION OF PROPOSAL (provide brief, concise details)

Demolition of existing garage & construction of new Garage for SES facilities to adequately accommodate emergency vehicles. Install OSD tank & new driveway.

2. DEVELOPMENT SITE (Please ensure all Lots and DP's are listed)

Address: *25 Station Street Naremburn NSW 2065*

Lot/s No: *B* DP/SP/s No: *442253*

Is there a swimming pool existing on the site? Yes No

3. A GENUINE AND ACCURATE PROPOSED COST DEVELOPMENT

\$ 168,588.87

To accompany this application form, you must provide one of the following:
Please tick (✓) appropriate box

\$0 – up to and including \$500,000 – a “Cost Summary Report Sheet” from a suitably qualified person (See “Guide to Estimating Cost of Works” on Council’s website).

\$500,000 – a registered quantity surveyor’s “Detailed Cost Report”. (Copies of the “Cost Summary Report” and “Detailed Cost Report” sheets are available on Council’s website).

OFFICE USE ONLY

DA No.: _____ CC No.: _____ Date: _____

Receipt: _____ Zoning: _____

P&I 04/18

4. APPLICANT

It is important that we are able to contact you if we need more information. Please give full details:

Mr/Mrs/Ms/Other: / Family Name (or company): Willoughby City Council.

Given Name(s) (or ABN): 47 947 826 099

Postal Address (we will post all letters to this address): PO BOX 57 Chatswood NSW 2057.

Phone: (02) 9777 - 7706 Mobile: /

E-mail Address (we will send all e-mails to this address): bronte.stutchbury@willoughby.nsw.gov.au

Contact person (available during business hours): Bronte Stutchbury

Is the applicant or owner, the council, a councillor, a member of the councillor's family, a member of council staff, or a state or federal member of parliament? [X] Yes [] No

If yes provide details Debra Just on behalf of Willoughby City Council.

Have you made a political donation or gift within the two years preceding this application?

(If a reportable political donation has been made, complete the disclosure form at www.willoughby.nsw.gov.au/Donations-and-Expenditures.html [] Yes [X] No

Have any consultants assisting you with this development been previously engaged by Council within the past five years for a project in excess of \$5,000? [] Yes [X] No

N/A Consultant: Project: Year:

I hereby apply for the proposal described above and I consent to Council copying this application, and any supporting material, for the purposes of obtaining public comment.

Signature: Date:

Signature Required

5. OWNERS CONSENT

Multiple Owners - Every owner of the land must sign this form, or provide authorisation under separate cover (e.g. multiple individuals or multiple companies).

Individuals - If you are signing on behalf of the owner, as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence under separate cover (e.g. Power of Attorney, Executor, Trustee etc).

State Title and Community Title - If the property is a unit under strata title or a lot in a community title, then in addition to the owner's signature the common seal of the Owners Corporation must be stamped on this form over the signature of the owner and signed by the Chairman of the Owners Corporation or the appointed managing agent.

Company - If the owner is a company, a separate letter is to accompany this application stating acknowledgement and consent to this application. This letter is to be signed by an authorised director in accordance with the Company's Memorandum and Articles of Association.

Owner(s): Willoughby City Council

Address: PO BOX 57 Chatswood NSW 2057.

Phone: (02) 9777 - 7706 Mobile: Email:

Email(s): bronte.stutchbury@willoughby.nsw.gov.au.

As owner of the land to which this application relates, I consent to this application. I also consent to authorised Council Officers entering the land to carry out inspections relating to this application.

Signature(s): Date:

Signature Required

Without owner's consent we will not accept the application. This is a strict requirement for all applications. If unsure of the ownership, please contact Council's Customer Service on 9777 1000 for assistance.

NOTE TO ALL APPLICANTS AND OWNERS: Council has a policy that prohibits Council Officers from accepting any gift, benefit or hospitality.

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15.10 EXHIBITION OF DRAFT PUBLIC ART POLICY

ATTACHMENTS:	1. IMPLICATIONS 2. DRAFT PUBLIC ART POLICY 3. RESPONSES TO REVIEW BY INDEPENDENT ARTISTS
RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	WIL ROBERTSON – URBAN DESIGN SPECIALIST
CITY STRATEGY OUTCOME:	3.4 – CREATE DESIRABLE PLACES TO BE AND ENJOY
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To endorse the public exhibition of Council's draft *Public Art Policy*.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Place on public exhibition the draft *Public Art Policy* for a period of 28 days.**
- 2. Receive a further report at the conclusion of the exhibition period that considers any submissions prior to adopting the policy.**

3. BACKGROUND

Council's current *Public Art Policy* was last amended 23 March 2009 and ratified 4 June 2012. This report presents an updated policy for public exhibition.

4. DISCUSSION

The draft *Public Art Policy* replaces the existing Council policies relating to public art.

Since the development of the *Public Art Policy* in 2009 there has been significant change in the:

- delivery, management and funding of public art by Council.
- professional recognition of artists in their role in the creation and delivery of public art.

This revised draft *Public Art Policy* reflects and supports present day thinking in the integration and delivery of public art.

This document responds to the following:

- The contribution and delivery of public art by development activity;
- The custodianship and management of public art as a council asset;
- The process to be undertaken in the selection and engagement of artists and public art acquisition and delivery; and
- The sources of funding of public art.

This draft *Public Art Policy* has been prepared internally by the Planning and Infrastructure, and Culture and Leisure Directorates. Initial input was provided by an independent external consultant with specialist expertise in public art policy and strategy.

Council sought independent input through the circulation of the draft *Public Art Policy* to members of the professional art community who had local experience or public art pieces within the Willoughby LGA. Responses are summarised in Attachment 3.

The draft *Public Art Policy* also integrates with the *Asset Custodianship Policy*, as well as addressing a specific requirement of the *Chatswood CBD Planning and Urban Design Strategy to 2036* in the delivery of public art.

This draft *Public Art Policy* is intended to assist Council to implement a consistent system that will ensure the efficient and effective handling of issues relating to public art. It will enable Council to identify system improvements and apply consistency, fairness and integrity in its decision-making process.

Revision of policies keeps them current and incorporates best practice with the aim of meeting the outcomes and community priorities in our strategic plan.

Updating the policy provides Council with the opportunity to highlight to our community how public art can be transformative when it is done well, particularly when it becomes an integrated element of the public domain. The best public art is developed alongside the primary project from the early stages. In this way it can play a very important role in delivering design excellence. This policy reflects best practice thinking in the delivery and management of public art in the public domain.

Process and proposed timeline

Following Council endorsement to publicly exhibit the draft *Public Art Policy*, the Policy will be on exhibition for 28 days. On completion of the exhibition period the final policy document will be refined and submitted to Council for adoption.

5. CONCLUSION

Endorsement to exhibit the draft *Public Art Policy* will allow Council to consult with the community on an up to date policy.

IMPLICATIONS	COMMENT
City Strategy Outcome	3.4 – Create desirable places to be and enjoy
Business Plan Objectives, Outcomes/ Services	Strategic Planning Better Practice Roadmap – Better practice service – Public Art Policy update (Reference Analysis – NSW Government Architect - Better Placed).
Policy	This matter relates to Council policy - Asset Custodianship Policy. This is a required Policy under <i>Chatswood CBD Planning and Urban Design Strategy to 2036</i> as endorsed by Council in June 2017.
Consultation	Internal Consultation.
Resource	Within existing budgets and operational resources
Risk	Out of date, reduction in inconsistencies.
Legal	Not applicable.
Legislation	Not applicable.
Budget/Financial	This is within approved budget <\$25,000.

ATTACHMENT 2



Public Art Policy

Date Adopted / Approved	11 May 2020
Next Review Date	11 May 2022
Version	1
Responsible Position	Planning Manager
Administration Reference	5885408

1. PURPOSE

To provide a framework for the acquisition, assessment, development and management of public art in the Willoughby local area in accordance with community needs and best practice.

This policy enables Council to develop, facilitate and support an ongoing program of temporary and permanent public art for the City which is integrated with the area's unique character and cultural heritage.

2. CITY STRATEGY OUTCOME

Our Future Willoughby 2028 Community Strategic Plan sets the long-term vision and priorities for the future of our City. Public art plays an important role in the following strategic outcomes:

A City that is connected and inclusive:

- 1.2 Respect and celebrate our history and heritage sites
- 1.3 Celebrate and encourage our diversity

A City that is liveable:

- 3.4 Create desirable places to be and enjoy
- 3.6 Activate local spaces in creative ways

3. APPLICATION

This policy applies to all public art located, or proposed, in the public realm within the Willoughby local area.

4. POLICY PRINCIPLES

Our Public Art Policy is built around the following five key guiding principles that support to reflect our vision of *Willoughby as a City of Diversity*:

Expression - providing a platform for individual and community creative and cultural expression. Public art is a connector of place and experience, contributing to the development of a distinct identity reflecting the character of places across Willoughby.

Engagement - as a catalyst to build stronger, more connected communities. Community involvement and social engagement promotes a wide range of social interaction and inclusion in the process of designing and/or producing public art

Activation - as a significant contributor to successful place making, open space planning and urban design. Public art enlivens and enhances the creation and vibrancy of public places. It creates an ongoing conversation between our past, present and future; between ideas and values.

Creativity - where the unique skills of artists/creators who may contribute to Willoughby are recognised and valued. Public art celebrates creativity and innovation, builds the capacity of our expressive community and generates employment opportunities.

Integration -to appropriately integrate public art within publicly accessible space across the range of settings of urban and natural environment

The principles and criteria allow for informed, transparent and high quality decision-making when developing, approving or declining proposed public art projects. They also support how Council co-ordinates and sustainably preserves our existing public art resources.

The commissioning of public artworks and projects will be considered within the context of other Council objectives, plans and major projects with the aim of measurably adding value to people and place. It will include consultation with experts in the protection and promotion of Aboriginal history and heritage while also recognising that contemporary public art practice includes a diverse range of styles and practices.

5. POLICY STATEMENT

The role of public art in urban design, place making and spatial activation is widely recognised for its ability to enliven spaces, contribute a positive sense of place and reinforce social, cultural, economic and heritage values particular to a local area.

Council plays a key role in the development of public spaces and the appropriate integration of public art with development and events.

This policy commits Council to:

- The development of high quality and original public art projects (temporary and permanent) as an integral part of the urban fabric, animation and community life of Willoughby.
- Including public art outcomes across a range of cross functional Council plans and strategies, encouraging innovative approaches and responses to public places and promoting civic engagement and community interaction.
- The adoption of a best practice approach to planning, implementation and delivery of public art.
- Encouraging collaborative processes between artists and design professionals in the creation and commissioning of public art, urban design and place making.
- Promote the integration of public art into private developments via statutory planning controls.
- Securing adequate resources to build and maintain a collection of public artworks through:
 - Council's capital works program and/or operational budgets
 - Private sector contributions
 - Public funding for projects and "in kind" support from the community
- Implementing a regular public art maintenance program that:
 - Safeguards and assists in identifying the expected life our public art assets

6. COUNCIL FUNCTIONS, ACTIVITIES AND RESPONSIBILITIES

Council recognises the important role that public art has to play in contributing to the social, cultural and economic vitality of the Willoughby LGA. A key objective is to facilitate and encourage artists to work in multidisciplinary teams in the development of projects that shape and redesign Willoughby's built environment and public domain.

Willoughby Council's role in these areas categorised below:

Demonstrating Leadership - Promote and present artistic expression that is original, innovative and recognised by industry peers and arts professionals as being of high quality.

Owner/Custodian - Council will ensure the preservation and maintenance of its public art works.

Regulator (Enforcer of Legislation) - Ensuring development applications and planning proposals consider and include a commitment to public art. Council will also respect intellectual property associated with the artworks.

Information Provider - Ensuring information is provided regarding public art projects, services and policy.

Advocacy (on behalf of the community and local government sector) - Advocate for the appropriate integration of public art to help celebrate the local area and create a sense of place.

Facilitator (bringing together relevant parties) - To facilitate partnerships between government, commercial and artistic communities in order to support the delivery and awareness of public art.

Delivery of Services (in part or in full) - Delivery of public art via sources such as: development contributions, Council funding, gifts and grants.

7. MONITORING AND REVIEWS

The Urban Design Specialist is responsible for the review of this policy every 4 years. It may also be reviewed and updated as necessary as Council's priorities and planning controls require it; or when Council's related plans, policies, functions, structure or activities change.

The monitoring of this policy will be undertaken in accordance with the Willoughby Asset Custodianship Policy.

8. SUPPORTING INFORMATION

8.1 Implementation

This policy should be read in conjunction with any related legislation, planning controls and codes of practice and relevant procedures.

Governing laws and standards	<ul style="list-style-type: none"> ▪ <i>Local Government Act 1993</i> ▪ <i>Copyright Act 1968</i> ▪ <i>Moral Rights Legislation 2000</i>
Related policies and other documents	<ul style="list-style-type: none"> ▪ Public Art Procedures ▪ Willoughby Development Control Plan 2006 ▪ Willoughby Asset Custodianship Policy ▪ National Association of Visual Arts (NAVA) Code of Practice
Document History	<ul style="list-style-type: none"> ▪ Date amended: 11 May 2020 ▪ Date ratified: 4 June 2012 ▪ Date adopted: 23 March 2009

Appendix A

Definition	
Policy	A statement/s of principles and intent that guide decisions to help achieve outcomes and community priorities.
Procedure	A statement or instruction that set out how policies will be implemented and by whom. Procedures may outline a consistent whole-of-council best practice approach to be supported and followed in the commissioning, acquisition (and deaccession), donation and management of public art.



Willoughby City Council
Public Art Policy Review
Public Art Practitioners | Artists Preliminary review
Consolidated Feedback

Willoughby | Public Art Policy
(DocSet ID #to be filed)

Wil Robertson | Urban Design Specialist
Phone: (02) 9777 7504
Email: wil.robertson@willoughby.nsw.gov.au

14 April 2020

Submissions Table

Submission	Policy	Other	Support	Comments	Response	Any modification to the Policy
Artist 1				We want to congratulate council on the work they are doing to support the inclusion of art in public spaces, and looking forward to seeing more in the Willoughby local government area.	None required	Noted no modification to the Policy
Artist 2				Thank you for sharing the public art policy documents...I don't have anything to add to the policy.	None required	Noted no modification to the Policy
Artist 3				I believe all relevant issues have been covered. As a resident, I will make further comments when this draft goes public.	None required	Noted no modification to the Policy
Artist 4				It's an exciting thought that the Willoughby LGA could become a leader in supporting and displaying excellent public art and set an example to other Sydney councils to follow Willoughby's lead. It seems like it is very comprehensive and you have covered everything necessary for an arts policy.	None required	Noted no modification to the Policy

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15.11 DEVELOPMENT ASSESSMENT - QUARTER 3 (1 JANUARY 2020 TO 31 MARCH 2020)

ATTACHMENTS:	1. IMPLICATIONS 2. VARIATIONS TO DEVELOPMENT STANDARDS – QUARTER 3 3. APPLICATIONS DETERMINED – QUARTER 3 4. CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020
RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	IAN ARNOTT – PLANNING MANAGER
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To provide Council with details relating to development assessment for quarter 3 (1 January 2020 to 31 March 2020).

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Note the variations to development standards and development applications determined under delegated authority during quarter 3 (1 January 2020 to 31 March 2020); and**
- 2. Note the current development applications list as at 6 April 2020.**

3. BACKGROUND

Quarterly reports are prepared by officers for Council to note regarding variations to development standards and applications determined under delegated authority (including those to be determined by the Sydney North Planning Panel) during that quarter.

A list of development applications and planning proposals currently under assessment is also prepared by officers for Council to note at the end of each quarter.

4. DISCUSSION**Variations to development standards**

A total of 122 Development Applications were considered during quarter 3. Nine applications were approved with variation to development standards, of these; four were approved by Council staff under delegation, four by Willoughby Local Planning Panel, and one by Joint Regional Planning Panel. Details are provided in Attachment 2.

Development Applications determined under delegated authority

A total of 103 Development Applications were determined under delegated authority during quarter 3. Attachment 2 provides details of these applications arranged by suburb. Figure 1 provides a summary of Development Applications determined under delegated authority during quarter 3.

Figure 1: Development Application determinations under delegated authority – Q3

Area	Consent	Deferred Commencement	Refused	Rejected	Total
Artarmon	10	0	0	0	10
Castle Cove	6	1	0	0	7
Castlecrag	7	0	0	0	7
Chatswood	23	0	1	0	24
Chatswood West	0	0	0	0	0
Lane Cove North	5	0	0	0	5
Middle Cove	3	0	0	0	3
Naremburn	6	0	0	0	6
North Willoughby	3	0	0	0	3
Northbridge	14	0	0	1	15
Roseville	8	0	1	0	9
St Leonards	1	0	0	0	1
Willoughby	9	0	0	0	9
Willoughby East	4	0	0	0	4
Total	99	1	2	1	103

Two Development Applications were refused under delegated authority during quarter 3:

DA 2019/206- Unit 7/28 Barcoo Street, ROSEVILLE NSW 2069

The application was refused for the following reasons:

1. Pursuant to 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application does not contain sufficient information to determine whether the proposal meets the Floor Space Ratio control for the property under Clause 4.4 of Council's Local Environmental Plan 2012.
2. Pursuant to 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the application does not contain sufficient information to determine whether the proposal meets the loading and unloading requirements with Part F.3.8 under Council's Development Control Plan.

DA 2019/324-58 Eddy Road, CHATSWOOD NSW 2067

The application was refused for the following reasons:

1. Pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal contains insufficient information for an assessment to be undertaken in accordance with the provisions of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.
2. Pursuant to Section 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not satisfy the objectives of an E4 zone as contained in the Willoughby Local Environmental Plan 2012. The proposal does not ensure that development will preserve and enhance the natural features and bushland character within the immediate locality.
3. Pursuant to Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposed fence does not meet the intent and controls contained in Part C.12 of the *Willoughby Development Control Plan – Fencing*. The application does not meet the height

limit for rear fences nor is the material and type considered harmonious with the bushland character of the area.

4. Pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not meet the intent and controls contained in Part C.9 of *Willoughby Development Control Plan – Preservation of Trees or Vegetation*. The application does not provide sufficient information with respect to the proposal's impact on existing significant mature trees.
5. Pursuant to Section 4.15 (1)(d) of the *Environmental Planning and Assessment Act 1979*, the proposed development fails to address the relevant issues raised in the public submissions.
6. Pursuant to Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, having regard to the insufficient information contained in the application, the development's non-compliances with the *Willoughby Local Environmental Plan 2012* and the *Willoughby Development Control Plan*, and the potential to establish an undesirable precedent, the approval of the proposed development is not considered to be in the interests of the public.

Current development applications

As at 6 April 2020, a total of 193 applications are under assessment, this includes 176 development applications and 17 planning proposals, details of which are shown in Attachment 4.

A summary of development applications (shown by approving authority) and planning proposals as at 6 April 2020 is shown in Figure 2.

Figure 2: Current applications as at 6 April 2020

Development applications	
Delegation	138
Willoughby Local Planning Panel	31
Land and Environment Court	4
Sydney North Planning Panel	3
Planning proposal applications	17
Total	193

5. CONCLUSION

It is recommended that Council receive and note details of development applications determined with variations in development standards, applications determined under delegated authority and information relating to current development applications (including those to be determined by the Sydney North Planning Panel) and Planning Proposals as at 6 April 2020.

IMPLICATIONS	COMMENT
City Strategy Outcome	5.1 – Be honest, transparent and accountable in all that we do
Business Plan Objectives, Outcomes/ Services	<p>To ensure appropriate planning principles are applied to all new development in order to achieve a liveable, sustainable and resilient city.</p> <p>To keep Councillors and the community informed in order to ensure transparency and confidence in the organisation.</p>
Policy	Nil impacts to Policies.
Consultation	Consultation is undertaken in accordance with Council's notification policy.
Resource	Assessments are undertaken within Council's resource allocation.
Risk	Each assessment considers risks of the relevant development and conditions the applications appropriately.
Legal	Nil
Legislation	Applications are assessed in accordance with the <i>Environmental Planning & Assessment Act 1979</i> .
Budget/Financial	Council's costs of assessing Development Applications are within the budget allocation for 2019/20. The costs are offset in part from the income derived from application fees in accordance with Council's adopted fees and charges.

Clause 4.6 Variations - January to March 2020

ATTACHMENT 2

DA No.	Address	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA Determined
2019/121	9-13 Campbell St Artarmon	Industrial	IN1	4.4. Floor space ratio 4.4A. Exceptions to floor space ratio	The extra gross floor area is within the existing industrial building. The increase in the existing building bulk is insignificant. The self-storage use is a low traffic generation use. As such, the impact on the locality is minimal.	FSR 4023.5m ² (69.3%)	WLPP	25/02/2020
2019/223	49 Herbert St Artarmon	Industrial	IN2 Light Industrial	4.4. Floor space ratio 4.4A. Exceptions to floor space ratio	a) The additional gross floor area will not significantly increase the building bulk when viewed from the street frontage. b) The site coverage of the existing industrial building is 54.4% greater than the standard. The exceedence of the site coverage of the proposed development is 4.3% greater than that of the existing. It is not considered that the building bulk has significant impact on adjoining properties, streetscape or traffic in the vicinity.	FSR - 1125m ² (48%) Site coverage is 64% greater than the development control.	WLPP	25/02/2020
2019/300	83 Neerim Road Castle Cove	Residential - Single new dwelling	E4	4.3. Height of buildings	Height breach due to topography of site.	Height 10.12m at highest point 19% variation	WLPP	31/03/2020

Clause 4.6 Variations - January to March 2020

ATTACHMENT 2

DA No.	Address	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA Determined
2019/47	55 Neerim Road Castle Cove	Residential - Alterations & additions	E4	4.3. Height of buildings	a) Consistent with weight overload b) drop in site/topography c) some of the non-compliances is existing d) consistent with objectives	Height 2.33m or 26% above control of 8.5m	WLPP	25/02/2020
2019/281	67 Neerim Road Castle Cove	Residential - Alterations & additions	E4	4.4A Exceptions to floor space ratio	Proposed FSR: 0.328:1, 9.33% (26.73m ²) over the maximum	Proposed FSR: 0.328:1, 9.33% (26.73m ²) over the maximum	Council	10/03/2020
2019/290	9 Pearl Ave Chatswood	Residential - Alterations & additions	R2	4.3. Height of buildings 4.4. Floor space ratio	Height - No significant impact. FSR - non compliance is minor and no significant impacts.	Height: (9.7%) FSR: (4%)	Council	9/01/2020
2019/200	345 Victoria Ave 12-14 Malvern Ave 5 Havilah St Chatswood	Commercial / retail / office	B3 & B4	4.3. Height of buildings	a) Compatible with surrounding context b) acceptable amenity impacts c) improved response on adjoining HCA d) additional commercial offices e) satisfies objectives	Height 2.86m or 8.4% above standard	JRPP	19/02/2020
2019/378	14 Grafton Ave Naremburn	Residential - Alterations & additions	R2	4.4. Floor space ratio	Proposal does not create unreasonable bulk, scale or overshadowing. The form is consistent with the streetscape.	FSR 15.7m ² or 8.3%	Council	16/03/2020
2017/505	88 Penshurst St Willoughby	Mixed	B5	4.3. Height of buildings	a) The variation is limited to the lift over run. b) The non-compliance will have a minimal impact. c) The proposal meets the objectives of B5 zone.	Height 0.3m (2.76%)	Council	28/01/2020

ATTACHMENT 3

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination	
2014/578/B	1	Frederick Street	ARTARMON	S4.55 (1A) Amendment - Application to amend Condition 2 relating to Developer Contributions	Consent
2020/30	2	George Place	ARTARMON	Minor internal alterations to existing industrial unit and change of use from warehouse to specialised high performance training facility for Athletes Authority.	Consent
2019/51/A	8	Marden Street	ARTARMON	Amendment to Condition 6 of the conditions of consent regarding stormwater management requirements.	Consent
2019/371	395	Pacific Highway	ARTARMON	Installing illuminated pylon signs, fascia signs and Honda logo on Red wall	Consent
2019/361	3	Onyx Road	ARTARMON	Demolition of pool wall feature, construction of a pool house with surrounding decking, alteration to rear roof and associated wall, landscaping and associated works.	Consent
2019/342	22	Elizabeth Street	ARTARMON	Proposed internal alterations to existing restaurant and installation of charcoal cooking equipment and associated mechanical exhaust system.	Consent
2019/334	5	George Place	ARTARMON	Change of use to indoor recreation facility (Gymnasium), internal fitout and parking reconfiguration.	Consent
2019/318	35	Whiting Street	ARTARMON	Provision of an ancillary vehicle workshop bay on the lower ground floor of the existing vehicle sales premises.	Consent
2019/201	147	Artarmon Road	ARTARMON	Alterations and additions to dwelling, including first floor addition, extension to garage and associated works.	Consent
2019/297	8	Eric Road	ARTARMON	Enclosure of existing terrace area	Consent
015/181/B	42	Headland Road	CASTLE COVE	Modify original proposal to include changes to approved terraces, delete approved privacy screens and associated works.	Consent
2019/299	8	Cherry Place	CASTLE COVE	Alterations to dwelling, enlarge the existing garage, roof over the existing carport and associated works.	Consent
2019/128	2	Denawen Avenue	CASTLE COVE	Change of use to first floor only from Doctor's surgery to two residential units.	Consent
2019/281	67	Neerim Road	CASTLE COVE	Alterations and additions to existing dwelling including upper storey addition and roof terrace	Consent
2019/275	64	Willowie Road	CASTLE COVE	Additions to dwelling, deck, pergola, awnings and associated works.	Consent

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination	
2018/329	4	Warrane Place	CASTLE COVE	Construction of two senior housing self-contained dwellings as Stage , Consolidation of Lots Stage 2, Part 2 and Stage 3, and change of visito carparking space (approved in Stage 2) to a resident carspace.	Consent
2019/128/A	2	Denawen Avenue	CASTLE COVE	Modify consent to delete Deferred Commencement conditions to enable the issue of a Construction Certificate.	Deferred Commencement Consent
2015/177/C	9	Morotai Crescent	CASTLECRAG	Modify existing consent by amending external stairs and balustrades, altering landing level and construction of two garden beds and solid timber deck on top of approved garage.	Consent
2020/6	104	The Bulwark	CASTLECRAG	Alterations & additions to existing dwelling, alterations to existing balcony, extend and alter existing deck and associated works.	Consent
2019/345	6	Sugarloaf Crescent	CASTLECRAG	Alterations and additions to existing dwelling.	Consent
2019/173	8	The Barbette	CASTLECRAG	Alterations and additions to existing "Duncan House", new carport and associated landscaping works.	Consent
2019/170	101	The Bulwark	CASTLECRAG	New swimming pool, paving, decking, stairs, front fencing, tree removal and associated works.	Consent
2019/145	18	The Parapet	CASTLECRAG	Proposed office/studio and alterations to carport.	Consent
2019/273	446	Victoria Avenue	CHATSWOOD	82A Review of Decision - Alterations to Chatswood RSL to create new roof openings above gaming room and associated works.	Consent after S82A review
2020/45	10	Edgar Street	CHATSWOOD	Replacement of boundary retaining wall and fencing between 10 & 12 Edgar Street Chatswood and associated works.	Consent
2018/165/B	4	Davies Street	CHATSWOOD	Modify original consent and condition 53 regarding increasing height of rear and northern boundary fence.	Consent
2020/28	24	Neridah Street	CHATSWOOD	Construction of a carport in front of dwelling.	Consent
2017/188/B	40	Neridah Street	CHATSWOOD	Modify existing consent by increasing previously approved roof ridge height to the southern side extension.	Consent
2018/440/A	1	McCabe Place	CHATSWOOD	Modification of Condition No. 3.	Consent
2017/247/B	16	De Villiers Avenue	CHATSWOOD	Revert back to original DA plans - cancel Sect 4.55 - 2017/247/A	Consent
2015/329/A	36	Peckham Avenue	CHATSWOOD	Delete Condition of Consent 73, Overland Flow Path – Engineer’s Certification.	Consent
2019/405	65	Albert Avenue	CHATSWOOD	Change of use and fitout for a Snooker Academy.	Consent

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination	
2019/401	6	Hopetoun Avenue	CHATSWOOD	Alterations and additions to dwelling, landscaping and associated works.	Consent
2019/396	256	Victoria Avenue	CHATSWOOD	Installation of four (4) signs to property.	Consent
2019/390	17	Stanley Street	CHATSWOOD	Alterations and additions to dwelling, carport and deck.	Consent
2019/389	11	Olga Street	CHATSWOOD	Alterations & additions to existing dwelling and construction of a carport.	Consent
2015/495/A	3	Lamette Street	CHATSWOOD	Modify original proposal to include alterations and additions to dwelling, carport, front fence, rear pergola, front path and entrance, delete proposed swimming pool and associated works.	Consent
2019/377	298	Victoria Avenue	CHATSWOOD	Addition of two (2) illuminated business identification signs.	Consent
2019/188/A	6	Wilfred Avenue	CHATSWOOD	Modify original proposal by deleting approved carport.	Consent
2017/368/A	8	Hopetoun Avenue	CHATSWOOD	Modify original proposal to include building footprint alterations, internal layout changes, rear extension and associated works.	Consent
2019/352	15	Stanley Street	CHATSWOOD	Alterations and additions to existing dwelling and garage, deck and retractable shading device, fencing, carport, photovoltaic panels and associated works.	Consent
2019/323	821	Pacific Highway	CHATSWOOD	Stratum subdivision to create two stratum lots.	Consent
2019/320	680	Pacific Highway	CHATSWOOD	Demolition of Building C and associated works.	Consent
2019/205	9	Lone Pine Avenue	CHATSWOOD	Construction of a new dwelling house with attached garage and detached secondary dwelling and associated works.	Consent
2019/143	417	Mowbray Road West	CHATSWOOD	Construction of attached two storey dual occupancy, garages and associated works.	Consent
2019/290	9	Pearl Avenue	CHATSWOOD	Additions and alterations to dwelling including a first floor addition and associated works.	Consent
2019/324	58	Eddy Road	CHATSWOOD	Demolition of rear boundary wired fence and replacement with rendered brick.	Refused
2009/654/B	19	Dalrymple Avenue	LANE COVE NORTH	Delete conditions 32 and 35, relating to a positive covenant.	Consent
2018/163/A	41	Hinkler Crescent	LANE COVE NORTH	Modify original proposal to include converting existing basement undercroft area to a habitable room and associated works.	Consent

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination	
2019/167/A	12	Dalrymple Avenue	LANE COVE NORTH	Delete Condition 2, amend size of window W1a and remove Window W1b.	Consent
2019/314	72	Avian Crescent	LANE COVE NORTH	Alterations and additions to dwelling, garage, swimming pool, decking, landscaping and associated works.	Consent
2019/286	467	Mowbray Road West	LANE COVE NORTH	Hardstand carspace, front fence, retaining walls, landscaping, pool fence and associated works.	Consent
2019/374	12	Rembrandt Drive	MIDDLE COVE	Demolition of existing garage and construction of double garage, tree removal and associated works.	Consent
2019/366	56	Rembrandt Drive	MIDDLE COVE	Alterations and additions to dwelling, garage, driveway and crossover and associated works.	Consent
2019/257	18	Greenfield Avenue	MIDDLE COVE	Alterations and additions to dwelling, new garage, swimming pool and associated works.	Consent
2018/162/C	63	Mitchell Street	NAREMBURN	Amendments to Conditions 49 & 49C	Consent
2017/263/B	2	Darvall Street	NAREMBURN	Modify conditions 10 and 30 to reduce rainwater tank size to 5m3.	Consent
2019/398	37	Northcote Street	NAREMBURN	New carport to existing dwelling and associated works.	Consent
2015/207/B	4	McBurney Street	NAREMBURN	S4.55 - Removal of Condition 16 (Sight lines).	Consent
2019/378	14	Grafton Avenue	NAREMBURN	Alterations to dwelling including extension to existing first floor, new carport, swimming pool, pedestrian walkway and associated works.	Consent
2019/305	27	Darvall Street	NAREMBURN	Alterations and additions to dwelling, new carport, landscaping, tree removal and associated works.	Consent
2019/403	31	Alexander Avenue	NORTH WILLOUGHBY	Front fence, pedestrian and driveway gates and associated works.	Consent
2019/349	9	Chaley Street	NORTH WILLOUGHBY	Extend existing deck, new low level deck, convert carport to garage, skylights, privacy screens and associated works.	Consent
2019/315	11	Hollywood Crescent	NORTH WILLOUGHBY	Alterations and additions to an existing dwelling, garage, workshop and associated works.	Consent
2015/258/A	9	Malacoota Road	NORTHBRIDGE	Delete condition no 19, regarding a survey certificate.	Consent
2020/32	47	Coolawin Road	NORTHBRIDGE	Awning to ground floor terrace and associated works.	Consent
2020/27	407	Sailors Bay Road	NORTHBRIDGE	Demolition of existing carport and construction of new carport, entry porch and associated works.	Consent
2020/22	49	Neeworra Road	NORTHBRIDGE	Construction of an awning over existing deck.	Consent

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination	
2020/14	20	Calbina Road	NORTHBRIDGE	Alterations & additions to existing dwelling and associated works.	Consent
2019/399	115	Sailors Bay Road	NORTHBRIDGE	Outdoor seating to premises, addition of deck flooring, planter box and associated works.	Consent
2019/365	79	Sailors Bay Road	NORTHBRIDGE	Rooftop plant works servicing Woolworths supermarket, Northbridge Plaza.	Consent
2016/447/A	38	Narani Crescent	NORTHBRIDGE	Removal of excess landfill and reinstatement of natural grade at rear, associated landscape works, window and door modifications, internal configuration changes, lower ground bathroom, modifications and changes to external finishes, privacy screens, sky light modifications, front fence alterations and associated works.	Consent
2019/329	85	Cliff Avenue	NORTHBRIDGE	Extension of existing front and rear balconies to existing dwelling and associated works.	Consent
2019/321	39	Baroona Road	NORTHBRIDGE	Part removal of front garden and fence and addition of new driveway, hardstand area and associated works.	Consent
2019/316	23	Tunks Street	NORTHBRIDGE	New decking over existing carspace, replace driveway gate to brick wall, retractable awning over existing balcony and associated works.	Consent
2019/309	44	Woonona Road	NORTHBRIDGE	New double garage, alterations to driveway and associated works.	Consent
2019/307	4	Tunks Street	NORTHBRIDGE	Alterations and additions to dwelling, new carport, rear pergola and associated works.	Consent
2019/293	34	Harden Avenue	NORTHBRIDGE	Construction of metal carport in front of existing dwelling and associated works	Consent
2009/333/A	41	Kameruka Road	NORTHBRIDGE	Modifications to planting and relocation of bin storage	Rejected
2017/181/D	989	Pacific Highway	ROSEVILLE	Modify Condition 77 - Extend hours of construction works to Monday to Fridays 7am to 6pm and Saturdays 7am to 4pm.	Consent
2016/300/A	20	Scott Crescent	ROSEVILLE	Modify original proposal to include basement storage, replace pathway structure and associated works.	Consent
2019/367	4	Melnotte Avenue	ROSEVILLE	Partial demolition works, alterations to rear of existing dwelling, first floor addition, carport, swimming pool, front fence, landscaping and associated works.	Consent
2018/170/A	76	Macquarie Street	ROSEVILLE	Delete Condition of Consent No. 9 and retain original roof plan.	Consent

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination	
2019/353	24	Spearman Street	ROSEVILLE	Construction of secondary dwelling, new awning off dwelling, updates to garage, replace carport awning, front fence, landscaping and associated works.	Consent
2019/118	72	Macquarie Street	ROSEVILLE	Alterations and extension to existing house, and construction of new secondary dwelling.	Consent
2017/451/A	14	William Street	ROSEVILLE	Modify original proposal to include changes to carport, windows, addition of attic with dormer, extension of rear deck and associated works.	Consent
2019/274	36	Barcoo Street	ROSEVILLE	New pool, retaining walls, decking and landscaping.	Consent
2019/206	28	Barcoo Street	ROSEVILLE	Change of use to fabric manufacturing and use of mezzanine level of premises.	Refused
2019/263	10	Herbert Street	ST LEONARDS	Change of use from vehicle sales/hire premises and vehicle repair station (Tesla Vehicle showroom workshop) to a Reece hardware and building supplies premises with associated signage and external alterations	Consent
2017/505	88	Penshurst Street	WILLOUGHBY	Demolition of existing structures and construction of shop top housing development to include eight (8) residential apartments, basement carparking and associated works.	Deferred Commencement Consent
2020/12	88	Alpha Road	WILLOUGHBY	Proposed brick front fencing and installation of new vehicle and pedestrian gate.	Consent
2019/386	168	Mowbray Road	WILLOUGHBY	First floor addition, new carport and associated works.	Consent
2019/382	4	Harris Street	WILLOUGHBY	New carport, front fence, landscaping and associated works.	Consent
2019/364	28	Richmond Avenue	WILLOUGHBY	New Carport and associated works.	Consent
2019/335	14	Eaton Street	WILLOUGHBY	Swimming pool, deck extension, vergola over existing deck and associated works	Consent
2019/330	12	Borlaise Street	WILLOUGHBY	Alterations and additions to existing semi-detached dwelling and associated works.	Consent
2019/313	27	Hector Road	WILLOUGHBY	New carport over existing driveway and associated works.	Consent
2019/296	185	Mowbray Road	WILLOUGHBY	Modify existing garage into a secondary dwelling and associated works.	Consent
2016/95/B	189	Mowbray Road	WILLOUGHBY	Modification to internal layout, facade design, including roof style and schedule of materials & finishes and associated works.	Consent

APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY BETWEEN 1 JANUARY 2020 AND 31 MARCH 2020

DA No	Address		Proposal	Determination
2020/1	38	Warrane Road	WILLOUGHBY EAST Carport and associated works.	Consent
2019/348	166	Eastern Valley Way	WILLOUGHBY EAST Alterations and additions to existing garage to create studio, granny flat and associated works.	Consent
2019/262	22	Ann Street	WILLOUGHBY EAST Alterations and additions to existing dwelling and associated works.	Consent
2019/244	29	Second Avenue	WILLOUGHBY EAST Alterations and additions to existing dwelling, swimming pool and associated works.	Consent

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

ATTACHMENT 4

KEY:

Determining Authority

Delegated Authority Willoughby Local Planning Panel Land & Environment Court

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/47	4/03/2020	28 Kitchener Road ARTARMON NSW 2064.	Being Assessed by Development Officer	Alterations and additions to dwelling, new deck and associated works.	DBCf Pty Limited	Delegated Authority
2019/246	6/09/2019	81 Dickson Avenue ARTARMON NSW 2064.	Being Assessed by Development Officer	Demolition of existing building and construction of new 4 storey vehicle body repair workshop and associated works.	Figgis & Jefferson Tapa Pty Ltd	Delegated Authority
2014/191/B	19/02/2020	517 Pacific Highway ARTARMON NSW 2064.	Being Assessed by Development Officer	Modification to internal layout and minor external changes.	Mr Shan Ruan	Delegated Authority
2004/274/I	2/03/2020	29 Clarendon Street ARTARMON NSW 2064.	Being Assessed by Development Officer	Modify Conditions relating to documentation, food preparation and serving of alcohol.	Harlynn Pty Ltd	Delegated Authority
2020/63	23/03/2020	68 Whiting Street ARTARMON NSW 2064.	On Notification for public comment	Demolition of existing structures and construction of four (4) storey industrial building containing a commercial kitchen, ancillary office, carparking, retaining walls, landscaping and associated works.	Mr Paul Katsidis	Delegated Authority
2020/56	16/03/2020	38 Smith Road ARTARMON NSW 2064.	On Notification for public comment	Alterations and additions to dwelling and associated works.	Mr Karl Frank Poelczer	Delegated Authority
2020/52	10/03/2020	30 Carlos Road ARTARMON NSW 2064.	On Notification for public comment	Alteration and additions to the existing dwelling, rear deck, landscaping and associated works.	Alanna Smit Structural Interiors	Delegated Authority
2019/226/A	1/04/2020	30 Burra Road ARTARMON NSW 2064.	On Notification for public comment	Extend DA approved balcony 500mm to the rear. New stairs from DA approved balcony. Remove pool from DA approval. New shed.	Romeocad Design	Delegated Authority
2020/36	21/02/2020	9 Cleg Street ARTARMON NSW 2064.	Stop the Clock - additional information required	Change of use of premises to a warehouse with ancillary product research, testing and office facilities, internal fitout, signage and associated works.	Chapman Planning Pty Ltd	Delegated Authority

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2016/132/A	24/10/2019	60 Dickson Avenue ARTARMON NSW 2064.	Stop the Clock - additional information required	Modify existing consent by adding a shade sail to Level 3 outdoor courtyard play area at a child care centre.	The Kodiak Group Pty Ltd	Delegated Authority
2018/199/A	24/02/2020	53 Stafford Road ARTARMON NSW 2064.	Being Assessed by Development Officer	Proposed modification - relocation of carport, removal of cabana, alteration and additions of windows, alteration to internal layout and associated works.	Astra Wu	Delegated Authority
2020/5	15/01/2020	3 Rimmington Street ARTARMON NSW 2064.	Being Assessed by Development Officer	Demolition of existing dwelling and associated structures and construction of a two storey dual occupancy, tree removal and associated works.	Champion Homes Sales Pty Ltd	Delegated Authority
2019/284	2/10/2019	60 Stafford Road ARTARMON NSW 2064.	Being Assessed by Development Officer	Additions and alterations to dwelling, new carport, swimming pool, landscaping and associated works.	Ms Beverly Marie Scott and Mr Stephen Campbell Heytman	Delegated Authority
1994/330/B	17/10/2019	204 Mowbray Road ARTARMON NSW 2064.	Being Assessed by Development Officer	Modify existing consent to allow front garden to be used as a childrens outdoor open play space including construction of deck, fencing and temporary children's furniture (cubby house and wooden teepee) and associated works	Corona Projects Pty Ltd	Delegated Authority
2018/16/A	13/02/2020	2 Milner Road ARTARMON NSW 2064.	Being Assessed by Development Officer	Changes to approved residential dwellings including changes to built form.	Truslan Milner Development Pty Ltd	Delegated Authority
2019/101	18/04/2019	34 Stafford Road ARTARMON NSW 2064.	Under Appeal in the Land & Environment Court	Alterations including first floor addition to an existing dwelling.	Cape Cod Australia Pty Ltd	Land & Environment Court
2020/18	3/02/2020	1 Frederick Street ARTARMON NSW 2064.	Being Assessed by Development Officer	Tenancy 3 - fitout and erection of signage (internal) for tenancy 3 on the lower ground floor for BBQ Galore.	Barbeques Galore	Willoughby Local Planning Panel
2019/357	28/11/2019	1 Frederick Street ARTARMON NSW 2064.	Being Assessed by Development Officer	Proposed first use and fitout of extension at the front of building for cafe/restaurant and landscaping.	Tully Heard Consulting	Willoughby Local Planning Panel
2019/193	12/07/2019	279 Pacific Highway ARTARMON NSW 2064.	Being Assessed by Development Officer	Proposed construction of new self storage building including demolition of existing building and associated works.	MMA Architects	Willoughby Local Planning Panel

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/66	26/03/2020	84 Hampden Road ARTARMON NSW 2064.	On Notification for public comment	Change of use and fitout for a Massage Parlour and sex services premises, operating 7 days a week from 8.00am- 2.00am.	John Boers	Willoughby Local Planning Panel
2009/578/C	29/10/2019	139 Artarmon Road ARTARMON NSW 2064.	Being Assessed by Development Officer	Increase hours of operation to existing Community Centre.	Willoughby City Council	Willoughby Local Planning Panel
2020/42	25/02/2020	51 Headland Road CASTLE COVE NSW 2069.	Being Assessed by Development Officer	Alterations & additions to an existing dwelling.	In and Out Architects	Delegated Authority
2020/68	27/03/2020	50 Cammaray Road CASTLE COVE NSW 2069.	On Notification for public comment	Alterations and second floor addition to dwelling, internal lift from level one to level two and associated works.	Wen Architects	Delegated Authority
2020/49	10/03/2020	7 Cove Circuit CASTLE COVE NSW 2069.	Being Assessed by Development Officer	Demolition of the existing dwelling and associated structures with retention of existing swimming pool and construction of a new dwelling house.	Just Property and Planning	Delegated Authority
2019/344	25/11/2019	142 Deepwater Road CASTLE COVE NSW 2069.	Being Assessed by Development Officer	Use existing unauthorised works below the existing secondary dwelling and use the property as a group home along with the works required to comply with the Building Code Of Australia	MB Town Planning	Delegated Authority
2020/54	12/03/2020	101 Deepwater Road CASTLE COVE NSW 2069.	On Notification for public comment	Alterations & additions to existing dwelling, new driveway & swimming pool.	Kink Architects	Delegated Authority
2019/328	12/11/2019	1 Headland Road CASTLE COVE NSW 2069.	Stop the Clock - additional information required	Alterations and additions to existing single dwelling, including extensions to the ground floor and the addition of a first floor, a new swimming pool and associated works.	Spiral Architects Lab	Delegated Authority
2019/172	28/06/2019	3 Willis Road CASTLE COVE NSW 2069.	Stop the Clock - additional information required	Demolition of existing dwelling and structures and construction of two storey dwelling, garage, landscaping and associated works.	Just Property and Planning	Delegated Authority

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/127	20/05/2019	14 Cherry Place CASTLE COVE NSW 2069.	Being Assessed by Development Officer	Alterations and additions to 'Innisfallen Castle' including construction of a swimming pool and associated landscaping and engineering works	BBF Town Planners	Delegated Authority
2019/404	24/12/2019	58 Sugarloaf Crescent CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Alterations and additions to dwelling, new rear deck, landscaping and associated works.	Raaarchitects	Delegated Authority
2019/384	16/12/2019	14 The Rampart CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Alterations and additions to existing dwelling, new carport, driveway, swimming pool, landscaping and associated works.	Mr Dominic Morabito	Delegated Authority
2018/354/A	4/02/2020	100 Sugarloaf Crescent CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Amended - minor adjustments to the approved DA including internal reconfigurations, adjustments to approved glazing, pool and associated works.	Roth Architecture Workshop Pty Ltd	Delegated Authority
2018/279/A	15/01/2020	36 The Parapet CASTLECRAG NSW 2068.	Being Assessed by Development Officer	S4.55 - Changes to storage level, deletion of courtyard, changes to consent conditions.	Castlepeake Consulting Pty Ltd	Delegated Authority
2009/782/D	28/02/2020	335 Edinburgh Road CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Convert from dual occupancy to single occupancy and delete condition of consent 6B relating to fire safety upgrade of building.	Mark David Nicholaeff and Mrs Noga Nicholaeff	Delegated Authority
2019/33/A	24/03/2020	26 Linden Way CASTLECRAG NSW 2068.	On Notification for public comment	Modify original proposal to include changes to internal layout, roof design, windows and doors, external wall facades and associated works and modify condition 43 relating to footpath and delete condition 44 relating to existing crossing.	Dreamscapes Architects Pty Ltd	Delegated Authority
2015/501/A	18/03/2020	240 Edinburgh Road CASTLECRAG NSW 2068.	On Notification for public comment	S4.55 - Modification to approved landscaping and associated works at rear (including deletion of approved swimming pool and associated conditions)	Mr Aidan Austin Marks	Delegated Authority

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2017/33/B	4/10/2019	7 Linden Way CASTLECRAG NSW 2068.	Stop the Clock - additional information required	Modify original proposal to include changes to layout, balustrades, retaining wall, laundry windows, bathroom skylight, addition of windows to bedroom, landscaping and associated works.	Mrs Angela Gail O'Connell	Delegated Authority
2020/24	13/02/2020	15 The Bastion CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Demolition of existing dwelling and construction of new dwelling, double carport, swimming pool and associated works.	Castlepeake Consulting Pty Ltd	Delegated Authority
2018/100/A	25/10/2019	304 Edinburgh Road CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Modify original proposal to change garage/entry level layout, roof, shape of swimming pool and associated works.	Mr Peter Douglas Oreb	Delegated Authority
2020/41	25/02/2020	5-7 Rockley Street CASTLECRAG NSW 2068.	On Notification for public comment	Demolish existing timber wharf and launch deck and replace with a new pontoon, rigging deck, new aluminium ramp, new dingy pontoon system, minor repairs and make good - Integrated Development.	Castlecrag Marine Pty Ltd	Delegated Authority
2019/146	5/06/2019	24 The Parapet CASTLECRAG NSW 2068.	Stop the Clock - additional information required	Ground and first floor alterations and additions to dwelling, new carport and associated works	Mrs Miranda Frances See	Delegated Authority
2020/3	8/01/2020	25 The Battlement CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Demolition of existing car and entry awning, construction of new car and entry awning, front windows, landscaping and associated works.	Studio Iz Pty Ltd	Delegated Authority
2019/393	20/12/2019	13 The Battlement CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Alterations and additions to existing dwelling and associated works.	Fearns Studio	Willoughby Local Planning Panel
2019/375	12/12/2019	287 Edinburgh Road CASTLECRAG NSW 2068.	Being Assessed by Development Officer	Alterations and first floor addition to dwelling, garage and associated works.	Dieppe Design Pty Ltd	Willoughby Local Planning Panel
2020/58	18/03/2020	15 Edith Street CASTLECRAG NSW 2068.	On Notification for public comment	Alterations and additions to existing dwelling and associated works	Mr Christopher Peter Marquis and Ms Lisa Ann Mitchell	Willoughby Local Planning Panel
2020/78	3/04/2020	11 Rose Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to the existing dwelling house including a first floor addition and attached double garage at rear.	SWA Group	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/76	3/04/2020	107 Archer Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Demolish existing rear addition to heritage villa, with limited excavation of ground. Construction of a new storey addition for residential purposes, and new driveway for two car parking spaces. Small scale works for adaptive re-use of heritage villa for school tutoring purposes. New picket fencing and associated works.	Clarissa Wong	Delegated Authority
2020/69	30/03/2020	39 Anderson Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Demolition of two dwellings, change of use and construction of two storey educational facility for St Pius X College, pedestrian access, landscaping and associated works.	Urbis Pty Ltd	Delegated Authority
2020/64	23/03/2020	31 McLean Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and first floor and rear additions to dwelling and associated works.	Mr Svetislav Mirkovic and Mrs Svetlana Mirkovic	Delegated Authority
2020/39	25/02/2020	48 Baldry Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions of existing double/single storey dwelling including partial demolition of existing walls and structure.	Ms Jennifer Sze Tho	Delegated Authority
2020/17	29/01/2020	40 Eddy Road CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Existing dual occupancy to be subdivided into separate lots.	Mr Stephen Robert Brewer	Delegated Authority
2019/397	20/12/2019	36 Greville Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to existing dwelling house.	Mr Jonathan Graham Bell and Mrs Rebecca Anne Bell	Delegated Authority
2019/373	11/12/2019	16 Johnson Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to dwelling and associated works.	Bj Architects International Pty Ltd	Delegated Authority
2016/436/A	6/02/2020	19 Lamette Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Modify original proposal to include reconstruction of roof, internal structures, replace front windows and associated works.	Jun Wang	Delegated Authority
2010/409/C	1/10/2019	8 Hercules Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Modify original proposal to include changes to stormwater design, front facade, demolition of unauthorised works including rear pergola, addition of carport and associated works.	Astra Wu	Delegated Authority

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/79	3/04/2020	453 Victoria Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Illuminated awning sign 2000mm x 300mm x 1500mm.	Mayrin Archer Development Pty Ltd	Delegated Authority
2020/59	18/03/2020	9 Dulwich Road CHATSWOOD NSW 2067.	On Notification for public comment	Construct a new carport in place of previous.	Mr Paul Norman	Delegated Authority
2020/9	20/01/2020	58 Beaconsfield Road CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Demolition of existing dwelling and construction of a two storey dwelling with basement storage, landscaping and associated works.	Five Canons Architecture	Delegated Authority
2019/387	17/12/2019	15 Help Street CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Alterations and additions to construct a new commercial premises at ground level and associated landscape work.	One Pro Chatswood Pty Ltd	Delegated Authority
2019/339	19/11/2019	22 Goodchap Road CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Alterations & additions to existing dwelling to create an attached dual occupancy.	Hosking Munro Pty Ltd	Delegated Authority
2019/285	2/10/2019	20 James Street CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Additions and alterations to dwelling, extend existing carport, new carport to rear and associated works.	Mr Hom Te	Delegated Authority
2019/280	30/09/2019	18 Macquarie Street CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Construction of two storey dual occupancy	Lily Homes Pty Ltd	Delegated Authority
2020/40	25/02/2020	28 Greville Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Subdivide the existing allotment into two new Torrens Title lots.	Laura Elyse Metcalf	Delegated Authority
2020/37	21/02/2020	74 Ashley Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to dwelling and associated works.	Delve Design	Delegated Authority
2019/93	15/04/2019	6 Erskine Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Demolition of existing dwelling and construction of a new two storey dwelling.	Binet Homes	Delegated Authority
2019/350	27/11/2019	27B Bertram Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations, additions and change of use of storage loft above existing garage to create new secondary dwelling with associated site and landscaping works.	Ac Design Group	Delegated Authority

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/326	11/11/2019	9 Centennial Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to heritage building, including an attached secondary dwelling, front fence and associated works.	SWA Group	Delegated Authority
2019/248	9/09/2019	368 Penshurst Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Construction of a new double storey attached dual occupancy.	ARC Homes	Delegated Authority
2017/503/A	28/06/2019	345 Victoria Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Realignment of existing Sydney Water concrete box culvert.	Urbis Pty Ltd	Delegated Authority
2007/482/C	19/03/2020	12 Ashley Street CHATSWOOD NSW 2067.	On Notification for public comment	Change of hours of operation, waste collection loading/unloading & deliveries and carparking spaces.	EnviroLab Services Pty Ltd	Delegated Authority
2019/191	11/07/2019	372 Eastern Valley Way CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Torrens subdivision into two separate lots.	Fabcot Pty Ltd	Delegated Authority
2020/25	13/02/2020	11 De Villiers Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to dwelling, double carport and associated works.	Sandbox Studio	Delegated Authority
2019/340	19/11/2019	396A Penshurst Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Demolition of dwelling and garage, construction of a two (2) storey dwelling house, detached secondary dwelling, swimming pool and associated landscape works.	JUSTJ PTY LTD	Delegated Authority
2019/256	13/09/2019	16 Kooba Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Demolition of existing dwelling, swimming pool and associated structures and construction of a new 2 storey dwelling and associated works.	Oki Jahja	Delegated Authority
2019/369	9/12/2019	11 Tryon Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Renotification - Demolition of existing garage, swimming pool and associated hard surface. Alterations and substantial addition to existing dwelling house. Construction of a new garage with attic home office above.	SWA Group	Delegated Authority
2020/19	4/02/2020	9A Alleyne Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to existing dwelling including a detached carport and associated works.	Design N Draft Pty Ltd	Delegated Authority

CURRENT DEVELOPMENT APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/57	14/03/2019	6 View Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Change of use to a Boarding house including alterations and additions to existing building, carparking and associated works.	Aether Architecture Studio	Delegated Authority
2018/244/A	1/11/2019	10 Smith Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Modify Condition No. 30 to extend hours of operation on Saturday and Sunday from 9am to 8pm.	Mino Entertainment Pty Ltd	Delegated Authority
2019/239	3/09/2019	33 McLean Avenue CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Retention of existing dwelling; new driveway and stormwater drainage works; subdivision of existing lot into two Torrens title lots (Integrated Development).	Helen Board	Delegated Authority
2018/430	19/12/2018	282 Victoria Avenue CHATSWOOD NSW 2067.	Under Appeal in the Land & Environment Court	Alterations and additions to existing commercial buildings to convert to a shop top housing development and associated works	Aplus Design Group	Land & Environment Court
2019/265	20/09/2019	8 Olga Street CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Alterations and additions to existing dwelling and associated works.	Valiant Woo	Willoughby Local Planning Panel
2019/317	6/11/2019	9 Centennial Avenue CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Subdivision of one lot into 2 lots, construction of attached dual occupancies, landscaping and associated works.	SWA Group	Willoughby Local Planning Panel
2019/336	15/11/2019	4 Lawrence Street CHATSWOOD NSW 2067.	Stop the Clock - additional information required	Demolish existing single storey brick dwelling and garage and construction of 4 three-storey townhouses with basement car park and associated works.	Cracknell Lonegran Architects Pty Ltd	Willoughby Local Planning Panel
2019/266	20/09/2019	503 Victoria Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	Demolition of existing structures on site and construction of a four storey commercial building.	Hd Education Consultancy P/L	Willoughby Local Planning Panel
2019/224	19/08/2019	100 Millwood Avenue CHATSWOOD WEST NSW 2067.	Being Assessed by Development Officer	Conversion of single dwelling into an attached dual occupancy and associated works.	Martin Taylor	Delegated Authority
2020/60	19/03/2020	15A Hart Street LANE COVE NORTH NSW 2066.	Being Assessed by Development Officer	Strata Subdivision of Dual Occupancy	Mr Donald Junn	Delegated Authority
2019/169	26/06/2019	461A Mowbray Road West LANE COVE NORTH NSW 2066.	Being Assessed by Development Officer	Land Subdivision - 1 lot into 2 lots	Xiangyang Li	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/21	7/02/2020	85 Rembrandt Drive MIDDLE COVE NSW 2068.	Being Assessed by Development Officer	Alterations and additions to existing dwelling and associated works.	Mr Victor Durant	Delegated Authority
2019/402	24/12/2019	77 Rembrandt Drive MIDDLE COVE NSW 2068.	Stop the Clock - additional information required	Alterations and first floor addition to dwelling, alterations to studio, new balcony, courtyard, swimming pool, landscaping and associated works.	Roth Architecture Workshop Pty Ltd	Delegated Authority
2019/158	21/06/2019	15 Glenroy Avenue MIDDLE COVE NSW 2068.	Stop the Clock - additional information required	Subdivision of 1 lot into 2 lots, retention of existing dwelling with proposed alterations and additions and swimming pool, and a new dwelling and associated works on the newly created lot to the rear.	Mr Nicholas Andrew Paddon- Row	Delegated Authority
2019/347	26/11/2019	17 Heights Crescent MIDDLE COVE NSW 2068.	Stop the Clock - additional information required	Alterations and additions to an existing dwelling including; internal alterations, new addition and carport.	BH Design	Delegated Authority
2020/38	25/02/2020	71 Northcote Street NAREMBURN NSW 2065.	Being Assessed by Development Officer	New carport, vehicular crossing and powder room and associated works.	Mr Michael Poulos	Delegated Authority
2019/372	11/12/2019	17 Central Street NAREMBURN NSW 2065.	Being Assessed by Development Officer	Alterations and first floor additions to semi-detached dwelling and associated works.	Nolan Planning Consultants	Delegated Authority
2019/368	6/12/2019	12 Oxley Street NAREMBURN NSW 2065.	Being Assessed by Development Officer	Alterations and first floor additions to existing dwelling and associated works.	Romeocad Design	Delegated Authority
2020/70	30/03/2020	4 McBurney Street NAREMBURN NSW 2065.	On Notification for public comment	Alterations, demolition to rear and construction of a new two storey addition to rear of existing dwelling and associated works.	SKL Planning Pty Ltd	Delegated Authority
2020/65	26/03/2020	1 Marks Street NAREMBURN NSW 2065.	On Notification for public comment	Alterations and first floor and rear additions to semi-detached dwelling and associated works.	SKL Planning Pty Ltd	Delegated Authority
2020/53	11/03/2020	73 Park Road NAREMBURN NSW 2065.	On Notification for public comment	Free standing double garage with storage loft and associated works.	Eg Property Group Pty Ltd	Delegated Authority
2017/508/A	9/03/2020	155 Willoughby Road NAREMBURN NSW 2065.	On Notification for public comment	Modify existing consent by rearranging internal layout and by altering roof and landscape design.	Alceon Group No 66 P/L ATF NSW Spv No 3 Trust	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2017/506/A	17/03/2020	23 Rhodes Avenue NAREMBURN NSW 2065.	On Notification for public comment	Change rainwater reuse tank capacity from 10000 litres to 5000 litres -and remove restriction on dark mortar	Mr Nicholas Sharpe	Delegated Authority
2020/29	18/02/2020	27 Mitchell Street NAREMBURN NSW 2065.	Stop the Clock - additional information required	Alterations and additions to existing dwelling including first floor addition and associated works.	Wen Architects	Delegated Authority
2019/165	24/06/2019	40 Northcote Street NAREMBURN NSW 2065.	Stop the Clock - additional information required	Demolition and construction of concrete slab for two carparking spaces, pedestrian bridge and associated works.	Lyle Marshall and Partners Pty Ltd	Delegated Authority
2020/10	21/01/2020	78 Northcote Street NAREMBURN NSW 2065.	Being Assessed by Development Officer	Demolition of existing dwelling and construction of two (2) storey dwelling, landscaping, carport and associated works.	Sherry Han	Delegated Authority
2019/325	11/11/2019	24 Rhodes Avenue NAREMBURN NSW 2065.	Being Assessed by Development Officer	82A Review of Decision - Convert existing hardstand to carport, change of stairs to decking, landscaping, new driveway crossing and associated works.	Mrs Margaret Mary Wright	Willoughby Local Planning Panel
2019/337	18/11/2019	8 Gaza Road NAREMBURN NSW 2065.	Stop the Clock - additional information required	Additions and alterations to dwelling, new carport and associated works.	Mr Andrew Joseph Lukas	Willoughby Local Planning Panel
2019/343	21/11/2019	37 Garland Road NAREMBURN NSW 2065.	Being Assessed by Development Officer	Demolition of existing buildings and structures, amalgamation of lots, and the construction of a multi-dwelling housing development comprising 17 individual dwellings and associated basement car parking and landscaping.	Winim Developments Pty Ltd	Willoughby Local Planning Panel
2019/58	14/03/2019	16 Dargan Street NAREMBURN NSW 2065.	Being Assessed by Development Officer	Demolish existing garage and reconstruct a new double garage with a new secondary dwelling above and associated works	Romeocad Design	Willoughby Local Planning Panel
2020/77	3/04/2020	13 Chaleyer Street NORTH WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	New swimming pool and deck at rear of property. Rear extension, Basement excavation and extension, new rear Deck and associated works.	Drafting Help Pty Ltd	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/48	9/03/2020	32A MacMahon Street NORTH WILLOUGHBY NSW 2068.	On Notification for public comment	Construct first floor addition at rear of existing semi-detached residence, carport and removal of concrete paving at rear of house.	Ms Natalie Woodhouse	Delegated Authority
2019/319	7/11/2019	62 Tyneside Avenue NORTH WILLOUGHBY NSW 2068.	Stop the Clock - additional information required	Construction of new two storey dwelling and associated works.	Metricon Homes	Delegated Authority
2020/75	2/04/2020	6 Marooba Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Construction of a new single garage and carport and associated landscape/site works as indicated in the submitted plans including small garden shed.	Mrs Lucy Shelley Morgan	Delegated Authority
2020/31	20/02/2020	84 Cliff Avenue NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Installation of fibreglass swimming pool, paving and pool fencing.	Mrs Susan Schmidt	Delegated Authority
2020/26	14/02/2020	97 Kameruka Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and additions to dwelling, swimming pool, landscaping and associated works.	Mr Adam Glen McGuren	Delegated Authority
2019/400	23/12/2019	4 Dalmeny Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and additions to dwelling, garage, driveway and paving, front fence and gate, landscaping, relocation of stormwater tank and associated works.	Tianyu Li	Delegated Authority
2019/385	17/12/2019	44 Narani Crescent NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and additions to dwelling, double car port, alterations to front fence, terracing and associated works.	Jennifer Louise Stiel Mildren	Delegated Authority
2019/362	2/12/2019	24 Lower Cliff Avenue NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Demolition of garage and construction of carport and associated works.	Austek Home Improvements Pty Ltd	Delegated Authority
2019/332	14/11/2019	11 Marana Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Additions and alterations to dwelling and associated works.	Anne Colville Architect Pty Limited	Delegated Authority
2020/80	3/04/2020	50 Lower Bligh Street NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Construction of a 3 x 4 m pool in lot 2 of existing dual occupancy development	Trident Design and Construction	Delegated Authority
2019/321/A	3/04/2020	39 Baroona Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Rename DA approved hardstand area to "new driveway", and remove condition #7 from the consent.	The Small Works Dept Pty Ltd	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2020/73	31/03/2020	11A Dorset Road NORTHBRIDGE NSW 2063.	On Notification for public comment	Alteration of a skylight, extension of existing balcony, internal alterations, window changes and associated works.	Hayes - Interior Design	Delegated Authority
2020/72	30/03/2020	1 Noonbinna Crescent NORTHBRIDGE NSW 2063.	On Notification for public comment	Demolition of existing dwelling and construction of a new dwelling, swimming pool, landscaping, double garage and associated works.	Bigpark Pty Ltd	Delegated Authority
2020/67	27/03/2020	3 The Palisade NORTHBRIDGE NSW 2063.	On Notification for public comment	Addition of window to kitchen and associated works.	Visionata Architects	Delegated Authority
2019/356	28/11/2019	76 Minnamurra Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and addition to existing dwelling, new swimming pool, landscaping and associated works.	Intelligent Architecture	Delegated Authority
2019/283	1/10/2019	30 Minimbah Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Construction of a new two storey dwelling.	Metricon Homes	Delegated Authority
2018/38/A	22/01/2020	21 Coorabin Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Modification of floor plans, garage and elevations.	Robert Mann Architecture and Design Pty Ltd	Delegated Authority
2020/50	10/03/2020	109 Kameruka Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alteration and additions to dwelling, rear deck, double hardstand carspace, landscaping and associated works.	Design Vines Architects	Delegated Authority
2017/488/A	31/10/2019	75 Coolawin Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations to floor levels, demolition of some walls, change to roof pitch to retain approved ridge height.	Mrs Taleen Marcarian	Delegated Authority
2020/51	10/03/2020	17 Coolawin Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Demolition of existing dwelling and construction of a new dwelling house, swimming pool and landscaping works.	GSA Planning	Delegated Authority
2019/38/A	21/02/2020	50 Lower Bligh Street NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Modify original proposal to include addition of secondary driveway for Lot 2, internal alterations and additions and associated works.	Trident Design and Construction	Delegated Authority
2020/23	12/02/2020	34A Harden Avenue NORTHBRIDGE NSW 2063.	Stop the Clock - additional information required	Alterations and first floor addition to semi detached dwelling, workshop/cabana, carport and associated works.	The Site Foreman (Nsw) Pty Ltd	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/289	10/10/2019	47 Tunks Street NORTHBRIDGE NSW 2063.	Stop the Clock - additional information required	Construction of a single residential dwelling and associated landscape works	Wincrest Group Pty Ltd	Delegated Authority
2020/61	20/03/2020	52 Minnamurra Road NORTHBRIDGE NSW 2063.	On Notification for public comment	Alterations and additions to dwelling, driveway, retaining walls and lift access from garage to upper floor level and associated works.	Mrs Amanda Jane Bardwell and Mr Maitland Paul Bardwell	Willoughby Local Planning Panel
2019/186/A	20/03/2020	3 Minimbah Road NORTHBRIDGE NSW 2063.	On Notification for public comment	Modify original proposal to include external changes to elevations from Level 2 to roof level, additions and internal alterations to Level 2 and 3 and associated works.	Mr Ian Traill	Willoughby Local Planning Panel
2019/308	1/11/2019	15 Woonona Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Renotification - Demolition of existing dwelling, new dwelling and associated works.	Ms Rachel Anne Balfour	Willoughby Local Planning Panel
2019/259	17/09/2019	51 Minnamurra Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and additions to existing dwelling, Swimming pool and associated works.	Nic Najjar	Willoughby Local Planning Panel
2019/268	24/09/2019	8 Aubrey Road NORTHBRIDGE NSW 2063.	Stop the Clock - additional information required	Demolition of existing dwelling and ancillary structures and construction of new dwelling, swimming pool, garage and associated works.	MacKenzie Architects International Pty Ltd	Willoughby Local Planning Panel
2020/8	20/01/2020	2 Coolawin Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and additions to existing dwelling, swimming pool, landscaping and associated works.	Wen Architects	Willoughby Local Planning Panel
2019/391	19/12/2019	11 Minnamurra Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Demolition of existing structures and construction of new dwelling, garage, swimming pool, landscaping and associated works.	Ms Vanessa Jane Bradburn	Willoughby Local Planning Panel
2017/475/A	12/02/2020	19 Coolawin Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Modify original proposal to include dwelling alterations and additions, landscaping and associated works.	Tobias Partners Pty Ltd	Willoughby Local Planning Panel
2019/322	8/11/2019	34 Minnamurra Road NORTHBRIDGE NSW 2063.	Stop the Clock - additional information required	Alterations and additions to dwelling, demolition and construction of garage, terrace, relocation and size reduction of swimming pool and associated works.	Ursino Architects	Willoughby Local Planning Panel

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/358	28/11/2019	81 Minimbah Road NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Alterations and additions to existing dwelling, new front fence, roof garden to garage and associated works.	Blake Letnic Architecture	Willoughby Local Planning Panel
2019/359	29/11/2019	59-67 Strathallen Avenue NORTHBRIDGE NSW 2063.	Being Assessed by Development Officer	Demolition of existing structures, construction and use of a 124-place child care centre and swim centre including 50 off-street car spaces, associated landscaping works and business identification signs.	Senses Northbridge Pty Ltd Atf - Unit Trust	Willoughby Local Planning Panel
2020/44	27/02/2020	9 Strathmore Parade ROSEVILLE NSW 2069.	Being Assessed by Development Officer	Construction of driveway including crossover and carport to the front of the property.	Mr Benjamin Paul Fitzsimmons and Mrs Clare Fitzsimmons	Delegated Authority
2019/379	13/12/2019	39 Findlay Avenue ROSEVILLE NSW 2069.	Being Assessed by Development Officer	Alterations and additions to existing dwelling including rear additions, new first floor, pool, garage extension and associated works.	Mr Christopher John Blayne	Delegated Authority
2019/346	26/11/2019	70 Findlay Avenue ROSEVILLE NSW 2069.	Being Assessed by Development Officer	Alterations to rear of house, rear deck and roof, extend existing carport and associated works.	Ms Emma Caroline Hamilton	Delegated Authority
2020/71	30/03/2020	48 Boundary Street ROSEVILLE NSW 2069.	On Notification for public comment	Alterations and first floor and rear additions to dwelling, demolition of garage and construction of double garage, landscaping, boundary fencing and associated works.	Mr Raymond Ng	Delegated Authority
2019/370	9/12/2019	122 Archer Street ROSEVILLE NSW 2069.	Being Assessed by Development Officer	Demolition of existing house and construction of a new two-storey dwelling with pool, spa, landscaping and associated works.	Mr Gideon Reiss	Delegated Authority
2020/55	13/03/2020	2 King Edward Street ROSEVILLE NSW 2069.	On Notification for public comment	Demolition of rear garage, alterations and additions to dwelling, cantilevered shade structure and associated works.	Xiaodong Yu	Delegated Authority
2019/213	30/07/2019	66 Macquarie Street ROSEVILLE NSW 2069.	Stop the Clock - additional information required	Alterations and first floor addition to dwelling, landscaping and associated works.	In Bauhaus Group Pty Ltd	Delegated Authority
2019/129	21/05/2019	11 Ferncourt Avenue ROSEVILLE NSW 2069.	Stop the Clock - additional information required	Rear two storey alterations and additions to dwelling, swimming pool, roof to carport and associated works.	Mr Cheng Yang	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/292	14/10/2019	67 William Street ROSEVILLE NSW 2069.	Being Assessed by Development Officer	Alterations and first floor additions to existing single storey buildings and associated works	The Housing Connection Limited	Delegated Authority
2019/341	20/11/2019	452 Penshurst Street ROSEVILLE NSW 2069.	Being Assessed by Development Officer	Alterations and additions to dwelling and garage, pergola, swimming pool, front fence and associated works.	Mr Phillip Manu	Willoughby Local Planning Panel
2019/406	24/12/2019	66 Chandos Street ST LEONARDS NSW 2065.	Being Assessed by Development Officer	Fitout and use as restaurant at ground floor level with external seating.	Architecture Urbaneia	Delegated Authority
2020/46	3/03/2020	18 Salisbury Road WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Alterations and additions to a semi detached dwelling	Ms Sarah Elizabeth Sandstad and Mr Richard Karl Pfeil	Delegated Authority
2019/380	16/12/2019	33 Cobar Street WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Alterations and first floor additions, deck, extend carport and roof and associated works.	Mrs Amy Sonia Miles	Delegated Authority
2020/81	3/04/2020	2 Hector Road WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	New roof to external paved area with new sliding doors & windows.	In + Out Pty Ltd	Delegated Authority
2018/35/B	3/04/2020	10 Julian Street WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Delete ensuite from approved plan	Third Wave Design Pty Ltd	Delegated Authority
2020/62	23/03/2020	17 Cobar Street WILLOUGHBY NSW 2068.	On Notification for public comment	Removal of existing and construction of retaining wall and boundary fence and associated works.	Wisdom Pools and Landscapes	Delegated Authority
2018/380/A	10/03/2020	4 Penshurst Street WILLOUGHBY NSW 2068.	On Notification for public comment	Modify existing consent by altering first floor wall location, installing new window at ground floor level, new skylight and amendments to existing skylight, changes to the windows O2 and O3 and associated works.	Rodrigo Chang	Delegated Authority
2017/378/A	19/03/2020	15 Julian Street WILLOUGHBY NSW 2068.	On Notification for public comment	Modify original proposal to include changes to cladding, fenestration, awning, carparking, floor area and associated works.	Mr Adithya Pratama Witjaksono and Ms Odette Jane Linnett	Delegated Authority
2019/376	12/12/2019	81 Marlborough Road WILLOUGHBY NSW 2068.	Stop the Clock - additional information required	Alterations and first floor addition to dwelling and associated works.	Mr Alexander To	Delegated Authority

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/355	28/11/2019	1 Remuera Street WILLOUGHBY NSW 2068.	Stop the Clock - additional information required	Demolition of existing dwelling and construction of two (2) dwellings (dual occupancy), garages, swimming pool, landscaping and associated works.	Dieppe Design Pty Ltd	Delegated Authority
2020/2	7/01/2020	38 High Street WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Alterations and additions to dwelling, new car space, driveway and associated works.	Beeecraft Pty Ltd	Delegated Authority
2020/43	26/02/2020	7A Armstrong Street WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Alterations & additions to existing rear of dwelling, proposed car hardstand and associated works.	Mr James Wayne Thomas Ross and Vanessa Ross	Delegated Authority
2007/339/B	20/08/2019	555 Willoughby Road WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Modification of Condition 16 (Hours of Operation) and Condition 19 (Maximum Numbers of Persons Permitted to Occupy the Premises)	Opposite Field Pty Ltd	Delegated Authority
2017/240/A	4/03/2019	150 Mowbray Road WILLOUGHBY NSW 2068.	Under Appeal in the Land & Environment Court	Modify condition 18 - hours of operation and trial period - to allow the gymnasium to operate 24 hours on a permanent basis	CWG Property Pty Ltd	Land & Environment Court
2019/12	1/02/2019	678 Willoughby Road WILLOUGHBY NSW 2068.	Under Appeal in the Land & Environment Court	Development and fitout for a centre-based child care centre for 80 children.	Mr Nicholas Anthony Caswell	Land & Environment Court
2007/581/A	27/11/2019	Leisure Centre 2 Small Street WILLOUGHBY NSW 2068	Stop the Clock - additional information required	Change of hours of use of Floodlights on the Bicentennial Baseball Diamond, amend Condition No. 17 and delete Condition No. 17A.	Willoughby City Council	Willoughby Local Planning Panel
2019/168	26/06/2019	14 Artarmon Road WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Construction of one residential building including demolition of existing structure, basement parking, ground floor retail and public domain and landscaping - AMENDED PLANS AND DOCUMENTATION.	L.E.P.C9 Pty Ltd	Willoughby Local Planning Panel

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Application Number	Lodged Date	Address	Status	Description	Applicant	Authority
2019/253	12/09/2019	82 Eastern Valley Way WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	Demolition of the existing dwellings and structures on the site, construction of a new multidwelling housing development comprising eleven dwellings and associated common access driveway, parking, landscaping and associated works.	Luxeco Property Pty Ltd	Willoughby Local Planning Panel
2019/394	20/12/2019	43 Second Avenue WILLOUGHBY EAST NSW 2068.	Being Assessed by Development Officer	Demolition and construction of carport and paving, front and side fencing, landscaping, driveway and associated works.	Patrick O'Carrigan and Partners Pty Ltd	Delegated Authority
2019/338	18/11/2019	57 Third Avenue WILLOUGHBY EAST NSW 2068.	Being Assessed by Development Officer	Alterations and additions to dwelling, new pool, landscaping and associated works.	Mr Christopher Ian Ongley and Ms Jasmine Narelle Fuiva Ratcliffe	Delegated Authority
2006/995/B	20/03/2020	43 First Avenue WILLOUGHBY EAST NSW 2068.	On Notification for public comment	Modify proposed carport roof from pitched to flat roof and associated works.	Jonathan Ignatius McCormick	Delegated Authority
2018/375	15/11/2018	56 Fourth Avenue WILLOUGHBY EAST NSW 2068.	Being Assessed by Development Officer	Erection of a new two storey dwelling with double garage and pool on vacant land.	Mr Henry John Waldo Lance	Delegated Authority

PLANNING PROPOSAL APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant
PP-2016/1	14/04/2016	Mandarin Centre 65 Albert Avenue CHATSWOOD NSW 2067.	Refused by Council after initial assessment. Considered for supported by Sydney North Planning Panel on 10 September 2019. To Gateway	Amendment to WLEP 2012 to permit use of shop top housing and amendments to FSR and height development standard	Urbis
PP-2016/7	22/12/2016	45 Victor Street CHATSWOOD NSW 2067.	Inactive	Proposal to amend the Willoughby LEP to allow a mixed use building up to RL264 with a minimum non residential component of 5:1.	Mirvac Group
PP-2017/1	6/03/2017	3 Walter Street WILLOUGHBY NSW 2068.	General Assessment	Change current zoning from R3 to R4.	Walter Projects Pl Atf Walter Developments Trust
PP-2017/3	27/09/2017	629 Pacific Highway CHATSWOOD NSW 2067.	Supported by Council (Feb 2018). Returned from DPIE for further analysis 3/11/2019	Amendment of the WLEP 2012 to include special provisions for the subject land to permit FSR of up to 6:1 and building height of up to 90m.	DPG Project 33 Pty. Ltd.
PP-2017/5	23/10/2017	1A – 2a Bowen Street CHATSWOOD NSW 2067.	Supported by Council 13 May 2019 Responding to DPIE request for further information dated 31/10/2019	Construction of Residential Flat Buildings.	Urbis
PP-2017/6	30/11/2017	54-56 Anderson Street CHATSWOOD NSW 2067.	Supported by Council 25/6/2018 to Gateway. Returned from DPIE for further analysis 3/11/2019.	Change zoning from R3 to B4 and height and FSR.	DPG Project 33 Pty. Ltd.
PP-2017/7	1/12/2017	753 Pacific Highway CHATSWOOD NSW 2067.	Supported by Council. Returned from DPIE for further analysis 3/11/2019.	Rezoning to B4 mixed use and permit FSR of 6:1 and height of 25 storeys.	Ellis St Development
PP-2017/8	19/12/2017	3&5 Help Street CHATSWOOD NSW 2067.	Supported by Council. Returned from DPIE for further analysis 3/11/2019.	Modify FSR and building height.	Parade Consulting Pty Ltd

PLANNING PROPOSAL APPLICATIONS AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant
PP-2018/1	22/01/2018	58 Anderson Street CHATSWOOD NSW 2067.	Supported by Council. Returned from DPIE for further analysis 3/11/2019.	Zone change from R2 to B4 and increase height limit to 90m and FSR to 6:1.	Parade Consulting Pty Ltd
PP-2018/3	18/5/2018	5-9 Gordon Avenue, Chatswood	Supported by Council 11 February 2019 to Gateway. Returned from DPIE for further analysis 3/11/2019.	Rezoning R3 to B4 on CBD site with increases in height and FSR	DPG Project 32 Pty Ltd
PP-2018/4	13/07/2018	871 Pacific Highway, CHATSWOOD NSW 2067.	Supported by Council 11 February 2019 to Gateway Returned from DPIE for further analysis 3/11/2019.	Planning Proposal - Amendment to the WLEP to permit mixed use on the site, consistent with Chatswood CBD Strategy; rezone site; increase height limit & FSR; minimum non-residential FSR standard.	Megland Group Pty Ltd
PP-2018/6	24/07/2018	51 Archer Street, CHATSWOOD NSW 2067.	Supported by Council 24 September 2018 to Gateway. Returned from DPIE for further analysis 3/11/2019.	Amendment to WLEP 2012 to include site specific special provisions for the subject land that allow for a FSR of up to 6:1 and building height up to 90m.	DPG Project 33 Pty. Ltd.
PP-2018/9	17/08/2018	Various across LGA	Final stages	Heritage Review 2018	Willoughby City Council
PP-2018/12	20/12/2018	815 Pacific Highway CHATSWOOD NSW 2067.	General Assessment	Amend height of building (HOB) & Floor Space Ratio (FSR) development standards. Removal of 100 sqm restriction on shop (GFA)	HDC PLANNING
PP-2018/11	20/12/2018	12 Frederick Street ST LEONARDS NSW 2065.	Superseded by amended PP below	Change from IN1 to B7, increase HOB and FSR and add additional permitted use (shop).	Dexus Projects Pty Ltd
PP-2018/11/A	23/03/2020	12 Frederick Street ST LEONARDS NSW 2065.	General Assessment	Amended 2018 Planning Proposal to seek schedule 1 additional permitted uses (rather than rezoning of site) to allow for higher order and knowledge intensive employment uses and low cost housing.	Dexus Projects Pty Ltd
PP-2020/2	23/03/2020	1 Walter Street WILLOUGHBY NSW 2068.	General Assessment	Amend the zoning from R3 Medium density, FSR of 0.9:1 and height limit of 12M to R4 High Density residential with 1.5:1 FSR, Height limit of 24M for 3-13A and 27M for 15-31 Walter St.	Walter Projects Pl Atf Walter Developments Trust

APPLICATIONS TO BE DETERMINED BY SYDNEY NORTH PLANNING PANEL AS AT 6 APRIL 2020

Application Number	Lodged Date	Address	Status	Description	Applicant
2017/181/F	28/02/2020	989-1015 Pacific Highway ROSEVILLE NSW 2069.	On Notification for public comment	SNPP - Modify original proposal to include internal & external reconfiguration, change in layout of apartments, car parking and associated works.	Roseville 88 Pty Ltd
2019/247	9/09/2019	26 Crabbes Avenue NORTH WILLOUGHBY NSW 2068.	Being Assessed by Development Officer	SNPP - Demolition of existing structures and the construction of a new registered Club, Seniors Living containing self contained dwellings, a residential Aged Care facility, new shop top housing including basement carparking and ancillary uses and including a new park.	Hyecorp Property Group
2020/7	17/01/2020	446 Victoria Avenue CHATSWOOD NSW 2067.	Being Assessed by Development Officer	SNPP - Demolition of the existing structure and concept approval for a building envelope for a commercial development incorporating Chatswood RSL Club.	Chatswood RSL Club Limited

COMMUNITY, CULTURE & LEISURE DIRECTORATE**15.12 AFFORDABLE HOUSING STRATEGY**

ATTACHMENTS:	1. IMPLICATIONS 2. DRAFT AFFORDABLE HOUSING POLICY 3. DRAFT AFFORDABLE HOUSING STRATEGY 2020 (TO BE DISTRIBUTED SEPARATELY)
RESPONSIBLE OFFICER:	MELANIE SMITH – COMMUNITY, CULTURE & LEISURE DIRECTOR
AUTHOR:	MICHAEL CASHIN – COMMUNITY LIFE MANAGER
CITY STRATEGY OUTCOME:	5.2 – DEMONSTRATE LEADERSHIP AND ADVOCACY FOR LOCAL PRIORITIES
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To seek Council's endorsement to place the *Draft Affordable Housing Strategy 2020* and *Draft Affordable Housing Policy* on public exhibition for a period of 28 days.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Endorse the *Draft Affordable Housing Strategy 2020* and *Draft Affordable Housing Policy* for public exhibition for a period of 28 days.**
- 2. Receive a report on the feedback from the public exhibition period by July 2020.**

3. BACKGROUND

This report presents the *draft Affordable Housing Policy* and *draft Affordable Housing Strategy 2020*. These documents outline Council's statutory, policy, operational and ethical obligations in relation to affordable housing.

Council adopted its first *Housing Policy* in 1998 which required 4% of the total floor space of new dwellings within identified precincts to be provided as affordable housing. In 2005 Council undertook research and updated its housing policy, *Willoughby City Council Housing Needs Policy (2005)*.

The draft documents presented in this report are required as a response to targets within the *North District Plan* and draft *Willoughby Housing Strategy 2036* and will supersede previous affordable housing policies.

The report requests Council approval to place the documents on public exhibition for a period of 28 days.

4. DISCUSSION

Affordable Housing differs from Social housing. Social Housing is a form of affordable housing that caters to households experiencing the highest housing stress and social disadvantage. Although social housing supply and renewal is being addressed through programs such as Communities Plus and the Social and the Affordable Housing Fund, delivery needs to be accelerated to cope with the growing waiting list. Simultaneously, more affordable rental housing is required as a stepping stone for households in social housing who are capable of entering the private rental market, thereby freeing up housing for those most in need.

Affordable housing is appropriate for the needs of low to moderate income households and priced so families are able to meet other basic living costs such as food, clothing, transport, medical care and education. It is generally accepted that housing is considered affordable if housing costs are less than 30% of gross household income. If a household is spending more than 30% of income on housing costs it is described as being in housing stress. Housing stress impacts on quality of life and the ability to afford other living costs.

The issues surrounding the provision of affordable housing are complex, requiring collaborative action by all levels of government. The inclusion of an affordable housing target in the *North District Plan* requires Councils to develop affordable housing policies.

Willoughby City Council has operated an Affordable Housing Program since 1998. The program is comprised of the following components:

1. Affordable Rental Housing Properties – Residential dwellings let to moderate income earners with the aim of addressing housing affordability for key and essential workers;
2. Affordable Housing Sites - Council owned land identified for future development as affordable housing;
3. Affordable Housing Reserve – Funds reserved exclusively for affordable housing initiatives.

The NSW Government introduced the State *Environmental Planning Policy No 70 – Affordable Housing (SEPP 70)* in 2002 to allow specified councils to prepare an affordable housing contribution scheme for certain precincts, areas or developments within their local government area. Willoughby was one of three NSW Councils originally included in *SEPP 70*. In February 2019, *SEPP 70* was further expanded to include all councils across NSW.

SEPP 70 has an advantage over other planning policies as dwellings and financial contributions collected are dedicated for affordable housing in perpetuity. Council currently levies a 4% affordable housing contribution through *SEPP 70* within zones identified in the *WLEP*. Council also acquires affordable housing dwellings and financial contributions through Voluntary Planning Agreements.

Council's affordable housing assets comprise of 34 residential units and \$12.8m of funds collected through *SEPP 70* and *Voluntary Planning Agreements*. In addition, Council has identified potential Council owned properties suitable for development of medium density multi-storey residential affordable housing.

In December 2019, Council endorsed the draft *Property Strategy* for public exhibition public exhibition from February to April, 2020. The strategy documents the approach to the development and management of the Council property portfolio and aims to maximise community benefits, ensure Council's long term financial viability and minimise Council's risk exposure. The *Property Strategy* will enable opportunities for affordable housing development on suitable Council owned sites.

4.1 Affordable Housing Policy

As Council cannot directly influence affordability in the local housing market, or reasonably provide the required volume of affordable rental housing within the LGA, Council adopted a policy position to prioritise affordable housing for moderate income households that are vital to the prosperity of the local economy. Council defines these families as key and essential worker households.

Council's *draft Affordable Housing Policy* is provided at Attachment 2. The *Policy* provides the overarching position statement for the Affordable Housing Program to assist the delivery of *Our Future Willoughby* priorities and objectives.

The draft *Policy* comprises principles to guide the *draft Affordable Housing Strategy* which in turn details specific actions to increase the affordable rental housing available within the LGA to key and essential worker households.

4.2 Affordable Housing Strategy

Due to the implementation of the *North District Plan*, the *WCC Housing Strategy*, Council now requires an *Affordable Housing Strategy* to ensure our affordable housing obligations and commitments are documented, implemented and monitored.

The *draft Affordable Housing Strategy* (Attachment 3) was developed following a review of Council's affordable housing program and assets against planning and legislative requirements.

The draft strategy contains three outcomes areas;

Outcome 1: *Council will increase the future supply of affordable rental housing within the LGA through affordable housing targets and policy.*

Outcome 2: *Council's Affordable Housing Program and assets are strategically managed to optimise social outcomes, asset development and financial sustainability.*

Outcome 3: *Council recognises affordable housing as a vital element of social and economic infrastructure and will advocate for the increased delivery of diverse affordable housing products.*

Key outputs of the strategy include:

- The development of affordable housing projects on identified Council owned sites;
- The increase of affordable housing targets from 4% to 10% under the *WLEP* enabled through *SEPP 70*;
- Increasing the number of Council's affordable housing dwellings from 34 to 70 by 2026.

An Affordable Housing Project Control Group will oversee the operational implementation of the *Affordable Housing Strategy*. The *Property Strategic Plan* informs the strategic management of Council owned affordable housing assets and future development of affordable housing on identified Council owned sites.

Consultation with State Government departments and other stakeholders

Council staff met with the housing policy team of the Department of Planning and Environment to discuss current and future opportunities at the State level to increase the supply of affordable housing. Council staff also attended a roundtable event held by the Greater Sydney Commission to discuss affordable housing issues. These meetings are an important step in developing good working relationships with the State government and to understand wider affordable housing needs and opportunities. Discussions have also been held with other local Councils regarding their policy approach to affordable housing.

Council officers sought advice from policy staff from the Australian Housing and Urban Research Institute (AHURI) and the Department of Design, Architecture and Building at the University Technology during the development of the draft documents. Further commentary on the draft documents will be sought from these sources during the public exhibition period and included in the July 2020 report to Council.

Public Exhibition

It is recommended that the *draft Affordable Housing Policy* and *draft Affordable Housing Strategy* be placed on public exhibition for a minimum period of 28 days, during which time submissions will be invited from the community. Following the exhibition, a report will be prepared and presented back to Council with a final recommendation.

It is proposed that the public exhibition will be undertaken through the following means:

- Notification
 - Council's website
 - What's on in Willoughby
 - Community newsletters
 - Council social media
 - Email notification to relevant stakeholders

- Consultation
 - Have your say
 - Formal submissions
 - Requests for comment from NSW Planning, Greater Sydney Commission, Community Housing organisations and affordable housing policy specialists.
 - Consultation with affordable housing tenants.

Following consideration of any submissions and feedback, a further report will be presented to Council for its consideration.

5. CONCLUSION

The *draft Affordable Housing Policy* articulates Council's commitment to increasing affordable housing for key and essential worker households.

The *draft Affordable Housing Strategy* documents the actions Council will take to improve housing affordability. It ensures Council's legislative and policy obligations are achieved and Council is positioned to maximise community benefits, ensure Council's long term financial viability and minimise Council's risk exposure.

Placing the documents on public exhibition will enable Council to consider the feedback from the community and from affordable housing specialists for consideration prior to adoption.

ATTACHMENT 1

IMPLICATIONS	COMMENT
City Strategy Outcome	3.5 – Maintain quality of life by balancing population growth with the provision of assets and services
Business Plan Objectives, Outcomes/ Services	This report relates to the Community Life Business Plan goal to increase the supply of affordable housing.
Policy Consultation	<p>This matter requests Council adopt an Affordable Housing Policy. This report has been prepared with input from:</p> <ul style="list-style-type: none"> • NSW Planning and Environment • Discussions with Community Housing Providers • Strategic advice from peak bodies (AHURI / NSW Housing Federation).
Resource	Operational resources were used to develop the Affordable Housing Policy and Strategy.
Risk	As the report contents potentially impact on the ability to achieve Council's strategic objectives, the risk associated with this report is moderate when reviewed against Council's risk management framework.
Legal	Not applicable.
Legislation	The contents of this report ensure Council complies with its legislative obligations relating to affordable housing.
Budget/Financial	There are no budget ramifications relating to the recommendations of this report. Affordable housing initiatives requiring Council approval will be reported separately.



Attachment 2

Affordable Housing Policy

DRAFT

Date Adopted / Approved	TBA
Next Review Date	April 2024
Version	1
Responsible Position	Community Life Manager
Administration Reference	Doc Set ID

1. PURPOSE

To guide decision making by defining Council's role in relation to affordable housing. The policy includes Council's commitment to increasing the level of affordable housing for moderate income key and essential workers in the Willoughby Local Area and outlines its role in advocating for local social and affordable housing needs.

2. CITY STRATEGY OUTCOME

Our Future Willoughby 2028 identified five city outcomes guiding our community's future direction in relation to Council's policy making, along with 29 community priorities. The following two community priorities are applicable to a city that is effective and accountable and meet principles of sustainability, social justice and ethical government that govern the Strategic Plan.

5.2 - Demonstrate leadership and advocacy for local priorities

5.4 - Anticipate and respond to changing community and customer needs

3. APPLICATION

This policy guides Council's decision making and advocacy for affordable rental housing and the provision and maintenance of its affordable housing stock.

4. POLICY PRINCIPLES

The following guiding principles outline Council's commitment to the provision of affordable housing in our local area:

- Council recognises a social, ethical and legislative responsibility to address housing affordability on behalf of the community;
- Access to appropriate and affordable housing is a basic requirement for all people as an essential component of social infrastructure;
- Affordable Housing increases economic productivity by providing affordable local housing choices for key and essential workers;

5. POLICY STATEMENT

Although there are limits to the mechanisms Council can use in regards to affordable housing the recognised need for increased levels in the Willoughby Local Area has been recognised and addressed by Council by way of policies for over two decades. It has used planning mechanisms, strategies and advocacy to facilitate the provision of affordable housing.

Council considers that affordable housing is vital to social and economic development and continues to support this long standing commitment to increase affordable housing in our local area.

Key and essential worker households support our local communities and economies in frontline services such as health care, education, child care, aged care, emergency services, community services, retail and hospitality. These workers are necessary for the normal functioning of our city and community.

Council is committed to do its part in the provision of affordable housing for key and essential worker households while continuing to advocate for the shortfall in local social and affordable housing needs.

6. COUNCIL FUNCTIONS, ACTIVITIES AND RESPONSIBILITIES

Local government, while not having primary responsibility for affordable housing provision, has local and regional influence. NSW Government plans related to affordable housing are implemented at the local level. Council actively intervenes by developing appropriate planning mechanisms, strategies and via advocacy, facilitation and service provision. Willoughby Council's role in these areas is categorised below.

Demonstrating leadership (analysing trends and establishing direction) - Demonstrating leadership for local and regional affordable housing needs by monitoring affordable trends, identifying the level of need and developing policies to address.

Owner/Custodian - Stewardship of affordable housing assets to increase affordable housing for key and essential workers. Council's affordable housing assets are strategically managed to optimise social outcomes and financial sustainability. Council's allocation of assets in the provision of affordable housing is categorised as;

- Affordable Rental Housing Dwellings – Residential dwellings let to moderate income earners with the aim of addressing housing affordability for key and essential workers;
- Affordable Housing Sites - Council owned land identified for future development as affordable housing;
- Affordable Housing Reserve – Funds reserved exclusively for affordable housing initiatives.

Regulator (enforcer of legislation) - Ensuring development applications and planning proposals consider and include an adequate level of affordable housing dwellings to increase the provision of affordable housing locally as per the obligations articulated in the *Willoughby Local Environmental Plan 2012*, *Willoughby Housing Strategy 2036*, *State Environmental Planning Policy 70 (Affordable Housing)* and the *North District Plan*.

Information provider - Ensuring information is provided regarding affordable housing projects, services and policy.

Advocacy (on behalf of the community and local government sector) - Monitoring local affordable housing need and advocating on the behalf of the community to address identified need.

Facilitator (bringing together relevant parties) - Facilitating partnerships between government, commercial and community housing sectors in order to address local and regional affordable housing priorities.

Deliverer of services (in part or in full) - Delivery of Council's affordable housing program via the appointment of a Community Housing Provider to manage Council's affordable housing dwellings with tenancies prioritised for the needs of key and essential workers.

7. MONITORING AND REVIEWS

The Community Life Manager is responsible for:

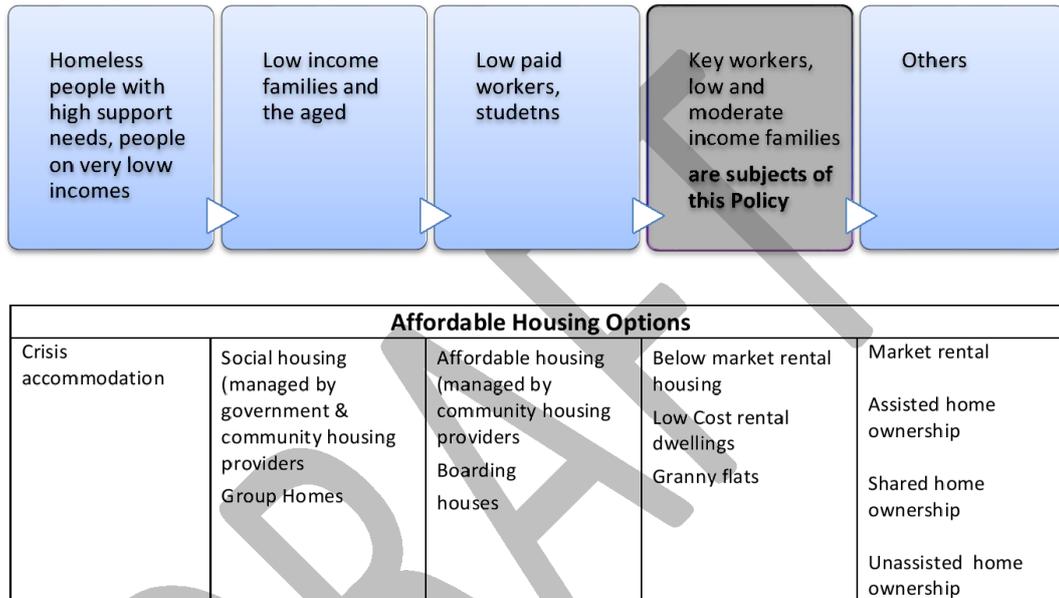
- Implementing, maintaining, monitoring and suggesting improvements to the policy
- Advocating for social and affordable housing
- The review of the policy every four years or more frequently if legislative or policy changes occur.

8. SUPPORTING INFORMATION

8.1 WHILLOUGHBY CITY COUNCIL AFFORDABLE HOUSING STRATEGY

Council's *Affordable Housing Strategy* (Strategy) outlines the need to increase affordable rental housing available within the Willoughby Local Area to key and essential workers households.

Figure 1 shows the spectrum and relationships between the different types of housing across the income levels and associated levels of government support (source: *NSW Government Affordable Housing Taskforce: Interim Report*, March 2012). It is in the provisions for these key local workers that Council has identified a significant gap in which it can assist.



8.2 AFFORDABLE HOUSING PROGRAM

The affordable housing program assists in the delivery of *Our Future Willoughby 2028* priorities and objectives by increasing the affordable rental housing available in the local area to key and essential workers (outlined in 8.1).

Council's affordable housing program and assets are strategically managed to optimise social outcomes, asset development and financial sustainability. Council's activities in the provision of affordable housing is categorised under;

- Affordable Rental Housing Dwellings – Residential dwellings let to moderate income earners with the aim of addressing housing affordability for key and essential workers;
- Affordable Housing Sites - Council owned land identified for future development as affordable housing;
- Affordable Housing Reserve – Funds reserved exclusively for affordable housing initiatives.

8.3 ADVOCACY

Council recognises affordable housing is a vital element of social and economic infrastructure. Advocating for the increased delivery of diverse affordable housing products to meet unmet needs within the Willoughby local area and the region is regarded as essential in meeting the outcomes of both the Community Strategic Plan and the Affordable Housing Strategy.

Governing laws and standards	<ul style="list-style-type: none">▪ <i>Environmental Planning and Assessment Act 1979 No 203</i>▪ <i>State Environment Planning Policy No 70 – Affordable Housing</i>▪ <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>▪ <i>Community Housing Providers (Adoption of National Law) Bill 2012</i>▪ <i>Local Government Act 1993</i>
Related policies and other documents	<ul style="list-style-type: none">▪ <i>Our Future Willoughby 2028</i>▪ <i>Willoughby Local Environmental Plan 2012</i>▪ <i>(Draft) Affordable Housing Strategy 2020 to 2026</i>▪ <i>Willoughby Affordable Housing Program</i>
Document History	<ul style="list-style-type: none">▪ Date adopted:▪ Date adopted: 2005 Willoughby's Housing Needs Policy▪ Date adopted: 1998 Willoughby Housing Policy

DRAFT

Appendix A

Definition	
Affordable Housing	Refers to rental housing offered at rent of up to 30% of household income to very low to moderate income households. Affordable housing must be appropriate to the needs of tenants regarding size, quality, accessibility, location and access to public transport; it must not incur unreasonable costs relating to maintenance and provide security of tenure for a reasonable period.
Affordable housing program	Refers to Council's owned affordable housing assets that it acquired through inclusionary zoning, voluntary planning agreements or captured via other means.
Key & Essential Workers	Key and essential workers are persons employed in roles that are Essential to the functioning of a city. While there is no universal definition of the term, key workers typically include police, fire fighters, teachers, childcare workers, retail and other employee groups who undertake work considered essential for the day-to-day functioning of a city, and who are Typically paid low to moderate salaries.
Planning Agreement	A voluntary agreement between a planning authority and a developer in which a developer agrees that as part of a development proposal or rezoning that they will make a contribution towards a public benefit which is sometimes the dedication of land or dwelling units for the purpose of affordable housing. The Environmental Planning and Assessment Amendment (Development Contributions) Act 2005 sets out certain provisions regulating the making and implementation of planning agreements sometimes referred to as Developer Agreements.
Rental Stress	The State of households who are paying more than 30% of their gross income on rent and are also in the bottom 40% of national equivalised incomes

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15.13 TENNIS COURT STRATEGY 2020 - ADOPTION

ATTACHMENTS:	1. IMPLICATIONS 2. TENNIS COURT STRATEGY 2020 – INCLUDING HIGHLIGHTS OF CHANGES ARISING FROM CONSIDERATION OF COMMUNITY CONSULTATION 3. KEY ISSUES AND RESPONSES 4. FULL COPIES OF SUBMISSIONS
RESPONSIBLE OFFICER:	MELANIE SMITH – COMMUNITY, CULTURE & LEISURE DIRECTOR
AUTHOR:	JULIE WHITFIELD – OPEN SPACE CO-ORDINATOR
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

This report seeks Council's adoption of the amended *Willoughby City Council Tennis Court Strategy (Tennis Court Strategy)*.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Adopt the amended *Willoughby City Council Tennis Court Strategy*, dated January 2020, included at Attachment 2.**
- 2. Delegate authority to the Chief Executive Officer to make minor amendments to the *Willoughby Tennis Court Strategy* which do not alter the intent.**

3. BACKGROUND

On 24 June 2019 Council approved the draft *Tennis Court Strategy* for public exhibition. In March 2020, there was a briefing for Councillors on the *Tennis Court Strategy*.

This report provides details of the feedback received during the public exhibition period of the draft *Willoughby City Council Tennis Court Strategy* and seeks Council's endorsement of the final strategy.

4. DISCUSSION

Tennis is a popular sport for a wide demographic of the Willoughby City community. Council has provided tennis courts in many locations on public open space. A consistent approach to the provision, maintenance and management of the public tennis courts is timely and will provide time efficient administration of the venues.

The *Willoughby Open Space and Recreation Plan 2013* contained an action to undertake an audit of all tennis courts in the City both on public and private land. Council engaged consultants Inside Edge Sport and Leisure to conduct the *Tennis Facility Audit and Management Review*. The review was completed in December 2018 and distributed to all tennis providers in the City for feedback.

The review identified inconsistencies in the manner in which Council manages tennis courts on public land. Officers prepared the draft *Tennis Court Strategy* to guide Council's ongoing management of tennis courts on public land and improve service provision to the community.

The strategy is the first time that the management process has been clearly defined for tennis courts on Council owned/managed land.

4.1 Consultation

The draft *Tennis Court Strategy* was placed on public exhibition on 15 August 2019 to 15 October 2019. A notice was placed on Council's *Have Your Say* website along with a notice in the Council section of the *North Shore Times*.

The *Have Your Say* website asked a series of survey questions about the draft Strategy's direction, core values and goals (Long-Term, Short-Term and Medium Term). Survey respondents were asked to indicate whether they were a tennis player/club member/resident of Willoughby LGA/ resident of another Council area.

Comments were received from 61 people. A summary of key issues raised in the submissions and officer's responses are contained in Attachment 3.

Full copies of the submissions are included in Attachment 4.

- 44 respondents supported or mostly supported the Strategy
- 6 respondents did not support the Strategy
- 11 respondents did not specify/ did not answer

4.2 Recommended Amendments

In response to the submissions, a number of amendments have been recommended. These are detailed below and are recommended to Council for adoption in the amended *Willoughby City Council Tennis Court Strategy*. Where minor amendments were suggested to increase clarity of intent, these have been included in the recommended changes.

Figure 1- Current wording and new wording

Current wording	New wording
Strategic Direction	
Tennis courts are one of the means by which a community can develop an active and healthy lifestyle.	Tennis courts are one of the means by which a community can develop an active, healthy and socially engaged lifestyle.
Core Values	
Sustainability: monitoring the public usage levels of tennis courts, . . .	Sustainability: monitoring the community usage levels of tennis courts: . . .
Social justice: Improving access to all tennis courts including wheelchair sports; ...	Improving access to all tennis courts including wheelchair sports where appropriate; ...

Current wording	New wording
Measurements of success	
Public satisfaction levels – compliments/ complaints.	Public satisfaction levels – compliments / complaints / user surveys.

Other amendments to the Strategy are as a result of correcting typographical and formatting errors, and inclusion of additional information. The amendments can be read in the amended Strategy marked as Attachment 2. The amendments have been highlighted for ease of reading. The additional amendments are:

- Page 1 - Addition
2 lawn tennis courts at the Chatswood croquet greens to the list of tennis venues located on Council owned/ managed land.
- Page 2- Inclusion
Data collected by the NSW Office of Sport.
- Page 3 – Corrections
Inclusion of tennis courts into Council’s Asset Register and not requiring a separate stand-alone Asset Management Plan. Tennis court projects will be included in the annual capital works program and Long Term Financial Plan.
- Page 3 – Addition
Independent management agreements for tennis venues may include responsibilities for maintenance, renewals, upgrades and new assets.
- Page 3 – Clarification
Council’s role in sport facilities in general being limited to provision (of land or facilities) – not to promote or run sports programs.
- Page 5 – Addition
Native Title Manager advice will be required for any leases/ licences on Crown reserves.
- Page 5 - Implementation table has been revised to reflect realistic timeframes.

Implementation of the Strategy will be conducted by Council officers in accord with resources allocated through Council’s Annual Operational Plan process.

5. CONCLUSION

Once adopted, the *Tennis Court Strategy* will guide the ongoing management of tennis courts on Council owned/managed land. The long term objective is to provide a consistent approach to tennis court management in the City.

IMPLICATIONS	COMMENT
City Strategy Outcome	5.1 – Be honest, transparent and accountable in all that we do
Business Plan Objectives, Outcomes/ Services	Our community will have access to desirable spaces that have been activated in creative ways.
Policy	<i>Willoughby Open Space and Recreation Plan 2013</i> was used as a guide in the development of the <i>Tennis Court Strategy</i> .
Consultation	The draft strategy was placed on public exhibition from 15 August – 15 October 2019.
Resource	The draft strategy was prepared in-house.
Risk	The level of risk associated with this report is low, with moderate consequences under <i>Council's Risk Management Framework</i> .
Legal	There are no legal ramifications associated with the adoption of the <i>Tennis Court strategy</i> .
Legislation	<i>Local Government Act 1993</i>
Budget/Financial	The draft strategy was prepared in-house and did not incur any external costs. The implementation of the strategy will be undertaken by relevant staff as part of their duties.

Yellow highlights show changes to the Strategy arising from consideration of community consultation.

TENNIS COURT STRATEGY

FINAL

PAST - where we have been

Tennis continues to be a popular sport in Australia since its introduction in the late 1880s. The game can be played in many forms: singles, doubles and mixed doubles, and caters to all ages.

Responding to demand, tennis courts have been built on both public and private land in the Willoughby Local Government Area over many years. Willoughby Council has provided tennis courts for the community by:

- buying established tennis sites eg Kooroora and Tyneside, or
- supporting private investment on public land eg Talus St Reserve and Cleland Park, or
- building courts on public land eg Northbridge War Memorial Reserve/ Bonds Corner

In recent years, tennis courts have replaced bowling greens as lawn bowls has declined in participation, an example being The Willis.

TODAY - where we are now

Under Council's *Open Space and Recreation Plan 2013*, a Tennis Facility Audit and Management Review was undertaken (Inside Edge Sport and Leisure Planners 2018). The audit and review covered all tennis courts in the City, on both public and private land. There are 53 tennis courts on 10 parcels of Council owned / managed land. These courts are predominantly leased to individual clubs/ associations. The sites are:

Location	Ownership	Courts	Management agreement (as at April 2019)
Cleland Park, Artarmon	Crown	6 synthetic	Licences (3 of)
52 Fullers Road, Chatswood	WCC	6 synthetic	Lease
Castle Cove golf course	WCC	3 synthetic	Sub-lease via Castle Cove Golf Club lease
Cortile Reserve, Castlecrag	WCC	2 synthetic	Lease
War Memorial Reserve, Northbridge	Crown	2 bitumen	Bookings via Northbridge Golf Club
Talus Street Reserve, Naremburn	Crown	8 synthetic	
Kooroora Reserve, Chatswood	WCC	6 synthetic	Lease
The Willis, East Chatswood	WCC	13 synthetic	Licences (2 of) and Book-a-Court system via Council
Tyneside Ave, North Willoughby	WCC	5 synthetic	Book-a-Court system via Council
Chatswood croquet greens	WCC	2 grass	Casual hire

The Tennis Facility Audit and Management Review (TFAMR) 2018 provides an overview of:

- State and condition of tennis venues
- Usage levels at existing tennis venues
- Management options for Council venues
- Other potential uses for tennis venues
- Future renewal program

The TFAMR is the basis for Council's Tennis Court Strategy which applies only to courts on Council owned/ managed land.

A further reference is the NSW Office of Sport 2018 snapshot of tennis facilities and participation for the Northern District. Across the Northern Region, there is currently 1 court for every 2770 residents. In Willoughby there is 1 court for every 1508 residents (2018) and for every 1732 residents (2036).

STRATEGIC DIRECTION- where we should go and why, how we will implement our strategic direction

Willoughby is a City of Diversity: diverse landscapes, people and businesses. This diversity underpins our liveable and prosperous City. Community priorities include creating recreation spaces for all, and promoting an active and healthy lifestyle.

A City that is liveable has open space for recreation, leisure and for nature conservation. This open space provides diverse opportunities to attract the community to engage in physical activity or leisurely contemplation.

Tennis courts are one of the means by which a community can develop an active, ~~and~~ healthy and socially engaged lifestyle. Other recreation facilities, such as parks, sportsfields, bike paths, swimming pools, bush walking tracks and golf courses, provide diverse opportunities to become active and engage in sport and recreation as a team, informal group or as an individual.

Council is a level of government that provides leadership, services and support for its community of residents, businesses and visitors. Council works toward our strategic direction by implementing a 4 year Delivery Program and an annual Operational Plan, which are reviewed and reported against in the Council's Annual Report and the 6 monthly reports to Council as required by the Independent Pricing and Regulatory Tribunal.

The ~~TFAMR~~ NSW Office of Sport data collected in 2018 confirms that there are sufficient tennis courts to service the current and future community recreation needs to 2036. Therefore, Council will:

- support the existing provision of tennis courts available for public use, and where they are located on appropriate zoned land.
- retain the 2018 quantity of public tennis courts in the City
- seek complementary sports to share courts where applicable
- support the development of tennis venues to service the local and district needs only.

Attachment 2

- Include tennis courts in Council's Asset Register, so that their management is consistent with the Asset Management Framework (policy, objectives, strategy and plan). Asset Management Plans, consistent with the Asset Management framework.
- Include tennis court capital works projects in the Long Term Financial Plan so that renewals and upgrades will be undertaken in a timely and affordable manner.
- establish independent management agreements for the operation of all tennis venues on public land. These agreements may include responsibilities for maintenance, renewals, upgrades and new assets.

As a general principle, the role of Council is to provide the resources (land and/ or recreation facilities) to enable sport to be played by the community. It is not Council's role to promote a specific sport nor to initiate and run sport programs.

CORE VALUES - guiding principles of our work and how we operate

Council's core values are set out in Council's Community Strategic Plan 2028. Three principles underpin Council's decision making processes including how Council engages with the community and how Council allocates resources. The principles are:

- Sustainability
- Social Justice: Equity; Access; Participation; Rights.
- Ethical Government

These principles closely align with Tennis Australia's four principles that underpin healthy and vibrant tennis venues that effectively service their communities. Tennis Australia's principles are:

- Accessibility
- Sustainability
- Community benefit, and
- Management accountability

Council's core values are applied to public tennis courts in the City:

- Sustainability: monitoring the public community usage levels of tennis courts; ensuring financial provision and capability to maintain/ renew and/ or upgrade courts; liaising with peak tennis organisations to support community clubs and achieve industry best practice.
- Social justice: ensuring tennis courts meets the demographic profile; improving access to all tennis courts including wheelchair sports where appropriate; consulting with the tennis playing community in decisions concerning tennis courts.
- Ethical government: open tendering for the management of the public tennis courts; entering management agreements that ensure public access and maintain public assets.

GOALS

OBSTACLES - what could prevent us from realizing our vision

The City has a finite amount of public open space available for the community's recreation needs. The high cost of real estate realistically precludes Council from purchasing more land to provide

additional open space for a growing population. There are currently 79,976 residents (2018) with an expected growth to 91,848 (2036). There is a desire to partner with private land owners and Government to provide the additional recreation facilities and parks needed to meet the future community.

- Future demand for more diverse recreation opportunities could be constrained by a lack of available open space.
- Potential conflicts could arise between established recreation users and new recreation users sharing recreation venues.

LONG-TERM GOALS - what we will do to implement our strategic direction

To implement our strategic direction for tennis courts in the City, Council will:

- Protect and maintain land zoned RE1 Public Recreation, and support the retention of land zoned as RE2 Private Recreation for future community recreation needs.
- Retain the 2018 quantity of public tennis courts in the City, and seek complementary sports to share courts where applicable.
- Develop, improve and upgrade tennis venues in the City with relevant venue managers to service the local and district needs only.
- Ensure that the condition of tennis venues on public land is recorded in the Council's Asset Management Plans, and that financial resources (either Council or leasee) are available to maintain tennis venues to a safe playable standard.
- Undertake open public tendering for the management and improvement of tennis venues on public land.
- Review the 2012 policy for 'Lease of Tennis Courts' on a regular basis to reflect the Council Community Strategic Plan and industry best practice.
- Refer to the 2018 Tennis Facility Audits and Management Review for background information to decision making for public tennis venues.

SHORT-TERM GOALS - what will be done YR1, YR2, YR3

- Complete capital works programs Asset Management Plans for tennis venues and enter into the Long Term Financial Plan.
- Invite public tender for the management of the tennis venues where user agreements have expired or due to expire. In 2019 2020 the venues are Cleland Park, Cortile Reserve, The Willis, Tyneside Avenue, Chatswood lawn tennis and Talus Street Reserve.

MEDIUM TERM

- Develop Site Improvement Plans for each tennis venue in liaison with current venue managers.
- Invite public tender for the management of the tennis venues where user agreements have expired or due to expire. In 2022 the venues are Kooroora Reserve; and in 2024 the venue is 52 Fullers Rd.

Attachment 2

- Partner with Tennis NSW and Tennis Australia to ensure tennis venues are of appropriate quality for high quality community facilities that provide a range of tennis programs and services in line with industry best practice.
- Partner with Tennis NSW and other state sporting bodies to explore the potential for some tennis courts to be shared with other sports.

MEASUREMENTS OF SUCCESS - what benchmarks will be used as indicators of success

- Tennis venue usage levels.
- Public satisfaction levels- compliments/ complaints/ user surveys.
- Financial return – sustainability, completion of venue improvements.
- Tennis venues accommodating alternate recreation/ leisure /sporting activities.
- Tennis venue asset condition ratings

RESOURCE ASSESSMENT - infrastructure required to realize vision

Within Council:

- Strategic Planning Unit: taking action concerning any changes to Private Recreation zonings.
- Property and Construction Services Unit: taking maintenance action for assets at tennis venues subject to licence agreements.
- Culture and Leisure Unit: undertaking Asset Management Plans; completing Capital Works for tennis courts improvements; resolving leases to venue managers and licences to sports clubs; liaison with peak tennis organisations.

External resources:

- Legal advice for issues arising from leases/ licences.
- Native Title Manager advice for leases/ licences on Crown reserves.

IMPLEMENTATION - plan what will be done along within anticipated milestones

Action	Anticipated milestones
Site Development Plan for The Willis	June 2019
Asset Management Plan for tennis courts	December 2019
Site Development Plans for Talus Street Reserve and Cleland Park	December 2019 June 2020
Tennis court renewal/ upgrades entered into Long Term Financial Plan.	December 2019
Public tenders for The Willis, Cortile Reserve, Talus Street Reserve, Tyneside Avenue, Chatswood lawn tennis and Cleland Park	June December 2020
Capital works for tennis upgrades in draft Capital Works Program and Long Term Financial Plan	January/ February 2021
Site Development Plan for Kooroora Reserve	June 2022
Public tender for Kooroora Reserve	December 2022
Site Development Plan for 52 Fullers Rd	June 2024
Public tender for 52 Fullers Rd	December 2024

Attachment 2

DISSEMINATION - how the plan will be announced / assigned and to whom

Responsible officers:

- The Culture and Leisure Manager is accountable for the administration of the strategy in consultation with the Executive Leadership Team and Council.
- All Managers and the Executive are responsible for supporting staff to apply this strategy and related actions.

PROGRESS ASSESSMENT PLAN - how we will oversee progress, monitor success, and implement revisions

Monitoring and review

The Culture and Leisure Manager or their delegated staff is responsible for:

- Reviewing the Tennis Court Strategy on a 5 year basis
- Consulting with internal and external stakeholders in reviewing the Tennis Court Strategy
- Ensuring that the Tennis Court Strategy is consistent with the Council *Community Strategic Plan*, and the *Sports Facilities Plan of Management*.

May 2019

Amended January 2020

ATTACHMENT 3 KEY ISSUES AND RESPONSES – TENNIS COURT STRATEGY

SUPPORT FOR DRAFT TENNIS COURT STRATEGY	
Community Submissions	Council Response
<ul style="list-style-type: none"> 44 respondents supported or mostly supported the Strategy. 	Noted.
<ul style="list-style-type: none"> 6 respondents did not support the Strategy. 	
<ul style="list-style-type: none"> 11 respondents did not specify/ did not answer. 	

STRATEGIC DIRECTION	
Community Submission	Council Response
<ul style="list-style-type: none"> Do not agree with sharing tennis courts with other sports / multi-sport markings (4) – damages the surface, nets. Keep some courts as purely tennis courts Shared use needs to be managed so the number of tennis courts are not reduced Shared use is difficult at certain times Seeking out "complementary sports to share courts where applicable" should be changed to "where applicable and appropriate". Tennis courts should be available as multi sports courts. 	<p>The Strategy says 'seek complementary sports to share courts where applicable'. It will be the joint decision of Council and individual venue operators as to whether the multi-sport use of tennis courts is applicable/ appropriate at their site.</p> <p>The decision to provide opportunities for complementary sports, such as multi-sport line markings or use an acrylic surface or provide goal post rings will depend on court usage, user survey, latent demand and recreation options for the community.</p>
<ul style="list-style-type: none"> Maintain tennis courts at the current level or increase the courts available. (2) Increased activity of older residents- important not to decrease the number of courts but improve access to and condition of remaining courts. 	<p>The Strategy says "Retain the 2018 quantity of public tennis courts in the City where feasible".</p> <p>There are 51 tennis courts on 9 reserves of Council owned/ managed land. The tennis court audit confirmed that there are sufficient tennis courts to service the current and future community recreation needs. Site development plans for each tennis venue will undertake access improvements.</p>
<ul style="list-style-type: none"> Encourage greater use (2) – children or school use, better signage/promotion of tennis facilities 	Promotion of each public tennis venue is the responsibility of the individual venue operator. Council will work with venue operators to assist participation in tennis.
<ul style="list-style-type: none"> Council should enter direct negotiations with clubs with a good record, prior to any public tender. (4) 	Council is committed to ethical government which is open, transparent and accountable to the community, and must comply with the <i>Local Government Act 1993</i> .
<ul style="list-style-type: none"> Council need to get the tenders out and let private operators pay for any 	Council's long term goal is to 'undertake open public tendering for the management and improvement of tennis venues on public

<p>upgrades.</p> <ul style="list-style-type: none"> Better management at Talus Street and Willis Park – lack of investment and maintenance of courts or facilities. (2) Include better day to day maintenance as part of ongoing strategic plans. (2) 	<p>land'. The inclusion of site improvements into leases / management agreements provides tennis venue operators with an incentive to create a recreation facility that attracts community patronage and responds to community recreation needs.</p> <p>Regular site maintenance by the venue operator would be a requirement in any new lease / licence for a tennis venue.</p>
<ul style="list-style-type: none"> Add to comment "<i>Tennis courts are one of the means by which a community can develop an active and healthy lifestyle</i>" - Playing tennis is also extremely beneficial to the community as it provides significant local opportunities for social engagement. Strategic direction understates the importance of organised sports in the welfare and health of the community. Council should do more to encourage organised sports such as tennis. 	<p>Noted. Council's commitment to promoting an active and healthy lifestyle includes social engagement as part of being healthy. It is recommended that the statement be amended to read: <i>Tennis courts are one of the means by which a community can develop an active, healthy and socially engaged lifestyle.</i></p> <p>The Strategy acknowledges that Willoughby is a City of Diversity and that a range of recreation opportunities, such as sportsgrounds, underpins the liveability of the City. Council already provides 51 courts over 9 venues and proposes that the existing quantity of courts will remain and be sustained financially.</p>
<ul style="list-style-type: none"> Understates the importance of tennis historically and for juniors/seniors in the City. 	<p>The Strategy states that tennis has been played in the City for many years, and that it is a sport that caters to a wide age range.</p>
<ul style="list-style-type: none"> Page 3 "Council works toward our strategic direction by implementing a 4 year Delivery Program". Contradiction on last page with statement "Reviewing the Tennis Court Strategy on a 5 year basis". Should be 4 years. 	<p>There is no contradiction. Council is required to set a 4 Year Delivery Program, but strategies are not necessarily linked to the Delivery program and can be reviewed at different timeframes.</p>

CORE VALUES	
Community Submission	Council Response
<ul style="list-style-type: none"> Public usage not defined - could include categories such as direct court hire; publicly accessible coaching and competitions; and publicly accessible club usage. Private use might be where courts are block hired for use by an exclusive group. 	<p>The term 'public usage' implies that there is an opposite term being 'private usage', whereas all court bookings are made by members of the public. It is the <u>type</u> of booking that reveals community usage eg casual, permanent, social, coaching lessons, club competition or school.</p> <p>It is recommended that the wording be</p>

<p>Community clubs should also be defined.</p>	<p>amended to read: <i>'monitoring the community's usage of tennis courts'</i>.</p> <p>Community clubs - are those clubs based within the Willoughby LGA regardless of where their members live.</p>
<ul style="list-style-type: none"> • So long as public accessibility doesn't trump permanent bookings. 	<p>Bookings for public tennis courts are available on the respective venue websites and are addressed on a 'first come, first served' basis.</p>
<ul style="list-style-type: none"> • Review comment "improving access to all tennis courts including wheelchair sports" - this makes it sound like every court can be wheelchair accessible. 	<p>It is recommended that the wording be amended to read: <i>'improving access to all tennis courts including wheelchair sports where appropriate.'</i></p>
<ul style="list-style-type: none"> • Your core values highlight sustainability but the revenue that you get from operators and coaches outweighs any investment that you put back into the facilities. 	<p>The Strategy seeks to address this issue by 'ensuring financial provision and capability to maintain/ renew and/ or upgrade courts'. The Strategy supports the upgrading of facilities as part of new management agreements so as not to be reliant on public funding.</p>
<ul style="list-style-type: none"> • Management accountability not adequately documented in the draft strategy. <p>Public accountability of the lessee/venue managers is unclear.</p>	<p>The Strategy sets direction, core values, goals and benchmarks; the details for 'management accountability' are set within respective management agreements when enacted with each venue operator. Similarly the public accountability responsibilities of venue operators are set within respective management agreements.</p>
<ul style="list-style-type: none"> • Nothing around the user experience and quality of the facilities - need to be good quality, safe, enjoyable to use, well managed, appeal to a diverse group and be affordable. 	<p>The Strategy intends that the user experience and quality of facilities is addressed by <i>'consulting with the tennis playing community in decisions concerning tennis courts'</i> as part of the core value of social justice.</p>
<ul style="list-style-type: none"> • Ensure that principles of equity do not forget the value of management or organisation of competitions and lessons and other well utilised services provided by businesses like Love N Deuce. 	<p>The principles of equity apply to all public assets to ensure that the community derives optimum benefit from facilities provided for their use and enjoyment.</p>
<ul style="list-style-type: none"> • Health is more important than many of the core values that seem more appropriate in a different context. There should be more to encourage younger people to start playing a regular sport such as tennis and to encourage older people to stay in organised sport. 	<p>It is the Council's Community Strategic Plan (CSP) which supports the importance and <i>'promotion of an active and healthy lifestyle'</i>. The Tennis Court Strategy adopts the same core values as the CSP, and applies them to the decision making processes for the management of tennis courts on public land.</p>

Regular physical activity is a recognised way to combat stress, depression and obesity.	
<ul style="list-style-type: none"> More consultation with the tennis playing community in decisions concerning tennis courts. Tennis Valley for some reason are often not communicated/consulted with. 	The strategy provides that, in upholding social justice core values, Council will consult <i>'with the tennis playing community in decisions concerning tennis courts'</i> .
<ul style="list-style-type: none"> Core values place primacy on shared use with other sports, rather than encouraging the use of tennis courts for playing tennis. (2) 	Council has 3 core values/ guiding principles: sustainability, social justice and ethical government. The core value of social justice means that Council will ensure that tennis courts meet the demographic profile of the community, and that access to all courts will be improved where appropriate. Council's core values closely align with Tennis Australia's principles for the provision of tennis in the LGA.
<ul style="list-style-type: none"> Would like to find out more details about the strategic core values. 	Noted. The Council's <i>Community Strategic Plan 2028</i> is available to download from Council's website.

GOALS (SHORT-TERM, MEDIUM-TERM, LONG-TERM)	
Community Submission	Council Response
<ul style="list-style-type: none"> Long term leases are desirable for investment/upgrades. Short term leases are a disincentive. (2) No clear strategy around good management of Talus Street and Willis Park. Nothing done for upkeep and investment into the current facilities. Careful consideration needs to be given to the management of each venue so tennis clubs are sustainable. Members of tennis clubs must also be considered. 	<p>The current 'Lease of Tennis Courts' Policy sets a maximum period of 10 years for leases, and is based on a commitment by the leasee to all capital expenditure relating to the tennis courts and associated facilities. One of the Strategy's long term goals is to review the 2012 policy for 'Lease of Tennis Courts' on a regular basis to reflect the CSP and industry best practice.</p> <p>The Strategy sets short term goals to invite public tender for the management of tennis venues where user agreements have expired or due to expire. Expressions of interest will be advertised publicly to seek venue operators to manage and improve the facilities.</p> <p>The Strategy's core values stress the importance of sustainability for tennis venues in terms of community usage, financial capability of operators and liaison</p>
<ul style="list-style-type: none"> Would like to see more done to integrate tennis centres into the business community/ promoted for use by businesses. 	The proposal to invite public tender for the management of tennis venues is to seek venue operators that have a recreation facilities background and business experience.
<ul style="list-style-type: none"> Some venues are under utilised (2) - 	See comment above. Additionally tennis

<p>can be combined with other facilities on the site, implement book online system on school courts.</p>	<p>venues can include ancillary services such as cafe, pro-shop etc to widen site appeal for the community.</p>
<ul style="list-style-type: none"> Needs to be more courts and no rezoning. 	<p>The audit undertaken in 2018 confirms that there are sufficient tennis courts to service the current and future community recreation needs.</p> <p>Given the shortage of public open space in the LGA, it is unlikely that land zoned for 'Public Recreation' would be rezoned.</p>
<ul style="list-style-type: none"> Do not agree with complementary sports to use courts – multi-sport marking of courts is horrible for competition, artificial grass courts not suitable for other sports. 	<p>In April 2019, Tennis NSW and Football NSW announced a partnership agreement aimed at increasing the opportunities for their member clubs and associations to share access to existing tennis facilities across NSW. The Strategy reflects this partnership agreement by seeking complementary sports to share courts where applicable, and to assist with under-utilized facilities.</p>
<ul style="list-style-type: none"> Goals are devoid of providing effective and efficient access for the purpose of encouraging the use of tennis courts for playing tennis. 	<p>The Strategy commits to: supporting the existing provision of courts; retaining the 2018 quantity of courts; seeking complementary sports to share courts; supporting the development of tennis venues to service local and district needs.</p>
<ul style="list-style-type: none"> More facilities for school children to play in organised games. 	<p>There are 51 tennis courts located in 9 Council owned venues, with an additional 14 courts on private and Dept Education sites. This quantity of courts is deemed sufficient for now and the future.</p>
<ul style="list-style-type: none"> Some more detail needed - the strategy is not really specific enough. 	<p>The Strategy provides direction, core values, goals, benchmarks, resource assessment and implementation for the Council tennis venues. Details for each tennis venue are developed by means of a Site Development Plan with the operator and the users.</p>

GENERAL COMMENTS – TENNIS COURT STRATEGY	
Community Submission	Council Response
<ul style="list-style-type: none"> Keep tennis courts for tennis only / sharing with complementary sports undesirable. (4) Tennis courts should be designed as multi use courts – poor use of space based on participation numbers, need for extra basketball courts in Willoughby. Would love to see the number of tennis courts maintained or expanded. 	<p>In April 2019, Tennis NSW and Football NSW announced a partnership agreement aimed at increasing the opportunities for their member clubs and associations to share access to existing tennis facilities across NSW. The Strategy reflects this partnership agreement by seeking complementary sports to share courts where applicable.</p> <p>The audit undertaken in 2018 confirms that there are sufficient tennis courts to service the current and future community recreation needs.</p>

<ul style="list-style-type: none"> Maintain all courts in excellent condition and accessible to all – no loss of courts is a high priority. 	The Strategy supports the maintenance and upgrading of all courts, including accessibility. Site development plans for each tennis venue will undertake access improvements.
<ul style="list-style-type: none"> Measurements of Success - include a well-publicised survey of site users every 5 years - publicise through tennis clubs/operators so more users have a chance to comment. 	<p>It is recommended that the wording be amended to read: <i>Public satisfaction levels- compliments/ complaints/ user surveys</i>.</p> <p>It is anticipated that these surveys will be undertaken every 3- 5 years.</p>
<ul style="list-style-type: none"> Council needs to work closer with Tennis NSW who conduct health checks on various tennis clubs. Council should not interfere with a healthy tennis club. 	The Strategy commits to partnering with Tennis NSW & Tennis Australia to ensure tennis venues are high quality community facilities that provide a range of tennis programs and services in line with industry best practice.
<ul style="list-style-type: none"> Improve tennis facilities on the North Shore and under your control. Artarmon needs improvement in the club house so it is not such a men's shed. Talus Street and Willis Park are a disgrace to play at. 	The Strategy commits to develop, improve and upgrade tennis venues in the LGA in partnership with venue operators/ lessees to service the local and district needs.
<ul style="list-style-type: none"> <i>Tennis Facility Audits 2018</i> by Inside Edge: Factual error in Appendix 2 Individual Site Summaries (page 10) relating to Chatswood Tennis Club site at 120A Fullers Rd. Facilities section incorrectly notes the site as leased from Council - the site is owned by the Club. Tenancy Arrangements also refer to a 10yr lease with Council which is true of our second site at 52 Fullers Rd but not 120A Fullers Rd. 	Errors corrected.
<ul style="list-style-type: none"> Error in Table on page 2 of the Strategy– Cleland Park – should read Licences (2 of) Lease (1 of). ADTC operates on 3 tennis courts at Cleland Park and holds a 10 year licence agreement (until June 2023) for the use of the courts. Cleland Club also holds a 10 year licence agreement (until June 2023). Artarmon Community Tennis holds a 5 year lease (now expired), a commercial operator for provision of tennis services, facility management and maintenance. 	Error corrected.
<ul style="list-style-type: none"> Tender processes need to be managed in a timely manner and any 	Once leases/ licences expire, an interim arrangement with existing venue managers

changeover of management needs to ensure no disruption to users/competitions.	is enacted by means of short term licences until a public tender is completed.
<ul style="list-style-type: none"> Strategy doesn't consider impact/influence of tennis club management committees/Boards in the future of tennis – they need to know where to find resources and be held accountable for delivering the minimum governance requirements. 	This concern is addressed by the Strategy committing to open tendering of the management of the public tennis courts. As a consequence of public tendering, Council will only enter into management agreements with a Tennis NSW-affiliated entity, that can ensure public access and maintain public assets.
<ul style="list-style-type: none"> No mention of how much revenue Council gets from clubs/operators vs how much invested back into the facilities. Council has received well over half a million dollars from Willis alone and the investment has been under 100,000. We are left with average facilities and not enough revenue to reinvest in the site. 	The Strategy addresses this concern by public tendering for venue operators that will commit to maintaining/ improving the public tennis courts. Their capital investment in public assets will be addressed by a negotiated reduced revenue that Council would receive as rental. In 19/20 Council is spending \$375,700 at The Willis for renewal works. Over the previous five years, Council has spent \$482,570 for works at the site.
<ul style="list-style-type: none"> Court availability is a challenge at certain times (2) – leave some courts available for public, encourage clubs to stagger competition times, better public access information, more school use during idle times. 	The majority of public tennis venues have an on-line booking system where both permanent and casual bookings can be made. It is acknowledged that at certain times and at some locations, there will be a lack of availability. However overall the LGA has sufficient court numbers to service the needs of the community.
<ul style="list-style-type: none"> More support and involvement from our governing bodies including Council to save/improve courts and involve more people. 	The Strategy commits to partnering with Tennis NSW & Tennis Australia to ensure tennis venues are high quality community facilities that provide a range of tennis programs and services in line with industry best practice, and in response to regular user surveys.
<ul style="list-style-type: none"> I believe each centre has different goals/strategies based on type of clients. 	The Strategy does not hinder any tennis venue operator developing a business or marketing plan to cater for a range of clients.
<ul style="list-style-type: none"> Can we get a copy of The Willis Site Development Plan that was to be completed by June 2019? Query the figures given for The Willis as usage has declined not remained stable over the last 10 years. Site Development Plan for The Willis - no communication/consultation with Tennis Valley. We have not seen a 	A draft Site Development Plan for The Willis is primarily an internal working document and was completed in March 2019 with internal and external consultation. However its recommended actions will be part of the public tender process in 2020. Council undertook a Have Your Say survey from 29 January – 15 February 2019. The 4

<p>site development plan. The individual site summary for Willis Park doesn't cover Tennis Valley and it doesn't include the information provided by us.</p>	<p>tennis operators (The Cove Sports Club (Tennis Valley), Northern Suburbs Tennis Association, Willoughby Leisure, and Love N Deuce) were contacted for their feedback. A response was received from Tennis Valley.</p>
<ul style="list-style-type: none"> Consider cover/roof options in upgrades – would provide a consistent service for the community and revenue on rainy days. 	<p>The Strategy does not hinder the range of upgrades suggested by venue operators provided that tennis is maintained as the primary sport at the venue.</p>
<ul style="list-style-type: none"> I speculate whether the real motive behind this strategy is to help evict Love n Deuce from Talus Street, rather than its stated aims. The litigation between them and Council is well known. Please don't punish tennis in general and those who love playing it, for any ancillary purposes. 	<p>The purpose of the Strategy is to provide a consistent approach to the management, maintenance and asset renewal of public tennis located on Council owned/ managed lands.</p>
<ul style="list-style-type: none"> If the current use of the courts at Bonds Corner is any indication, tennis in this area is not a favored sport. 	<p>The HYS consultation for the Tennis Court Strategy also asked for feedback on the Bonds Corner courts. 39 comments were received which supported the ongoing tennis use of the site. Planning is currently underway to establish an improvement plan for the 2 courts.</p>

GENERAL COMMENTS - OTHER	
Community Submission	Council Response
<ul style="list-style-type: none"> Parking issues at Talus St Courts (17) – reduce carpark to 2P to prevent commuter parking, line markings, parking permits, increase street parking to 3P Council needs to support reasonable parking time frames around the tennis centres/permits for registered players. 	<p>The issue raised will be referred to Council's Traffic and Parking Team for review.</p>
<ul style="list-style-type: none"> Would like to see lights installed to extend playing hours. 	<p>There are 51 courts on Council owned/managed land; 33 of those courts are floodlit (64%). The 2018 Tennis Audit recommended lights for another 4 venues/ 16 courts subject to community consultation.</p>
<ul style="list-style-type: none"> Willis courts 11-13 - resurfaced relatively poorly, recent re-meshing of the same courts poorly thought through. Willis courts 1-10 - unmanned on Sunday morning and it's a long way to the toilets at the kindy. Willis courts 11-13 - absence of fencing between the courts is a pain. 	<p>The Strategy does not indicate specific works or improvements to tennis courts, nor does it specify the type of tennis court surfacing.</p> <p>Site Development Plans are intended to be completed either by Council (Council run courts) or by venue operators (leased courts). Site improvements are subject to</p>

<ul style="list-style-type: none">• Willis courts 11-13 - would strongly consider changing to another venue if the courts are changed from synthetic to acrylic.	available Council funding or to be negotiated with venue operators as part of their management agreement.
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Submissions Summary Report – Tennis Court Strategy Survey

Have Your Say Survey Results

(Edited from respondents own words)

Q1. Do you agree with the Strategic Direction of the draft Strategy
I believe each centre has different goals/ strategies based on type of clients. At Castle Cove we have a boutique type of business based around our major client Castle Cove Public school. From that school we base our coaching, ladies clinics, ladies men's and mixed comps, social days/nights + casual hire from Willoughby area.
No - Tennis courts should be available as multi sports courts.
Yes - I agree and I would like to see lights installed to extend playing hours in conjunction with local residents who may be impacted.
Generally yes. But I would also add to your comment that "Tennis courts are one of the means by which a community can develop an active and healthy lifestyle." Playing tennis is also extremely beneficial to the community as it provides significant local opportunities for social engagement. In addition, I think that seeking out "complimentary sports to share courts where applicable" should be changed to "where applicable and appropriate."
No - it has no mention of alignment with Tennis NSW. Tennis NSW is the governing body for tennis and are committed to best practice in sustainability options for clubs coaches committees and participation.
Yes. The courts definitely need resurfacing. we used to love playing on the previous surface- safer, 'normal' bounce, no distracting lines (now multi use courts), We live across the road from them and they are not used much for purposes other than tennis, and not used much for tennis anyway. It is a hassle paying at golf club, as well as collecting and returning key. I now play on free first in, first on tennis courts in Cammeray, which are always busy and well used- great to see in this age of obesity and minimal community interaction. As rate payers, we don't get many extra perks- e.g. free parking as occurs for Mosman and Manly residents at their local beaches. If the tennis courts were left unlocked all day, were free to use and were a decent surface, they would be used much more.
Looks ok. Preservation of tennis courts is acceptable. Ideally demand would grow into the facilities available, perhaps by encouraging greater use by children or schools.
I could not get the draft strategy to download.
Yes, I would like to see more courts available. If other sports were to use the courts the lines on the tennis courts get confusing so I would like some to remain as purely tennis courts. The Northbridge courts should be converted to Synthetic.
In principle. It comes down to better management. There is good management and focus with the facilities at Kooroora. The committee ensures the facilities are in good condition, there appears a united relationship with the coaching operator. It is enjoyable to use and play at the facilities. Talus Street and Willis Park are at the other spectrum. The coach is not maintaining the courts or facilities, NSTA has done nothing and this is due to the fact no doubt of the uncertainty around the lease. In any event the coach who uses both facilities is not maintaining or presenting them well. I choose not to play at these facilities and don't support the coach's programs.
In part. Council need to get the tenders out and let the private operators to the extent possible pay for any upgrades.
The current operator of the Talus St, Naremburn courts should be confirmed as a lessee. I have been playing at these courts 2-3 times a week for over 10 years. They are extremely well managed.
I think that the strategic direction understates the importance of organised sports in the welfare and health of the community. The council should do more to encourage organised sports such as tennis. A status quo approach would only make sense if you were happy with the health of the community. Facing a stress, depression and obesity epidemic suggests you should want more than the status quo.
Yes. Except that as a tennis player I do not like tennis courts that are dual lined for other sports, eg lines for netball, hockey, tennis, futsal all on one surface.
I would like to see the tennis courts in Willoughby maintained at the current level. I would also like to see the day to day maintenance improved - e.g. the drinking fountain at Willis park is still not working; the top court at Willis park has a poor surface, Tyneside bottom courts have a dangerous ridge along the side - many have sprained their ankle here - me included. Whilst I acknowledge that other sports also need space I think this needs to be managed carefully so the number of tennis courts are not reduced.
Partly depends on which courts.

Generally, yes but good clubs which are popular with the tennis community need some protection. Councils should NOT be allowed to put out tennis facilities to open tender. This is a recipe for disaster as many players become totally disgruntled when they lose their long term club.
Yes, to maintaining and increasing the courts available. Love tennis and ease of access will allow us as a family to play more.
Yes, tennis provides a valuable social, physical ie health and hence economic benefit to the community. We can only surmise at what the future tennis needs will be but based on current health improvement trends and increased activity of older residents it is important not to decrease the number of courts in the community but rather improve access to and condition of this few remaining courts. I play alongside persons in their 80s at The Willis and I can only see the number of older players increasing in the future.
Yes - Council will support the existing provision of tennis courts. Retain the 2018 quantity of public tennis courts in the City. Include tennis courts in Asset Management Plans. Where competition is played on any club courts there is no complementary sports that can share courts as no other lines can be on the courts.
Yes, generally. Only part I do not agree with is Sharing Tennis Courts with other sports. i) as a player we want more accessibility to playing and ii) other sports can damage surfaces and tennis court areas. I also think that better signage therefore promotion of tennis court facilities will enable and encourage more people in communities to get involved. Plus, better court maintenance for safety would be great to be part of ongoing strategic plans. ie. even though Council have resurfaced some courts which is great, most of the courts have uneven and dead spot areas from poor implementation, therefor not 'high quality' as flagged in proposal (and as mentioned, sharing with other sports will just make this worse)
In principle the draft strategy is a solid approach to maintaining current tennis assets. As President of Kooroora Tennis Club, I believe Kooroora has a proven track record of maintaining and improving the site we lease. Plus, we have an impeccable record regarding participation of players of all ages and diversity. That being the case I believe WCC should enter into direct negotiations with the club for the renewal of the Lease in 2022.
Fantastic that there is a publicly available strategy. Great to see confirmation of future support of existing courts including maintaining them within an asset management framework. Agree the need for open public tendering for the management of venues. Agree not one size fits all but the current arrangement at The Willis doesn't appear to be working for Tennis Valley members. It's all for the coaches and not the Club members. Plus, the lack of investment in the clubhouse and rest of site means it's hard to retain members let alone attract new ones. Can we get a copy of The Willis Site Development Plan that was to be completed by June 2019? Agree with the success benchmarks but query the figures given for The Willis usage as from a personal perspective of a Sat afternoon, Mon/Tues night comp and sometime Sunday social player it appears usage has declined not remained stable over the last 10 years
Support in principle.
No. definitely not. If implemented this will be another sad day for tennis in Sydney. Repeated throughout this document are repeated references to 'sharing the courts with other sports'. This is code for effectively destroying the courts for tennis use. Multi-sport line markings are terrible and confusing for tennis players. The non-tennis traffic of other sports damages the surface. Non tennis players attracted to the courts inevitably damage tennis fixtures like the net. While there is limited land available for competing sports, there is enough if allocated judiciously. If sharing courts would not necessarily diminish or destroy their use for tennis there would be no objection. Sadly, as a practical reality this is not the case. I vigorously oppose this plan.
No. Does not give enough priority to tennis above other sports. With the disappearance of so many courts due to real estate prices rising in the last 30 years, we need to keep and respect existing courts. The draft strategy references sharing the courts with other sports'. This is code for effectively destroying the courts for tennis use. Multi-sport line markings are terrible and confusing for tennis players. The non-tennis traffic of other sports damages the surface. Non tennis players attracted to the courts inevitably damage tennis fixtures like the net. While there is limited land available for competing sports, there is enough if allocated judiciously. If sharing courts would not necessarily diminish or destroy their use for tennis there would be no objection. Sadly as a practical reality this is not the case.
Essentially yes
In principle
My comments only relate to Willis Courts 11, 12 and 13. Our tennis group hires these courts every Saturday morning (i.e. 3 courts for 3.5 hours each court). We have had continuous hire of these courts for about 27 years! We welcome an upgrade of the clubhouse (long overdue) but we do not welcome any change to the surface. We would have to strongly consider changing to another venue if the courts are changed from synthetic to acrylic (We are hopeful this change WILL NOT be made!)
Yes I do agree with the high level of strategy.
Yes - in principle agreement
Principally yes, but sharing tennis venues with other sports could be difficult at certain times. It is already very challenging, for example, to find an available tennis court after work. When upgrading tennis venues,

consider cover/roof options. There is lots of rain and sun here. It would also provide a consistent service for the community and revenue for the Council. (rain = no bookings). In other countries it is common practice. Why is Sydney behind?
Q2. Do you agree with the Goals (Long, Short & Medium-Term) of the draft Strategy?
No comment at this time, other than the following: - Addition of a new Short-Term Goal - change the current car park restrictions at Talus Reserve to re-establish and maximise the recreational use of the reserve. Explanation: Council's car park signage change in 2018 effectively opened the car park to commuters and other off-site users during the Monday to Friday working week. The effect of this action by Council, is that the car park is now generally full of off-site visitors to this extremely busy location, to the almost total and unreasonable exclusion of those members of the public who arrive to use and enjoy the physical and social benefits of the recreation reserve mid-week. This reserve car park should be managed to preserve the site's recreational use, not to create a commuter car park. Parking on this site should be managed to ensure on-site user use and availability. If the Council is concerned about this course of action, it should promptly seek specific property and Crown land law legal advice as to how this best be achieved. This recreation site has a fairly unique location, but is not the only site with the same parking problem (refer Northbridge Golf Club parking - Crown Land site).
NO - Long term leases are the only way to get significant investment in facilities to ensure they are sustainable.
Yes. Especially keeping the courts.
Yes - I believe some to of the venues are underutilised and with proper thought the venues can be combined with other facilities on the site.
In principle - however as to upkeep and investment into the current facilities there has been nothing done. And there is no clear strategy around good management of the two core facilities - Talus Street and Willis Park.
Yes. there needs to be more courts and no rezoning.
Yes in as far as they go. Tennis centres can also be active businesses and I would like to see more done to integrate them into the business community. And more facilities for school children to play in organised games.
Yes except complementary sports to use courts - multi marking of courts is horrible for competition and for the artificial grass courts - I don't know of any other sports where the surface is suitable.
Yes, I like the long term financial commitment.
Developing Asset Management Plans for public tennis centres is long overdue!
Yes. Look for venues like Northbridge Public School and ensure that courts are not built on. If the book online system could be implemented on the school courts I think that utilisation of these courts would increase significantly.
Yes, Develop, improve and upgrade tennis venues in the City with relevant venue managers to service the local and district needs. Develop Site Improvement Plans for each tennis venue in liaison with current venue managers. Complete Asset Management Plans for tennis venues.
Yes, we are very pleased to see WCC working in conjunction with clubs, coaches and the association to provide the best facilities possible. To make this effective, long term leases are desirable as clubs can financially plan for essential upgrades such as resurfacing, lighting etc. A short term lease is a disincentive.
Agree with the goals. Great to see an overarching framework being given to the management of tennis. Asset Management plans can address the infrastructure issues. However careful consideration needs to be given to the management of each venue so that tennis clubs are sustainable. It's not just about the management company making a profit through the coaching activities. Members of tennis clubs must also be considered.
Wise management of limited resources & seeking to identify priorities is good strategy.
No because the goals are devoid of actually providing effective and efficient access for the purpose of encouraging the use of tennis courts for PLAYING TENNIS.
Yes...keep the Willis as a tennis facility as it has a good number of courts, sufficient parking far enough from neighbours so lights not as issue.
As stated above, we do not agree with any change to the surface of courts 11, 12 and 13 at the Willis.
Q3. Other comments about the draft Tennis Court Strategy.
I note a material error in Appendix 2 Individual Site Summaries (page 10) relating to Chatswood Tennis Club site at 120A Fullers Rd. The Facilities section incorrectly notes the site as leased from Council which

<p>is incorrect as the site is owned by the Club. The Tenancy Arrangements also refer to a 10yr lease with Council which is true of our second site at 52 Fullers Rd but not 120A Fullers Rd. I would be grateful if this could be corrected in due course please.</p>
<p>If the current use of the Tennis Courts at Bonds Corner is any indication, tennis in this area is not a favoured sport. Taken as a whole, the Bonds Corner area needs to include a public toilet facility. I have had to cover or remove human faeces from behind the Men's Shed on numerous occasions and allow children and their parents to use the Shed toilets on many more occasions.</p>
<p>Tennis courts should be designed as multi use courts. Based on the number of participants they are a poor use of space. Tennis has declining participation rates. There is a HUGE need for extra Basketball courts in Willoughby. Basketball is a fast growing sport.</p>
<p>It's great to see how the tennis unites the local community.</p>
<p>Has to only be for Tennis - or the courts and net get ruined like at Bonds now!!!</p>
<p>Measurements of Success - include a well-publicised survey of site users every, say 5 years (not publicised with just a sign on each court). Surveys of this kind should be publicised, inter alia, through the tennis court clubs and operators, so that more users have a chance to comment.</p>
<p>There is no mention of how much revenue council gets from clubs/operators v how much they invest back into the facilities. Council has received well over half a million dollars from Willis alone and the investment has been under 100,000. We are left with average facilities and not enough revenue to reinvest in the site.</p>
<p>The Forestview bottom courts 11-13 of Willis were resurfaced relatively poorly: they still pop more than 2 years after resurfacing and never really "settled". The recent re-meshing of the same courts was poorly thought through since tennis balls can easily roll UNDER the newly installed mesh on the clubhouse side.</p>
<p>We have permanent booking for 2 courts x 2 hrs Sunday am at Willis 1-10 plus 2 courts by 2 hrs Thu evening at Willis 11-13. Sun am Willis 1-10 is unmanned and it's a long way to the toilets at the kindy. Otherwise courts are fine. Thu pm Willis 11-13, the absence of fencing b/w the courts is a pain. We are happy with the responsiveness of Willoughby Leisure staff.</p>
<p>Would be good if Council could consider reserving some more parking spots for the Talus St courts within the adjacent car park. Can get a bit crowded.</p>
<p>The parking at Talus st is ridiculous. There is plenty of land to increase the parking for tennis players that are currently unmarked bays opposite the official bays. These currently incur parking fines. In addition, there is land to the side of the Love and Deuce clubhouse that used to house parking and currently lies unused. Many of the parking bays are used by commuters due to the 4-hour parking availability, and there is no parking available for tennis players, given the proximity to St Leonards station. I understand there is an issue with 'crown land' - however to allow a business access to the land and then deny its customers access is counterproductive.</p>
<p>Would love to see the number of tennis courts maintained or expanded. I'm personally not interested in multi-sport use as I'm a tennis player and like them to be dedicated to tennis.</p>
<p>Talus St courts I believe parking should be reduced to 2 hours only in the car park, so the people who are using the courts can park in the parking provided. The gate that is currently locked on the right hand side of the property should be unlocked to enable staff to park in the open spaces, line marked to create as many spots as possible. Allowing patrons to use the bitumen carpark rather than parking on the other side of the oval. The club house should be extended towards the bitumen car park and made two storeys so a couple of indoor basketball courts, indoor hockey courts or the like, can be built there on the vacant green space that is underutilised.</p>
<p>Get started on getting better and more improved tennis facilities on the North Shore and under your control. Kooroora is fantastic. Artarmon has had some improvement to courts and fencing. There needs improvement in the club house so it is not such a men's shed. Talus Street and Willis Park are a disgrace to play at. When I have to play at Talus Street, I have no issue with parking however I have heard if you are playing a midweek comp then parking is an issue as you can't park longer than 2 hours. This is not fair on people playing at the venue.</p>
<p>Talus St, Nareburn needs more parking to be made available. People often cannot join their training session, or are late, because they cannot find parking.</p>
<p>It's a great review that looks spot on about focusing on utilisation of the courts, including maintaining these in a reasonable condition. It's challenging to get a court on weekend mornings, particularly Sunday but other times like mid-week many of the courts would be idle. Great if there is more activity involving school kids at those times and encouraging clubs to stagger some of the competition times and/or have access to the public that is easily understood (e.g. The Willis).</p>
<p>A system should be implemented with the lessees of the courts for a car sticker to be issued when we pay our comp fees to be displayed to allow tennis players 3 hour parking on the street, or, with Talus St the tennis players can park in the carpark (presently public transport commuters are parking in all the spots). I</p>

<p>have been booked once at Talus St Courts and once at Wheatley Street Courts as I couldn't run out and move my car mid set.</p>
<p>I would like to comment on the lack of parking facilities now available for regular users of the Talus Street Tennis courts. The 4P parking bays could be reduced to 3P to provide better sharing of this parking facility. Also, I do not understand why Council does not allow parking on the grass verge next to the tennis courts. I have received 2 warnings already, and there is often no available parking on the very busy streets nearby. Please provide dedicated parking for the users of the Tennis Courts.</p>
<p>Once tennis courts are decommissioned it's impossible to re-establish them - so no loss of even one court in WCC must be a high priority. It's imperative that WCC maintains all courts in excellent condition and accessible to all. Working with Tennis NSW & Tennis Australia is to be commended.</p>
<p>Council needs to support reasonable parking time frames around the tennis centres - perhaps a voucher or something to allow tennis players to park for the duration of a coaching or competition period plus 15 mins before/after. Many of the tennis players enjoy coffee or lunch after tennis & then shop in local shops - eg High St, cafes near Artarmon station, Willoughby road etc. - bringing cash into the local economy. In Canada Bay - residents can park for free at Cabarita swimming pool with a sticker. Regular registered players could have a pass allocated to display on their dashboard.</p>
<p>It is important that tennis competitions are not disrupted during the tender processes. these need to be managed in a timely manner and any changeover of management needs to ensure no disruption to users.</p>
<p>I would like to see ridiculous parking rules at Talus St changed. Three our parking at courts and in streets would help support one of the busiest sporting facilities in this obese nation! Make more parking bays in the carpark!!!! It's ludicrous after 2 sets we all go change carpark with each other. How is that helpful to anyone?</p>
<p>The Council needs to work more closely with Tennis NSW who conduct health checks on their various tennis clubs. If a tennis club is healthy according to Tennis NSW, the council should not interfere as they don't have the same level of expertise!</p>
<p>Apologies if this is not correct, however I am hoping to raise a parking concern at the TALUS ST courts in St Leonards. I want to be brief, and therefore I have not read thru' the various reports listed above - yet. I have been a keen tennis player all my life, and I and 3 generations of my family have been playing consistently at Talus St since the 1980's. In the last couple of years, PARKING has been a NIGHTMARE, and is no longer available for the exclusive use of the players and users of the facility. Rather it has become a parking area for commuters & those working in the area. The carpark was established, and funded by the players for their convenience decades ago. Today, when we are unable to find parking, we can easily end up a kilometre away... which is a problem when we play competition that commences at precise times, and lateness (caused by insufficient parking) results in forfeits etc. This centre runs some of the BEST competitions & coaching clinics in Sydney, and people travel widely to play. The parking has been a source of unnecessary stress, and resulted in a lower participation and dropout rate which is sad to see. Many people don't have a spare extra 30 - 40 mins for parking... which is what we're having to do at the moment. Can we please return this carpark to its former arrangement ASAP? This car parking was never intended for public use!</p>
<p>Talus St Reserve is a great facility as are the competitions that are arranged on the courts but parking around the area is woeful. Street parking should be changed to 3 hours for all areas, increasing the 2 hours and reducing the 4+ hours which results in workers parking there all day or shift workers using the start or end of day slots. Every court is used and largely by residents so is a service that is needed and extremely well utilised. I, my son and daughter use the courts regularly and would love to continue with this without having to park up to 1 km away and then having to move the car for a 1-3 hour match.</p>
<p>Parking facilities at Talus St courts has become an issue with players as the council has opened up the already limited parking to train commuters by making the area 4-hour parking. If the council wishes to encourage the use of the courts and hence improve healthy exercise the facilities need to be accessible to the users. The latest Castle Cove newsletter noted that a resident had requested that the parking area at the Willis be available to city commuters. Fortunately, this was not approved by the council. Both Talus St and The Willis courts are used from 7.30am to 7.30 pm. Removing parking facilities and access to the courts is counterproductive to the Councils goals and would lead to reduced use of the courts. The courts at both these facilities and Kooroora where I play competition and socially are great, though minor maintenance may be needed, and those managing the use of the courts are very professional.</p>
<p>Site Development Plan for The Willis is due in June 2019. There has been no communicated/consultation with Tennis Valley. We have not seen a site development plan. The individual site summary for Willis Park doesn't cover Tennis Valley and it doesn't include the information provided by us. Once again it is like Tennis Valley doesn't exist. In fact the whole tennis centre wouldn't exist without Tennis Valley (originally Willoughby District Tennis Co-op) having built it without any funds from council.</p>
<p>Tennis is an awesome sport. Please help us save what we have, make it even better and involve more people. There is no reason tennis can't be as popular as it is used to be. We just need more support and involvement from our governing bodies including Council.</p>

<p>Something needs to be done about the parking. We should be encouraging people to play tennis but it is difficult to park. Extra bays need to be added to the current car park. There is ample room under the trees and near the grass for at least 10 extra spots. A number of those spots should be reserved for users of Talus Reserve (rather than city commuters or hospital workers). Street parking should be increased from 2 hours to 3 hours.</p>
<p>Parking at Talus St and Wheatleigh st courts does not have tennis players in mind. I play Monday morning competition and am usually there for 2-3 hours. It is difficult to stop mid set to move a car. 3-hour parking would be adequate, but 2 hours does not cover a morning of competition. Talus street car park is usually full at 9.30 when I arrive to play. Thank you for considering this in your strategy.</p>
<p>Yes, but caution against the implementation of multisport centres. This type of set up is ideal for schools etc but for competition and recreational tennis, additional line markings are undesirable. Also note that other sports may attract larger numbers for short periods of time which puts parking in residential areas under immense strain. Tennis courts are in short supply in Willoughby District, we often have to hire courts outside Willoughby area to cope with demand. Maintaining current court numbers is essential.</p>
<p>Although the strategy considers Council and venue management it doesn't consider the impact /influence of Tennis Club management committees / Boards in the future of tennis. My observation is that there is a vast range of experience and suitable expertise across the clubs. This is typical of voluntary roles with a lack of an appropriate governance frameworks. There is a lot of web based assistance for not for profits but management committees need to know where to find these resources plus be held accountable for delivering the minimum governance requirements. Could the strategy be expanded to consider this area.</p>
<p>The parking at Talus St is abominable. It seems to be permanently full, to such an extent that I have had to cancel my court booking on more than one occasion. I have been playing tennis there for many years but now find that parking has become a huge challenge.</p>
<p>I speculate whether the real motive behind this strategy is to help evict Love n Deuce from Talus street, rather than its stated aims. The litigation between them and council is well known. Please don't punish tennis in general and those who love playing it, for any ancillary purposes.</p>
<p>Prevent dirt from the BMX track. Resurface to make even and minimise puddles, debris from trees, bark, dust etc. consider lights... minimal interruption as no close neighbours Build toilets where are the nearest public toilets? Sadly lacking at Roche lane park too.</p>
<p>I would not choose hire or play on a tennis court that has markings for "complimentary sports" eg basketball lines on the same court that has tennis lines. I assume this is what you mean by multisport markings.</p>
<p>Parking problems should be addressed at the Talus st facility. Currently, the situation is untenable with players having to arrive before 8 am to be able to find a car space for a 10 am game.</p>
<p>Consideration for access to public parking to access the tennis courts is also required as part of this strategy. This is particularly problematic at Talus St where I play twice a week. It's a vibrant, well-run tennis club, hampered by poor access to parking.</p>
<p>Court availability has become a really big problem for tennis players with a full time job. The time slots when you can realistically play are limited. Permanent bookings for schools (Saturday morning) and comps make it difficult to actually find a tennis court. That's all good, but don't book all courts at a venue. Leave at least some court available for public. Sydney has more days with rain/showers that we would like to admit. Please include roofs for tennis courts in your planning.</p>

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15.14 CHATSWOOD ROTARY WAR MEMORIAL ATHLETICS FIELD DRAFT MASTER PLAN - FOR PUBLIC EXHIBITION

ATTACHMENTS:	1. IMPLICATIONS 2. CHATSWOOD ROTARY WAR MEMORIAL ATHLETICS FIELD DRAFT MASTER PLAN (TO BE DISTRIBUTED SEPARATELY) 3. COMMUNITY CONSULTATION SUMMARY REPORT 4. ISSUES AND RECOMMENDATIONS REPORT
RESPONSIBLE OFFICER:	MELANIE SMITH – COMMUNITY, CULTURE & LEISURE DIRECTOR
AUTHOR:	AMY BARNES – OPEN SPACE PROJECTS OFFICER
CITY STRATEGY OUTCOME:	5.5 MAKE IT EASY FOR CITIZENS TO PARTICIPATE IN DECISION MAKING
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

To place the Chatswood Rotary War Memorial Athletics Field Draft Master Plan on public exhibition.

2. OFFICER'S RECOMMENDATION

That Council:

- 1. Place on public exhibition the Chatswood Rotary War Memorial Athletics Field Draft Master Plan.**
- 2. Receive a further report after the conclusion of the public exhibition for the Chatswood Rotary Athletics Field Draft Master Plan.**

3. BACKGROUND

Council has been undertaking Master Plans for their district level parks and sportsgrounds for many years. Master Plans are available on Council's website and are updated on a regular basis. The most recent Master Plan adopted by Council was the Artarmon Parklands Master Plan 2018.

Chatswood Rotary Memorial Athletic Field opened in 1967 with contributions from the Rotary Club of Chatswood. The site is geographically constrained by Mowbray Road (south), Epping Road bridge (west), the Mowbray Park bushland (east) and the Lane Cover River (north). The site does not have a current Master Plan.

This report addresses the requirement to seek Council approval prior to publicly exhibiting draft Master Plans for public open space.

4. DISCUSSION

The purpose of the *Chatswood Rotary War Memorial Athletics Field Draft Master Plan* is to develop a long term plan that will guide the development of the Athletics Field over the next five to ten years. The aim of the plan is to provide improved recreational opportunities for the district and regional communities.

Sportsground capacity

The *NSROC Regional Sportsground Strategy Review (2017)* emphasises a need to increase capacity of existing sportsgrounds in the region. Consequently this sportsground was inspected by a sportsturf consultant Living Turf P/L to provide advice and actions for increasing the capacity of the athletics field to be used for other sports, such as football.

The consultant's advice indicates that the area inside the running track of the athletics field cannot be used for other sports due to the extent of surface irregularity which is caused by the divotting impacts of shot put, hammer and discus throwing. The divotting from these athletic field events is deep and difficult to repair in the grass as it creates both depressions and mounds. These would become trip hazards for sports players potentially training on the field.

However there is scope to increase the recreational opportunities at the ground by ensuring that the site can be used for fitness training by any sport code. Outdoor fitness exercise equipment is proposed for the ground; the Athletics Club has a small indoor gym; the field has a perimeter running track and a separate sprints track. These facilities would provide the opportunity to improve speed and aerobic capacity. The connection to the bush cross-country track provides opportunity for agility and endurance training.

Draft Master Plan for the Athletics Field

Key principles of the Athletic Field Master Plan are to continue its:

- primary role as a district and regional athletics field, and to include provision for fitness training
- role as a local park.

The draft Master Plan is presented in **Attachment 2**.

The key features of the draft Master Plan are:

- Retention of the grass athletic track and throwing facilities
- A new long jump / triple jump / pole vault facility
- A new all-weather rubber surface six lane 110m straight track
- New fixed outdoor exercise equipment
- Improved access into and through the park by new footpaths
- Upgraded picnic area
- Replacement of the three buildings into a single structure

The first round of community and stakeholder consultation was undertaken in 2013. There was a delay between that consultation and development of the draft Master Plan due to the athletics clubs undertaking a separate internal consultation with their members. Since 2013 a number of site improvements have been completed by Council:

- car park upgraded in 2015,
- field irrigation and drainage renovation in 2017,
- new throw cage installed by the athletics club in 2018.

Additionally, new floodlights are in the Capital Works budget for 2019/20.

These will provide a safe training surface for athletics and other fitness training.

The summary report and Issues and Recommendations report are attached (**Attachments 3 and 4**).

Further consultation with UTS Athletics, Little Athletics and the Lane Cover River Kayakers was undertaken in 2019 to further refine the draft Master Plan.

Compatibility with wildlife

In June 2019 Council was notified by NSW National Parks and Wildlife staff that ospreys were nesting in the eastern floodlight pole lighting cage. As ospreys are known to return to previous nesting sites, this pole/cage is being retained (without the lights) as part of the floodlight renewal project in 2020.

Financial implications

Preliminary estimates for the works proposed in the draft Master Plan are:

- Improvements to sport facilities and park landscape - \$900,000
- Renewal of buildings - \$1.75M
- Total funds required - \$ 2.65M

The project is currently unfunded.

Public consultation

Following Council's approval to exhibit the draft Master Plan, officers will:

- Notify the Chatswood West Progress Association
- Letterbox neighbours
- Set up a survey on the Willoughby Have Your Say page
- Notify key stakeholders.

Due to the current COVID-19 restrictions on the community, the usual exhibition period of 21 days will be extended to 42 days. After the exhibition period, a report will be presented to Council outlining the results of the community consultation and a recommendation for the refinement of the Chatswood Rotary War Memorial Athletics Field Master Plan.

5. CONCLUSION

The Chatswood Rotary War Memorial Athletics Field Draft Master Plan is ready for exhibition to the community. The draft Master Plan is based on the results of community consultation especially the sports stakeholders who use the sportsground. Issues raised in the consultation process have been considered and addressed in the draft master plan.

IMPLICATIONS	COMMENT
City Strategy Outcome	3.3 – Promote an active and healthy lifestyle. 5.5 – Make it easy for citizens to participate in decision making.
Business Plan Objectives, Outcomes/ Services	The Master Plan addresses the limited amount of sportsgrounds identified in the Business Plan by providing for improvements to the floodlighting on the ground and by including provision for fitness training at the field.
Policy	Open Space and Recreation Plan 2013; NSROC Regional Sportsground Strategy Review 2017.
Consultation	June – August 2013 initial consultation. Further consultation with sports stakeholders undertaken in 2018 and 2019.
Resource	Consultation and finalisation of the Master Plan will be delivered by internal resources.
Risk	The level of risk associated with the contents of this report is low, with moderate consequences under <i>Council's Risk Management Framework</i> .
Legal	Not applicable.
Legislation	Consistent with the requirements of the <i>Local Government Act 1993</i> .
Budget/Financial	Works proposed in the master plan would be subject to future bids.

Attachment 3

Chatswood Rotary War Memorial Athletics Field Master Plan

Mowbray Road West, Lane Cove North

Community Consultation Summary
August 2013

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Communication Methods

Chatswood Rotary War Memorial Athletics Field Master Plan (Mowbray Road West, Lane Cove North 2066) – Community Consultation

	Stakeholder	Communication Method	When	Closing Date For Comment
1.	Local Residents	- Forum and survey located on Council's Website at "Have Your Say Willoughby"	25/06/13	02/08/13
		- Hand delivered letters to 390 residences (refer map showing delivery area) - Notification displayed at West Chatswood Library	25/06/13	
		- Notification displayed in Council Column of North Shore Times	10/07/13	
2.	Park Visitors	Notification signage displayed on site	25/06/13	
3.	Chatswood West Ward Progress Association	Letter sent	25/06/13	
4.	West Ward Councillors Cr Tony Mustaca Cr Mandy Stevens Cr Lynne Saville	Email sent by Julie Whitfield	25/06/13	
5.	Land Owners Crown Lands Office Maritime Authority of NSW Roads and Maritime Services	Letter sent	25/06/13	
6.	Sportsground Hirers Artarmon Public School Athletics NSW Limited Can Too Cancer Council Running Group Cammeray Public School Castle Cove Public School Chatswood High School Chatswood Public School Eastwood Public School Galston High School Glenaeon Rudolf Steiner School Gordon East Public School Lane Cove Public School Lane Cove River Kayakers Mercy Catholic College Chatswood Monte St Angelo College Mowbray Public School North Sydney Boys High School	Letter sent	25/06/13	

	North Sydney Demonstration School Northern Suburbs Little Athletics Club NSW Primary Schools Sports Association Our Lady of Delours Catholic Primary School Roseville College Roseville Public School St Aloysius College St Ignatius College St Michael's Primary School St Philip Neri School UTS Northern Suburbs Athletics Club Willoughby Public School			
7.	Council Staff	Email sent	26/06/13	

Respondents

- 34 people completed the online survey,
- 1 letter was received from Athletics NSW (ANSW),
- 1 letter was received from Can Too (CT), and
- 1 letter was received from the Lane Cove River Kayakers (LCRK)

Comments Received (Edited from respondents own words)

Do you or your family ever visit Chatswood Rotary War Memorial Athletics Field?	
• Yes	• Survey (30)
• No	• Survey (4)
If yes, which facilities do you use at Chatswood Rotary War Memorial Athletics Field?	
• The athletics facilities for training	• Survey (18)
• The bushland and walking tracks	• Survey (18)
• The athletics facilities for competition	• Survey (17)
• The athletics facilities for casual recreation	• Survey (14)
• The barbecue and picnic areas	• Survey (6)
• Other	• Survey (5)
• The boardwalk for fishing	• Survey (1)
• The kayak launching facilities	• Survey (1)
If no, why don't you visit Chatswood Rotary War Memorial Athletics Field?	
• Too far away from my home/our local park is closer.	• Survey (3)
• I/my children are too old/too young for athletics.	• Survey (3)
What do you like about Chatswood Rotary War Memorial Athletics Field?	
• Great athletics facilities for training/practice for all (not just clubs).	• Survey (7)
• Quiet/peaceful/relaxing space.	• Survey (7)
• The bush setting/ natural surrounds.	• Survey (7)
• Well-maintained track and facilities.	• Survey (5)
• The grass running track.	• Survey (5)
• Good quality/well developed, dedicated athletics facility.	• Survey (4)
• Good/ample parking.	• Survey (4)
• The bushwalking tracks.	• Survey (4)
• Valuable public recreation/open space for the local community.	• Survey (4)
• Convenient location/close to home.	• Survey (4)
• The throwing cage.	• Survey (3)
• Good/important field for athletics and school groups.	• Survey (3)
• The birdlife and wildlife habitats/wildlife corridor.	• Survey (3)
• The boardwalk, pontoon and river access.	• Survey (3)
• Good facilities/toilets.	• Survey (2)
• Access to aboriginal heritage/education.	• Survey (2)
• The proximity of the river.	• Survey (1)
• Dog-friendly.	• Survey (1)
• The kayak storage shed.	• Survey (1)
• Bus parking for school groups.	• Survey (1)
• It's close to home.	• Survey (1)
• Monument of the suburb and Sydney.	• Survey (1)
Is there anything you dislike about Chatswood Rotary War Memorial Athletics Field?	
ISSUE RAISED	RAISED BY
SPORTS FACILITIES	
• The poor condition/maintenance of the running track.	• Survey (3) • Letter (1) NSW
• The poor drainage/muddy running track.	• Survey (4)
• Poor drainage at the track finish.	• Survey (2)
• Closure of the field due to rain/wet surface.	• Survey (2)
• The field facilities need upgrading.	• Survey (1)
• The throw cage is metal mesh rather than plastic	• Survey (1)

netting.	
• Athletics facilities are tired/at the end of their useful life.	• Survey (1)
• Synthetic runways need to be upgraded.	• Survey (1)
• The track is often booked by clubs or teams.	• Survey (1)
• The grass is mowed too often.	• Survey (1)
• The lights sometimes go off before they are supposed to – generally once daylight savings has finished.	• Letter (1) CT
PARK BUILDINGS	
• The toilet facilities need to be upgraded.	• Survey (4)
• The clubhouse needs to be upgraded.	• Survey (2)
• The lack of storage for boats/kayaks (there is current a DA in progress to expand these facilities.)	• Survey (2)
• The change room facilities are out-dated and often dirty.	• Survey (1)
• Inadequate off field viewing area.	• Survey (1)
• The undercover area is grotty and could be improved with some seating and table.	• Survey (1)
• Needs an athletics clubhouse.	• Survey (1)
• The facilities are too small for the numbers involved.	• Survey (1)
TRAFFIC AND PARKING	
• Parking is limited/inadequate on athletics days.	• Survey (4)
• Risky pedestrian behaviour on Mowbray Road during athletics days.	• Survey (1)
• Traffic accidents and near misses from drivers using the entrance to do U-turns.	• Survey (1)
ACCESS	
• A pedestrian path connection between the athletics field and river to connect the paths from the eastern end of the field with the path that leads under the Epping Road Bridge.	• Survey (1)
• Access to river via pontoon is difficult.	• Survey (1)
PARK FACILITIES	
• There could be more shade in summer.	• Survey (1)
• Everything is a bit tired.	• Survey (1)
• There is nowhere that is inviting as it all feels like things are just plonked down anywhere.	• Survey (1)
OTHER	
• Nothing.	• Survey (2)
What improvements would you like to see at Chatswood Rotary War Memorial Athletics Field?	
SPORTS FACILITIES	
• Retain grass track and increase/improve track maintenance.	• Survey (7)
• All-weather/synthetic or partial synthetic track.	• Survey (3) • Letter (2) CT, NSW
• Improve the track drainage.	• Survey (4)
• High jump area inside the western end of the track with synthetic surface.	• Survey (3)
• Upgrade/resurface the synthetic long jump runway.	• Survey (3)
• Make the facility multi-use to include soccer and netball.	• Survey (1)
• Upgrade facility to be a major centre for masters/seniors athletics.	• Survey (1)
• Relocate the track start to south eastern corner.	• Survey (1)
• Repair the uneven track.	• Survey (1)

• Repair the synthetic javelin facility.	• Survey (1)
• 2 synthetic 110m lanes - remaining track should remain as grass.	• Survey (1)
• The ability to be able to host major athletics carnivals.	• Survey (1)
• Synthetic track in a closed venue so a gate fee can be charged for non-members.	• Survey (1)
• Upgrade the athletics equipment like the high jump mats.	• Survey (1)
TRAFFIC AND PARKING	
• Increase carparking facilities.	• Survey (6) • Letter LCRK (1)
• Improve traffic arrangement at vehicle entrance to prevent/assist u-turns.	• Survey (2)
• Multi-level carpark facility.	• Survey (1)
• Car park could be a source of revenue for commuters.	• Survey (1)
• Restore grassed bank area south of buildings to car park to increase car parking capacity.	• Survey (1)
• The car park is being heavily used by city commuters that catch the bus.	• Survey (1)
• The carpark needs better lighting.	• Letter (1) CT
PARK BUILDINGS	
• Replace/upgrade the toilet/changeroom facilities.	• Survey (8) • Letter (1) LCRK
• Replace/upgrade the clubhouse/gym.	• Survey (7)
• More grandstands/undercover areas.	• Survey (6)
• More athletics equipment storage facilities.	• Survey (2)
• Replace the old buildings.	• Survey (2)
• Boat storage facilities.	• Survey (1)
• Increase the kayak storage area to hold up to 50 kayaks and other club equipment.	• Letter (1) LCRK
• A coffee shop or hall to hire out would make money for council which could help with the cost of maintaining the grass track.	• Survey (1)
PARK FACILITIES	
• A fenced children's playground.	• Survey (2)
• More permanent shelters/shade structures.	• Survey (2)
• Extend the concrete path down to the internal carpark as this slope is very slippery when wet.	• Survey (1)
• An off leash area for dogs.	• Survey (1)
• Fitness circuit/equipment.	• Survey (1)
• More shaded picnic areas.	• Survey (1)
• More rubbish and recycling bins.	• Survey (1)
• Adjacent picnic facilities should be retained and well maintained.	• Survey (1)
BUSHLAND	
• Upgrade the bush tracks for bushwalking/running.	• Survey (1)
• Could use some more native plantings at the entrance gates.	• Survey (1)
• Upgrade bush tracks up the hill along eastern boundary by removing large, slippery rocks.	• Survey (1)
• Ramp access to river.	• Survey (1)
OTHER	
• It is an important open space/sporting venue and should be retained and maintained to a high standard	• Survey (8)

<ul style="list-style-type: none"> • Extension of the boardwalks. 	<ul style="list-style-type: none"> • Survey (2)
<ul style="list-style-type: none"> • Needs to be used by more school groups. 	<ul style="list-style-type: none"> • Survey (1)
<ul style="list-style-type: none"> • Have a boat and kayak hire facility. 	<ul style="list-style-type: none"> • Survey (1)
<ul style="list-style-type: none"> • The Chatswood Rotary Club takes great pride in the area carrying their name and would welcome further involvement. 	<ul style="list-style-type: none"> • Survey (1)
<ul style="list-style-type: none"> • It's the best available athletics track in the North Shore. 	<ul style="list-style-type: none"> • Survey (1)
<ul style="list-style-type: none"> • We see CRWMAF as part of our network of regional synthetic tracks to assist in growing the sport using the highest quality modern facilities available. 	<ul style="list-style-type: none"> • Letter (1) NSW
<ul style="list-style-type: none"> • Northern Suburbs Little Athletics is the largest LA club in Australia with 900 registered participants. Registration has been capped due to the availability of facilities. 	<ul style="list-style-type: none"> • Letter (1) NSW
<ul style="list-style-type: none"> • The demand for athletics facilities will rise with the increasing density of Willoughby's population. 	<ul style="list-style-type: none"> • Letter (1) NSW
<ul style="list-style-type: none"> • Usage needs to be better monitored to avoid things like dog mess, unregistered users destroying the track. 	<ul style="list-style-type: none"> • Survey (1)
<ul style="list-style-type: none"> • It should continue to be made available to compatible users. 	<ul style="list-style-type: none"> • Survey (1)

Appendix

Website Survey

Chatswood Rotary War Memorial Athletics Field – Survey

Willoughby City Council would like to invite you to have your say about the future of the management and development of Chatswood Rotary War Memorial Athletics Field by answering the following survey. Your responses will give Council a clear picture of the current use of the Park and how the community would like it to be used in the future.

1. Do you/your family ever visit Chatswood Rotary War Memorial Athletics Field?

Yes

No

2. If yes, which facilities do you use at Chatswood Rotary War Memorial Athletics Field?

- The athletics facilities for training
- The athletics facilities for competition
- The athletics facilities for casual recreation
- The barbecue and picnic areas
- The kayak launching facilities
- The boardwalk for fishing
- The bushland and walking tracks
- other

3. If no, why don't you visit Chatswood Rotary War Memorial Athletics Field?

4. Please tell us what you like about Chatswood Rotary War Memorial Athletics Field?

5. Is there anything you dislike about Chatswood Rotary War Memorial Athletics Field?

6. What improvements would you like to see at Chatswood Rotary War Memorial Athletics Field?

7. Do you have any additional comments about Chatswood Rotary War Memorial Athletics Field?

8. What is your Postcode?

9. What is your email address?

10. What is your name? (optional)

Notification Letters

Letter to Residents

INFRASTRUCTURE SERVICES
Open Space

18 October 2019

The Resident

Dear Resident

RE: CHATSWOOD ROTARY WAR MEMORIAL ATHLETICS FIELD, LANE COVE NORTH

Chatswood Rotary War Memorial Athletics Field Master Plan is an important open space resource in the Willoughby Council area and has significant environmental, active and passive recreational value.

Council is seeking to develop an understanding of how the Chatswood Rotary War Memorial Athletics Field and its surrounds are used in order to produce a Master Plan. The Master Plan will guide future management and improvements to ensure this open space facility continues to meet the needs of the community and its users.

Community consultation is an essential part of developing a Master Plan. We would like to know how you and your family use Chatswood Rotary War Memorial Athletics Field and its facilities, and how you think it could be improved.

You can be involved in the development of the Master Plan by:

- Participating in our online forum – Make comments and see what others are saying about Chatswood Rotary War Memorial Athletics Field at www.haveyoursaywilloughby.com.au
- Answering our quick online survey at www.haveyoursaywilloughby.com.au
- Sending your comments to Council at the address below.

The submission period will close at **5pm, Friday 2 August 2013**.

All comments received will contribute to the development of a Draft Master Plan for Chatswood Rotary War Memorial Athletics Field. Once prepared, all respondents will be contacted and will have an opportunity to comment on the Draft Master Plan.

Please contact Council on 9777 1000 if you have any queries about this project.

Yours faithfully

Julie Whitfield
Open Space Manager

Resident Letter Distribution Area



Letter to Chatswood West Ward Progress Association**INFRASTRUCTURE SERVICES**
Open Space

18 October 2019

Mr Jim McCredie
Chatswood West Ward Progress Association
[REDACTED]
[REDACTED]

Dear Jim

RE: CHATSWOOD ROTARY WAR MEMORIAL ATHLETICS FIELD, LANE COVE NORTH

Chatswood Rotary War Memorial Athletics Field Master Plan is an important open space resource in the Willoughby Council area and has significant environmental, active and passive recreational value.

Council is seeking to develop an understanding of how the Chatswood Rotary War Memorial Athletics Field and its surrounds are used in order to produce a Master Plan. The Master Plan will guide future management and improvements to ensure this open space facility continues to meet the needs of the community and its users.

We have sent letters to three hundred and ninety (390) residents surrounding the Chatswood Rotary War Memorial Athletics Field asking how they use the park, and would also like the thoughts of the Association regarding the existing use and facilities. We are also asking for feedback on how the park could be improved.

Please send your thoughts to the address below or via email to email@willoughby.nsw.gov.au by **5pm, Friday 2 August 2013**. Additionally, interested members of the association can participate in our online forum at www.haveyoursaywilloughby.com.au and also answer the quick online survey.

All comments received will contribute to the development of a Draft Master Plan for Chatswood Rotary War Memorial Athletics Field. Once prepared, all respondents will be contacted and will have an opportunity to comment on the Draft Master Plan.

Yours faithfully

Julie Whitfield
Open Space Manager

Notification Signage



Have Your Say about the CHATSWOOD ROTARY WAR MEMORIAL ATHLETICS FIELD MASTER PLAN

Council is seeking to develop an understanding of how Chatswood Rotary War Memorial Athletics Field is used in order to produce a Master Plan for the site.

The Master Plan will guide future management and improvements to ensure Chatswood Rotary War Memorial Athletics Field continues to meet the needs of the community and its users.

We would like to know how you and your family use Chatswood Rotary War Memorial Athletics Field and its facilities, and how you think it could be improved.

Have Your Say on Chatswood Rotary War Memorial Athletics Field by:

- **Commenting in our online forum**
- **Answering our quick online survey**
- **Writing to Council**

For more information about this project, please go to

www.haveyoursaywilloughby.com.au

Willoughby City Council | PO Box 57 Chatswood 2057 | 9777 1000

The submission period will close at **5pm, Friday 2 August 2013.**

Notification in North Shore Times

News Local - North Shore Times - 10 Jul 2013 - Page #12

Public Notices

One Planet Film Festival Sponsorship Opportunity

Council is coordinating the environmental film festival, One Planet, held on The Concourse Urban Screen in Chatswood.

The One Planet Film Festival will provide the next generation of sustainable engagement, educating and inspiring the public to become part of the solution. The festival will combine a film and documentary program with an interactive on-screen panel discussion.

The festival will run over two weeks, from the end of October, and will utilise the 50 square metre outdoor Urban Screen to connect to urban screens in Federation Square, Melbourne, and Northbridge, Perth. The festival will be produced by screen managers, Urban Screens.

Sponsorship opportunities are currently available. To view the sponsorship proposal please visit www.willoughby.nsw.gov.au

Seeking new members for the Cultural Events Advisory Committee

The purpose of the Cultural Events Advisory Committee is to:

- Advise on policy and influence directions of community/cultural events
- Reflect the attitudes and desires of the community
- Evaluate and monitor the quality and effectiveness of the cultural events produced by Council
- Plan for future community and events

The Committee is seeking applications from community members, and is also interested in appointing a youth member 24 years or under. The Committee meets monthly.

For further information, visit www.willoughby.nsw.gov.au

TENDERS FOR Provision of Web Services and Intranet Solution Tender No. 066186

Council is seeking Tenders from suitably qualified and experienced suppliers for Provision of Web Services and Intranet Solution. Work will include the provision of a Web Services Solution covering Internet, Extranet and Intranet sites and associated implementation and support services.

Tender Documents and submission schedules may be obtained from www.tenderlink.com/nsroc free of charge.

Tenders are to be submitted at www.tenderlink.com/nsroc OR within a sealed envelope endorsed: "The General Manager, Tender for Provision of Web Services and Intranet Solution" and shall be placed in the Tender Box on Level 4, 31 Victor Street, Chatswood. Tenders must be received prior **11am, Wednesday 24 July 2013**. Tenders received after the closing time will not be considered.

For further information, please contact Council's Information

Management Group Manager on 9777 7536, or email Amanda.Janssens@willoughby.nsw.gov.au

Chatswood Rotary War Memorial Athletics Field

Chatswood Rotary War Memorial Athletics Field is an important open space resource and has significant environmental, active and passive recreational value. Council is seeking to develop an understanding of how the space is used in order to produce a Master Plan to guide future management and improvements, and ensure it continues to meet the needs of the community and its users.

Be involved in the development of the Master Plan by:

- Participating in the online forum and/or answering a quick online survey at www.haveyoursaywilloughby.com.au
- Sending your comments to Council

The submission period will close at **5pm, Friday 2 August 2013**.

All comments received will contribute to the development of the Draft Master Plan. Once prepared, all respondents will be contacted and have an opportunity to comment on the Draft Master Plan.

Have Your Say Willoughby

Stay connected to Willoughby City with the Have your Say Willoughby online forum, located at haveyoursaywilloughby.com.au

Forums currently open for comment are:

• The Concourse Urban Screen

Council aims to provide engaging and exciting content on the Urban Screen, located on the upper outdoor area of The Concourse. The screen is programmed to include a range of artistic, cultural and entertaining material, and has also been used for special community events and movie screenings. The weekly screen program is available at www.theconcourse.com.au/content/urban-screen Visit our online forum to share your views.

• Willoughby City Signage

Council is investigating updating the City entrance signage and suburb locality signage. Two concept designs have been developed. These early stage designs have been formed to enable the community to comment before detailed and developed designs are prepared. Visit our online forums to share your views.

Tax Help Program

MOSAIC Multicultural Centre is offering a Tax Help Program for low income earners with their simple tax returns. Appointments can be made every Wednesday from 17 July until October 2013. Languages spoken are English and Chinese.

For further information please phone MOSAIC Multicultural Centre on 9777 7949.

9777 1000

31 Victor St, Chatswood | PO Box 57, Chatswood NSW 2057
www.willoughby.nsw.gov.au
email@willoughby.nsw.gov.au

Attachment 4

Chatswood Rotary War Memorial Athletics Field Master Plan

Mowbray Road West, Lane Cove North

Issues and Recommendations Report
September 2013

Comments Received (Edited from respondents own words)

	ISSUE (Number of responses received in brackets)	RECOMMENDATION
1.00 - SPORTS FACILITIES		
1.01	<ul style="list-style-type: none"> The poor condition/maintenance of the running track (4) 	<ul style="list-style-type: none"> No change required to Master Plan. The field was renovated in 2017 with new irrigation, drainage and turf laid. The 400m track will remain as turf as it is a district sports facility. 6 x 110m lanes will be synthetic for all weather training.
1.02	<ul style="list-style-type: none"> The poor drainage/muddy running track. (4) 	
1.03	<ul style="list-style-type: none"> The grass is mowed too often. (1) 	
1.04	<ul style="list-style-type: none"> Improve the track drainage. (4) 	
1.05	<ul style="list-style-type: none"> Poor drainage at the track finish. (2) 	
1.06	<ul style="list-style-type: none"> Closure of the field due to rain/wet surface. (2) 	
1.07	<ul style="list-style-type: none"> 2 synthetic 110m lanes - remaining track should remain as grass. (1) 	
1.08	<ul style="list-style-type: none"> All-weather/synthetic or partial synthetic track. (5) 	
1.09	<ul style="list-style-type: none"> Repair the uneven track. (1) 	
1.10	<ul style="list-style-type: none"> Retain grass track and increase/improve track maintenance. (7) 	
1.11	<ul style="list-style-type: none"> Relocate the track start to south eastern corner. (1) 	<ul style="list-style-type: none"> Noted. There is insufficient run-out space along the southern side of the track as the athletics track and field area of the site is fairly well locked in and constrained by the Lane Cove River, rock and bushland surrounds.
1.12	<ul style="list-style-type: none"> Upgrade/resurface the synthetic long jump runway. (3) 	<ul style="list-style-type: none"> No change required to Master Plan. A new long jump / triple jump / pole vault pit is proposed. The throwing cage was upgraded in 2018. The high jump area will remain as grass as it is not a cost-effective option to convert to synthetic.
1.13	<ul style="list-style-type: none"> Athletics facilities are tired/at the end of their useful life. (1) 	
1.14	<ul style="list-style-type: none"> Synthetic runways need to be upgraded. (1) 	
1.15	<ul style="list-style-type: none"> The field facilities need upgrading. (1) 	
1.16	<ul style="list-style-type: none"> High jump area inside the western end of the track with synthetic surface. (3) 	
1.17	<ul style="list-style-type: none"> The throw cage is metal mesh rather than plastic netting. (1) 	
1.18	<ul style="list-style-type: none"> The lights sometimes go off before they are supposed to – generally once daylight savings has finished. (1) 	
1.19	<ul style="list-style-type: none"> Upgrade the athletics equipment like the high jump mats. (1) 	<ul style="list-style-type: none"> Noted. Movable equipment including the high jump mats are owned and maintained by the athletics clubs.
2.00 – SPORTS USAGE		
2.01	<ul style="list-style-type: none"> Synthetic track is a closed venue so a gate fee can be charged for non-members. (1) 	<ul style="list-style-type: none"> Noted. The park is public open space owned by Council. The community has free access to the reserve for informal public recreation. Only vehicle gates are located at the site for night time security.
2.02	<ul style="list-style-type: none"> The track is often booked by clubs or teams. (1) 	Noted
2.03	<ul style="list-style-type: none"> Make the facility multi-use to include soccer and netball. (1) 	<ul style="list-style-type: none"> No change to Master Plan. This option has been investigated but the impacts from throwing sports such as shot

		put and hammer preclude other codes from safely using the field in front of the throwing cage.
2.04	<ul style="list-style-type: none"> Upgrade the facility to be a major centre for masters/seniors athletics. (1) 	<ul style="list-style-type: none"> Noted The site is already available for all age range of athletics players. The site is considered a district facility and used by schools for their athletics carnival in the Northern region.
2.05	<ul style="list-style-type: none"> The ability to be able to host major athletics carnivals. (1) 	
3.00 - PARK BUILDINGS		
3.01	<ul style="list-style-type: none"> Replace/upgrade the toilet/changeroom facilities. (14) 	<ul style="list-style-type: none"> The Plan includes the renewal of the existing buildings on the site due to their age and lack of 'fit for purpose' and accessibility.
3.02	<ul style="list-style-type: none"> Replace/upgrade the clubhouse/gym. (10) 	
3.03	<ul style="list-style-type: none"> More storage facilities for sports equipment/kayaks/boats (6) 	
3.04	<ul style="list-style-type: none"> Replace the all the old buildings. (2) 	
3.05	<ul style="list-style-type: none"> The undercover area is grotty and could be improved with some seating and table. (1) 	
3.06	<ul style="list-style-type: none"> More grandstands/undercover areas. (7) 	<ul style="list-style-type: none"> The Plan includes renovation of the existing grandstand. Any renewal of the existing buildings would include a kiosk or canteen for sportsground hirers.
3.07	<ul style="list-style-type: none"> The facilities are too small for the numbers involved. (1) 	
3.08	<ul style="list-style-type: none"> A coffee shop or hall to hire out would make money for Council which could help with the cost of maintaining the grass track. (1) 	
4.00 - PARK FACILITIES		
4.01	<ul style="list-style-type: none"> More shade and permanent undercover areas. (3) 	<ul style="list-style-type: none"> Noted. There is shade provided by the existing tree cover and grandstand.
4.02	<ul style="list-style-type: none"> A fenced children's playground. (2) 	<ul style="list-style-type: none"> Noted. The athletics field reserve is constrained for available space, and precludes incorporating more recreation facilities. There is a playground nearby at Kingsford Smith Park.
4.03	<ul style="list-style-type: none"> Fitness circuit/equipment. (1) 	<ul style="list-style-type: none"> The Plan includes new outdoor fitness equipment.
4.04	<ul style="list-style-type: none"> An off leash area for dogs. (1) 	<ul style="list-style-type: none"> Noted. This site is not suitable for off-leash dog exercise due to the level of site maintenance for athletics.
4.05	<ul style="list-style-type: none"> More rubbish and recycling bins. (1) 	<ul style="list-style-type: none"> Noted. This is an operational issue and will be addressed by Council Cleansing Unit.
4.06	<ul style="list-style-type: none"> More shaded picnic areas. (1) 	<ul style="list-style-type: none"> The Plan includes additional picnic settings are proposed in naturally shady areas.
4.07	<ul style="list-style-type: none"> Extend the concrete path down to the internal carpark as this slope is very slippery when wet. (1) 	<ul style="list-style-type: none"> The Plan includes improvements to pedestrian access by a new footpath from the road into the park.

4.08	<ul style="list-style-type: none"> Everything is a bit tired. (1) 	<ul style="list-style-type: none"> The Plan includes improvements to park facilities, plantings and buildings at the site.
4.09	<ul style="list-style-type: none"> There is nowhere that is inviting as it all feels like things are just plonked down anywhere. (1) 	
4.10	<ul style="list-style-type: none"> Adjacent picnic facilities should be retained and well maintained. (1) 	
4.11	<ul style="list-style-type: none"> Could use some more native plantings at the entrance gates. (1) 	
5.00 - ACCESS		
5.01	<ul style="list-style-type: none"> A pedestrian path connection between the athletics field and river to connect the paths from the eastern end of the field with the path that leads under the Epping Road Bridge. (1) 	<ul style="list-style-type: none"> The Plan has improvements to pedestrian access into and through the site. Further options for pedestrian access under the Epping Rd bridge, and access to the river are beyond the scope of the Master Plan at this time.
5.02	<ul style="list-style-type: none"> Extension of the boardwalks. (2) 	
5.03	<ul style="list-style-type: none"> Access to river via pontoon is difficult. (1) 	
5.04	<ul style="list-style-type: none"> Ramp access to river. (1) 	
6.00 - TRAFFIC AND PARKING		
6.01	<ul style="list-style-type: none"> Parking is limited/ inadequate on athletics days. Increase the carparking facilities. (11) 	<ul style="list-style-type: none"> The Plan includes improvements to the existing car park.
6.02	<ul style="list-style-type: none"> Multi-level carpark facility. (1) 	
6.03	<ul style="list-style-type: none"> Restore grassed bank area south of buildings to car park to increase carparking capacity. (1) 	
6.04	<ul style="list-style-type: none"> Improve traffic arrangement at vehicle entrance to assist u-turns and prevent accidents and risky pedestrian behaviour (4) 	<ul style="list-style-type: none"> The Plan includes improvements for safer pedestrian access into the site.
6.05	<ul style="list-style-type: none"> The car park is being heavily used by city commuters that catch the bus. Could be a source of revenue (2) 	<ul style="list-style-type: none"> Noted. Only a small number of vehicles have been observed to be using the carpark for commuter carparking. Existing unrestricted parking arrangement will remain at this time.
6.06	<ul style="list-style-type: none"> The carpark needs better lighting. (1) 	<ul style="list-style-type: none"> The Plan includes improvements to lighting for vehicles and pedestrians
7.00 - BUSHLAND		
7.01	<ul style="list-style-type: none"> Upgrade the bush track up the hill along the eastern boundary by removing the large, slippery rocks. (1) 	<ul style="list-style-type: none"> The Plan includes Realign the existing bush track to avoid the rocks. The bush tracks are checked quarterly for maintenance concerns.
7.02	<ul style="list-style-type: none"> Upgrade the bush tracks for bushwalking/running. (1) 	
8.00 – OTHER		
8.01	<ul style="list-style-type: none"> It is an important open space/sporting venue and should be retained and maintained to a high standard. (8) 	<ul style="list-style-type: none"> Noted. The Plan includes improvements to the site as a regional athletics facility.
8.02	<ul style="list-style-type: none"> Needs to be used by more school groups. (1) 	<ul style="list-style-type: none"> Noted. It is already available for school group hire.
8.03	<ul style="list-style-type: none"> Have a boat and kayak hire facility. (1) 	<ul style="list-style-type: none"> This is beyond the scope of the Plan.
8.04	<ul style="list-style-type: none"> The Chatswood Rotary Club takes great pride in the area carrying their name and would welcome further involvement. (1) 	<ul style="list-style-type: none"> Noted.

8.05	<ul style="list-style-type: none"> Usage needs to be better monitored to avoid things like dog mess, unregistered users destroying the track. (1) 	<ul style="list-style-type: none"> Noted. The site is freely accessed by the community, and is monitored by operational and regulatory staff. The site is often hired by compatible users for walkathons and fund raising events.
8.06	<ul style="list-style-type: none"> It should continue to be made available to compatible users. (1) 	

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16 NOTICES OF MOTION

16.1 NOTICE OF MOTION - CULTURAL BURNING PRACTICES

RESPONSIBLE OFFICER: CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR

AUTHOR: DAVID ROBERTS – ENVIRONMENT MANAGER

CITY STRATEGY OUTCOME: 1.3 – ENHANCE, PROTECT AND RESPECT WATERWAYS, BUSHLAND, NATURE, WILDLIFE

MEETING DATE: 11 MAY 2020

1. PURPOSE OF REPORT

Councillor Saville has indicated her intention to move the following Notice of Motion:

2. MOTION

That Willoughby City Council officers bring back a report to council to discuss feasibility of introducing ‘cultural burns’ as part of bushfire management within the LGA. The report should include discussion regarding relevance, risks and potential benefits from introduction of cultural burns to the LGA. It should also outline funding, training and resources required to implement these practices locally.

3. SUPPORTING INFORMATION PROVIDED BY THE COUNCILLOR ON THE NOTICE OF MOTION

Bushfires devastated large areas of Australia from late 2019-to early 2020 during which time 33 people lost their lives, approximately 1B animals were killed by fire, 12M hectares of national parks, forests and rural lands were burned and 3,094 houses were destroyed.

https://www.aph.gov.au/About_Parliament/Parliamentary_Departments/Parliamentary_Library/pubs/rp/rp1920/Quick_Guides/AustralianBushfires. Many other people suffered serious injury. The catastrophic bushfires were unprecedented in Australia.

WCC is endowed with extensive bushland reserves, over 300 hectares for which it is responsible to manage. Indeed WCC is recognised as a leader in management of its magnificent bushland reserves, and our residents place high value on care and management of these reserves.. Many hectares of WCC bushland has been destroyed by bushfire over the years, including parts of Chatswood West and Castle Cove in 1994.

Planning is integral to be better prepared for, and reduce risk from future bushfires within the WCC LGA. This may involve collaboration with neighbouring LGAs and ROCs .

‘Cultural burning’ as distinct from ‘ hazard reduction’ ‘back burning’ has been discussed at the NHBAC, however there is need for clear strategy and guidance to enable this to occur within the WCC LGA. The intent of this motion is to initiate such a process.

It has been predicted that bushfires may become more frequent, more extreme, unpredictable and that future bushfire seasons may start earlier and last longer.

The Premier of NSW, Ms Gladys Berejiklian, Willoughby MP has reported interest in ‘cultural burning’ as part of fire management.

Cultural burning: For tens of thousands of years, Australian flora and fauna evolved in the presence of fire, indeed they depend on it for regrowth and regeneration. Much of this fire was lit by Indigenous Australians who – for at least 50,000 years – lit small fires as they moved around the landscape. This helped them hunt for food, clear pathways and regenerate the bush.

With European settlement came a change to the traditional Indigenous way of life, and burning was interrupted. These fire regimes in concert with waves of invasive species resulted in the dramatic decline of small mammal species as well as some bird, reptile, amphibian and plant species.

Without regular people-lit fires in the cooler months, dry grass builds up and provides fuel for much bigger bushfires caused by lightning at other times of the year. These hotter, larger fires have a devastating effect on vegetation and animals in their path, and they release huge volumes of greenhouse gases into our atmosphere. (https://www.natureaustralia.org.au/what-we-do/our-priorities/climate-change/climate-change-stories/fighting-fire-with-fire/?gclid=EAlalQobChMIlrPD7L6J6QIV2I2PCh1MRAIQEAAAYASACEglqrFD_BwE)

For thousands of years, the Aboriginal people of Australia have been following their cultural practices including the use of fire to care for their Country. 'Cultural Burning' is a contemporary term used to define this traditional practice.

Cultural Burning practices were developed by Aboriginal people to enhance the health of the land and its people. It includes burning (or prevention of burning) for the health of particular plants and animals. It may involve patch burning to create different fire intervals or be used specifically for fuel and hazard reduction purposes. Fire may be used to gain better access to country, to clean pathways, control invasive weeds or to maintain cultural responsibilities.

Cultural Burning involves the application of culturally informed knowledge and ecologically sensitive techniques in the use of fire that are appropriate for the diverse range of landscapes and ecosystems that exist in Australia.

Koori Country Firesticks Aboriginal Corporation is an organisation that practices and passes on the knowledge of traditional burning and reviving these ancient techniques of caring for Country (Our Mother Earth) in NSW. This knowledge and these skills have been shared by Aboriginal Elders of Country where the traditions of burning have been handed down by their ancestors. (<http://www.walkaboutpark.com.au/aboriginal-culture/cultural-burning>)

For thousands of years, the Indigenous people of Australia set fire to the land.

Long before Australia was invaded and colonised by Europeans, fire management techniques - known as "cultural burns" - were practised.

The cool-burning, knee-high blazes were designed to happen continuously and across the landscape. The fires burn up fuel like kindling and leaf detritus, meaning a natural bushfire has less to devour.

Since Australia's fire crisis began last year, calls for better reintegration of this technique have grown louder. But it should have happened sooner, argues one Aboriginal knowledge expert. "The bush needs to burn," says Shannon Foster, a knowledge keeper for the D'harawal people - relaying information passed on by her elders - and an Aboriginal Knowledge lecturer at the University of Technology Sydney (UTS). (<https://www.bbc.com/news/world-australia-51043828>)

Indigenous fire practitioners have warned that Australia's bush will regenerate as a "time bomb" prone to catastrophic blazes, and issued a plea to put to use traditional knowledge which is already working across the top end to reduce bushfires and greenhouse gas emissions.

“This is a time bomb ticking now because all that canopy has been wiped out,” says Oliver Costello of the national Indigenous Firesticks Alliance. “A lot of areas will end up regenerating really strongly, but they’ll return in the wrong way. We’ll end up with the wrong species compositions and balance.

“That’s why we need to get Indigenous fire practices out into the landscape in the coming months, to start to read the country and look at areas that need restoration burning in the short term.” As Australia comes to terms with this season’s catastrophic fires, Indigenous practitioners like Costello are advocating a return to “cultural burning”.

What is cultural burning? Small-scale burns at the right times of year and in the right places can minimise the risk of big wildfires in drier times, and are important for the health and regeneration of particular plants and animals.

Different species relate to fire in different ways, Costello explains. Wombats, for example, dig burrows to escape, while koalas climb into the canopy.

“When you understand the fire relationships they have, their own fire culture, then you are really applying the right fire for that culture so that you’re supporting the identity of that place. “When you do that, you get more productive landscapes, you get healthier plants and animals, you get regeneration, you discourage invasive elements, which are sometimes native species that might belong in the system next door.

“It’s so important to apply that right fire for right country, so you can maintain the right balance.” (<https://www.theguardian.com/australia-news/2020/jan/19/right-fire-for-right-future-how-cultural-burning-can-protect-australia-from-catastrophic-blazes>)

Other helpful references include:

<https://indigenoux.com.au/cultural-burning-is-about-more-than-just-hazard-reduction/> Shaun Hooper

<https://www.abc.net.au/news/2020-01-30/aboriginal-cultural-burning-funding-for-bushfire-mitigation/11910464>

<https://www.abc.net.au/news/2020-01-09/indigenous-cultural-fire-burning-method-has-benefits-experts-say/11853096>

<http://albuquerque.firebehaviorandfuelsconference.com/wp-content/uploads/sites/13/2019/04/Michelle-McKemey-Sydney.pdf>

4. OFFICER'S RECOMMENDATION

That Council staff consult with Fire and Rescue NSW and the Regional Bush Fire Management Committee and report back to Councillors on the outcomes.

5. OFFICER'S COMMENTS

Council has been planning and implementing ecological burning practices in conjunction with hazard reduction prescribed burning in bushland reserves for many years. Based on the principle of burning relatively small areas in a mosaic pattern and carefully considering and optimising vegetation and landform, this work shares many of the principles of ‘cultural burning’. Council’s work conforms to the Regional Bush Fire Management Plan and is co-ordinated by Fire and Rescue NSW.

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16.2 NOTICE OF MOTION - CHATSWOOD MALL

RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	IAN ARNOTT – PLANNING MANAGER
CITY STRATEGY OUTCOME:	3.6 – ACTIVATE LOCAL SPACES IN CREATIVE WAYS
MEETING DATE:	11 MAY 2020

1. PURPOSE OF REPORT

Councillor Wright has indicated his intention to move the following Notice of Motion:

2. MOTION

That Council receive a report from officers for the July Council meeting of a strategy, including budget impacts, by which Council could look at extending the Chatswood Mall from Anderson St to Archer St.

3. SUPPORTING INFORMATION PROVIDED BY THE COUNCILLOR ON THE NOTICE OF MOTION

Extending the Mall further would be great. It would increase the opportunity for open space activations, allow restaurants and cafes to take advantage of more outdoor seating and by increasing open areas and encouraging foot traffic it would be a terrific way to encourage more people to spend time in Chatswood CBD.

4. OFFICER'S RECOMMENDATION

That Council consider the matters raised in the Notice of Motion following feedback received for the section of Victoria Avenue between Anderson and Archer Streets during consultation on the *Draft Integrated Transport Strategy* and that any project be the subject of future budgets in the context of all other project priorities.

5. OFFICER'S COMMENTS

Extending the pedestrian Mall in Victoria Avenue between Anderson and Archer Streets requires consideration of a number of factors. These include the impacts of the proposed Mall upon traffic flows through the CDB and beyond, including public transport, emergency vehicles and pedestrians; the capacity for the CBD to accommodate further expansion of food premises in the near future and desired urban design outcomes. It is not possible to meet the request within the Notice of Motion by July as the project is more complex than a simple road closure and is unfunded in 2019/20. Officers are also trying to ascertain the impact of government closures on Council's revenues and 2020/21 budget; the subject of future briefings to Council.

Another consideration is that this section of Victoria Avenue is currently being consulted upon in the *Draft Integrated Transport Strategy*. It would be appropriate to finalise and receive that consultation prior to proceeding with any further concepts or projects.

By way of background information, Council completed a *Chatswood CBD Traffic Study* in 2012 which proposed changes to the traffic management, including in Victoria Avenue between Anderson Street and Archer Street. A specific action for Victoria Avenue between Anderson Street and Archer Street was to convert the eastbound traffic lane of Victoria Avenue to a bus lane. No action was progressed on this.

The recent *Draft Integrated Transport Strategy 5 Year Action Plan* (endorsed for exhibition by Council on 9 December 2019) includes references to Victoria Avenue applying the *Movement and Place* framework (developed by Transport for NSW and further progressed by the Government Architect NSW). While these initiatives are consistent with the intent expressed in the Notice of Motion they, are currently recommended as medium and long term initiatives with no funding allocated at this time.

Both the *Draft Integrated Transport Strategy* and *Movement and Place* seek to balance the movement of people and goods with the amenity and quality of places. The pedestrianisation of Victoria Avenue between Anderson Street and Archer Street has merit, improving the public domain, incentivising better urban design and providing opportunity for economic stimulation. This however, needs to be considered in the context of impacts to traffic and transport movement.

It is suggested that this matter is best considered in the context of the consideration of the *Draft Integrated Transport Strategy* following exhibition which is proposed to be reported to Council by the middle of the year and in future budget allocations in line with other project priorities and Council's Long Term Financial Plan (under review).

17 CONFIDENTIAL MATTERS

17.1 CONFIDENTIAL - PROVIDER FOR GENERAL INSURANCE SERVICES

ATTACHMENTS:

1. IMPLICATIONS
2. INSURANCE FINANCIAL COMPARISON

RESPONSIBLE OFFICER:

GREG MCDONALD – CUSTOMER & CORPORATE DIRECTOR

AUTHOR:

STEVEN NAVEN – CHIEF FINANCIAL OFFICER

CITY STRATEGY OUTCOME:

5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO

MEETING DATE:

11 MAY 2020

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) and (d)(i) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
- (d) commercial information of a confidential nature that would if disclosed:
 - (i) prejudice the commercial position of the person who supplied it

The information in the report is confidential as disclosure of information in it would put Council at a commercial disadvantage if the entities related to the subject of the report (and other potential future providers) were to become aware of Council's financial and related information.

This matter is confidential because it contains details of entities and their commercial operations which, if revealed, would result in commercial disadvantage to them. This information was provided to Council in the expectation that it will be treated as commercial in confidence. On balance, it is not in the public interest to reveal Council's financial and related information (that Council requires to make its decision) to potential suppliers, nor to disclose the commercial information of potential suppliers.

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17.2 CONFIDENTIAL - LEGAL SERVICES REPORT MAY 2020

ATTACHMENTS:	1. IMPLICATIONS 2. LEGAL SERVICES REPORT MARCH 2020 (CONFIDENTIAL)
RESPONSIBLE OFFICER:	GREG MCDONALD – CUSTOMER & CORPORATE DIRECTOR
AUTHOR:	SAMANTHA CHARLTON – GOVERNANCE, RISK AND CORPORATE PLANNING MANAGER
CITY STRATEGY OUTCOME:	5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	11 MAY 2020

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) and (g) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege

This report provides Councillors with information that assists them to understand the status of current legal matters. The release of this information would provide person(s) with whom Council conducts business or parties that are subject to legal proceedings details of Council's legal strategy, intentions and expenditure. On balance, it is not in the public interest to release information that would if disclosed would compromise Council's legal prospects.

18 QUESTIONS WITH NOTICE

18.1 QUESTIONS ON NOTICE FROM COUNCILLOR COPPOCK - CASUAL STAFF

RESPONSIBLE OFFICER: GREG MCDONALD – CUSTOMER & CORPORATE DIRECTOR

AUTHOR: MONICA LONERGAN – PEOPLE AND CULTURE MANAGER

CITY STRATEGY OUTCOME: 5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO

MEETING DATE: 11 MAY 2020

QUESTION

1. Without disclosing personal details are the facts in the last paragraphs of the story below correct:

“Disgruntled local government employees say they’re being treated unfairly as COVID-19 forces councils to make cuts....”

Casual staffers hit

Meanwhile, a casual staffer with Sydney’s Willoughby City Council claims she was treated in a “cold and calculating manner” when she received a letter from the CEO Debra Just informing her she no longer had a job.

In the letter seen by *Government News*, Ms Just tells the employee that because of the far reaching effects of the COVID-19 pandemic council has had to close a number of facilities and case activities including the swim school at Willoughby Leisure Centre....”

2. How many other employees or casual employees were terminated “*because of the far reaching effects of the COVID-19 pandemic*”?
3. Please provide a breakdown in numbers in answer to point 2 for all work areas of Council.

ANSWER

1. Casual staff at closed sites were provided with a letter setting out that due to the closure of their site or service, as a result of Government directed closures, Willoughby Council was unable to provide any shifts at the current time and that when this changed we hoped they would re-join Willoughby.

A two week special payment based on average shifts was also provided to them at the discretion of the CEO. The letter extended access to Council’s Employee Assistance Program and provided links to financial and job support packages.

Council is not an eligible employer for JobKeeper subsidies.

2. No staffs have been terminated due to COVID-19. 156 casual staff were issued with a no-shifts letter.

3. The following is the list of location and number of casuals provided no shift letters

- Willoughby Leisure Centre 86
- Library 27
- Dougherty Centre 12
- Media, Marketing and Events 11
- Willoughby Park Centre 7
- Youth Services 7
- Environment/Open Space 4
- Zenith Theatre 2

18.2 QUESTIONS ON NOTICE FROM COUNCILLOR SAVILLE - CONCOURSE TENANCIES

RESPONSIBLE OFFICER: GREG MCDONALD – CUSTOMER & CORPORATE DIRECTOR

AUTHOR: DAVID DIBIASE – PROPERTY & CONSTRUCTION SERVICES MANAGER

CITY STRATEGY OUTCOME: 5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO

MEETING DATE: 11 MAY 2020

QUESTION

1. How many tenants are currently at The Concourse?
2. How many tenants have left over the last year? Since 2020?
3. What does that mean in terms of lost income for Council?
4. Will councillors be briefed, on the loss of income from The Concourse and of any plans to attract/maintain tenants?
5. How many tenancies at the concourse are under dispute?

ANSWER

1. All 12 tenancies at The Concourse are tenanted.
2. In the past 12 months only one tenant (Terrazza) has left upon the expiry of their lease. The tenancy has been re-leased.
3. The income for The Concourse has been affected by vacancies; rent free periods associated with incentives for new tenants and more recently the Covid-19 pandemic. The reduction of income compared to the original 2019/2020 estimates is approximately \$933k. The \$933k is comprised of:
 - 3.1. First quarter adjustment - \$587k. This was reported to Council as part of the Quarter 1 budget review at its 11 November 2019 meeting. This amount is a combination of vacancies at that time and rent free period for shop 2. Council was advised of the rent free period for Shop 2 at its meeting on 10 February 2020.
 - 3.2. Third quarter adjustment – Covid-19 rental waivers - \$258k. This was reported to Council at its extraordinary meeting of the 30 March 2020, and forms part of Council's Business Support Plan.
 - 3.3. Third quarter adjustment – rent free periods for Shops 1 and 2 - \$88k. Council was advised of the rent free period for Shop 2 at its meeting of the 10 February 2020. The adjustment will be incorporated into the third quarterly budget review report for Council's consideration.

4. The adjustment of The Concourse income was reported to Council in the First Quarterly Budget Review report tabled at the Council meeting held on 11 November 2019. The extraordinary Council meeting on 30 March 2020 also foreshadowed estimates of the income loss due to the Covid-19 pandemic.
5. There is currently one tenancy at The Concourse in arrears that Council is pursuing under legal means.

19 CONCLUSION OF THE MEETING

NIL