

ORDINARY COUNCIL MEETING

ATTACHMENTS BOOKLET

Under Separate Cover

Tuesday, 20 February 2024

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PLANNING PROPOSAL



3 Wolseley Street, Drummoyne NSW

Removal of Site from Schedule 5 of Canada Bay LEP 2013

10 November 2023 | P797

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1.0 INTRODUCTION

1.1 Overview

This Planning Proposal seeks to facilitate amendments to the *Canada Bay Local Environmental Plan 2013* (CBLEP 2013) to remove 3 Wolseley Street, Drummoyne from Schedule 5 (Heritage Conservation) and the corresponding heritage map.

The proposed amendments are in response to a heritage assessment undertaken by Weir Phillips Heritage and Planning on behalf of the property owner, which has determined that the subject site does not meet the threshold for heritage listing under any of the NSW Heritage Division criterion.

This Planning Proposal has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979), and the Department of Planning and Environment's "*Local Environmental Plan Making Guideline*" (August 2023).

1.2 Site and Property Description

The subject site is located at 3 Wolseley Street, Drummoyne (Lot 37, Section 5, D.P. 964) on the south-eastern side of the street. It comprises an irregular shaped allotment with a highly modified 2 storey Federation period and style dwelling house. The site has dual frontages to both Wolseley Street and St Georges Crescent. The subject dwelling house is L-shaped with a 2 storey principal building form and attached single storey wing on the southern side. The building is constructed from rendered brick with a hipped roof clad in terracotta tiles.

The site is:

- Listed as a heritage item under Schedule 5, Part 1 of the CBLEP 2013 (Item No.I505);
- Is not listed on the State Heritage Register under the NSW Heritage Act 1977;
- Is not located within a Heritage Conservation Area under Schedule 5, Part 2 of the CBLEP 2013;
- Is located in the vicinity of the following heritage items:
 - 1 Wolseley Street, Drummoyne (I504); and
 - 4 Wolseley Street, Drummoyne (I506); and
- Zoned R3 Medium Density Residential under the CBLEP 2013.

1.3 Site Location

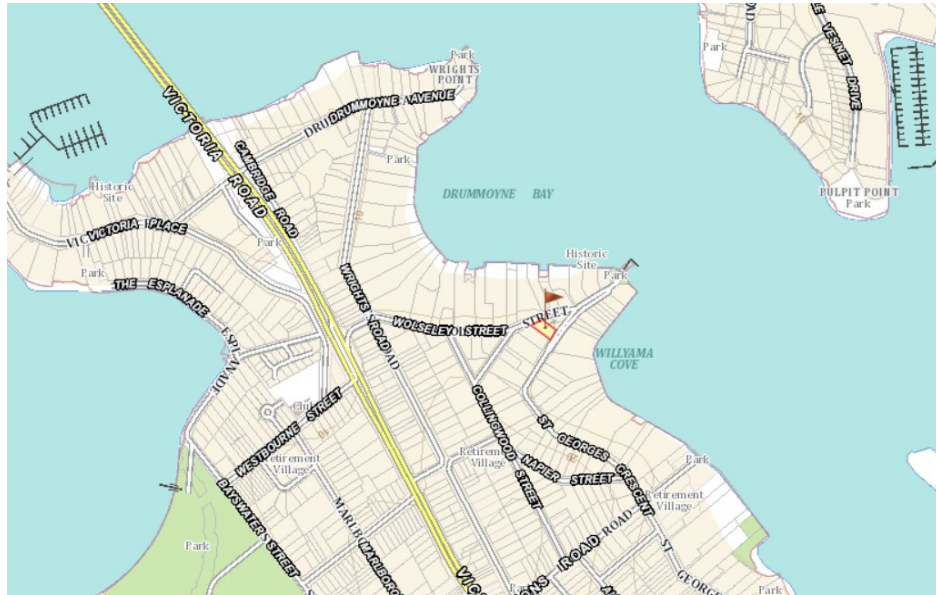


Figure 1: Site location (SIX Maps).

1.4 Surrounding Context

The site is located in a medium density residential zoned area in Drummoyne that is undergoing transition from a low density to a medium density environment. It is surrounded by 2-4 storey residential flat buildings and some large 1 and 2 storey Federation and Victorian dwelling houses.

As a result of the transition in urban character, the subject dwelling house at 3 Wolseley Street is isolated from its original context of single dwelling houses.



Figure 2: General locality surrounding the site (SIX Maps).



Figure 3: The subject site (SIX Maps).



Figure 4: Front of the subject site as viewed from Wolseley Street.



Figure 5: Rear of the site showing the rear wing.



Figure 6: Rear garages on St Georges Crescent.



Figure 7: 5 Wolseley Street, a 3 storey residential flat building which neighbours the subject site to the south.



Figure 8: 1 Wolseley Street, a 2 storey dwelling house located to the east of the site.



Figure 9: 10 Wolseley Street, a 3 storey residential flat building located directly across from the subject site.

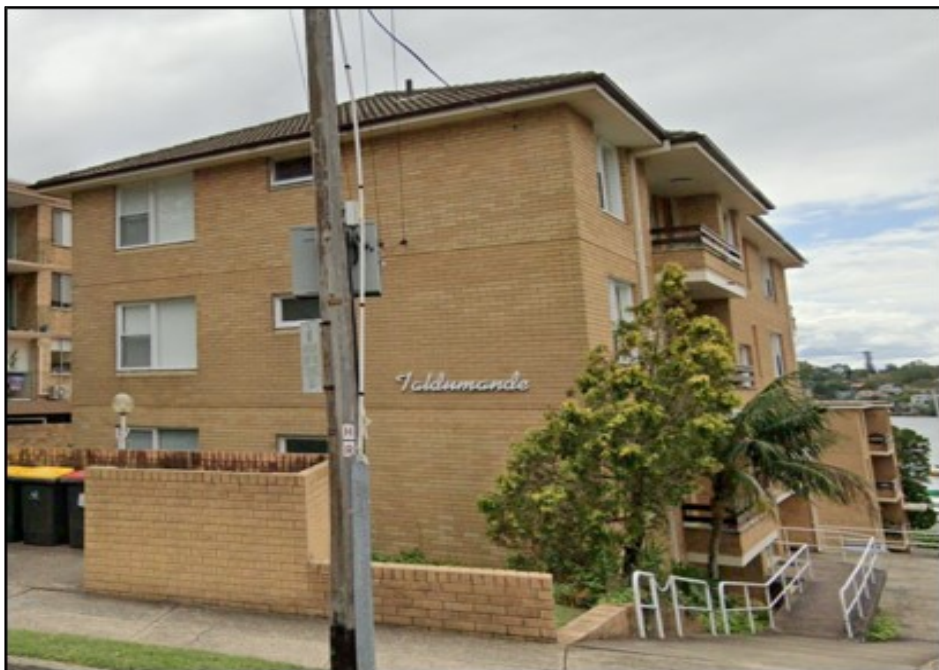


Figure 10: No. 12 Wolseley Street, a 3 residential flat building to the northwest of the subject site.



Figure 11: 6 Wolseley Street, 4 storey residential flat building located across the road.



Figure 12: 5 Raglan Street, a 3 storey residential flat building located further east of the site.

1.5 Heritage Assessment

A heritage assessment report of the subject property was undertaken by Weir Phillips Heritage and Planning in September 2020 (**Appendix A**). The report has identified that 3 Wolseley Street, Drummoyne does not meet the threshold for local heritage listing under any of the NSW Heritage Division criterion for the following reasons:

- The building is not a fine example of a Federation period and style dwelling, but rather a highly modified typology that has lost its integrity;
- The building has limited historic significance as part of a pattern of substantial dwellings being constructed in this part of Drummoyne during the late 19th and early 20th centuries;
- The building is not associated with any persons or cultural groups determined to be of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area);
- The building has not been attributed to any prominent designer or architect;
- The building has been altered so extensively that it can no longer be considered a good example of its type. There are other better examples to be found throughout the City of Canada Bay that would provide this type of information.
- The building does not display any aesthetically distinctive or landmark qualities. The building is of limited aesthetic merit;
- The setting of the item has been irreparably damaged by the construction of medium density development around the site;
- The building is isolated and separated from similar building types and no longer forms part of a larger cohesive group; and
- The context, character and amenity of the subject site has been diminished by redevelopment of sites nearby into residential flat buildings.

2.0 PART ONE: OBJECTIVES AND INTENDED OUTCOMES

A statement of the objectives and intended outcomes of the proposed instrument

The objective of this Planning Proposal is to amend Schedule 5 and the associated heritage map of the CBLEP 2013 to remove the local heritage listing of 3 Wolseley Street, Drummoyne.

The current heritage listing requires a development application for development on the site as well as additional matters to be taken into consideration under the heritage provisions of Clause 5.10 of the CBLEP 2013.

The proposed removal of the heritage listing would help maintain the integrity of Canada Bay's heritage listings to ensure that only those items with demonstrated heritage significance are retained and appropriately protected. It would also allow for the appropriate development of the site under the existing zoning and local planning provisions.

3.0 PART TWO: EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument

The proposed outcome will be achieved by making the following amendments to the CBLEP 2013:

- Removing Lot 37, Section 5, DP964 from Item No I505 in Schedule 5- Environmental Heritage; and
- Amending the Heritage Map to remove Lot 37, Section 5, DP964.

The current and proposed Heritage Maps for CBLEP 2013 are shown in Part Four (Mapping) of this Planning Proposal.

4.0 PART THREE: JUSTIFICATION OF STRATEGIC AND SITE SPECIFIC MERIT

4.1 Section A – Need for the Planning Proposal

Q1: Is the Planning Proposal a result of an endorsed local strategic planning statement study or report?

Yes. As noted above, a comprehensive heritage assessment of the site was undertaken by Weir Phillips Heritage and Planning in September 2020. The detailed report is attached as **Attachment A**. The site was assessed for significance under the New South Wales Heritage Division Guidelines for Inclusion / Exclusion

Assessing Heritage Significance, NSW Heritage Manual Update. The assessment has identified that the site does not have merit for local heritage listing under the CBLEP 2013 as summarised as follows:

Criterion	Comments
(a) An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area).	No. 3 Wolseley Street was constructed c. 1900-1901 during one of the key periods of subdivision in Drummoyne. It has limited historic significance as part of a pattern of substantial dwellings being constructed in this part of Drummoyne during the late 19th and early 20th centuries.
(b) An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)	The building was constructed c. 1900-1901 by Stephen Vale, an assayer and mineralogist. Neither he, nor subsequent owners including the Read and Moubarak families, have been identified to have any prominence that is more than incidental to them having lived in the area.
(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)	<p>The site has not been identified as being the work of an important architect. It has undergone significant alterations which has impacted on the integrity of the building including, but not limited to the following:</p> <ul style="list-style-type: none"> • The original face brick is now rendered. • The principal roof structure has been replaced with the first-floor addition. • The original front elevation has been enclosed and the front entry relocation to Wolseley Street. • The fireplaces have all been removed or replaced. • The ceilings, plasterwork and joinery has all been replaced. <p>The heritage assessment identifies better examples of the type to be found throughout the City of Canada Bay that demonstrate the style.</p>
(d) An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons	The site does not have a strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons that has been identified.
(e) An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)	<ul style="list-style-type: none"> • The site does not provide any additional information to further the understanding of Drummoyne; • The site has not been identified by Canada Bay Council as having potential archaeological significance; and • The dwelling house is a modest example of a Federation era style dwelling that has been substantially modified internally and externally to the extent that it can no longer be considered to be a good example of its type. • There are better examples that more fully reflect the period and architectural style within Canada Bay.
(f) An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)	The building has been highly altered. There are better examples of the style to be found within the local area.
(g) An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas)	No. 3 Wolseley Street is part of a group which collectively illustrate Federation dwellings, however, it has lost many of the range of characteristics that make up the type and no longer presents as a Federation style dwelling.

In summary, the assessment has identified that 3 Wolseley Street is an early example of a Federation dwelling and was built as one of several substantial dwellings overlooking Sydney Harbour, forming part of an uninterrupted row. The aesthetic and historic continuity of the original row no longer exists as many of the original dwellings have been replaced by residential flat buildings which has impacted the setting of the subject site. Furthermore, the subject building has undergone extensive alterations externally and internally

which have resulted in the loss of significant fabric, architectural details, and overall integrity to such an extent that it is no longer worthy of heritage listing.

On the basis of this assessment, the heritage study recommends the removal of 3 Wolseley Street, Drummoyne from Schedule 5 of the CBLEP 2013 and the accompanying heritage map, due to erroneous listing information and degree of change from the original.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A local heritage listing under the CBLEP 2013 conserves and protects sites that have been assessed as satisfying the NSW Heritage Council's Criteria for heritage significance. As demonstrated in the accompanying Heritage Report, the subject site does not satisfy the NSW Heritage Office Criterion for local heritage listing.

A Planning Proposal, therefore, is the only means of removing the listing of the site from Schedule 5 and the accompanying heritage map of the CBLEP 2013.

4.2 Section B – Relationship to the Strategic Planning Framework

Q3: Will the Planning Proposal give effect to the objectives and actions of the applicable regional, district plan, or strategy (including any exhibited draft strategies)?

The relevant regional and district strategies are:

- “A Metropolis of Three Cities” – Greater Sydney Regional Plan (2018) and
- “Connecting Communities” - The Eastern City District Plan (2018).

The Planning Proposal is assessed below against the relevant goals contained within those strategies:

- Objective 13 of the Regional Plan, that “*Environmental heritage is identified conserved and enhanced*”, requires relevant planning authorities to protect “*aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community*”.

This Planning Proposal will not adversely impact on the directions and actions identified in Objective 13, as the building does not satisfy the criteria for inclusion in Schedule 5 of the CBLEP 2013 as a local heritage item. Rather, as demonstrated in the accompanying heritage study, the site meets the criteria for de-listing.

- Planning Priority E6 under the Eastern City District Plan “*Creating and renewing great places and local centres, and respecting the District’s heritage*” requires relevant planning authorities to “*Identify, conserve and enhance environmental heritage*”.

The Planning Proposal is not inconsistent with this action as the subject site is not considered to have merit for heritage listing. In relation to both strategies, removal of the site from Schedule 5 and the accompanying heritage map would have the effect of maintaining the integrity of the heritage listings in the CBLEP 2013 by limiting them only to those of true local heritage significance, as assessed against criteria in the NSW Heritage Council publication “Assessing Heritage Significance”.

Q4: Does the Planning Proposal give effect to Council’s endorsed local, strategic planning statement or other endorsed local strategies or strategic plan?

The relevant local instruments (including drafts) are:

- The City of Canada Bay Local Strategic Planning Statement (LSPS) (2020);
- The City of Canada Bay Housing Strategy: Vision 2040 (2020); and
- The City of Canada Bay Strategic Plan: Our Future 2036.

The following priority within the LSPS is relevant:

- Priority 7: Create vibrant places which respect local heritage and character

The Planning Proposal is not inconsistent with Priority 4 of the LSPS, as a heritage asset is only valuable if the integrity of the qualities that contribute to its heritage significance are retained. As demonstrated in the accompanying Heritage Study, the site does have merit for local heritage listing as it has been substantially modified and it is not a rare example of the architectural period or style of building.

With regards to the Canada Bay Housing Strategy, the NSW Government requires councils to plan for population growth and changing demographics by delivering additional housing. The Planning Proposal is not inconsistent with the Housing Strategy as the removal of the heritage listing would provide increased opportunities for redevelopment of the site including potential intensification under the current controls.

In regards to Canada Bay's Strategic Plan: Our Future 2036, there are no specific objectives or directions specific to protecting cultural heritage. Regardless, it is reiterated that the removal of the subject site from the Schedule 5 of the CBLEP 2013 will have the effect of maintaining the accuracy of heritage content so that only those items with demonstrated heritage significance are identified, retained and protected.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

No other applicable state or regional studies or strategies apply to the proposal.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The following table identifies how this Planning Proposal is consistent with relevant SEPPs:

State Environmental Planning Policy	Comments
Housing SEPP (2021)	Consistent. <ul style="list-style-type: none"> The subject property is not known to contain affordable housing. The removal of the heritage listing would allow potential redevelopment of the site into alternative housing forms permissible under the SEPP and/or the local planning framework, including some types of affordable/diverse housing.
Transport and Infrastructure SEPP (2021)	Not relevant.
Primary Production SEPP (2021)	Not relevant.
Biodiversity and Conservation SEPP (2021)	Not relevant.
Resilience and Hazards SEPP (2021)	Not relevant. <ul style="list-style-type: none"> Given the historical use of the site for residential purposes it is unlikely that site remediation would be required. The subject site is not located within the coastal areas identified by this SEPP.
Industry and Employment SEPP (2021)	Not relevant.
Resources and Energy SEPP (2021)	Not relevant.
Planning Systems SEPP (2021)	Not relevant.
Exempt and Complying Development Codes (2008)	Consistent. The proposed heritage de-listing would expand on the types of development that could be carried out on the site under the Code.

State Regional Environmental Policy	Comments
SYDNEY REP 20 Hawkesbury-Nepean River	The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Hawkesbury-Nepean River System.
SYDNEY REP (Sydney Harbour Catchment) 2005	The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Sydney Harbour Catchment.

Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key Government priorities?

The following table identifies applicable Section 9.1 Directions and outlines this Planning Proposal's consistency with those Directions:

Ministerial Direction	Objective	Comments
1.1 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent. The Planning Proposal will not adversely affect the directions and actions outlined in the strategy to achieve the four goals relating to economy, housing, environment and community.
1.3 Approval and referral requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent. The Planning Proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development.
3.2 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal will maintain the integrity of the heritage listings in Schedule 5 to be those only of true local heritage significance assessed against criteria from the NSW Heritage Council.
6.1 Residential Zones	(a) encourage a variety and choice of housing types to provide for existing and future housing needs, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.	Consistent. <ul style="list-style-type: none"> • The Planning Proposal relates to an existing dwelling house, and as such will have no effect on housing availability, choice, infrastructure, or environment; • The Planning Proposal does not contain provisions that would reduce the permissible residential density on the land. Rather, the proposed de-listing would facilitate redevelopment of the land within the existing zoning and planning controls.

The Planning Proposal relates to the removal of the heritage listing of an established building. It is not considered to be inconsistent with any Government priorities.

4.3 Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the removal of the heritage listing.

Q9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no environmental effects envisaged because of the removal of heritage listings proposed by the Planning Proposal.

Q10. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal would offer positive social and economic effects by:

- Ensuring the heritage listings under the CBLEP 2013 are up to date and protect items and places of heritage significance for the community;
- Potentially increasing intensification of the site for residential purposes within the current zoning and controls; and
- Providing increased building activity and jobs during any construction phases.

4.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal relates to the removal of the heritage listing of an established building. No additional demand for public infrastructure is anticipated.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Council will consult with public authorities nominated by the Department of Planning and Environment as per requirements of the Gateway Determination.

5.0 PART FOUR- MAPPING

Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies

This Planning Proposal will result in the following amendment to the following CBLEP 2013 heritage map sheet:

- **Canada Bay Local Environmental Plan 2013 – Heritage Map:** by removing the colouring indicating the heritage listing from the subject property at 3 Wolseley Street, Drummoyne.



Figure 13: Existing CBLEP 2013 Heritage Map

PART FIVE- COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the Planning Proposal

Community Consultation for this Planning Proposal will be consistent with the requirements of:

- The Environmental Planning and Assessment Act 1979
- The Environmental Planning and Assessment Regulations 2000
- The Gateway Determination; and
- The consultation guidelines contained in the Department of Planning and Environments “*Local Environmental Plan Making Guideline*” (August 2023).

Public exhibition of the Planning Proposal would be generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the Planning Proposal;
- Notification on Council’s website;
- Notification in writing to the affected and adjoining landowners;
- Making available the following material for viewing during the exhibition period:
 - Planning Proposal;
 - Gateway Determination; and
 - Information relied upon by the Planning Proposal (e.g. the Heritage Study, Council report and resolution)

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community

6.0 PART SIX- PROJECT TIMELINE

Stage	Timing
Consideration by Local Planning Panel	January 2024
Consideration and Decision by Council	February 2024
Submission for Gateway Determination	March 2024
Gateway determination	May 2024
Pre-exhibition	July 2024
Commencement and completion dates for public exhibition period	July/August 2024 (20 days)
Consideration of submissions	September 2024
Report back to Council	September 2024
Submission to the Department for finalisation	October 2024
Gazettal of LEP amendment	December 2024

HERITAGE ASSESSMENT



3 Wolseley Road, Drummoyne
September 2020 | J4421

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1 INTRODUCTION

1.1 Preamble

This Heritage Assessment (HA) has been prepared for an existing dwelling at No. 3 Wolseley Road, Drummoyne, New South Wales.

The site is located within the City of Canada Bay Council. The principal planning control for the site is the *Canada Bay Local Environmental Plan 2013 (LEP 2013)*. The site is listed and lies adjacent to and within the vicinity of heritage item under Schedule 5, Part 1 of the *LEP 2013*.

This statement has been prepared at the request of the owners of the site.

1.2 Authorship and Acknowledgements

This HA was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud. M.Herit.Cons (cand.), and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons.), of Weir Phillips Heritage and Planning.

1.3 Limitations

The history contained in this statement was prepared using readily available resources.

No Aboriginal or historical archaeology was carried out on the site.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual update Statements of Heritage Impact (2002)* and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in August 2020. Unless otherwise stated, the photographs contained in this statement were taken by the author on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Australian Dictionary of Biography, 'Lyons, Samuel (1791-1851)', <http://adb.anu.edu.au/biography/lyons-samuel-2384>, accessed 2 September, 2020.
- *Brisbane Courier*, 'Advertising', 23 August, 1924.
- *Byron Bay Record*, 'Local and General', 9 March, 1912.
- *Daily Telegraph*, 'For Sale', 5 September, 1998.
- *Grafton Argus and Clarence River General Advertiser*, 'Personal', 22 August, 1913.
- *Grafton Argus and Clarence River General Advertiser*, 'Chatsworth', 11 October, 1918.
- *Newcastle Morning Herald and Miners' Advocate*, 'News of the Day', 27 March, 1919.
- Russell, E., *Drummoyne: A Western Suburbs' History 1794, 1871, 1971* (Council of the Municipality of Drummoyne, 1971).
- *Sydney Morning Herald*, 'Death Notice', 2 November, 1906.
- *Sydney Morning Herald*, 'Death Notice', 12 November, 1964.
- *Sydney Morning Herald*, 'Drummoyne - V.P. Residence', 31 July, 1965.
- *Truth*, 'Woman Dies After Accident', 19 August, 1951.

1.6.2 Historic Plans and Photographs

- Aerial Photograph of No. 3 Wolseley Street (c. 1940s). NSW Spatial Imagery.
- Aerial Photograph of No. 3 Wolseley Street (c. 1990s). NSW Spatial Imagery.

- Photograph of Wolseley Street Wharf (c. 1920s). City of Canada Bay Local Studies Collection.
- Plan of the Five Dock Farm Estate (c. 1840s). National Library of Australia.
- Plan of the Parish of Concord, County of Cumberland, New South Wales (n.d.). NSW LPI.
- Sheet 23, Water Board Map of Drummoyne (1932). Sydney Water.
- Subdivision Plan for Drummoyne Park (1882). State Library of New South Wales.

1.6.3 Heritage Listing Sheets

- 'House', 54 Lyons Road, Drummoyne. *Canada Bay LEP 2013* Item No. 1315.
- 'House', 41 St Georges Crescent, Drummoyne. *Canada Bay LEP 2013* Item No. 1415.
- 'House', 1 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. 1504.
- 'House', 3 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. 1505.
- 'House', 4 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. 506.
- 'House', 9 Wolseley Street, Drummoyne. *Canada Bay LEP 2013* Item No. 507.
- 'House', 45 Wrights Road, Drummoyne. *Canada Bay LEP 2013* Item No. 514.

1.6.4 NSW LPI Records

- NSW LPI, Certificate of Title, Volume 4-Folio 75.
- NSW LPI, Certificate of Title, Volume 159-Folio 42.
- NSW LPI, Certificate of Title, Volume 744-Folio 235.
- NSW LPI, Certificate of Title, Volume 932-Folio 185.
- NSW LPI, Certificate of Title, Volume 5828-Folio 31.

1.6.5 Planning Documents

- *Canada Bay Development Control Plan 2013.*
- *Canada Bay Local Environmental Plan 2017.*

1.7 Site Location

No. 3 Wolseley Road is located on the southern side of Wolseley Street between Raglan Street to the west and St Georges Crescent to the east (Figure 1). The site is identified as Lot 37, Section 5, D.P. 964.

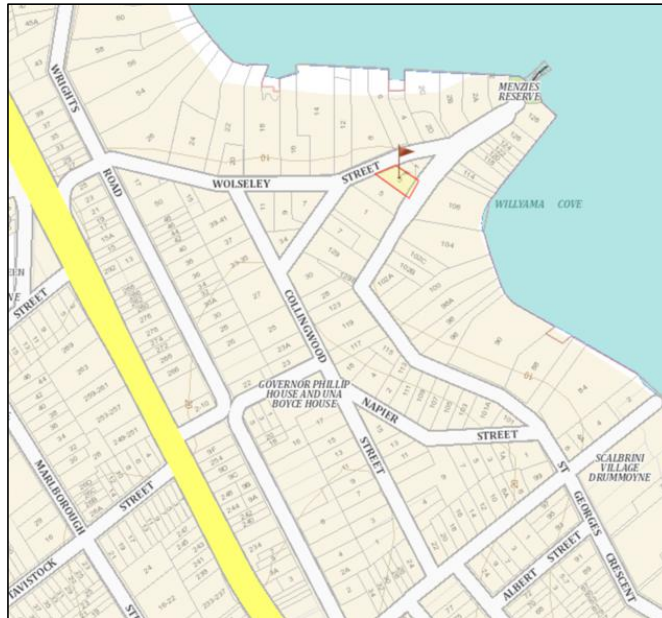


Figure 1: Site location.
SIX Maps, 2020

2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Canada Bay area were the Wangal of the Dharug language group.

2.2 Early European History

The Colony of New South Wales was formally established on 26 January, 1788 at Sydney Cove. Exploration of Sydney Harbour and its surrounds began soon after. The first recorded contact between the European colonists and the Wangal occurred as the colonists explored the Parramatta River. In November 1788, Governor Phillip established a second settlement, Rose Hill (later Parramatta); the Parramatta River provided the first major link between the two settlements.

All land in the Colony was declared to be Crown land. From 16 January 1793, successive colonial governors granted land outside the official boundaries of the township of Sydney in order to open up the land and augment the colony's food supplies. The present-day City of Canada Bay is located well outside these boundaries. Several grants were made to Royal Marines on the western side of Iron Cove in 1794. These grants proved unsuccessful and later reverted to the Crown. A number of these grants were later included in a substantial grant of 1,500 acres made to Surgeon John Harris on 1 January, 1806, under the hand of Governor Philip Gidley King. This grant, known as 'Five Dock Farm,' comprises the present-day suburb of Drummoyne (Figure 2).

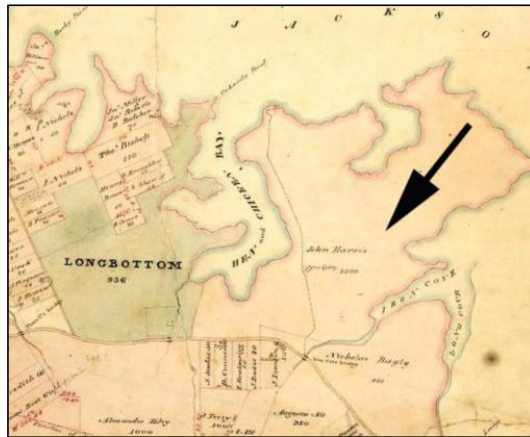


Figure 2: Detail of a Plan of the Parish of Concord, County of Cumberland, New South Wales (n.d.).
NSW LPI

The Irish born John Harris, surgeon and public servant, arrived in Sydney in 1790 as a surgeon's mate to the New South Wales Corps and was soon appointed surgeon to the Corps. Harris' many and varied duties often brought him into conflict with his fellow officers and traders. Although notably loyal to Governor King, he was involved in the deposition of Governor Bligh; he later gave evidence at Colonel Johnson's court martial in London in 1811.

Harris resigned his commission and returned to the Colony as a private settler in 1814. Although he continued to play an active role in public affairs, he primarily devoted himself to farming and stock raising. By 1826, he had amassed 3,824 acres by grant, 590 acres by purchase and 700 acres by exchange, the whole of which, he claimed, was fenced and divided into paddocks and enclosures, with 1,550 cleared or under 'Tillage.' 'Five Dock Farm' appears to have been among the least developed of Harris holdings; the only improvements listed in 1826 were 'One Dwelling House and Fencing', valued at £200. When Harris died in 1838, he left an estate reputed to be worth £150,000.¹

2.3 Samuel Lyons and the Subdivision of Five Dock Farm

In March 1828, the *Sydney Gazette* reported that emancipist Joseph Nettleton had leased the entire 'Five Dock Farm' from Harris. In September 1836, most of the grant, including the subject site, was sold to the merchant and auctioneer, Samuel Lyons.

Samuel Lyons had arrived in Sydney in 1815 as a convict, serving a life sentence for theft. Lyons received a conditional pardon in 1825 and an absolute pardon in 1832. Upon obtaining his freedom, he established himself as a successful auctioneer, becoming the owner of one of Sydney's largest auction houses. Lyon's business interests were diverse and included property development, money lending and banking; he was also active in public affairs, later becoming a prominent member of Sydney's Jewish community.²

Lyons wasted little time in seeking to profit from 'Five Dock Farm.' In September 1836, he advertised his intent to sell the whole of the grant in lots of a 'convenient size', directing his

¹ Eric Russell, *Drummoyne: A Western Suburbs' History 1794, 1871, 1971*, (Council of the Municipality of Drummoyne, 1971), p. 33.

² Australian Dictionary of Biography, 'Lyons, Samuel (1791-1851)', <http://adb.anu.edu.au/biography/lyons-samuel-2384>, accessed 2 September, 2020.

notices in several Sydney newspapers 'To Capitalists, Gentlemen in Private or Public Offices, Tradesmen and Others.' The picturesque qualities of the estate and its proximity to Sydney Township were particularly noted. Trespassers were evidently a problem for Lyons at this time. In late 1836, he issued notices that those found cutting timber, quarrying stone or depasturing cattle on 'Five Dock Farm' would be prosecuted.

Lyons sale of 1836 divided 'Five Dock Farm' into 133 lots, varying in size from two to sixty nine acres 'so as to suit the means of all classes of buyers.' The lots had frontage to the three principal means of access into the area at this time: the Parramatta River, the Parramatta Road and the Great North Road.

Figure 3 provides a near contemporary plan of 'Five Dock Farm Estate.' The subject site forms part of the large lot marked 'Lot 104' on this plan. The Estate sold well at the initial sale and at subsequent sales. Who purchased the land now part of the subject site at this time has not been ascertained for the purposes of this statement.

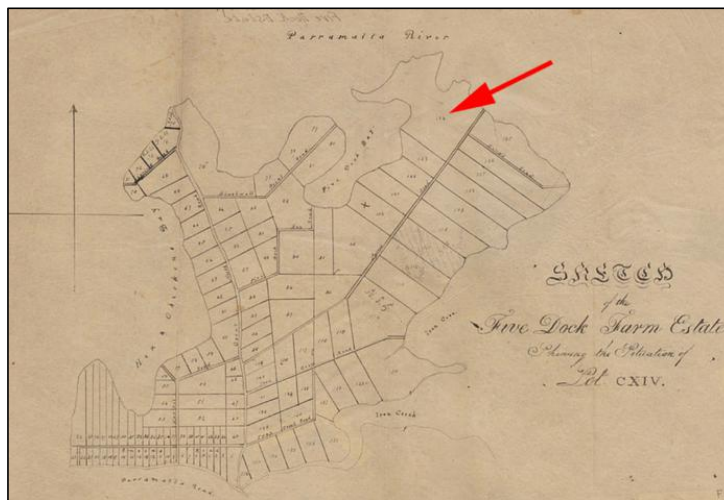


Figure 3: Sketch of the Five Dock Farm Estate (c. 1840s).
National Library of Australia

2.4 William Wright and the Drummoyne Park Estate

Around 1853, William Wright, merchant and Island trader, purchased an extensive area of land fronting the Parramatta River, which he called 'Drummoyne Park,' reputedly for a place he knew in Scotland. The subject property formed part of a parcel of 61 acres brought under the provisions of the *Real Property Act* by Wright, with the first Certificate of Title being dated 4 April, 1864.³ A second Certificate of Title was issued for 70 acres 2 roods and 37 perches soon after.⁴

The English born William Wright, merchant and island trader, arrived with his wife, Bethia, in Australia in 1838, having recently inherited his uncle's foreign commission agency in Glasgow. Wright travelled to the colonies to investigate the business' existing agency in Sydney. During a trading expedition to the Kaipari River in Auckland in 1837, he purchased extensive land from the Maori people. Wright went on to establish a general commission and shipping agency in Auckland and became an early figure in the Kauri timber trade. Ill health forced his early

³ NSW LPI, Certificate of Title, Volume 4-Folio 75.

⁴ NSW LPI, Certificate of Title, Volume 159-Folio 42.

retirement to his Five Dock estate, upon which he constructed the villa mansion 'Drummoyne House'. While the name 'Drummoyne' would eventually be adopted for the Peninsula, the area was generally known at this time as Five Dock; it was under this name that residents were first listed in *John Sands' Sydney and Suburban Directory* in 1870.

As the population of Five Dock began to increase, the first moves were made to incorporate the area and establish local government. In 1870, the petitioners who sought the creation of a Municipality claimed that they represented a population of more than 500 people within boundaries roughly comparable to the original 'Five Dock Farm.' Wright was among those who signed an unsuccessful counter petition against incorporation. When the Municipality of Five Dock was declared on 25 July 1871, the population was given as 850 people, in 101 houses.⁵

The new Municipality of Five Dock was short-lived. By the late 1880s, there was a strong movement to separate the North Ward, in which the subject property was located, on the basis that the area generally known as 'Drummoyne' was more heavily populated than Five Dock. William Wright was among those supporting separation, which was achieved when the Municipality of Drummoyne came into being on 18 January, 1890.

The 'Drummoyne Park Estate,' on which the subject property now stands, was subdivided from the early 1880s. The sale was later described as one of the most successful in the area, resulting in the disposal of the majority of the Estate for around £35,000.⁶

2.5 Development of the Subject Site

The subject site is situated on Lot 37 of Section 5 of the 'Drummoyne Park Estate' subdivision which was purchased in 1885 by John Purnell, described in the title record as a plumber from Leichhardt (Figure 4).⁷ The allotment was transferred to Edward Purnell in 1889 and then Stephen Vale in 1899.⁸ The subject dwelling first appears in the 1901 *Sands' Directories* where it was occupied by Vale. At this time, the address was given as St. Georges Crescent, rather than Wolseley Street. Subsequent editions also give the dwelling the name 'Kubara'. It was not until 1915 that the subject dwelling was assigned the address No. 137 St. Georges Crescent.

⁵ Russell, *Drummoyne*, pp. 99-102.

⁶ Russell, *Drummoyne*, p. 125.

⁷ NSW LPI, Certificate of Title, Volume 744-Folio 235.

⁸ NSW LPI, Certificate of Title, Volume 932-Folio 185.

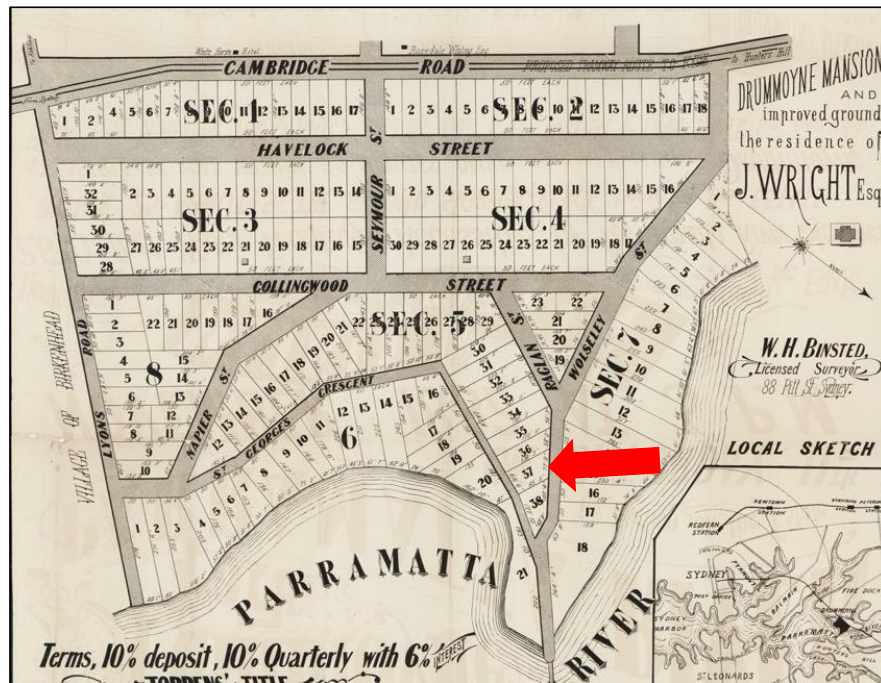


Figure 4: Drummoyne Park subdivision (1882).
State Library of New South Wales

Vale was an assayer and mineralogist and was employed by the English and Australian Copper Company from at least the 1870s up to his death in 1906.⁹ Following this the title was transferred to his widow Charlotte, who continued to live at the dwelling until 1911, when it was briefly tenanted, and then sold to John Read. Read formerly lived at Chatsworth Island to the northeast of Grafton, however, retired to Drummoyne in 1912.¹⁰ Read had been an alderman on Harwood Shire Council in 1906, however, little else is known about him; he died at 'Kubara' in 1918, leaving behind an estate worth £16,691.¹¹ The estate was transferred to, and lived in by, Mary Read, who appears to have been John Read's daughter; his wife having passed away some years earlier.¹²

There are no clear photographs of the subject dwelling. Figure 5 shows No. 1 Wolsley Street (indicated by the red arrow). Behind, or possibly the building to the left, is the subject dwelling. The streetscape has changed significantly since the time the photograph was taken, with many of these mansions having been demolished.

⁹ *Sydney Morning Herald*, 'Death Notice', 2 November, 1906.

¹⁰ *Byron Bay Record*, 'Local and General', 9 March, 1912.

¹¹ *Grafton Argus and Clarence River General Advertiser*, 'Chatsworth', 11 October, 1918; and *Newcastle Morning Herald and Miners' Advocate*, 'News of the Day', 27 March, 1919.

¹² *Grafton Argus and Clarence River General Advertiser*, 'Personal', 22 August, 1913.

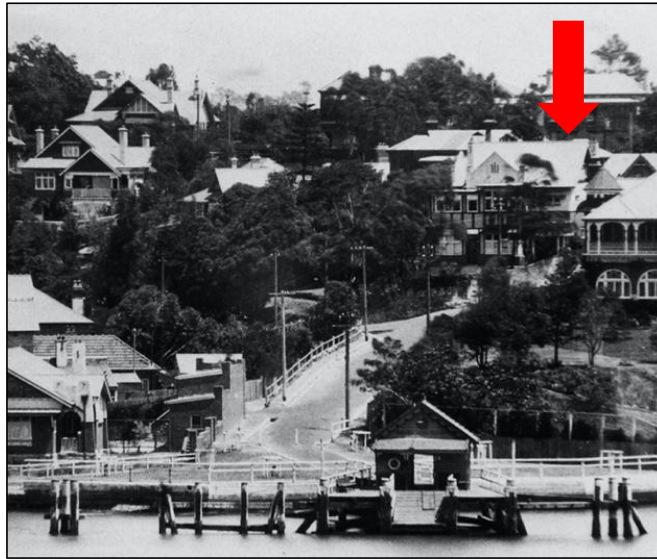


Figure 5: Wolseley Street Wharf (c. 1920s).
City of Canada Bay Local Studies Collection

Figure 6, a Water Board Map of the area from 1932, shows the footprint and significant site features of dwellings. The map indicates the existence of a set of stairs from St Georges Crescent that led to what was likely a verandah and entry to the subject dwelling. Other features of note is that the Wolseley Street elevation appears to have had a verandah as well.



Figure 6: Sheet 23, Water Board Map of Drummoyne (1932).
Sydney Water

Mary Read is recorded as living continuously at the subject dwelling at least until the last edition of the *Sands' Directories* in 1932-33. Advertisements show an attempt in the intervening years to lease the dwelling:

Drummoyne, Sydney, to let, a gentleman's residence, fully furnished, 3 reception rooms, 3 bedrooms, sleeping-out balcony and all offices, magnificent harbour views, e. l., gas, bath heater, piano, 'phone.¹³

Read is listed as living in St. Georges Crescent in 1951, when she was fatally struck by a car on Victoria Road.¹⁴ The subject site was subsequently transferred to Rachel Read; the relationship between the two has yet to be determined; Mary was a 'spinster' which means it is unlikely Rachel was her daughter.

Rachel Read lived at the dwelling until 1964 when she passed away.¹⁵ The estate was put up for sale and advertised as follows:

Solid well built Brick/Tile Residence in fashionable area. Well elevated with excellent views over River and Reserve. Comprises: Enclosed verandah, 4 beds. Interconnecting lounge and dining rooms, utility-room (5th bed.), rear entrance room, bathroom, toilet, kitchen, laundry, outside toilet, storeroom, garage.¹⁶

The last known owner prior to computerisation of records was Ursula Moubarak. Ursula was married to Joseph who had also purchased what is now No. 1 Wolseley Street in 1958.¹⁷ The two dwellings were retained under the ownership of the Moubaraks and were put up jointly for sale in 1998, however, were sold separately. Both dwellings were noted for having retained 'many of their original features such as pressed metal ceilings, fireplaces'.¹⁸ No. 3 Wolseley Street was then purchased and renovated to its existing condition by the present owner.

¹³ *Brisbane Courier*, 'Advertising', 23 August, 1924.

¹⁴ *Truth*, 'Woman Dies After Accident', 19 August, 1951.

¹⁵ *Sydney Morning Herald*, 'Death Notice', 12 November, 1964.

¹⁶ *Sydney Morning Herald*, 'Drummoyne - V.P. Residence', 31 July, 1965.

¹⁷ NSW LPI, Certificate of Title, Volume 5828-Folio 31.

¹⁸ *Daily Telegraph*, 'For Sale', 5 September, 1998.

3 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 7, an aerial photograph over the site, and to the survey that accompanies this application.



Figure 7: Aerial photograph of subject site.
SIX Maps, 2020

The subject site comprises an irregular shaped allotment with frontage to Wolseley Street and St Georges Crescent. The site is terraced into several levels on the east side by means of cutting into the rockface. The garden addressing St Georges Crescent has small plantings and a hedge along the southeastern side. There is a swimming pool raised above the garden to the northeast. A sandstone fence with piers and a timber gate borders the eastern side of the property. There is a garage constructed from sandstone with two openings on this side. A second garage constructed from rendered brick with a metal roof is attached to the northwest side of the dwelling, while there is a timber carport with metal roof on the northern side. The western side of the garden addressing Wolseley Street is paved with small plantings in pots. The total site area is approximately 720m².

Refer to Figures 8 to 11 which illustrate the site.



Figure 8: Rear garden.



Figure 9: Swimming pool.



Figure 10: Rear garages.



Figure 11: Carport.

3.2 Exterior

No. 3 Wolseley Street presents as a two-storey highly modified Federation dwelling. The dwelling is L-shaped and comprises a two-storey square principal building form with an attached single-storey rectangular wing on the southern side. Both the principal building form and wing are constructed from rendered brick and have hipped roofs clad in terracotta tiles. The wing has three masonry chimneys with terracotta pots along the

southern side of the roof. To the western side of the wing has an attached garage constructed from rendered brick with a flat metal roof and metal roller door.

The front elevation (addressing Wolseley Street) has vertically proportioned, timber-framed sash windows along the ground and first-floors. The front entrance is via a timber door with leadlight top light. It has two timber-framed sash windows to either side. There is a gabled bay on the first-floor with wide overhanging eaves and a single timber-framed window.

The northern and southern elevations are plain in detailing and have timber-framed window openings. There is one window on the northern elevation (Figure 17) which is original to the dwelling.

The rear elevation (addressing St Georges Crescent) is elevated on a sandstone bed with a lower ground-floor comprising two timber-framed sash windows. The first-floor to the principal building form has a verandah with a tiled floor and timber balustrade and timber posts. It has a timber-framed French door to either side with a small timber-framed window opening in between.

Below, on the ground-floor to the principal building form, is an enclosed verandah with a roof clad in terracotta tiles. It has timber-framed window openings with top lights and bottom lights. There is a panelled timber entry door with side lights on the left side which has a semi-enclosed porch with timber posts and a gabled roof clad in terracotta tiles. The rear elevation to the single-storey wing has two timber-framed door openings with top lights. To either side of the dwelling are balconies with tiled floors and glass balustrades supported by sandstone columns. Beneath the western balcony is a small lower ground-floor which has two timber-framed sash windows.

Refer to Figures 12 to 19 which illustrate the exterior.



Figure 12: Front elevation of the principal building form.



Figure 13: The gable to the first-floor.



Figure 14: The main entry door.



Figure 15: Southern elevation.



Figure 16: Northern elevation.



Figure 17: The only original window to the dwelling.



Figure 18: Rear elevation.



Figure 19: Rear elevation showing single-storey wing.

3.3 Interior

The main entry door leads into a T-shaped hallway with a set of timber stairs with balustrade immediately on the left that leads to the first-floor. The ground-floor to the wing is generally characterised by plaster walls and plain plaster ceilings with roses and cornices, timber floors, skirting boards and architraves. There are door openings throughout which have stained glass leadlight top lights. The bathrooms all have modern fit-outs with tiled floors and walls. There are arched openings at the rear of the hallway which have decorative moulded plasterwork.

There is a formal living room and dining room contained within the wing. These two rooms are separated by a wide arched opening. The living room has a fireplace with cast iron insert and timber mantelpiece (a later modern addition). There is a kitchen within the principal building form. It has a plain plaster ceiling with cornices, timber floors and architraves and a modern fit-out. Adjacent and separated by an arched opening is the sunroom which has a timber ceiling and otherwise the same finishes as the kitchen.

The first-floor is accessed via a set of timber stairs with a timber balustrade. It comprises additional bedrooms, bathroom and a large family room with access to the rear balcony. The rooms are carpeted with plaster walls and plain plaster ceilings with cornices. The bathroom has a modern fit-out with tiled floor and walls.

Refer to Figures 20 to 32 which illustrate the interior.



Figure 20: Hallway looking towards the rear of the dwelling.

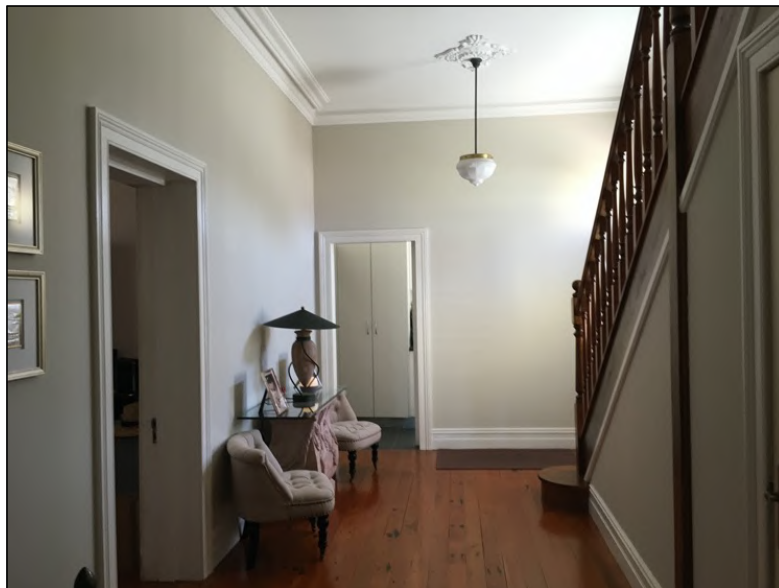


Figure 21: Hallway looking towards the front of the dwelling.



Figure 22: The rear of the hallway looking towards the rear entry door.



Figure 23: A bedroom on the ground-floor.



Figure 24: A bathroom on the ground-floor.



Figure 25: Living room and dining room.



Figure 26: Dining room.



Figure 27: Living room showing fireplace.



Figure 28: Sunroom.



Figure 29: Kitchen.



Figure 30: Bedroom on first-floor.



Figure 31: Bathroom on first-floor.



Figure 32: Family room on first-floor.

3.4 The Surrounding Area

3.4.1 The General Area

For the following, refer to Figure 33, an aerial photograph of the site and its surrounds.



Figure 33: Aerial photograph of surrounding area.
SIX Maps, 2020

3.4.2 Wolseley Street

Wolseley Street runs east-west from Victoria Road to terminate at Drummoyne Wharf. It is residential in character with large one and two-storey Victorian and Federation freestanding dwellings on substantial allotments and modern infill characterised by two-storey dwellings and two to four-storey residential flat buildings.

The road carries two-way traffic with parking on both sides and concrete footpaths. The adjacent dwelling to the east is No. 1 Wolseley Street, a two-storey Federation style dwelling. To the west is No. 5 Wolseley Street, a two-storey modern residential flat building. Opposite the site to the north are four separate modern residential flat buildings between three and four-storeys.

Refer to Figures 34 to 37 which illustrate the character of Wolseley Street.



Figure 34: No. 3 Wolseley Street adjacent to the west of the subject site.



Figure 35: No. 1 Wolseley Street adjacent to the east of the subject site.

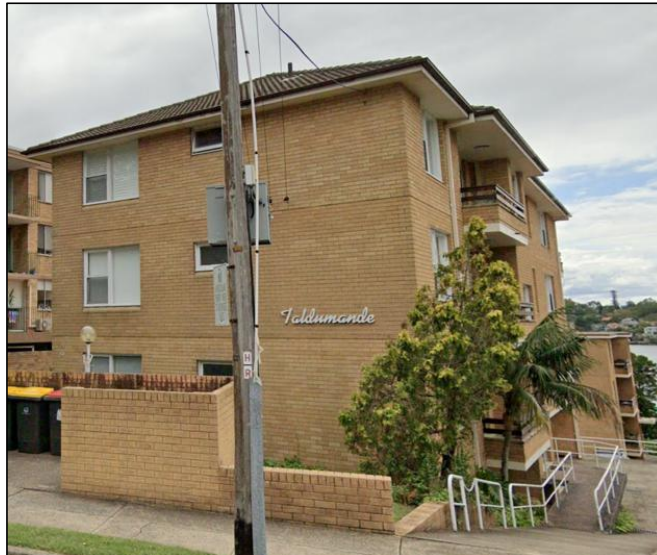


Figure 36: No. 12 Wolseley Street to the northwest of the subject site.



Figure 37: No. 6 Wolseley Street opposite the subject site to the north.

3.4.3 St Georges Crescent

St Georges Crescent runs north-south, then north-east between Park Avenue and Wolseley Street. It is residential in character with large one and two-storey Victorian and Federation freestanding dwellings on substantial allotments and modern infill characterised by two-storey dwellings and two to four-storey residential flat buildings.

The road carries two-way traffic with parking mainly on the eastern side. Opposite the site are several four-storey modern residential flat buildings and two-storey Victorian and Federation style dwellings.

Refer to Figures 38 to 40 which illustrate the character of St Georges Crescent.



Figure 38: No. 106 St Georges Crescent opposite the subject site.



Figure 39: The rear elevation of No. 1 Raglan Street to the south of the subject site.



Figure 40: No. 102A St Georges Crescent to the south of the subject site.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

No. 3 Wolseley Street, Drummoyne:

- Is listed as a heritage item under Schedule 5, Part 1 of the *LEP 2013* (Item No. I505).
- Is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

- Is not located within a Heritage Conservation Area under Schedule 5, Part 2 of the *LEP 2013*.

The State Heritage Inventory provides the following Statement of Significance for this item:

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.¹⁹

4.2 Heritage Items Within the Vicinity of the Site

Refer to Figure 41 below, which shows a heritage map from the *LEP 2013*. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red. The subject site is coloured brown and numbered '1505'.

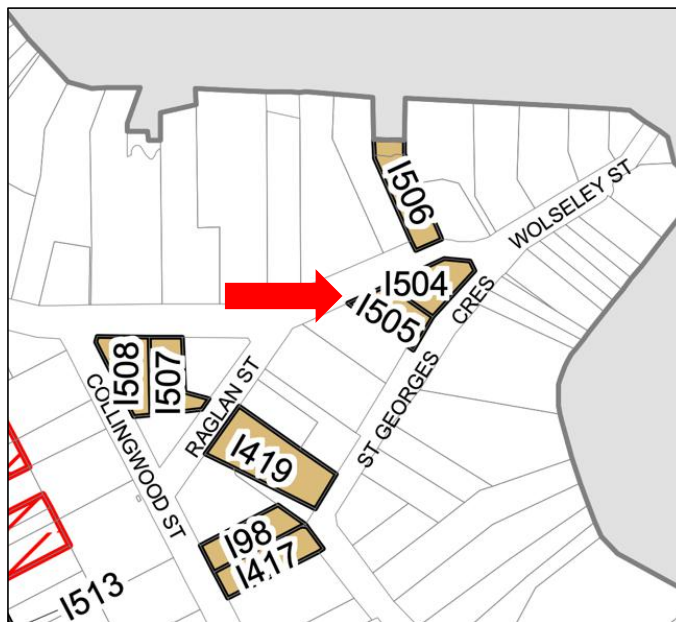


Figure 41: HER_006 showing heritage items in relation to the subject site.
Canada Bay LEP 2013

For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

4.2.1 State Listings

There are no State heritage items within the vicinity of the site under the auspices of the *NSW Heritage Act 1977*.

¹⁹ Office of Environment & Heritage, 'House', <http://apps.environment.nsw.gov.au/dpcheritgeapp/ViewHeritageItemDetails.aspx?ID=2891173>, accessed 10 August, 2020.

4.2.2 Local Listings

There are two heritage items within the vicinity of the site under Schedule 5, Part 1 of the *Canada Bay LEP 2013*.

- **'House', 1 Wolseley Street, Drummoyne**

This item is adjacent to the northeast of the subject site. It is marked '1504' in Figure 41 above.

The State Heritage Inventory provides the following Statement of Significance for this item:

The house is of high significance as part of a group at the end of St Georges Crescent which forms a very fine streetscape and the house is largely intact. It is one of a group of Federation/Edwardian houses that typified development around the waterfront of Drummoyne.

The remnant *Eucalyptus Pilularis* is a rare survivor in the council area.²⁰

Refer to Figure 42.



Figure 42: No. 1 Wolseley Street.

- **'House', 4 Wolseley Street, Drummoyne**

This item is located to the northeast of the subject site. It is marked '1506' in Figure 41 above.

The State Heritage Inventory provides the following Statement of Significance for this item:

²⁰ Office of Environment & Heritage, 'House', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2891172>, accessed 10 August, 2020.

A very fine example of the later Federation Arts and Crafts style residence with excellent detailing and an imposing waterfront location. One of the finest surviving waterfront houses in the area.²¹

Refer to Figure 43.



Figure 43: No. 4 Wolseley Street.

²¹ Office of Environment & Heritage, 'House', <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2891174>, accessed 1 September, 2020.

4.3 Integrity

For the following, refer to Figure 44, an aerial photograph of the subject site from the 1940s and to Figure 45, an aerial photograph from the 1990s, prior to the alterations and additions.

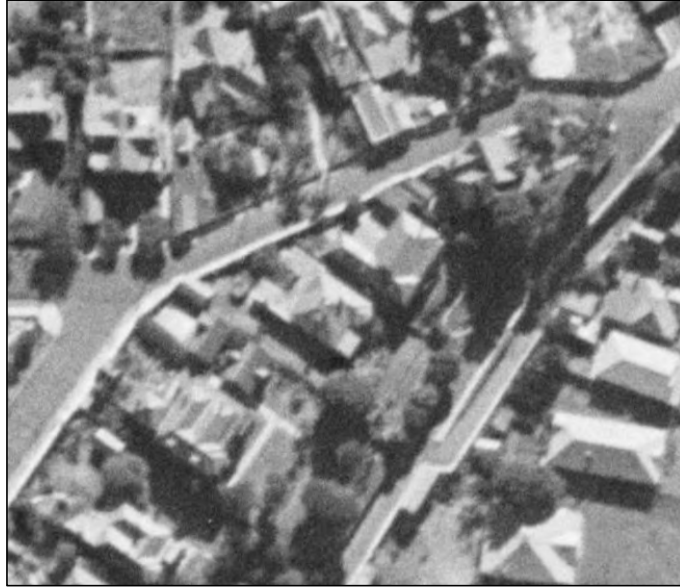


Figure 44: Aerial photograph of subject site (c. 1940s).
NSW Spatial Imagery



Figure 45: Aerial photograph of subject site (c. 1990s).

No. 3 Wolseley Street demonstrates a low degree of integrity and has undergone significant alterations and additions over time. This is analysed in detail below. For a more comprehensive fabric survey of the interior, refer to Appendices 1 and 2 at the end of this report.

Site

The following is noted:

- There is no original landscaping or vegetation.
- The boundary fences have been replaced with the existing.
- The front garage is not original.
- The rear garage is not original, however, the sandstone likely is.
- The garages at the rear and front of the site are not original.
- It is unclear whether the stairs visible in the 1940s aerial photograph are the same as exist now, notwithstanding, they appear to terminate further from the subject dwelling than they originally did. The historic entry from St Georges Crescent has been obscured by the existing garden arrangement.

Exterior

The following is noted:

- The original face brickwork has been rendered.
- The dwelling appears originally to have been single-storey. The existing first-floor to the principal building form is a modern addition, however, the chimney on the northern side is original.
- A dormer window has been added to the north-western elevation.
- The roof cladding has been replaced with the existing glazed terracotta tiles.
- The existing entry door and top light to the front elevation addressing Wolseley Street is a later addition.
- There may have been a verandah adjacent to the existing entry which is now removed.
- The original entry was from the rear elevation addressing St Georges Crescent. The relocation of the front entry door has fundamentally changed how the dwelling should be entered and the rooms used.
- The rear elevation has been enclosed and would have been a verandah.
- The twin balconies are later additions.
- The existing rear entry door may not be original; the Water Board Map shows the garden stairs ended adjacent to the north-eastern elevation. A niche in the southern wall of the sun room appears to have been the original entry. This relocation of the rear door further alters an understanding of the original configuration.
- All but one of the windows to the ground-floor northern elevation and two to the lower ground-floor rear elevation has been replaced.

Interior

The following is noted:

- Most of the ceilings and cornices have been replaced with plain plasterboard ceilings with modern reproduction roses which are uncharacteristic of the period and style.
- Most of the joinery including skirting boards and architraves have been replaced. The picture rails where noted may be original.
- The leadlight top lights are later additions.
- The moulded plasterwork in the hallway is a later addition.
- A staircase has been added.
- The kitchen and bathrooms have modern fit-outs with modern finishes.

- The fireplaces have all been removed. The existing fireplace and mantelpiece in the living room is a later addition.

Overall, these changes have had a significant and detrimental impact on the dwelling and has meant the loss of detailing normally associated with dwellings of this style and period. There is little remaining original fabric to the interior of the house.

4.4 View Corridors

The principal view corridor towards the subject dwelling is either from directly outside on Wolseley Street or on St Georges Crescent. Due to its elevated position, the dwelling has limited visibility from the latter, with the lower half of the site obscured by vegetation and the high boundary fence.

It can be seen on approach from the west along Wolseley Street, while it is blocked from view on approach from the east due to No. 1 Wolseley Street. From St Georges Crescent, it is not visible on approach from the southwest as No. 3 Wolseley Street blocks views, while the rear elevation has limited visibility from the northeast.

The main view corridor is to the southeast and east, which overlooks Parramatta River. Secondary views along Wolseley Street are limited.

Refer to Figures 47 to 53 which illustrate view corridors.



Figure 46: Looking towards the subject dwelling from the west along Wolseley Street.



Figure 47: Looking towards the subject dwelling from the east along Walseley Street.

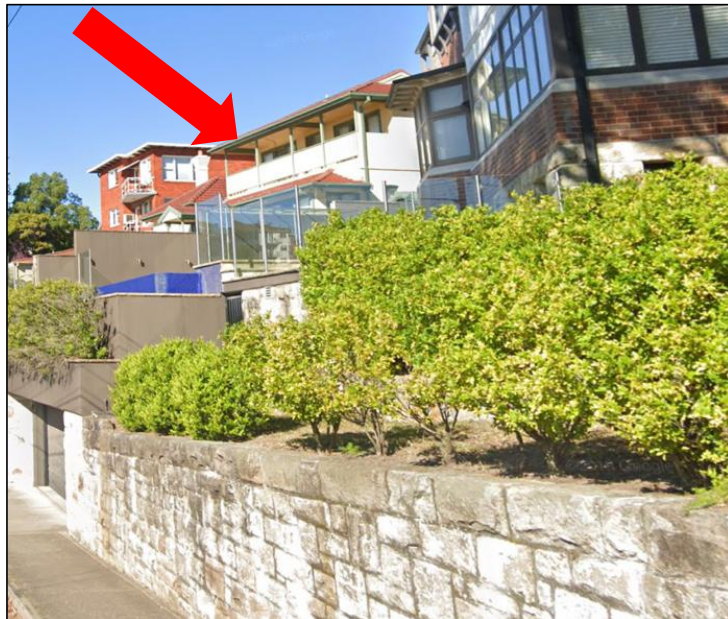


Figure 48: Looking towards the subject dwelling from the northeast along St Georges Crescent.



Figure 49: Looking towards the subject dwelling from the southwest along St Georges Crescent.



Figure 50: Looking southeast from the subject dwelling towards Sydney Harbour.



Figure 51: Looking west from the subject site along Wolseley Street.






Figure 52: Looking southwest from the subject site along St Georges Crescent.

4.5 Comparative Analysis

The subject dwelling was constructed c. 1900-1901 and would originally have demonstrated many of the attributes now associated with the Federation style. This style dominated domestic architecture in Sydney during the late 19th and early 20th century.

Characteristics included the use of face brick, stone foundations, timber-framed double hung windows, gables, bay windows, leadlight windows, etc.

The following is a list of Federation period dwellings listed as local heritage items in Drummoyne.

Item	Description	Photograph
<p>1 Wolseley Street, Drummoyne</p> <p><i>LEP 2013</i> Item No. 504.</p>	<p>Two-storey sandstone base red face brick and roughcast rendered dwelling with hipped and gabled roof clad in tiles. A verandah on the eastern elevation has been enclosed.</p>	
<p>4 Wolseley Street, Drummoyne</p> <p><i>LEP 2013</i> Item No. 506.</p>	<p>Two-storey dwelling constructed from brick clad in roughcast render with high pitched gabled roof clad in tiles. Unsympathetic additions to the front elevation.</p>	
<p>9 Wolseley Street, Drummoyne</p> <p><i>LEP 2013</i> Item No. 507.</p>	<p>Two-storey dwelling constructed from face brick with gabled roof clad in terracotta tiles. Front elevation has decorative timberwork.</p>	

<p>41 St Georges Crescent, Drummoyne <i>LEP 2013</i> Item No. 415.</p>	<p>Single-storey dwelling constructed from face brick with gabled roof clad in slate. Bay windows with leadlight detailing.</p>	
<p>45 Wrights Road, Drummoyne <i>LEP 2013</i> Item No. 514.</p>	<p>Two-storey dwelling constructed from face brick with hipped and gabled roof clad in tiles. Features octagonal tower and oriel windows as well as decorative timberwork. Now split into flats.</p>	
<p>54 Lyons Road, Drummoyne <i>LEP 2013</i> Item No. 315.</p>	<p>Single-storey dwelling constructed from face brick with hipped and gabled roof clad in slate. The front verandah has been enclosed, otherwise most original detailing is intact.</p>	

As the above Comparative Analysis shows, there are numerous other dwellings dating from the Federation period that are located in Drummoyne. These show varying degrees of integrity. For instance, No. 4 Wolseley Street has undergone unsympathetic alterations to the front elevation with the construction of a garage, while No. 45 Wrights Road has been converted into a residential flat building.

Notwithstanding, they all retain architectural details that characterise Federation style dwellings. These include face brick facades, half-timbering, leadlight windows, bay or oriel windows, unglazed terracotta roof tiles or slate. While the character of their interiors is unknown, it can be assumed that most would retain their decorative plaster ceilings and original joinery and fretwork.

The retention of these finishes allows the items to continue to present as belonging to the Federation style, which the subject dwelling is unable to do so because all these details have been removed or replaced. For these reasons, the subject dwelling is a poor representation of the style, while these others are superior examples.

4.6 Assessment under NSW Heritage Division Criteria

4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human activity 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes
<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	<ul style="list-style-type: none"> provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

No. 3 Wolseley Street was constructed c. 1900-1901 during one of the key periods of subdivision in Drummoyne. It was originally known as 'Kubara' and has limited historic significance as part of a pattern of substantial dwellings being constructed in this part of Drummoyne during the late 19th and early 20th centuries.

The subject site does fulfil this criterion for listing.

4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human occupation 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

No. 3 Wolseley Street was constructed c. 1900-1901 by Stephen Vale, an assayer and mineralogist. Neither he, nor subsequent owners including the Read and Moubarak families, have been determined to be of any more than local prominence.

The subject site does not fulfil the criterion for listing.

4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement 	<ul style="list-style-type: none"> is not a major work by an important designer or artist
<ul style="list-style-type: none"> is the inspiration for creative or technical innovation or achievement 	<ul style="list-style-type: none"> has lost its design or technical integrity

<ul style="list-style-type: none"> is aesthetically distinctive or has landmark qualities 	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement

No. 3 Wolseley Street was an example of a Federation dwelling. It has, however, not been identified as the work of an important architect and has undergone significant alterations which mean it is more than temporarily degraded.

This has included but is not limited to the following:

- The original face brick is now rendered.
- The principal roof structure has been replaced with the first-floor addition.
- The original front elevation has been enclosed and the front entry relocation to Wolseley Street.
- The fireplaces have all been removed or replaced.
- The ceilings, plasterwork and joinery has all been replaced.

As this assessment has shown, there are other better examples of the type to be found throughout the City of Canada Bay that better demonstrate the style.

The subject site does not fulfil the criterion for listing.

4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is important for its association with an identifiable group 	<ul style="list-style-type: none"> is only important to the community for amenity reasons
<ul style="list-style-type: none"> is important to a community's sense of place 	<ul style="list-style-type: none"> is retained only in preference to a proposed alternative

No. 3 Wolseley Street has not been found to have any association with a particular community or cultural group.

The subject site does not fulfil this criterion for listing.

4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 	<ul style="list-style-type: none"> has little archaeological or research potential
<ul style="list-style-type: none"> is an important benchmark or reference site or type 	<ul style="list-style-type: none"> only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history of culture

No. 3 Wolseley Street is an example of a Federation style dwelling, however, it has been so altered externally and internally that it can no longer be considered a good example of its type. There are other better examples to be found throughout the City of Canada Bay that would provide this type of information.

The subject site does not fulfil the criterion for listing.

4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

No. 3 Wolseley Street is a highly altered example of a substantial Federation dwelling that once characterised this part of Drummoyne, however, while not as numerous as they once were, there are better examples of this type of dwelling.

The subject site does not fulfil the criterion for listing.

4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is a fine example of its type 	<ul style="list-style-type: none"> is a poor example of its type
<ul style="list-style-type: none"> has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> does not represent well the characteristics that make up a significant variation of type
<ul style="list-style-type: none"> is a significant variation to a class of items 	
<ul style="list-style-type: none"> is part of a group which collectively illustrates a representative type 	
<ul style="list-style-type: none"> is outstanding because of its setting, condition or size 	
<ul style="list-style-type: none"> is outstanding because of its integrity or the esteem in which it is held 	

No. 3 Wolseley Street is part of a group which collectively illustrate Federation dwellings, however, it has lost many of the range of characteristics that make up the type and no longer presents as a Federation style dwelling.

The subject site does not fulfil the criterion for listing.

4.7 Discussion

No. 3 Wolseley Street was constructed c. 1900-1901 and thus stands out as an early example of a Federation dwelling in the area. It was built as one of several substantial dwellings overlooking Sydney Harbour and once formed part of an uninterrupted row. This aesthetic and historic continuity no longer exists with many of these dwellings replaced by residential flat buildings, for instance, No. 5 Wolseley Street.

Unlike remaining dwellings from this period, the subject dwelling has undergone alterations and additions over time. These include but are not limited to the following:

- The face brick has been rendered.
- The principal roof structure was removed when the first-floor addition was constructed.
- Nearly all of the original openings have been replaced.
- The original front elevation has been enclosed and the entry relocated to Wolseley Street. This has obscured an understanding of the original configuration and the use of the rooms.
- All of the ceilings have been replaced with uncharacteristic plain plaster ceilings.
- Nearly all of the original joinery including skirting boards and architraves have been replaced.
- The plasterwork in the hallway is not original.
- Nearly all of the leadlight top lights are new.
- The fireplaces have either been removed or replaced.
- All site structures including the boundary fencing, garden stairs, vegetation and so on have been replaced or removed.

These alterations are significant and irreparable and have resulted in the loss of important detail that characterises the style. The removal of the subject dwelling would thus have an acceptable impact on the Heritage Conservation Area. The changes mean that removal of the dwelling to replace it with a new dwelling would be subject to scrutiny by Council as it is located adjacent to and within the vicinity of other heritage items. Any proposal would be assessed to identify the implications of the removal of the dwelling on these items.

5 APPENDIX 1

Exterior Fabric Survey

Building: Address: 3 Wolseley Street	Elevation: Front	Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted.	Not original.
Windows	Ground Floor: 3 x timber-framed sash windows. First Floor: 4 x timber-framed sash windows.	None are original.
Doors	1 x solid timber door.	Not original.
Other Features	1 x timber-framed dormer window to first-floor. 2 x wall lamps.	None are original.

Photographs



Building:	Elevation: Rear	Date: August 2020
Address: 3 Wolseley Street		

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted. Lower half is on sandstone base.	Walls not original, nor appropriate. Sandstone base is original, however, the columns supporting the projecting balconies are not.
Windows	Ground Floor: 6 x timber-framed glazed windows with top lights and bottom lights. First Floor: 1 x timber-framed window.	None are original.
Doors	Lower Ground Floor: 2 x timber-framed sash windows. Ground Floor: 2 x timber-framed doors with top lights. 1 x timber-framed door with side lights. 1 x timber-framed door with glazing. First Floor: 2 x timber-framed French doors.	Lower ground floor windows likely original. The others are not.
Other Features	Lower Ground Floor: 1 x sandstone stair to rear entry door. Ground Floor: 2 x balconies with glazed balustrade and sandstone floors. First Floor: 1 x verandah with timber balustrade and tiled floor.	None are original.

Photographs



Building: Address: 3 Wolseley Street	Elevation: Northern	Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted. Shallow sandstone base.	Walls not original, nor appropriate. Sandstone base is original.
Windows	Ground Floor: 3 x timber-framed sash windows.	Only one is original (as noted elsewhere). The others are replacements.
Doors		
Other Features		

Photographs





Building:		
Address: 3 Wolseley Street	Elevation: Southern	Date: August 2020

Element	Materials/ Comments	Integrity
Roof	Glazed terracotta tiles.	Not original. Inappropriate replacement.
Walls	Rendered and painted. Shallow sandstone base.	Walls not original, nor appropriate. Sandstone base is original.
Windows	Ground Floor: 3 x timber-framed sash windows.	None are original.
Doors		
Other Features		

Photographs



6 APPENDIX 2
Interior Fabric Survey

Ground Floor

Building:	Room: Foyer	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Stairs	Timber with timber balustrade.	Not original.
Fireplace	None.	
Other Features	Leadlight top lights.	Not original.

Photographs

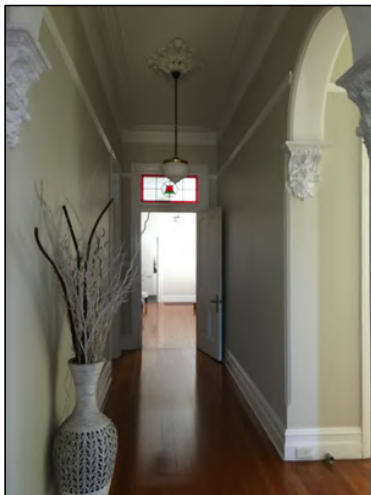




Building:	Room: Main Hallway	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted with elaborate moulded plasterwork.	Walls are original. Plasterwork is a later addition.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	Leadlight top lights.	Not original.

Photographs

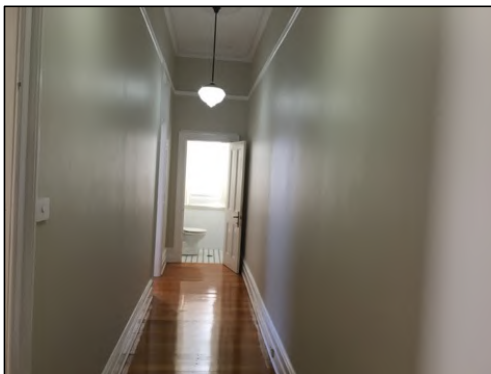




Building: Address: 3 Wolseley Street	Room: North-east Hallway	Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Original or appropriate replacement.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	Leadlight top lights. Picture rails: timber; simple moulded profile; painted.	Top lights not original. Picture rails original or appropriate replacement.

Photographs

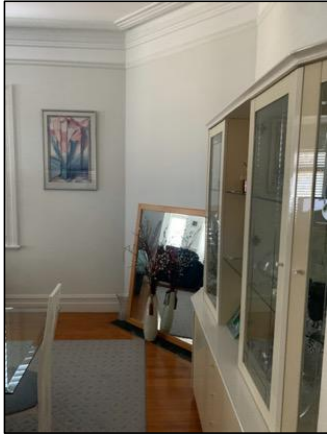


Building:	Room: Dining Room	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs





Building: Address: 3 Wolseley Street	Room: Living Room	Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Detailed	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	Cast iron fireplace with timber mantlepice and tiled floor.	Not original.
Other Features	None.	

Photographs





Building:	Room: Kitchen	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Not original.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted with tiles.	Original with later openings.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster.	Not original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry.	Not original.

Photographs





Building:	Room: Sun Room	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber floor.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted with tiles.	Original with later openings.
Doors	Timber with profiled architrave and glazed openings.	Not original.
Cornice	None.	
Ceiling	Timber	Not original.
Fireplace	None.	
Other Features	Timber columns.	Not original.

Photographs





Building:	Room: Study	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs



Building:	Room: Bedroom 1	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	May be original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with rose.	Not original.
Fireplace	None.	
Other Features	Picture rail: timber; simple moulded profile; painted.	Original or appropriate replacement.

Photographs



Building:	Room: Bedroom 2	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Timber.	Original or appropriate replacement.
Skirting	Timber; simple moulded profile; painted.	May be original.
Walls	Rendered and painted.	Original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with rose.	Not original.
Other Features	Picture rail: timber; simple moulded profile; painted.	Original or appropriate replacement.

Photographs



Building:	Room: WC	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Tiled then rendered and painted.	Original with later tiling.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with toilet.	Not original.

Photographs



Building: Address: 3 Wolseley Street	Room: Bathroom 1	Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Tiled.	Original with later tiling.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry and shower.	Not original.

Photographs





Building:	Room: Bathroom 2	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Tiled, then rendered and painted.	Original with later tiling.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry and shower and bath.	Not original.

Photographs





Building:	Room: Laundry	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	
Walls	Rendered and painted.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Doors are original or appropriate replacement.
Cornice	Simple.	May be original.
Ceiling	Plain plaster.	May be original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry.	Not original.

Photographs



Building: Address: 3 Wolseley Street	Room: Garage	Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Concrete.	Not original.
Skirting	None.	
Walls	Concrete.	Not original.
Doors	Metal roller door.	Not original.
Cornice	None.	Not original.
Ceiling	Timber rafters.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs



First-Floor

Building:	Room: Bedroom 1	
Address: 3 Wolseley Street		Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Carpet, likely timber below.	Not original.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Not original.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with metal vent.	Not original.
Fireplace	None.	
Other Features	None.	

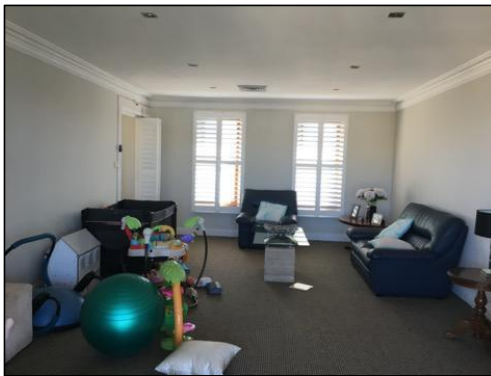
Photographs



Building: Address: 3 Wolseley Street	Room: Family Room	Date: August 2020
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Element	Materials/ Comments	Integrity
Floor	Carpet, likely timber below.	Not original.
Skirting	Timber; simple moulded profile; painted.	Not original.
Walls	Rendered and painted.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Not original.
Cornice	Simple.	Not original.
Ceiling	Plain plaster with metal vent.	Not original.
Fireplace	None.	
Other Features	None.	

Photographs





Building: Address: 3 Wolseley Street	Room: Bathroom 1	Date: August 2020

Element	Materials/ Comments	Integrity
Floor	Tiled.	Not original.
Skirting	None.	Not original.
Walls	Tiled.	Not original.
Doors	Timber panelled with timber profiled architraves; painted.	Not original.
Cornice	Simple.	Not original.
Ceiling	Plain plaster.	Not original.
Fireplace	None.	
Other Features	Modern fit-out with timber cabinetry and shower.	Not original.

Photographs



7 APPENDIX 3

Heritage Listing Sheet for No. 3 Wolseley Street, Drummoyne

02/09/2020

Search for NSW Heritage | Heritage NSW



Search for NSW Heritage

Item details

Name of item:

House

Type of item:

Built

Group/Collection:

Residential buildings (private)

Category:

House

Primary address:

3 Wolseley Street, Drummoyne, NSW 2047

Parish:

Concord

County:

Cumberland

Local govt. area:

Canada Bay

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
3 Wolseley Street	Drummoyne	Canada Bay	Concord	Cumberland	Primary Address
Lower St Georges Crescent	Drummoyne	Canada Bay	Concord	Cumberland	Alternate Address

Statement of significance:

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

Date significance updated: 09 Nov 07

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).

Description

Physical description:

A relatively intact Federation house on a terraced site, in poor overall condition but retaining its original features. The front verandah is enclosed and there are several additions to the rear including a garage. The front garden is terraced in stone and the house sits on a stone base with stone stairs to the verandah.

Physical condition and/or

Archaeological potential:

Deteriorated

Date condition updated: 09 Nov 07

Current use:

Residence

Former use:

Residence

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Suburbanisation-

Assessment of significance

<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>

1/2

02/09/2020

Search for NSW Heritage | Heritage NSW

SHR Criteria c)

[Aesthetic significance]

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

SHR Criteria g)


[Representativeness]

It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

Integrity/Intactness:

Altered, extended unsympathetically

Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	House	505	07 Mar 08	30	1464
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Drummoyne Heritage Study Review	1996		Paul Davies & Associates		Yes

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

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3 WOLSELEY STREET DRUMMOYNE, NSW

HERITAGE ASSESSMENT



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Prepared for:

The City of Canada Bay

November 2020

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to provide a heritage assessment of the existing house at 3 Wolseley Street Drummoyne, NSW. The owner of the property has requested removal of the property from the heritage schedule in Part 5 Schedule 1 of the *Canada Bay Local Environmental Plan 2013*.

The report has been prepared on behalf of the City of Canada Bay.

1.2 THE STUDY AREA

The study area is Lot 37 in Section 5 in DP 964 at Drummoyne, Parish of Concord and County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area shaded

Source: Six Maps

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

1.3 HERITAGE ASSESSMENT

The owners have commissioned a heritage assessment on the property.

Weir Phillips Heritage & Planning, *Heritage Assessment, 3 Wolseley Road (sic) Drummoyne*, dated September 2020 (WPHA)

The assessment contained a history of the place that is included below.

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Canada Bay Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 2013.

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

The following history is taken from the WPHA.

2.1 ABORIGINAL HISTORY

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Canada Bay area were the Wangal of the Dharug language group.

2.2 EARLY EUROPEAN HISTORY

The Colony of New South Wales was formally established on 26 January 1788 at Sydney Cove. Exploration of Sydney Harbour and its surrounds began soon after. The first recorded contact between the European colonists and the Wangal occurred as the colonists explored the Parramatta River. In November 1788, Governor Phillip established a second settlement, Rose Hill (later Parramatta); the Parramatta River provided the first major link between the two settlements.

All land in the Colony was declared to be Crown land. From 16 January 1793, successive colonial governors granted land outside the official boundaries of the township of Sydney in order to open up the land and augment the colony's food supplies. The present-day City of Canada Bay is located well outside these boundaries. Several grants were made to Royal Marines on the western side of Iron Cove in 1794. These grants proved unsuccessful and later reverted to the Crown. A number of these grants were later included in a substantial grant of 1,500 acres made to Surgeon John Harris on 1 January, 1806, under the hand of Governor Philip Gidley King. This grant, known as 'Five Dock Farm,' comprises the present day suburb of Drummoyne (Figure 2).



Figure 2.1 Detail of a Plan of the Parish of Concord, County of Cumberland, New South Wales (n.d.)

Source: NSW Land and Property Information

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

The Irish born John Harris, surgeon and public servant, arrived in Sydney in 1790 as a surgeon's mate to the New South Wales Corps and was soon appointed surgeon to the Corps. Harris' many and varied duties often brought him into conflict with his fellow officers and traders. Although notably loyal to Governor King, he was involved in the deposition of Governor Bligh; he later gave evidence at Colonel Johnson's court martial in London in 1811.

Harris resigned his commission and returned to the Colony as a private settler in 1814. Although he continued to play an active role in public affairs, he primarily devoted himself to farming and stock raising. By 1826, he had amassed 3,824 acres by grant, 590 acres by purchase and 700 acres by exchange, the whole of which, he claimed, was fenced and divided into paddocks and enclosures, with 1,550 cleared or under 'Tillage.' 'Five Dock Farm' appears to have been among the least developed of Harris holdings; the only improvements listed in 1826 were 'One Dwelling House and Fencing', valued at £200. When Harris died in 1838, he left an estate reputed to be worth £150,000.

2.3 SAMUEL LYONS AND THE SUBDIVISION OF FIVE DOCK FARM

In March 1828, the *Sydney Gazette* reported that emancipist Joseph Nettleton had leased the entire 'Five Dock Farm' from Harris. In September 1836, most of the grant, including the subject site, was sold to the merchant and auctioneer, Samuel Lyons.

Samuel Lyons had arrived in Sydney in 1815 as a convict, serving a life sentence for theft. Lyons received a conditional pardon in 1825 and an absolute pardon in 1832. Upon obtaining his freedom, he established himself as a successful auctioneer, becoming the owner of one of Sydney's largest auction houses. Lyon's business interests were diverse and included property development, money lending and banking; he was also active in public affairs, later becoming a prominent member of Sydney's Jewish community.

Lyons wasted little time in seeking to profit from 'Five Dock Farm.' In September 1836, he advertised his intent to sell the whole of the grant in lots of a 'convenient size', directing his notices in several Sydney newspapers 'To Capitalists, Gentlemen in Private or Public Offices, Tradesmen and Others.' The picturesque qualities of the estate and its proximity to Sydney Township were particularly noted. Trespassers were evidently a problem for Lyons at this time. In late 1836, he issued notices that those found cutting timber, quarrying stone or de pasturing cattle on 'Five Dock Farm' would be prosecuted.

Lyons sale of 1836 divided 'Five Dock Farm' into 133 lots, varying in size from two to sixty nine acres 'so as to suit the means of all classes of buyers.' The lots had frontage to the three principal means of access into the area at this time: the Parramatta River, the Parramatta Road and the Great North Road.

Figure 3 provides a near contemporary plan of 'Five Dock Farm Estate.' The subject site forms part of the large lot marked 'Lot 104' on this plan. The Estate sold well at the initial sale and at subsequent sales.



Figure 2.2 Sketch of the Five Dock Farm Estate (c. 1840s)

Source: National Library of Australia

2.4 WILLIAM WRIGHT AND THE DRUMMOYNE PARK ESTATE

Around 1853, William Wright, merchant and island trader, purchased an extensive area of land fronting the Parramatta River, which he called 'Drummoyne Park,' reputedly for a place he knew in Scotland. The subject property formed part of a parcel of 61 acres brought under the provisions of the *Real Property Act* by Wright, with the first Certificate of Title being dated 4 April 1864. A second Certificate of Title was issued for 70 acres 2 roods and 37 perches soon after.

The English born William Wright, merchant and island trader, arrived with his wife, Bethia, in Australia in 1838, having recently inherited his uncle's foreign commission agency in Glasgow. Wright travelled to the colonies to investigate the business' existing agency in Sydney. During a trading expedition to the Kaipari River in Auckland in 1837, he purchased extensive land from the Maori people. Wright went on to establish a general commission and shipping agency in Auckland and became an early figure in the Kauri timber trade. Ill health forced his early retirement to his Five Dock estate, upon which he constructed the villa mansion 'Drummoyne House'. While the name 'Drummoyne' would eventually be adopted for the Peninsula, the area was generally known at this time as Five Dock; it was under this name that residents were first listed in *John Sands' Sydney and Suburban Directory* in 1870.

As the population of Five Dock began to increase, the first moves were made to incorporate the area and establish local government. In 1870, the petitioners who sought the creation of a Municipality claimed that they represented a population of more than 500 people within boundaries roughly comparable to the original 'Five Dock Farm.' Wright was among those who signed an unsuccessful counter petition against incorporation. When the Municipality of Five Dock was declared on 25 July 1871, the population was given as 850 people, in 101 houses.

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

The new Municipality of Five Dock was short-lived. By the late 1880s, there was a strong movement to separate the North Ward, in which the subject property was located, on the basis that the area generally known as 'Drummoyne' was more heavily populated than Five Dock. William Wright was among those supporting separation, which was achieved when the Municipality of Drummoyne came into being on 18 January 1890.

The 'Drummoyne Park Estate,' on which the subject property now stands, was subdivided from the early 1880s. The sale was later described as one of the most successful in the area, resulting in the disposal of the majority of the Estate for around £35,000.

2.5 DEVELOPMENT OF THE SUBJECT SITE

The subject site is situated on Lot 37 of Section 5 of the 'Drummoyne Park Estate' subdivision that was purchased in 1885 by John Purnell, described in the title record as a plumber from Leichhardt (Figure 4). The allotment was transferred to Edward Purnell in 1889 and then Stephen Vale in 1899. The subject dwelling first appears in the 1901 *Sands' Directories* where it was occupied by Vale. At this time, the address was given as St. Georges Crescent, rather than Wolseley Street. Subsequent editions also give the dwelling the name 'Kubara'. It was not until 1915 that the subject dwelling was assigned the address No. 137 St. Georges Crescent.

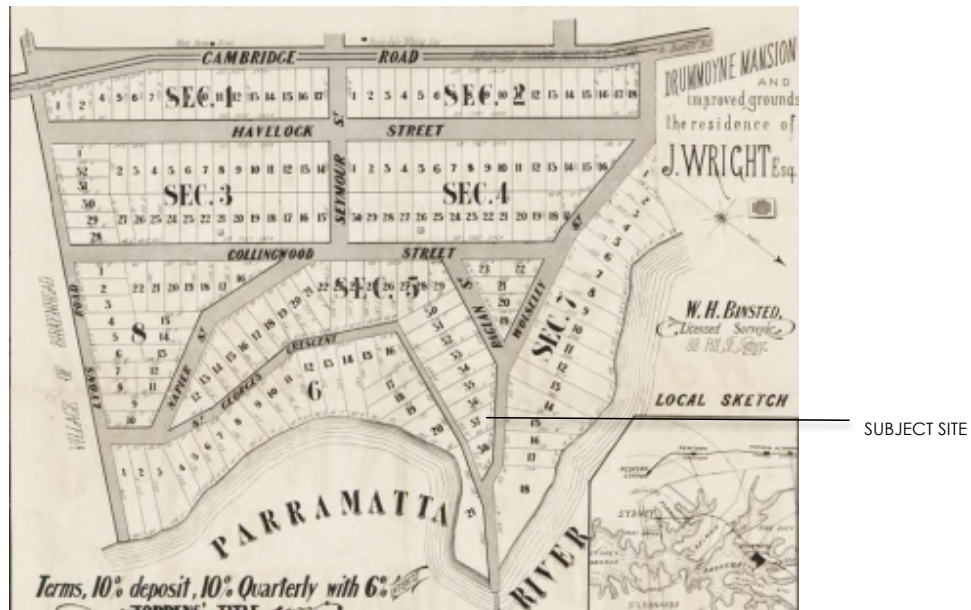


Figure 2.3 Drummoyne Park subdivision (1882) The subject site is Lot 37 in Section 5

Source: State Library of New South Wales

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Vale was an assayer and mineralogist and was employed by the English and Australian Copper Company from at least the 1870s up to his death in 1906.⁹ Following this the title was transferred to his widow Charlotte, who continued to live at the dwelling until 1911, when it was briefly tenanted, and then sold to John Read. Read formerly lived at Chatsworth Island to the northeast of Grafton, however, retired to Drummoyne in 1912. Read had been an alderman on Harwood Shire Council in 1906, however, little else is known about him; he died at 'Kubara' in 1918, leaving behind an estate worth £16,691. The estate was transferred to, and lived in by, Mary Read, who appears to have been John Read's daughter; his wife having passed away some years earlier.¹²

There are no clear photographs of the subject dwelling. Figure 2.4 shows No. 1 Wolseley Street (indicated by the red arrow). Behind, or possibly the building to the left, is the subject dwelling. The streetscape has changed significantly since the time the photograph was taken, with many of these mansions having been demolished.



Figure 2.4 Wolseley Street Wharf (c. 1920s)

Source: City of Canada Bay Local Studies Collection

A Water Board Map of the area from 1932 shows the footprint and significant site features of dwellings. The map indicates the existence of a set of stairs from St Georges Crescent that led to what was likely a verandah and entry to the subject dwelling. Another feature of note is that the Wolseley Street elevation appears to have had a verandah as well.



Figure 2.5 Sheet 23, Water Board Map of Drummoyne (1932). Note the large number of substantial houses in the area many now demolished

Source: Sydney Water

Mary Read is recorded as living continuously at the subject dwelling at least until the last edition of the *Sands' Directories* in 1932-33. Advertisements show an attempt in the intervening years to lease the dwelling:

Drummoyne, Sydney, to let, a gentleman's residence, fully furnished, 3 reception rooms, 3 bedrooms, sleeping-out balcony and all offices, magnificent harbour views, e. l., gas, bath heater, piano, 'phone.

Read is listed as living in St. Georges Crescent in 1951, when she was fatally struck by a car on Victoria Road. The subject site was subsequently transferred to Rachel Read; the relationship between the two has yet to be determined; Mary was a 'spinster' that means it is unlikely Rachel was her daughter.

Rachel Read lived at the dwelling until 1964 when she passed away. The estate was put up for sale and advertised as follows:

Solid well built Brick/Tile Residence in fashionable area. Well elevated with excellent views over River and Reserve. Comprises: Enclosed verandah, 4 beds. Interconnecting lounge and dining rooms, utility-room (5th bed.), rear entrance room, bathroom, toilet, kitchen, laundry, outside toilet, storeroom, garage.

The last known owner prior to computerisation of records was Ursula Moubarak. Ursula was married to Joseph who had also purchased what is now No. 1 Wolseley Street in 1958. The two dwellings were retained under the ownership of the Moubaraks and were put up jointly for sale in 1998, however, were sold separately. Both dwellings were noted for having retained 'many of their original features such as pressed metal ceilings, fireplaces'. No. 3 Wolseley Street was then purchased and renovated to its existing condition by the present owner.

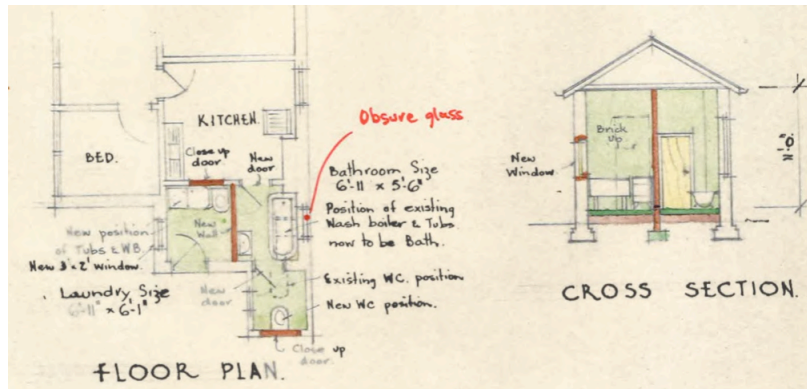


Figure 2.6 Rearrangement of Laundry Bathroom to Residence for Mrs U Moubarak, 3 Wolseley Street, Drummoyne. Original drawing by Stan J Nichols architect dated November 1965

Source: City of Canada Bay DA 367/65

2.6 LATER ALTERATIONS

The house was altered around 2002 for the current owners. The works were extensive and included a first floor addition, a double garage and pool. The following plans have been supplied by the City of Canada Bay archives.

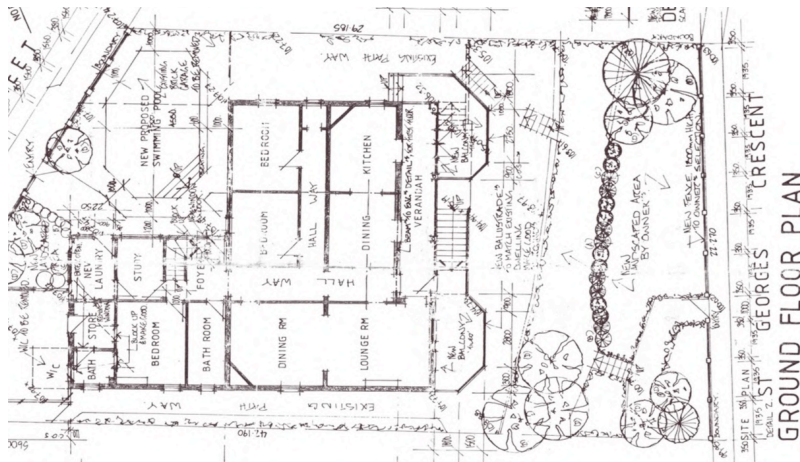


Figure 2.7 Proposed Alterations and Additions for Mr and Mrs CL Macri No. 3 Wolseley Street, Drummoyne dated 1998. Original drawing by KM Sale Designs

Source: City of Canada Bay DA 5/03

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

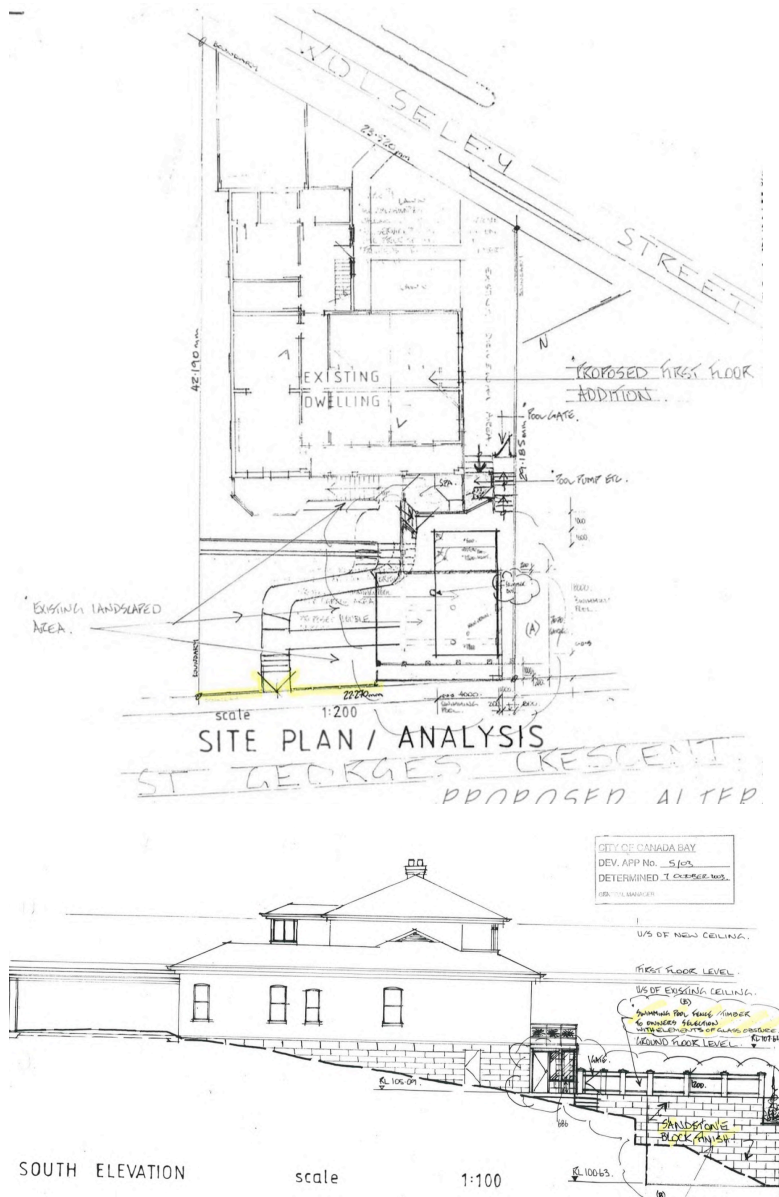


Figure 2.7 Proposed Alterations and additions for Mr and Mrs CL Macri dated 2002.
Original drawing by KM Sale Designs

Source: City of Canada Bay DA 5/03

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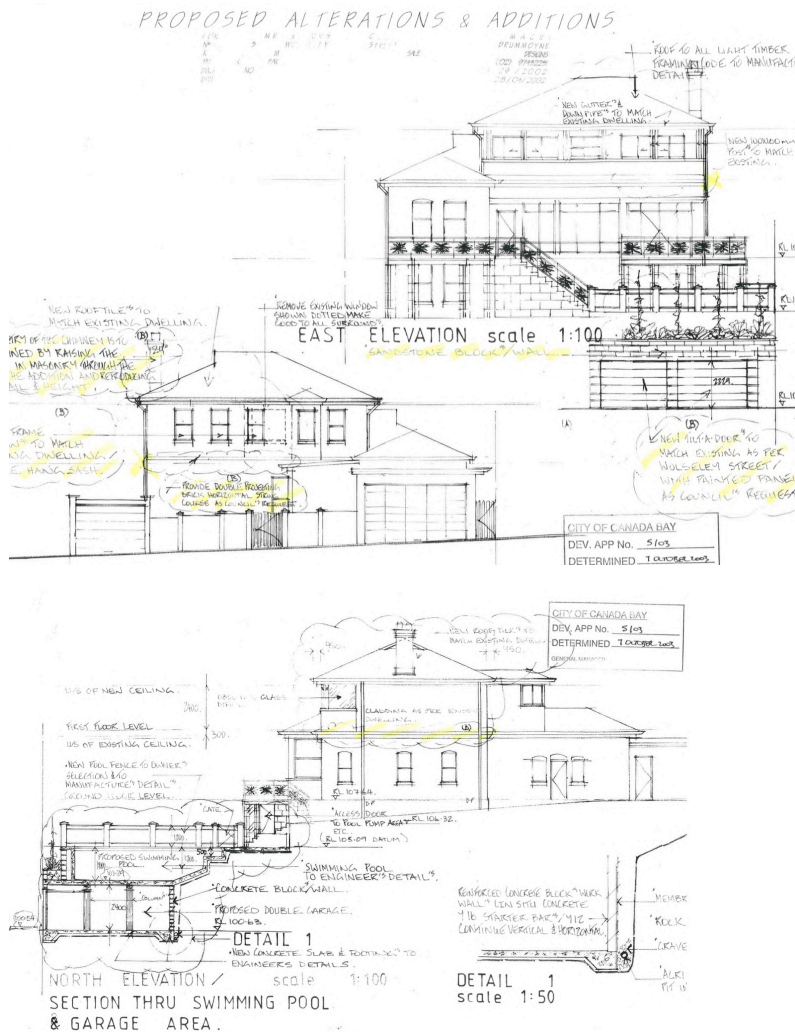


Figure 2.8 Proposed Alterations and additions for Mr and Mrs CL Macri dated 2002. Original drawing by KM Sale Designs

The first floor extension now carries across the former verandah

Source: City of Canada Bay DA 5/03

3.0 PHYSICAL INSPECTION

An inspection of the property was carried out by John Oultram in October 2020 to ascertain its layout condition and intactness from original construction.

3.1 GENERALLY

3 Wolseley Street is an example of a heavily modified, Edwardian House originally in the Federation style set on a terraced lot to the east side the street. The house is set on the upper level of the site and has a terraced garden to St. Georges Crescent. The house has extensions to the west and the eastern verandah has been rebuilt and enclosed. There is a first floor addition over part of the ground floor

3.2 EXTERNAL

The house is in rendered masonry (originally face brick) with a hipped and gabled, terracotta tile roof. There is a single storey section to the southwest that has three brick chimneys on a hipped, terracotta tile roof. There is a single storey, flat roof garage to Wolseley Street also in rendered masonry.

To the water, the house is two storeys over an undercroft with steps up to the former entry door. The ground floor verandah sits over an uncoursed sandstone base and has been infilled with timber framed glazing. The single storey section to the south extends to the side but above the verandah is an open balcony under the main roof and supported on timber columns.

There is a small pergola structure to the north with steps up to a small terrace and down to the garden, pool and lower garage. There is a second, concrete terrace off the single storey section set on stone piers. The pool is set on an elevated concrete base with a glass balustrade. The lower, double garage is in coursed rockface sandstone and there is a rendered masonry fence to St. Georges Crescent.

3.3 INTERNAL

3.3.1 Ground Floor

The ground floor is partly intact in layout and detail but has been extended to the west, the verandah infilled. The house has a central hall with service areas off and stair with a secondary hall with rooms arrange off. The two major rooms to the ground floor are connected by a large opening (M) and the hall opens to a modern kitchen that is open to the enclosed verandah (front wall removed).

Floors are in polished timber (O &M). Walls are largely in plastered masonry (O) with moulded timber skirtings (O & M) with some plasterboard walls to the later services areas. Original ceilings are in plaster and lath with moulded plaster cornices and roses (O) but many have been replaced in plasterboard with reproduction cornices and roses.

Doors are four panel timber with moulded timber architraves (O & M) with leadlight fanlights (M) (some removed). Windows are largely two pane, double hung, timber sashes (O) though there are modern windows to the infilled verandah (M). The stair is in polished timber with turned timber newel posts and balusters (M).

There is a polished timber fireplace to the living room that is modern reproduction. Other fireplaces have been removed.

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3.3.2 First Floor

The first floor has bedrooms off a stair landing and is modern throughout.

3.4 GARDENS

The house has paved yard to the west that wraps around the side of the house with a timber pergola structure to the side.

The eastern garden is terraced with stone retaining walls on a rock outcrop and has stone steps and paths to the street with perimeter shrub plantings and hedges.

O ORIGINAL
L LATER
M MODERN

Figure 3.1 - 3.17

3 WOLSELEY STREET, DRUMMOYNE

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Figure 3.1 3 Wolseley Street, Drummoyne
Elevation to Wolseley Street



Figure 3.2 3 Wolseley Street, Drummoyne
Rear wing



Figure 3.3 3 Wolseley Street, Drummoyne
First floor extension



Figure 3.4 3 Wolseley Street, Drummoyne
Southeast elevation

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Figure 3.5 3 Wolseley Street, Drummoyne
Garden retaining walls



Figure 3.6 3 Wolseley Street, Drummoyne
Garden



Figure 3.7 3 Wolseley Street, Drummoyne
View from King Georges Crescent



Figure 3.8 3 Wolseley Street, Drummoyne
Stair hall

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Figure 3.9 3 Wolseley Street, Drummoyne
Hall



Figure 3.10 3 Wolseley Street, Drummoyne
Living/dining room



Figure 3.11 3 Wolseley Street, Drummoyne
Living room ceiling



Figure 3.12 3 Wolseley Street, Drummoyne
Living room fireplace

3 WOLSELEY STREET, DRUMMOYNE

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Figure 3.13 3 Wolseley Street, Drummoyne
Typical door set



Figure 3.14 3 Wolseley Street, Drummoyne
Kitchen

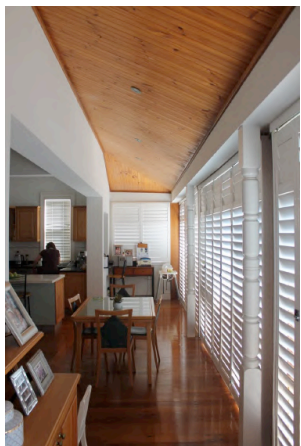


Figure 3.15 3 Wolseley Street, Drummoyne
Infilled verandah – the columns are later replacements

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Figure 3.16 3 Wolseley Street, Drummoyne
Secondary hall



Figure 3.17 3 Wolseley Street, Drummoyne
Ground floor bedroom

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The property is not listed on the Register of National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The property is listed on the Inventory and the listing sheet (SHI 2891173) is attached as Appendix A.

4.3 LOCAL AUTHORITY

The local authority for the area is the City of Canada Bay. The property is listed as a heritage item in Schedule 5 of the *City of Canada Bay Local Environment Plan 2013* (as amended) (LEP)

REF	ADDRESS	ITEM	RANKING
I505	3 Wolseley Street	House	Local

The property is not within a Heritage Conservation Area but is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I504	1 Wolseley Street	House	Local
I506	4 Wolseley Street	House	Local

The heritage provisions in the LEP relating to development of a heritage item and in the vicinity of a heritage item would apply.

Council may also take into consideration the heritage provisions of the *City of Canada Bay Development Control Plan 2013* (DCP) that contains detailed objectives and controls for development of heritage items and in conservation areas.

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT



Figure 4.1 City of Canada Bay Local Environment Plan 2013 Heritage Map HER_006
Heritage items are coloured brown

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 CRITERIA FOR ASSESSMENT

The Heritage NSW has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property. The Heritage Manual also has inclusion and exclusion guidelines that are noted below each criterion.

The Heritage Manual criteria place emphasis on heritage items being **important**, having **strong** or **special** associations with persons of **importance**, having a **high** degree of creative or technical **achievement** and these wordings carry through as a theme.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

5.2 HISTORIC SIGNIFICANCE

5.2.1 Historical Development

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
---------------	---

3 Wolseley Street is an example of an Edwardian period house built c. 1900 for Stephen Vale, an assayer and mineralogist. After his death in 1906, the house was transferred to his widow, Charlotte who lived at the house till 1911. Vale had purchased the property in 1899.

The property was part of the Drummoyne Park Estate that had been subdivided from the early 1880s on land purchased by William Wright in 1853.

The house was part the early development of the area following the break up of the early grants, in this instance the grant of 1806 to Surgeon John Harris that encompassed a large parcel of land around Five Dock and Drummoyne.

The house was sold to John Read in 1912 and remained in the Read family till 1964. The house was altered to its current condition by the current owners c. 1999.

The house has connections with historically important activities as the subdivision laid out the northern section of Drummoyne and led to the construction of a number of large houses that gave the area much of its early character. However, in its current state of intactness, the house does not signal its early origins apart from some remnant sections and the lower garden

Guidelines for inclusion		Guidelines for exclusion	
shows evidence of a significant human activity		has incidental or unsubstantiated connections with historically important activities or processes	X
is associated with a significant activity or historical phase	X	provides evidence of activities or processes that are of dubious historical importance	
maintains or shows the continuity of a historical process or activity		has been so altered that it can no longer provide evidence of a particular association	X

Does not meet the criterion.

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HERITAGE ASSESSMENT

5.2.2 Historical Associations

Criterion (b)	An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
---------------	---

The place is most closely associated with Stephen Vale, an assayer and mineralogist who worked for the English and Australian Copper Company. Vale is not noted in the Australia Dictionary of Biography that records persons of note and little biographical information was available.

The place is also associated with John Read who purchased the property in 1912 and he died at the property in 1918. Little biographical information was available though, as noted in his obituary, he was apparently *well known in Masonic circles* and came to Sydney from the Clarence region².

The associations with earlier owners of the surrounding land are incidental.

Guidelines for inclusion		Guidelines for exclusion	
shows evidence of a significant human occupation		has incidental or unsubstantiated connections with historically important people or events	X
is associated with a significant event, person, or group of persons		provides evidence of people or events that are of dubious historical importance	X
maintains or shows the continuity of a historical process or activity		has been so altered that it can no longer provide evidence of a particular association	X

Does not meet the criterion.

5.3 AESTHETIC SIGNIFICANCE

Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
---------------	--

The house is a very heavily altered example of an Edwardian house that appears to have been in the Federation style. The level of change is extensive with alterations to the west and first floor that have distorted the original form of the house. The water facing verandah has been rebuilt and enclosed and is now part of the modern kitchen.

The interiors retain parts of their original layout and some of the original fabric but much of this has been replaced to a period detail.

The garden to the west has been paved and there is a modern garage to the street. The waterside garden retains parts of its original form and stone walls, steps and pathways but has also altered and there is a large garage to the northeast with an elevated pool over.

No architect has been identified for the work. The house has some landmark qualities (but these are less than attractive) and its distinctive, terraced garden setting is now altered.

² Death of Mr John Read, *The Byron Bay Record*, 12 October 1918, p. 8

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

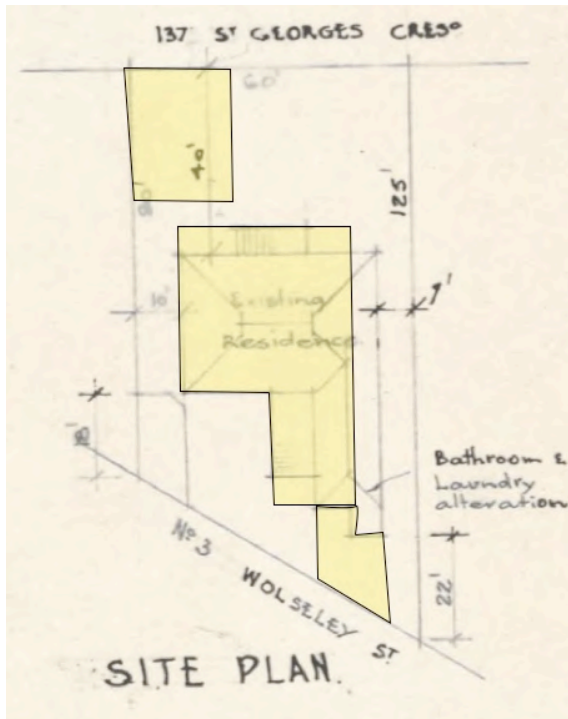


Figure 5.1 Extract from Rearrangement of Laundry Bathroom to Residence for Mrs U Moubarak, 3 Wolseley Street, Drummoyne. Original drawing by Stan J Nichols architect dated November 1965 showing the plan and roof form of the single storey house at that date. Note the form of the roof, the rear wing and waterside verandah. Additions highlighted in yellow

Source: City of Canada Bay DA 367/65

Guidelines for inclusion	Guidelines for exclusion	
shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist	X
is the inspiration for a creative or technical innovation or achievement	has lost its design or technical integrity	X
is aesthetically distinctive	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	X
has landmark qualities	has only a loose association with a creative or technical achievement	X
exemplifies a particular taste, style or technology		

Does not meet the criterion.

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5.4 SOCIAL SIGNIFICANCE

Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
---------------	---

The social significance of the house has not been investigated but the house is unlikely to have special associations with any particular group.

Guidelines for inclusion		Guidelines for exclusion	
is important for its associations with an identifiable group		is only important to the community for amenity reasons	
is important to a community's sense of place		is retained only in preference to a proposed alternative	X

Does not meet the criterion.

5.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
---------------	---

There is no evidence of previous buildings on the site and the place is unlikely to have any archaeological potential. The house is of no technical significance.

Guidelines for inclusion		Guidelines for exclusion	
has the potential to yield new or further substantial scientific and/or archaeological information		the knowledge gained would be irrelevant to research on science, human history or culture	X
is an important benchmark or reference site or type		has little archaeological or research potential	X
provides evidence of past human cultures that is unavailable elsewhere		only contains information that is readily available from other resources or archaeological sites	X

Does not meet the criterion.

5.6 RARITY

Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
---------------	--

The house type is reasonably common in the area and wider LGA. Not rare.

Guidelines for inclusion		Guidelines for exclusion	
provides evidence of a defunct custom, way of life or process		is not rare	X
demonstrates a process, custom or other human activity that is in danger of being lost		is numerous but under threat	
shows unusually accurate evidence of a significant human activity			
is the only example of its type			
demonstrates designs or techniques of exceptional interest			
shows rare evidence of a significant human activity important to a community			

Does not meet the criterion.

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

5.7 REPRESENTATIVENESS

Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)

The house is a poor, representative example of its type and has few features of note.

Guidelines for inclusion		Guidelines for exclusion	
is a fine example of its type		is a poor example of its type	X
has the principal characteristics of an important class or group of items	X	does not include or has lost the range of characteristics of a type	X
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity		does not represent well the characteristics that make up a significant variation of a type	X
is a significant variation to a class of items			
is part of a group which collectively illustrates a representative type			
is outstanding because of its setting, condition or size			
is outstanding because of its integrity or the esteem in which it is held			

Does not meet the criterion.

5.8 INTACTNESS

The house has been very heavily altered and its form distorted by the later additions. It has lost much of its original characteristics and external detail and much of the interiors detail has been replaced. The garden setting to the water has also been altered.

5.9 SUMMARY OF SIGNIFICANCE

Based on the above we consider that the house would not meet any of the Heritage Manual criteria for identification as a place of local significance.

6.0 COUNCIL ASSESSMENT

The SHI Listing Sheet for the property (SHI 2890173) contains an assessment of significance.

SHR Criteria c [Aesthetic significance]

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

The house does not read as part (in any meaningful sense) of the group of houses at the end of St Georges Crescent. Reversal of the later works would be a heroic task.

SHR Criteria g [Representativeness]

It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

The house does not read as part (in any meaningful sense) of the group of houses at the end of St Georges Crescent.

Integrity/Intactness: *Altered, extended unsympathetically*

The extent of alteration is very considerable and is unlikely to be reversed.

6.1 STATEMENT OF SIGNIFICANCE

The listing sheet also contains a statement of significance:

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

We consider that the house is of low significance due to the level of change and does not read as part (in any meaningful sense of the group) of houses at the end of St Georges Crescent. Reversal of the later works would be a heroic task.



Figure 6.1 3 Wolseley Street at the time of listing, undated but prior to the 2002 alterations

Source: Canada Bay Council.

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

7.0 SUMMARY

7.1 SUMMARY

Overall we consider that:

- 3 Wolseley Street is a poor example of a heavily modified Edwardian house that has lost much its original form and external detail
- The property would not meet any of the Heritage Manual criteria for identification as a place of local significance

7.2 RECOMMENDATION

We would recommend that the listing be removed.



JOHN OULTRAM

8.0 APPENDIX B – HERITAGE LISTING SHEET

Heritage NSW - State Heritage Inventory Listing Sheet for 3 Wolseley Street, Drummoyne (SHI 2890173)

House

Item details

Name of item:
House
Type of item:
Built
Group/Collection:
Residential buildings (private)
Category:
House
Primary address:
3 Wolseley Street, Drummoyne, NSW 2047
Parish:
Concord
County:
Cumberland
Local govt. area:
Canada Bay
All addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
3 Wolseley Street	Drummoyne	Canada Bay	Concord	Cumberland	Primary Address
Lower St Georges Crescent	Drummoyne	Canada Bay	Concord	Cumberland	Alternate Address

Statement of significance:

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.
Date significance updated: 09 Nov 07
Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet copyright and disclaimer.


Description

Physical description:
A relatively intact Federation house on a terraced site, in poor overall condition but retaining its original features. The front verandah is enclosed and there are several additions to the rear including a garage. The front garden is terraced in stone and the house sits on a stone base with stone stairs to the verandah.
Physical condition and/or Archaeological potential:
Deteriorated
Date condition updated: 09 Nov 07
Current use:
Residence
Former use:
Residence

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Suburbanisation-

Assessment of significance

SHR Criteria c)
(Aesthetic significance)
The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.
SHR Criteria g)
(Representativeness)
It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.
Integrity/Intactness:
Altered, extended unsympathetically
Assessment criteria:
Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

3 WOLSELEY STREET, DRUMMOYNE

HERITAGE ASSESSMENT

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Canada Bay Local Environmental Plan 2013	1505	07 Mar 08	30	1464
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Drummoyne Heritage Study Review	1996		Paul Davies & Associates		NS

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name:

Local Government

Database number:

2891173

HERITAGE REFERRAL RESPONSE



To:	Jacqueline Tyrrell, Strategic Planner		
From:	Kate Higgins, Heritage Advisor		
Subject:	3 Wolseley Street, Drummoyne		
Date:	20 December 2023	File No:	PP2023/0004

Jacqui

Comments made with regard to the heritage aspects of the planning proposal follow. If you have any questions or would like clarification please feel free to contact me.

Documentation

From applicant

Heritage Assessment 3 Wolseley Road, Drummoyne, Weir Phillips, September 2020.

From Council

Council had an assessment of significance prepared by the heritage consultant John Oultram: *3 Wolseley Street Drummoyne NSW Heritage Assessment, John Oultram Heritage & Design, November 2020.*

Purpose of Planning Proposal

The purpose of the planning proposal is to remove 3 Wolseley Road, Drummoyne, from Schedule 5 (the heritage schedule) of *Canada Bay Local Environmental Plan 2013*.

Current Heritage Listing

Item no.I505 – House

Background to listing

The house was not identified as a potential heritage item in the 1989 Drummoyne Heritage Study undertaken by Perumal Murphy.

The Drummoyne Heritage Study Review - Paul Davies, 1995 – did however identify the property as a potential heritage item. The current heritage inventory sheet was prepared as part of this study.

In 2000 the house was subsequently listed as a heritage item in *Drummoyne Local Environmental Plan 1986* by Amendment No. 44 to the LEP.

Heritage Significance

The following statement of significance for the house at 3 Wolseley Street as set out in its heritage inventory sheet is:

The house is of high significance as part of a group at the end of St Georges Crescent which form a very fine streetscape and the house is capable of refurbishment. It is one of a group of fine Federation houses that typified development around the waterfront of Drummoyne.

Comments

The original house was constructed c.1900 on a residential subdivision of 1882 (the Drummoyne Park Estate).

Extensive alterations and additions to the house were made to the house following development approval in 1999 (DA269/1998). The modifications included a first floor addition, ground floor balcony added to the original front verandah, double garage on Wolseley Street, swimming pool, laundry, new Wolseley Street fence, and rendering of the original face brick walls. The Council planner who assessed the development application appears not to have referred the application to Council's heritage advisor, but nevertheless included the following assessment of heritage impact in his report:

The following aspects of the proposal respect or enhance the heritage significance of the item:

- *The existing dwelling is preserved and not demolished.*
- *The existing dwelling is in poor condition+*
- *and is repaired buy the proposal maintaining its significance as a remnant part of a significant group at the end of St Georges Crescent.*
- *The original features of the Federation dwelling are maintained.*
- *The landscaping of the property – which is currently in a state of disrepair is maintained.*

Further alterations and additions on the subject site were approved in 2003. The approved work included: a new fence to St Georges Avenue, a new double garage to St Georges Crescent, new steps and path from St Georges Crescent, a swimming pool (different but not additional to the pool approved in 1999), and an addition to the northern end of the approved first floor addition. The heritage impact statement submitted with the development application stated that the heritage significance of the original house had already been severely eroded by works approved by Council in 1999, these approved works being sufficiently detrimental so as to render the house below the level of significance needed for local heritage listing. The heritage impact statement argued that due to the lack of heritage values the proposed further changes to the house were acceptable. Again, the development application appears not to have been referred to Council's Heritage Advisor for review and comment.

The heritage assessment report submitted with the planning proposal assesses the significance of the existing house. The Weir Phillips heritage assessment has been prepared in accordance with the Heritage NSW guideline *Assessing heritage significance*, which is appropriate. The Weir Phillips report concludes that the house has undergone extensive alterations that have degraded its heritage value, as the house can no longer be considered a good example of its type and no longer presents as a Federation style dwelling. The alterations mentioned include:

- The original face brick is now rendered.
- The principal roof structure has been replaced with the first-floor addition.
- The original front elevation has been enclosed and the front entry relocated to Wolseley Street.
- The fireplaces have all been removed or replaced.
- The ceilings, plasterwork and joinery have all been replaced.

The Weir Phillips heritage assessment report states that the alterations “are significant and irreparable”.

Council commissioned an independent heritage assessment from John Oultram following representations from the owner in 2020 to remove the heritage listing. The Oultram report concludes that, based on an assessment of significance undertaken in accordance with the Heritage NSW guideline *Assessing heritage significance*, the house does not satisfy the guideline's criteria for local heritage significance. This conclusion is due to the lack of integrity of the original house, the report stating: “The house has been very heavily altered and its form distorted by the later additions. It has lost much of its original characteristics and external detail and much of the interiors detail has been replaced. The garden setting to the water has also been altered”.

The assessments of heritage significance of 3 Wolseley Road undertaken by both Weir Phillips and John Oultram are consistent in their assessment, agreeing that the lack of integrity of the original house has permanently degraded the heritage values of the house to such an extent that it no longer warrants heritage listing.

Conclusion and recommendations

The planning proposal for the removal of the house at 3 Wolseley Road from Schedule 5 (the heritage schedule) of *Canada Bay Local Environmental Plan 2013* is supported as the lack of integrity of the original house greatly limits its ability to demonstrate the historical development of Drummoyne during the Federation period and the architectural characteristics of a Federation period house.

Kate Higgins
Heritage Advisor
20 December 2023



LOCAL PLANNING PANEL

PLANNING PROPOSAL

MINUTES

*Halliday Room
City of Canada Bay Council
1A Marlborough Street
Drummoyne*

31 January 2024

Present: Peter Wells (Chair)
Garry Chapman (Expert Panel Member)
Kim Crestani (Expert Panel Member)
Alison Webb (Community Representative)

In attendance: Paul Dewar, Manager Strategic Planning
Jacqueline Tyrrell, Senior Strategic Planner
Dimity Maike, Panels Coordinator

ITEM 1 PLANNING PROPOSAL; PP2023/0004; 3 WOLSELEY STREET, DRUMMOYNE; REMOVAL OF PROPERTY FROM SCHEDULE 5 OF THE CANADA BAY LEP AND ASSOCIATED HERITAGE MAP

This Planning Proposal seeks to remove the heritage listing of a house at 3 Wolseley Street, Drummoyne from Schedule 5 of the *Canada Bay Local Environmental Plan 2013* (LEP).

The Panel's role is to provide advice to Council for their consideration. In providing advice, the Panel considers the strategic merit and site specific merit of the Planning Proposal.

The Panel has considered the information and material presented by Council, the applicant's representative in their address to the Panel, together with matters observed during the site inspection.

RESOLVED

1. The Panel recommends the heritage listing removal of the site but notes de-listing is a rare event, however in accordance with the heritage advice and the context surrounding the site, it is appropriate in this exceptional case.
2. It would appear from the records, the 1999 DA and works in 2004 reduced the heritage values of the building.
3. That prior to finalisation of the de-listing, the proponent be required to create an archival record based on the two heritage reports from Weir Phillips and John Oultram.
4. If a DA for redevelopment of the site comes forward, the Panel would recommend that Council require the proponent to explore opportunities for material salvage and re-use for any redevelopment on the site.

VOTING





The voting in respect of this matter was 4/0.

For: Wells, Chapman, Crestani, Webb.

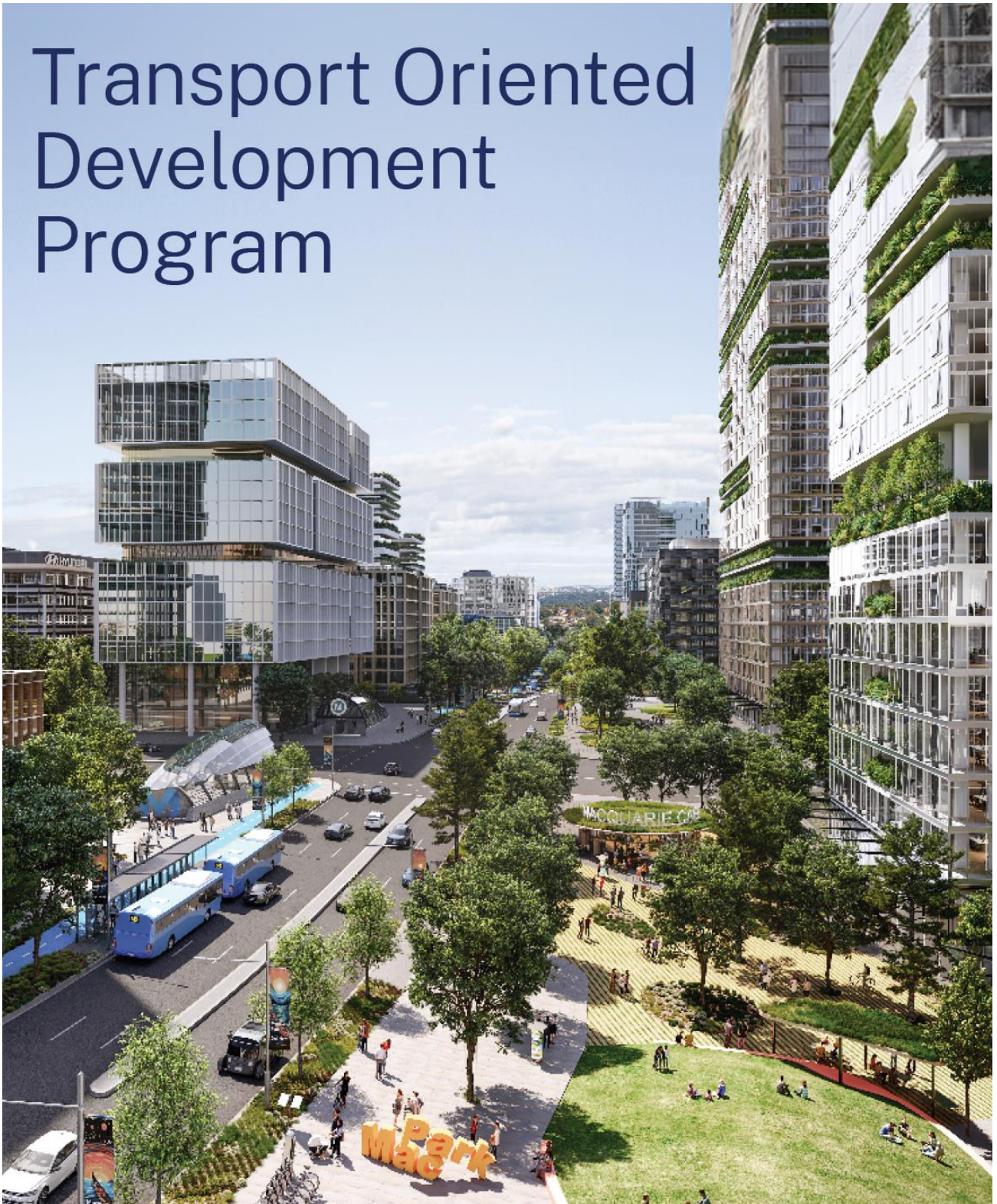
Against: Nil.

ADOPTION OF MINUTES:

We, the undersigned members of the Canada Bay Local Planning Panel, certify that these Minutes are an accurate record of the Planning Proposal Meeting of 31 January 2024.

PANEL MEMBERS	
Peter Wells 	Garry Chapman 
Kim Crestani 	Alison Webb 

Transport Oriented Development Program



December 2023

Transport Oriented Development (TOD) Program

The Transport Oriented Development (TOD) program will deliver much needed housing around 39 transport hubs. Housing at these locations will benefit from an assessment pathway to create faster approvals. The program will deliver state-led rezonings within 1,200 metres of 8 priority transport hubs and we are also introducing a new SEPP to increase the capacity for more mid-rise housing and mixed-use development within 400 metres of 31 other well-located transport hubs and town centres.

Housing is the NSW Government's top priority. We need to work together to address the housing crisis. The Transport Oriented Development (TOD) Program is part of the NSW Government's plan to create more well-located homes close to transport, jobs and services.

There are two parts to the TOD program:

Part 1 of the program will focus on 8 accelerated precincts to create infrastructure and capacity for 47,800 new homes over 15 years.

Land within 1,200 metres of 8 rail and metro stations will be rezoned by the NSW Government to allow for more new and affordable homes. These 8 stations are:

Bankstown, Bays West, Bella Vista, Crows Nest, Homebush Hornsby, Kellyville and Macquarie Park.

Part 2 of the program will focus on precincts that have existing infrastructure and are located within 400 metres of 31 stations to create capacity for 138,000 new homes over 15 years.

New planning controls, delivered through a new State Environment Planning Policy (SEPP) will enable faster delivery of more housing close to jobs and amenity. These 31 locations are:

Adamstown station, Ashfield station, Banksia station, Berala station, Booragul station, Canterbury metro station, Corrimal station, Croydon station, Dapto station, Dulwich Hill station, Gordon station, Gosford station, Hamilton station, Killara station, Kogarah station, Kotara station, Lidcombe station, Lindfield station, Marrickville station, Morisset station, Newcastle Interchange, North Strathfield metro station, North Wollongong station, Rockdale station, Roseville station, St Marys metro station, Teralba station, Tuggerah station, Turrella station, Wiley Park metro station and Wyong station.

Why are we proposing these changes?

Housing our State is the NSW Government's top priority.

The NSW Government is committed to delivering more high quality, well-located homes near transport, community services and open spaces.

Putting homes near planned and existing public transport will help to improve the development pattern of our cities by reducing urban sprawl. This means that more people will be able to live within walking distance of supermarkets, restaurants and open space and be near good public transport to get them where they need to go.

This is a well-understood model of urban growth that is commonly referred to as 'transport-oriented development', and it has been a key feature of strategic planning in NSW and around the world for many years.

What does this mean for local communities?

The changes will increase the capacity for more well-located homes, close to jobs and in places where people want to live.

Existing community members will benefit from improved access to transport options such as new metro stations, walkable neighbourhoods, a great mix of housing choices, public open space, a vibrant nightlife, and other new amenities and services.

By taking this approach, we can address the housing challenges in a way that makes the most sense. Transport-oriented development represents density done well. It reduces the need for lengthy and expensive daily commutes, alleviates the financial burden on households and curbs traffic congestion. This leads to an improved quality of life for residents.

This kind of development can also help reduce the impacts of climate change, promote active transport like cycling and walking and lead to healthier lifestyles.

When will the TOD program start?

Development Applications are expected to start being lodged from mid-2024. State-led rezonings in the 8 precincts will be completed by November 2024, though some rezonings will be completed earlier. This will allow for housing completions during the Accord period.

Part 1 of the TOD Program:

TOD Accelerated Precincts (the 8 sites) - Objectives of the program

The TOD Accelerated Precincts program will deliver high and mid-rise housing within 1,200 metres of 8 priority transport hubs. The objectives of the program are to:

- increase housing supply in well-located areas
- enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations
- deliver housing that is supported by attractive public spaces, vibrancy, and community amenity
- increase the amount of affordable housing in these locations

The 8 state-led rezonings will create capacity for up to 47,800 new well-located homes over the next 15 years.

Where will the accelerated rezonings be?

The accelerated precincts will be within 1,200 metres around stations at Bankstown, Bays West, Bella Vista, Crows Nest, Homebush, Hornsby, Kellyville and Macquarie Park.

How were these locations selected?

The department undertook analysis of 305 Sydney Train, Sydney Metro, and Intercity stations within the Six Cities Region to identify locations that have enabling infrastructure capacity near the transport station to support additional housing growth.

This was informed by an evidence-based approach that used planning, infrastructure like roads, water and sewage capacity, and spatial data, along with expert advice and feasibility analysis. The analysis identified that these 8 stations have significant capacity to support additional growth.

How will the program work?

Master planning and rezoning

Master planning will ensure additional dwellings are supported by good amenity

The department will undertake master planning for each precinct, supported by technical studies, to determine boundaries, and opportunities for new housing within 1,200m from these stations.

The department will lead rezonings within the precincts, informed by the master plans.

Faster assessment pathways

A new State Significant Development (SSD) assessment pathway for residential development

The new SSD assessment pathway will be triggered by a development Capital Investment Value (CIV) threshold of \$60M for residential development in the 8 precincts. The pathway will remain in place until November 2027 to encourage early lodgement of development applications.

SSD applications will be coordinated through a dedicated assessment team within the department to ensure a quicker and more streamlined assessment process.

Development approvals will be time-limited for 2 years to support construction to occur more quickly to deliver housing within the Accord period.

Applications for residential development with a CIV of less than \$60M will be assessed by Council.

90 days in government hands commitment for SSD assessment timeframes

The department is committed to a shorter SSD process, with a target of applications being in government hands for no more than 90 days.

Where master planning has significantly progressed, SSD applications can occur in parallel with the state-led rezoning process to reduce the time needed to achieve dwelling completions.

Affordable Housing

The NSW Government will establish inclusionary zoning within the 8 precincts to ensure the delivery of affordable housing close to jobs, recreation, amenities, and services.

Affordable housing held in perpetuity will make up to 15 per cent of homes in the 8 precincts. The exact proportion of affordable homes in these precincts will be based on feasibility testing, undertaken as part of the master planning process.

Opportunities for affordable housing in these locations will look to achieve the maximum benefit from the sites including through planning controls for increased height and floor space ratio.

High quality amenity and vibrant communities

The NSW Government has committed \$520M to provide community infrastructure in these precincts

This is intended to cover costs of critical road upgrades, active transport links and good quality public open spaces like parks and walkways, to make sure that homes are built close to jobs and in places that people want to live.

Further details about how the funding will be allocated will be provided in early 2024.

Councils will also be encouraged to invest the money it collects from local contributions to make further improvements to existing parks and open spaces.

Good design

Good design will remain a key focus with the Apartment Design Guide remaining the principal guiding document for housing in these locations.

The NSW Government will offer developers of high and mid-rise developments in these 8 accelerated precincts the opportunity to select an architect from a list pre-approved by the NSW Government Architect. This new process may allow developers to bypass the requirement to run a design competition, shortening the assessment time by many months.

What housing types will be included in the 8 precincts?

The government wants people to have more choice in housing diversity and be able to live in high-quality, well-designed homes, located close to jobs, transport and amenity.

Master planning undertaken in the 8 accelerated precincts will determine the mix of housing types to be delivered in these locations. This will range from low rise housing types such as terraces and duplexes within the 1200 metre radius, through to high rise developments very close to the 8 identified stations.

The approach

The department will work closely with relevant councils and government agencies as decisions about planning controls are made and implemented to make sure good place-based outcomes are achieved.

Through this process, community and stakeholders will be invited to have their say on the master plans and rezoning being proposed for each precinct and can make a submission through the NSW Planning Portal.

Part 2 of the TOD Program:

A New SEPP for a further 31 TOD Precincts: Where will the SEPP apply?

The SEPP will apply in the following locations - Adamstown station, Ashfield station, Banksia station, Berala station, Booragul station, Canterbury metro station, Corrimal station, Croydon station, Dapto station, Dulwich Hill station, Gordon station, Gosford station, Hamilton station, Killara station, Kogarah station, Kotara station, Lidcombe station, Lindfield station, Marrickville station, Morisset station, Newcastle Interchange, North Wollongong station, North Strathfield metro station, Rockdale station, Roseville station, St Marys metro station, Teralba station, Tuggerah station, Turrella station, Wiley Park metro station, Wyong station.

How were these locations selected?

The department undertook analysis of 305 Sydney Train, Sydney Metro, and Intercity stations within the Six Cities Region to identify locations that have enabling infrastructure capacity close to a transport station to support additional housing growth. This was informed by an evidence-based approach that used planning, infrastructure, and spatial data, along with expert advice and feasibility analysis. The analysis also considered the current zoning of land around stations, with a focus on residential and avoiding industrial zones where possible. The analysis identified that these 31 locations have the capacity to support additional growth.

What will the SEPP include?

From April 2024, new planning controls will apply within 400 metres of 31 well located and well-connected stations and town centres.

The changes will allow:

- Residential apartment buildings in all residential zones (R1, R2, R3, and R4) within 400m of identified stations
- Residential apartment buildings and shop-top housing in local and commercial centres (E1 and E2) within 400m of identified stations

Proposed changes to planning controls:

- Maximum building height 21m (approx. 6 storeys)
- Floor space ratio 3:1
- No minimum lot size or lot width

- Minimum active street frontage controls in E1 and E2 zones
- Maximum parking rates

It also proposes to introduce new design criteria for mid-rise residential apartment buildings:

- Building separations
- Setbacks
- Vehicle access
- Visual privacy
- Communal open space

How will the program work?

When the SEPP is made from April 2024, new planning controls in these locations will come into effect and development applications will be able to be lodged with councils. These applications will then be assessed and determined by the relevant council.

Good design

Good design and well-built homes will remain a critical focus, with the Apartment Design Guide being the principle guiding document for residential apartment buildings and shop-top housing in these locations.

Amended design criteria are proposed that reflect the unique design challenges of mid-rise buildings and may vary some existing Apartment Design Guide provisions. The design provisions will ensure apartment buildings and shop-top housing around these stations are well-designed and have excellent amenity and liveability for residents and contribute to the amenity of the neighbourhood.

Additionally, the NSW Government is developing a pattern book of endorsed housing designs for both low-rise and mid-rise (up to six storeys) buildings. Developers who choose to adopt the endorsed pattern book designs will have access to an accelerated approval pathway – meaning builders can get on site faster, and people can move into new homes sooner.

While this pathway will be attractive for some developers for its speed and certainty, it will not be compulsory. Builders and their architects can still design bespoke developments that will go through the regular approval pathway.

What housing types will be included in the delivery of this program?

The government wants people to have more choice in housing diversity and be able to live in high-quality, well-designed homes, located close to jobs, transport and amenity.

The SEPP will increase the supply of mid-rise flat buildings (up to 6 storeys) within 400 metres of stations. This will also include apartment buildings that contain shops on the ground floor.

Affordable housing

The NSW Government will establish inclusionary zoning around these locations to deliver affordable housing close to jobs, recreation, amenities, and services.

A mandatory minimum 2% affordable housing contribution will apply for all new developments.

The existing in-fill affordable housing provisions set out in the Housing SEPP 2021 will also continue to apply in the SEPP locations.

The approach

We need to confront the housing crisis together, so councils in the areas where the SEPP will apply will be able to have their say on the proposed changes to the planning controls during the targeted consultation period.

We support and encourage councils to develop strategic plans for well-located precincts to maintain continual growth. The SEPP will remain in place until councils have finalised their strategic planning in ways that align with the NSW Government policy objectives.

More Answers:

What are the likely environmental impacts and how will they be addressed?

Increasing density near planned and existing public transport will help improve the development pattern of our cities by reducing development sprawling out away from central parts of the city. This will mean more people will be able to live within walking distance of transport, jobs, services, and amenities. This kind of development is cheaper because it uses existing infrastructure, can help reduce impacts on climate change, and promote active transport like cycling and walking

Technical studies will also be undertaken in each accelerated precinct – including relevant environmental studies, to make sure that the impacts are understood and addressed through the master planning process.

Additionally, a merit-based assessment will continue to apply to developments in the 31 TOD-SEPP locations. Relevant environmental controls will apply to the extent they are not inconsistent with the new standards.

Will the TOD program apply in heritage conservation areas? If so, how will it impact character?

The changes proposed will result in significant change in these locations as additional housing is delivered. But it is important to work together to embrace the transition that will occur as the character of these locations evolves.

The new planning controls will apply in heritage conservation areas. However, a merit-based assessment will continue to apply to developments in these locations and relevant heritage controls will apply to the extent they are not inconsistent with the new standards.

How will the Special Entertainment Precinct (SEP) framework apply?

The NSW Government is encouraging local entertainment zones that are vibrant and diverse, especially at night. The new Special Entertainment Precinct framework, which expands on the one that delivered the successful Enmore Road Special Entertainment Precinct, may apply to the 39 precincts, but only at the request of the councils. This can deliver vibrant, safe 'going-out' destinations supported by adequate and reliable transport. Details on Special Entertainment Precincts can be found [here](#).

What infrastructure contributions will apply?

The government introduced Housing and Productivity Contributions in October 2023, and phase-in discounts will apply up to June 2025. This was done in anticipation of the reforms outlined in the document and to supply much need infrastructure in general. The department is developing a digital tool to allow for contributions to be calculated online. This tool will be integrated into the NSW Planning Portal and automates the ongoing administration, tracking and reporting of contributions. The contribution must be paid before a construction certificate is issued.

Local infrastructure in NSW is generally funded through either s7.11 or s7.12 contributions, paid by developers to the local council. Details of local infrastructure contributions will be resolved as soon as practical and be published publicly to enable transparency and support developer investment decisions. This may include an interim fixed Section 7.12 contribution rate where a plan does not exist or a comprehensive review of existing contributions plan/s is required.

How will this interact with proposed council-led strategies around transit hubs?

For the 8 accelerated precincts, the department will undertake master planning for each of these areas supported by technical studies, and consider opportunities for additional housing within 1,200m from these stations. But the department will work closely with relevant councils as decisions

about planning controls are made and implemented to make sure place-based outcomes are achieved.

For the TOD SEPP locations, the amended planning controls will remain in place until councils have completed and delivered a new strategic vision and rezoning for these areas.

The strategic planning must consider:

- Uplift in these locations equal to or exceeding the SEPP controls.
- Use of planning controls and zones that reflect medium-high density potential in these areas.
- Residential supply pipeline into the future to make sure uplift in these areas is sustained.
- Long-term affordable housing provisions in perpetuity.
- Amenity outcomes, including open space provision.

Will the TOD program apply to land zoned for industrial uses?

The planning controls will not apply to land zoned for industrial uses, to make sure these critical land uses are retained and managed.



29 January 2024

Monica Gibson
Acting Deputy Secretary
Department of Planning, Housing and Infrastructure

By email: tod.program@planning.nsw.gov.au

Dear Ms Gibson

Transport Orientated Development Program

Thank you for the opportunity to comment on the proposed Transport Development Program (the Program) released by the Department of Planning, Housing and Infrastructure (the Department).

The City of Canada Bay (Council) is affected by the Program due to Homebush Station being identified as an 'Accelerated Precinct' and due to North Strathfield being identified as a 'TOD Precinct'.

General

In general, the principle of providing a diversity of housing close to high frequency public transport is supported.

Council has undertaken extensive engagement with the community on the desired future character of the Local Government Area with land use actions and priorities expressed in Council's adopted *Community Strategic Plan*, the *Canada Bay Local Strategic Planning Statement* (endorsed by the former Greater Cities Commission) and the *Canada Bay Local Housing Strategy* (endorsed by the Department of Planning and Environment).

It is relevant to note that communities throughout the City of Canada Bay have been the subject of extensive development and land use change. New housing has and continues to be delivered consistent with adopted strategies and in alignment with endorsed State Government strategies.

The TOD SEPP represents the erosion of decision-making by local government and the undermining of adopted strategic plans. The Department should recognise that such an approach will undermine confidence in the planning system.

It would be preferable for the Department to work collaboratively with Council to implement endorsed strategies and plans rather than impose State led renewal in the form of Accelerated Precincts and TOD Precincts.

The recommendations outlined in the Submissions are provided on the assumption that the TOD Program proceeds, despite Council's concerns.

Local Planning

The City of Canada Bay has undertaken a range of strategic planning within the Accelerated Precinct area of Homebush and the TOD SEPP area of North Strathfield.

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

Council's planning proposal for Stage 1 of the PRCUTS was finalised in December 2022. Background studies are currently being prepared to inform Stage 2 of PRCUTS, with an intention to submit a planning proposal to the Department of Planning and Environment for a Gateway Determination by mid-2024.

A number of sites within the Accelerated Precinct boundary are located within Stage 2 of PRCUTS. Given the advanced state of Council's work, it is queried how plans prepared for the Accelerated Precinct will relate to work undertaken by Council and how the issues and opportunities identified by Council will be addressed.

Sydney Metro Planning Study & Master Plan

The Canada Bay Local Strategic Planning Statement includes the following action:

Prior to rezoning occurring, a local planning study is to be prepared and endorsed by Council for the localities in which a Sydney Metro West station is proposed, including development sites and their immediate surrounds.

The LSPPS requires the local planning study to include/address, *inter alia*:

- preparation of desired future character statements in consultation with the community;
- identify opportunities for new and/or improved public domain improvements and areas of open space within, or surrounding the new Metro locations;
- establish preferred land uses and built form outcomes within and around the new Metro locations;
- consider opportunities for a diverse range of housing consistent with the desired future character of the area;
- ensure that the employment functions and services around station locations are supported and enhanced;
- identify the need for any further studies.

On 21 July 2020, Council resolved to commence a process to engage with the community to inform the preparation of draft Planning Studies for land within the immediate vicinity of proposed metro stations within the City of Canada Bay. Following

engagement activities in North Strathfield, 112 responses were received to a community survey and 28 responses were received to an online Collaborative Map.

Council used the community feedback together with technical input to prepare a draft Local Planning Study. The draft Study was placed on public exhibition and in North Strathfield, a total of 94 community surveys were completed and 64 written submissions were received.

On 18 April 2023, Council adopted the Local Planning Study for North Strathfield as the basis of work to inform a Planning Proposal. A detailed master plan is being prepared and draft building envelopes are currently being tested for feasibility. Any master plan prepared by the Department should consider and be integrated with the work undertaken by Council.

Strathfield Triangle

The "Strathfield Triangle" is located in the suburb of Strathfield in the City of Canada Bay, within 300m walking distance of Strathfield Railway Station and approximately 500m walking distance to Homebush Station. The Precinct is bounded by Parramatta Road to the north, Leicester Avenue to the east and the T9 Northern Railway line to the west.

The Strathfield Triangle has been the subject of sporadic development, with several residential flat buildings having been constructed towards the northern part of the Precinct. The southern part of the Precinct remains undeveloped and provides an opportunity for housing complemented by local infrastructure.

The *Canada Bay Local Strategic Planning Statement* includes the following Action in relation to the Strathfield Triangle:

Ensure that plans and development in the precinct known as the Strathfield Triangle:

- *exhibit design excellence to ensure a high amenity for residents, both internally within buildings and in the public domain;*
- *deliver an improved public domain, including a new local park with a minimum area of 2,500m² and safe and convenient connections through the precinct and to external destinations;*
- *are accompanied by robust funding mechanisms to deliver local infrastructure.*

It is requested that the Strathfield Triangle be included in the Accelerated Precinct of Homebush to enable the implementation of the above Action and ensure integration of the locality with the vision for the broader Precinct. Council has shared the planning proposal and supporting technical studies that were prepared for the Strathfield Triangle in 2020. Whilst Council's planning proposal did not proceed, the proposal was supported by a range of background studies that would assist to inform precinct planning work being undertaken on behalf of the Department, including an urban design master plan, public domain plan and infrastructure strategy.

1 King Street, Concord West

On 5 December 2023, Council endorsed a proponent-initiated Planning Proposal relating to land at 1 King Street, Concord West, for submission to the Department for a Gateway determination, with a number of amendments. The Planning Proposal is seeking to rezone the land to R3 Medium Density Residential and to permit 'commercial premises' as an additional permitted use. A draft Planning Agreement is currently being negotiated with the developer to secure public benefits in the form of easements for public access.

Given planning for the site at 1 King Street, Concord West is advanced, the site should be excluded from the proposed Accelerated Precinct study area.

Recommendation 1: Any Master Plan prepared by the Department for the Accelerated Precinct of Homebush recognise the community engagement and strategic work undertaken by the City of Canada Bay for the Parramatta Road corridor and for land within the vicinity of the Metro station in North Strathfield.

Recommendation 2: The area known as the 'Strathfield Triangle' be included in the master plan for the Accelerated Precinct of Homebush with future development being subject to a robust planning mechanism to deliver necessary community infrastructure, in particular open space.

Recommendation 3: The site known as 1 King Street, Concord West be excluded from the Accelerated Precinct of Homebush.

Floor Space Ratio

The TOD precincts will be subject to new planning controls that permit a maximum height of 21m and a Floor Space Ratio (FSR) of 3.0:1.

Both Council Officers and Council's independent Urban Designer are not aware of any residential flat building that has a height of 6 storeys and setbacks to the front, side and rear boundaries that achieve an FSR of 3.0:1.

Council is able to provide examples to the Department of six storey buildings that achieve an FSR of 1.5:1 and examples of 6 to 7 storey mixed use buildings that have nil setbacks to their front, side and rear boundaries that achieve an FSR of less than 3.0:1.

Based on these precedents, an FSR of 3.0:1 is deemed to be too high for a six storey residential flat building typology with landscaped setbacks to boundaries or a shop top housing development with nil setbacks to boundaries.

Setting the FSR too high will also create unrealistic expectations in relation the reasonable development capacity of a site.

Even where the permitted FSR is expressed as a maximum, there will be a significant disconnect between the proposed building height/envelope and the proposed FSR, which is likely to lead to Clause 4.6 requests to vary the maximum building height standard, partly on the basis that the maximum FSR could not be achieved.

Recommendation 4: The maximum Floor Space Ratio for Residential Flat Buildings in the TOD SEPP be reduced to 1.5:1 and the maximum Floor Space Ratio for shop top housing facilitated by the TOD SEPP be reduced to 2.5:1.

Minimum lot size and frontage

The Explanation of Intended Effect (EIE) provides no minimum lot size or frontage requirements for residential flat buildings up to six storeys, with development instead being considered 'on merit'.

Lot size and frontage standards ensure future development is able to satisfy building separation and landscaping requirements, thereby creating amenity for both existing and new residents.

It is unusual that development standards for lot size and frontage are deemed important for dual occupancies, manor houses and multi-dwelling housing as outlined in the EIE for 'Low and mid rise housing', but unimportant for six storey apartment buildings.

Proceeding with no development standards will result in poor urban design outcomes and lead to conflict between applicants, consent authorities and established communities during the development assessment process. Such an outcome is inconsistent with two of the stated objectives of the reforms, which is to provide high quality design and to reduce assessment timeframes.

Recommendation 5: Should the TOD SEPP proceed, a minimum lot size of 800sqm and a minimum frontage of 20m should be imposed for residential flat buildings.

Affordable Housing

The City of Canada Bay supports the requirement for localities experiencing an increase in density to contribute towards the provision of affordable housing.

All affordable housing provided through development arising from the TOD SEPP should be delivered in accordance with the requirements of Division 7.2 of the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy (Housing) 2021*. Affordable housing should be provided in perpetuity and dedicated to the relevant Council or their nominated Community Housing Provider.

The City of Canada Bay would support an amendment to Clause 6.12 of the *Canada Bay Local Environmental Plan 2013* to specify the localities where an affordable housing contribution is required and the percentage of affordable housing that is to be provided. Administration of this requirement may be enforced through an amendment to the Canada Bay Affordable Housing Contribution Scheme, noting that each station locality will require different monetary contributions based on the median strata dwelling price in each Local Government Area.

Recommendation 6: The proposed TOD SEPP impose a requirement for affordable housing consistent with Division 7.2 of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Housing) 2021.

Recommendation 7: Affordable housing be provided in perpetuity and dedicated to the relevant Council.

Recommendation 8: The Department prepare a metropolitan area-wide Affordable Housing Contribution Scheme in consultation with local government for all land that is to be the subject of the TOD SEPP.

Alternatively, the TOD SEPP should not come into effect until at least 4 months after it is made to provide sufficient time for Councils to prepare and/or update their Affordable Housing Contribution Schemes to reflect the requirement for affordable housing in the specified localities.

Conservation of heritage listed places

Leading global cities protect their heritage.

The Program states that '*relevant heritage controls will apply to the extent that they are not inconsistent with the new standards*'.

Applying this approach will result in heritage items and buildings in heritage conservation areas being demolished where the conservation of protected buildings and places is inconsistent with the construction of shop top housing or a residential flat building facilitated by the SEPP.

Clause 5.10 Heritage Conservation in the *Standard Instrument for Local Environmental Plans* will be of no effect as the provisions of an LEP are overridden by SEPPs.

The SEPP will have a significant and irreversible impact on heritage protected places and Council is not aware of any analysis of the impact of such a policy intervention on particular buildings or on the integrity of heritage conservation areas. Numerous historical places will be lost where the protection of a heritage listed place 'is inconsistent with the new standards'. This outcome is entirely inconsistent with 'Planning Direction 3.2 – Heritage Conservation' that requires the conservation of heritage places.

It is particularly concerning that the implications of the proposed Policy have not been adequately explained to communities in the information released by the Department of Planning and Environment to date.

Former Arnott's Factory (Bakehouse Quarter)

The Bakehouse Quarter includes the former Arnott's biscuit factory and related buildings that are of substantial historic, social and cultural importance to the local area. The surviving buildings provide evidence of the growth and development of Australia's best recognised biscuit manufacturer in the twentieth century.

Council commissioned several studies to inform the planning proposal for Stage 2 of PRCUTS, including a Heritage Assessment. In relation to the Bakehouse Quarter, the Heritage Assessment recommended that:

A detailed Conservation Management Plan (CMP) is to be prepared, to proactively inform possibilities for locating and increasing density within the study area, with minimal impacts to heritage fabric and characteristic views.

- *The CMP must be prepared well in advance of any concept or detailed design development proposal for the site in order to meaningfully contribute to the design development process.*
- *The CMP must have a whole of heritage curtilage/site and assemblage of buildings approach to the analysis, gradings of significance, tolerance for change and conservation policies in the CMP.*
- *The CMP must be prepared in accordance with Heritage NSW best practice guidelines for the preparation of CMPs.*
- *Canada Bay Council should be a stakeholder in the scoping, preparation and consultation for the preparation of the CMP.*

Council is currently working cooperatively with the owner of the Site to prepare a CMP prior to the finalisation of the PRCUTS Stage 2 Master Plan and planning proposal.

Recommendation 9: Heritage items and heritage conservation areas be excluded from the application of the standards and permissibility of residential flat buildings under the proposed TOD SEPP.

Recommendation 10: Master planning undertaken for the Accelerated Precinct of Homebush recognise heritage items and heritage conservation areas and ensure that future built form responds sympathetically to the scale and character of these important places.

Recommendation 11: A Conservation Management Plan be prepared and endorsed by Council for the site known as 'the Bakehouse Quarter' prior to the preparation of a Master Plan for the Accelerated Precinct of Homebush.

Permissibility

It is proposed to permit residential flat buildings and shop top housing in E1 Local Centre and E2 Commercial Centre zones under the proposed TOD SEPP, complemented by active street frontage requirements.

E1 Local Centre and E2 Commercial Centre zones in the City of Canada Bay provide important amenities and services for residents and visitors. To ensure that this commercial and employment function is retained, residential flat buildings should not be permitted in E1 Local Centre or E2 Commercial Centre Zones. Instead, shop top housing should be pursued.

Recommendation 12: The TOD SEPP permit shop top housing in E1 Local Centre and E2 Commercial Centre zones, instead of residential flat buildings.

Car Parking

The premise underpinning the TOD program is to increase densities in localities that have good access to public transport. The planning response should therefore prioritise walking, cycling and the use of public transport over private vehicle use.

The road network in Homebush and North Strathfield is highly congested, as demonstrated by Council's PRCUTS Traffic Study and modelling. Additional cars in the area is not a desirable outcome. The ability to achieve a reduction in mode share for car trips will be a factor of demand management (e.g. parking policies) and the success of shifting or shaping behaviour.

It is important that car parking rates be based on a correlation of a location's accessibility to public transport and average car ownership. The 'Public Transport Accessibility Level' (PTAL) dataset accurately maps transport accessibility based on distance to public transport and its quality, such as frequency during the week, on weekends and late at night. This dataset and approach to assessing accessibility-based-parking is endorsed by TfNSW in its Future Transport Guide for Parking in Cities and represents a forward-thinking approach to the provision of car parking in comparison to the out-dated 'Guide to Traffic Generating Development'.

Recommendation 13: The TOD SEPP apply maximum car parking rates based on Public Transport Accessibility Level of each station location, consistent with TfNSW Future Transport Guide for Parking in Cities.

Amenity and Design controls

Should the TOD SEPP proceed, it is important that controls are implemented to provide a high level of amenity for the occupants of future buildings. Council is supportive of the application of the Apartment Design Guide, complemented by additional standards for inclusion in the SEPP instrument.

Housing diversity is an important consideration in the proposed TOD precincts, yet has been seemingly overlooked. It would be beneficial to specify a minimum percentage of studio/one bedroom and three bedroom family sized apartments to be integrated into every new Residential Flat Building. Clause 6.11 of the Canada Bay LEP provides an example of how such a requirement can be drafted for inclusion in the SEPP.

The Apartment Design Guide requires only 7% site area to be dedicated to deep soil, but acknowledges that larger sites should provide a larger percentage of up to 15%. The suburb of North Strathfield has low tree canopy coverage and the State Government's target of 40% tree canopy cover will only be achievable where private, as well as public land has the capacity to support mature shade trees. It is recommended that a minimum of 15% deep soil be required on all sites that are the subject of the TOD SEPP and that planning for the Accelerated Precinct of Homebush include a tree canopy assessment to ensure tree canopy targets can be achieved.

Where development under the TOD SEPP exceeds 28 metres or 8 storeys due to bonuses permitted under SEPP (Housing), the development should also be subject to competitive design excellence processes.

Council objects to the dilution or removal of design excellence competitions. Design competitions are a well-test and successful model for delivering a high quality of design and innovation. Competitions generate a range of responses to each design challenge, allowing the comparative evaluation of different approaches. This enables participants to analyse the relative merits of different responses to a brief and builds confidence in the selected design as the best response.

The Planning Direction for PRCUTS requires development that seek to depart from the Strategy to demonstrate a better planning outcome. Any master plan prepared for land within the Accelerated Precinct of Homebush should ensure that the minimum design quality requirements of the Parramatta Road Corridor Planning Design Guidelines are satisfied. This includes requirements in relation to the maximum footprint of towers (750m² GFA), building length and podium requirements.

Recommendation 14: The TOD SEPP encourage apartment diversity by mandating a minimum percentage of studio/one bedroom and three bedroom apartments.

Recommendation 15: The TOD SEPP mandate a minimum of 15% deep soil area for residential flat buildings.

Recommendation 16: The Accelerated Precinct of Homebush be supported by a tree canopy assessment to demonstrate how future development will achieve tree canopy targets.

Recommendation 17: The TOD SEPP require competitive design excellence processes where development under the SEPP exceeds 28 metres or 8 storeys due to bonuses permitted under SEPP (Housing).

Recommendation 18: Any Master Plan prepared for the Accelerated Precinct of Homebush should demonstrate a better planning outcome than PRCUTS by at least meeting the design quality requirements of the *Parramatta Road Planning and Design Guidelines*, including a maximum tower floorplate of 750m² Gross Floor Area.

Natural Hazards

The City of Canada Bay has recently prepared a Flood Study for the Powells Creek catchment, including land within North Strathfield and Concord West. The Flood Study identifies certain land within North Strathfield and Concord West as being flood prone.

In accordance with 'Local Planning Direction 4.1 – Flooding', a planning proposal must not permit a significant increase in the development and/or dwelling density of land in a flood planning area.

The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

Recommendation 19: The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

Local & community infrastructure

The TOD SEPP will provide no ability for the value arising from increases to density to be captured for legitimate planning purposes, whether through Voluntary Planning Agreements or through planning mechanisms included within planning instruments.

The Department should acknowledge that Local Infrastructure Contribution Plans do not, in isolation, address all local and community infrastructure needs arising from an increase in density. In this regard, planning instruments often provide a fundamental role when providing infrastructure and there are a range of examples where the Department has supported clauses in planning instruments that link increases in density to infrastructure that is to be provided on a development site.

Unfortunately, the proposed TOD SEPP will apply a 'one size fits all' approach to land use planning with no mechanisms to improve urban design or amenity outcomes for localities impacted. There will be no through site links to encourage walkability and connectivity, no land for public domain improvements such as bicycle lanes, no new local parks and no land for intersection/road upgrades.

Given the aim to increase density through the TOD SEPP is also an outcome that can be achieved through the master planning associated with the Accelerated Precinct program, it is requested that North Strathfield not be progressed through the proposed TOD SEPP. This will reduce conflict between the two processes and enable improved urban design and community infrastructure to be planned in line with the proposed increased in density. It will also enable a more collaborative approach to planning between Council, the community and the State Government.

Recommendation 20: The TOD SEPP area of North Strathfield should not proceed where the locality is also sited within the catchment of the proposed Accelerated Precinct of Homebush.

Recommendation 21: Master Planning for the North Strathfield Accelerated Precinct is to ensure that public domain and community infrastructure is planned in parallel with any proposed increased in density.

Planning Pathways

It is noted with concern that the proposed planning reforms will permit more applications to be determined by a new State Significant Development (SSD) assessment pathway, diminishing the role of local government and planning panels in the decision-making process.

DCPs are the most appropriate plans for place-based planning in the current NSW planning framework. Place-based planning undertaken by the Department of Planning through the preparation of a master plan should be reflected in objectives and controls contained within a DCP. These controls are needed to extend beyond the blunt standards that may be included in an LEP and may include ground and upper level setbacks, podium and tower design, tree canopy and landscaping requirements as well as ground level interfaces such as street awnings.

However, *SEPP (Planning Systems) 2021* states that Development Control Plans (DCPs) do not apply to state significant development. Given the low threshold for which residential flat buildings will be deemed SSD, it is requested that consideration be given to removing this provision in the SEPP to give due regard to the importance of DCPs in the NSW planning framework.

Recommendation 22: The Department commit to preparing a Development Control Plan in consultation with affected Councils for the Accelerated Precinct of Homebush.

Recommendation 23: SEPP (Planning Systems) 2021 be amended to confirm that Development Control Plans are a relevant consideration in the assessment of State Significant Development Applications involving residential flat buildings and shop top housing.

Cumulative impact of reforms

It is important that the Department be transparent as to the maximum permitted development facilitated by State-led planning initiatives.

The application of the recently implemented in-fill affordable housing bonus provision of the Housing SEPP will have a profound effect on the scale and height of development facilitated by the TOD SEPP. It is unclear whether this has been taken into consideration in the formulation of the proposed heights and FSRs.

Similarly, any Master Plan prepared for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by SEPP Housing.

Recommendation 24: The maximum building height and FSR permitted under the TOD SEPP be inclusive of the in-fill affordable housing bonus provision permitted by the Housing SEPP.

Recommendation 25: The master plan for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by SEPP Housing.

Community engagement

Effective and timely consultation allows people to feel they have had a say and been heard. Community engagement also reduces the risks of opposition and conflict with people later in the development pipeline.

The timing of the release of the TOD Program just prior to the Christmas and the deadline to provide feedback by the end of January has meant that much of the community is unaware of the proposed reforms.

The Department should commit to briefing Councils as part of the preparation of any master plan and/or precinct plan for the proposed Accelerated Precinct of Homebush.

Recommendation 26: Should the TOD SEPP proceed, the Department commit to engaging directly with impacted communities on the content of the draft SEPP before it is finalised.

Recommendation 27: The Department engage with the community in relation to any draft Master Plan prepared for the Accelerated Precinct of Homebush and on any draft precinct plan or Place Strategy to implement the Master Plan.

Recommendation 28: The Department commit to briefing Councillors at key milestones in the program for the Accelerated Precinct of Homebush, including prior to the public exhibition of a draft master plan and prior to the finalisation of a planning instrument to implement any precinct plan.

Governance

It is recognised that improved planning outcomes are achieved when input is provided by representatives from both Local and the State Government.

The City of Canada Bay has been subject to a number of State-led urban renewal initiatives, including the Rhodes Planned Precinct and the Parramatta Road Corridor Urban Transformation Strategy. There are a range of governance approaches that could be implemented for the proposed Accelerated Precinct of Homebush to improve planning outcomes and foster a practical working relationship between Council and the Department.

The preparation of a Terms of Reference that establishes the governance arrangements for a Working Group and sets out the roles and responsibilities of Council and the Department would be supported. Similarly, the preparation of a landowner/developer protocol to outline how development proposals should be considered in the context of the precinct investigations would also be supported. Council is able to provide examples of a Terms of Reference and landowner/developer protocols that have been used for previous State-led investigations in the City of Canada Bay.

Recommendation 29: The Department commit to working collaboratively with Council on the Accelerated Precinct for Homebush, including the establishment of a Project Working Group and preparation of a Terms of Reference.

Recommendation 30: A landowner/developer protocol be prepared to outline how development proposals will be considered in the context of the precinct investigations for the Accelerated Precinct of Homebush.

Should you wish to discuss this submission, please do not hesitate to contact Council's Manager, Strategic Planning, Paul Dewar on 9911 6402 or paul.dewar@canadabay.nsw.gov.au.

Yours sincerely,



Monica Cologna
Director, Environment & Planning

RECOMMENDATIONS**Local Planning**

1. Any Master Plan prepared by the Department for the Accelerated Precinct of Homebush recognise the community engagement and strategic work undertaken by the City of Canada Bay for the Parramatta Road corridor and for land within the vicinity of the Metro station in North Strathfield.
2. The area known as the 'Strathfield Triangle' be included in the master plan for the Accelerated Precinct of Homebush with future development being subject to a robust planning mechanism to deliver necessary community infrastructure.
3. The site known as 1 King Street, Concord West be excluded from the Accelerated Precinct of Homebush.

Floor Space Ratio

4. The maximum Floor Space Ratio for Residential Flat Buildings in the TOD SEPP be reduced to 1.5:1 and the maximum Floor Space Ratio for shop top housing facilitated by the TOD SEPP be reduced to 2.5:1.

Maximum Lot Size and Frontage

5. Should the TOD SEPP proceed, a minimum lot size of 800sqm and a minimum frontage of 20m should be imposed for residential flat buildings.

Affordable Housing

6. The proposed TOD SEPP impose a requirement for affordable housing consistent with Division 7.2 of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Housing) 2021.
7. Affordable housing be provided in perpetuity and dedicated to the relevant Council.
8. The Department prepare a metropolitan area-wide Affordable Housing Contribution Scheme in consultation with local government for all land that is to be the subject of the TOD SEPP.

Alternatively, the TOD SEPP should not come into effect until at least 4 months after it is made to provide sufficient time for Councils to prepare and/or update their Affordable Housing Contribution Schemes to reflect the requirement for affordable housing in the specified localities.

Conservation of heritage listed places

9. Heritage items and heritage conservation areas be excluded from the application of the standards and permissibility of residential flat buildings under the proposed TOD SEPP.
10. Master planning undertaken for the Accelerated Precinct of Homebush recognise heritage items and heritage conservation areas and ensure that future built form responds sympathetically to the scale and character of these important places.
11. A Conservation Management Plan be prepared and endorsed by Council for the site known as 'the Bakehouse Quarter' prior to the preparation of a Master Plan for the Accelerated Precinct of Homebush.

Permissibility

12. The TOD SEPP permit shop top housing in E1 Local Centre and E2 Commercial Centre zones, instead of residential flat buildings.

Car Parking

13. The TOD SEPP apply maximum car parking rates based on Public Transport Accessibility Level of each station location, consistent with TfNSW Future Transport Guide for Parking in Cities.

Amenity & Design controls

14. The TOD SEPP encourage apartment diversity by mandating a minimum percentage of studio/one bedroom and three bedroom apartments.
15. The TOD SEPP mandate a minimum of 15% deep soil area.
16. The Accelerated Precinct of Homebush be supported by a tree canopy assessment to demonstrate how future development will achieve tree canopy targets.
17. The TOD SEPP require competitive design excellence processes where development under the SEPP exceeds 28 metres or 8 storeys due to bonuses permitted under SEPP (Housing).
18. Any Master Plan prepared for the Accelerated Precinct of Homebush should demonstrate a better planning outcome than PRCUTS by at least meeting the design quality requirements of the *Parramatta Road Planning and Design Guidelines*, including a maximum tower floorplate of 750m² Gross Floor Area.

Natural Hazards

19. The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

Local and Community Infrastructure

20. The TOD SEPP area of North Strathfield should not proceed where the locality is also sited within the catchment of the proposed Accelerated Precinct of Homebush.
21. Master Planning for the North Strathfield Accelerated Precinct is to ensure that public domain and community infrastructure is planned in parallel with any proposed increased in density.

Planning Pathways

22. The Department commit to preparing a Development Control Plan in consultation with affected Councils for the Accelerated Precinct of Homebush.
23. SEPP (Planning Systems) 2021 be amended to confirm that Development Control Plans are a relevant consideration in the assessment of State Significant Development Applications involving residential flat buildings and shop top housing.

Cumulative impact of reforms

24. The maximum building height and FSR permitted under the TOD SEPP should be inclusive of the in-fill affordable housing bonus provision permitted by the Housing SEPP.
25. The master plan for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by SEPP Housing.

Community engagement

26. Should the TOD SEPP proceed, the Department should commit to engaging directly with impacted communities on the content of the draft SEPP before it is finalised.
27. The Department engage with the community in relation to any draft Master Plan prepared for the Accelerated Precinct of Homebush and on any draft precinct plan or Place Strategy to implement the Master Plan.
28. The Department commit to briefing Councillors at key milestones in the program for the Accelerated Precinct of Homebush, including prior to the

public exhibition of a draft master plan and prior to the finalisation of a planning instrument to implement any precinct plan.

Governance

29. The Department commit to working collaboratively with Council on the Accelerated Precinct for Homebush, including the establishment of a Project Working Group and preparation of a Terms of Reference.
30. A landowner/developer protocol be prepared to outline how development proposals will be considered in the context of the precinct investigations for the Accelerated Precinct of Homebush.

Department of Planning and Environment



Explanation of Intended Effect: Changes to create low- and mid-rise housing

December 2023

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Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Explanation of Intended Effect: Changes to create low and mid-rise housing

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Abbreviations

Term	Explanation
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
DA	Development Application
DCP	Development Control Plan
DPE	Department of Planning and Environment
EIE	Explanation of Intended Effect
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Housing SEPP	State Environmental Planning Policy (Housing) 2021
LEP	Local Environmental Plan
R1 Zone	General Residential
R2 Zone	Low Density Residential
R3 Zone	Medium Density Residential
R4 Zone	High Density Residential
LRHDC	Low-Rise Housing Diversity Code, part of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
MLS	Minimum Lot Size
SEPP	State Environmental Planning Policy
SEPP 65	State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
Six Cities Region	A region defined in the <i>Greater Cities Commission Act 2022</i> which stretches from the Shoalhaven-Wollongong region to the south, the Blue Mountains to the west, and the Newcastle-Lower hunter region to the north
SILEP	Standard Instrument – Principal Local Environmental Plan; sets out the standard provisions that all local environmental plans must follow

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1 Introduction

The NSW Government is proposing changes to the planning system. These changes respond to the housing crisis and will build a better planning system for the future.

This document explains a suite of proposals to encourage more low and mid-rise housing options for NSW households that are in the right places and designed well.

We want to enable more diverse, well-designed, low-rise and mid-rise housing near established town centres and in areas where there is good public transport. This will address the immediate urgency of the housing crisis and create a fairer and more resilient housing market for the future. The changes will give NSW households more choice and promote vibrant, sustainable and liveable communities.

These proposals are the first step towards addressing the crisis. Our longer-term aim is to enable better planning that is led locally.

Tell us what you think

We welcome your feedback on the changes we propose. To have your say, please complete the [online feedback form](#).

How this document is structured

This explanation of intended effect is divided into the following chapters:

- **Chapter 2: The housing crisis** explains the current housing issues NSW is facing and the need for a government response that is proportional and effective
- **Chapter 3: Opportunities for more housing** identifies the barriers and opportunities to encourage more housing in the right locations
- **Chapter 4: Policy proposals** details the proposed policy options to encourage more diverse and well-located housing
- **Chapter 5: Have your say** invites your feedback on the proposals.

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Summary of the reforms

Appendix A summarises the proposed policy reforms.

Our broader response

The proposals in this document are the planning policy part of the Department of Planning and Environment's response. Our broader response to the housing crisis includes:

- a program to speed up development applications
- measures to increase the provision of social and affordable housing
- a Transport-oriented Development program.

Read more about the department's [response to the housing crisis](#).

Relevant legislation

In preparing this explanation of intended effect, the department has considered Division 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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2 The housing crisis

2.1 Housing in NSW

NSW is growing. One in five Australians lives in Greater Sydney. Almost one in four Australians lives in the broader Six Cities Region, which extends beyond Sydney to the Central Coast, Newcastle and the Illawarra–Shoalhaven. One million more residents are expected to call NSW home by 2034.

In the context of heightened demand, the supply of new homes is also declining. Residential building approvals have fallen since mid-2021. Multiple factors have driven this, including shortages of construction materials and labour, limited market feasibility, and rising interest rates.

In the 5 years to March 2023, NSW built 284,978 homes, or around 57,000 each year. But under current market and policy conditions, we expect fewer new homes will be built in the next few years. In the past 12 months, only 47,430 homes were completed.

Housing affordability pressures are affecting more households, and a growing population of renters now faces record-low vacancy rates.

We must act urgently to address the housing crisis, but we can also carry out targeted planning reforms now. This will create a more flexible planning system that can better respond to future shocks. It will also provide for homes where people want to live and create the climate-resilient, vibrant communities we want to live in.

2.2 National Housing Accord

The [National Housing Accord](#) (the Accord) was announced in October 2022. Under the Accord, governments across Australia, institutional investors and the construction sector are collaborating with a shared ambition to address housing supply and affordability, including through:

- an aspirational target of 1 million new well-located homes over 5 years from 1 July 2024.
- delivery of more affordable homes through immediate and longer-term actions.

In August 2023, National Cabinet endorsed a new national target to build 1.2 million new well-located homes to help align supply with expected demand over the next 5-years. In line with its relative population share of the National Accord target, NSW has committed to deliver at least 314,000 new homes by 2029, with a stretch goal of 377,000 homes.

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National Planning Reform Blueprint

On 16 August 2023, National Cabinet met in Brisbane to agree on a range of new priorities to create more secure and affordable housing for Australians. The NSW Government has committed to delivering on the reforms in the blueprint.

The National Planning Reform Blueprint includes:

- updating state, regional, and local strategic plans to reflect housing supply targets
- promoting medium- and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- streamlining approval pathways
- reforms to support the rapid delivery of social and affordable housing
- reforms to support timely issuing of development approvals
- considering the phased introduction of inclusionary zoning and planning to support permanent, affordable, social and specialist housing in ways that do not add to construction costs
- addressing gaps in design guidance for housing and building certification to ensure quality
- improving community consultation processes
- resourcing this work with professionals, including planners, in local government.

2.3 Well-located infill housing

Sydney is one of the least dense global cities...

As well as having comparably low population density, Sydney's housing stock overwhelmingly comprises low-density detached homes. The current zoning rules in Sydney also make it difficult to provide the diverse range of housing types we need to accommodate our growing population, changing demographics and a wide range of housing preferences.

Within many of our residential areas, important and suitable housing types such as terraces and small apartment blocks are not allowed.

Even where the zone technically allows a certain housing type, it may be prevented in practice by incompatible planning controls.

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Figure 1: Residential flat building in Lane Cove

Small residential flat buildings are a key medium density housing option, but they cannot currently be built on most lots zoned for medium density homes.

... and urban sprawl is expensive and unsustainable

In recent years, there has been an overreliance on greenfield areas on the fringes of Sydney to provide much of our new housing. According to the NSW Productivity Commission's report, *Building More Homes Where People Want to Live*, between 2016 and 2021, fewer than 20% of new dwellings were built within 10km of the CBD.

In addition, there is a shortage of new homes in many parts of the city that have great transport options, convenient town centres, and local amenities such as parks and beaches. This undersupply of new housing in these key parts of the city has led to a lack of affordable choices where people want to live.

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Figure 2: A birds-eye view of a residential subdivision under construction

The Productivity Commission's 2023 report, *Building more homes where infrastructure costs less*, says we will need to build at least 550,000 new homes in Sydney by 2041 just to keep up with our growing population. We would need to go even further than this to tackle the housing affordability crisis.

The report found the costs of servicing new housing with infrastructure can be up to \$75,000 more expensive for each home in the outer suburbs compared to the inner suburbs. The most transparent and efficient way to build Sydney's housing from now on is to build the homes where infrastructure such as roads, rail, water, schools and open space costs less.

Infill development

By supplying new housing in existing urban areas (known as 'infill development'), we can do density well by making sure new housing is built in locations that are well-serviced by infrastructure and have capacity for growth.

This will:

- allow new infrastructure to be funded in a more cost-effective way
- re-purpose and upgrade existing infrastructure

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- create efficiencies in providing infrastructure for growing communities
- minimise road congestion
- improve access to green spaces
- use our existing public transport networks
- lower costs for water, schools, and hospitals
- protect important habitat and biodiversity from an encroaching urban fringe.

We lack a diversity of housing options

It is important to have a variety of housing options to cater for different housing needs, preferences and life stages. For example, the number of bedrooms is usually important for families with children, but convenience and access to shops and amenities are important for couples without children and older households (*The Housing We'd Choose*, Grattan Institute, 2011).

Although it is often assumed that living in a detached house on a large block of land is what most Australians want, research by the Grattan Institute found Sydney residents ranked 'whether the house is detached' as only the 5th most important variable when selecting a home. Having a big garden was ranked 20th (*The Housing We'd Choose*, Grattan Institute, 2011). Further, household sizes are changing in the Six Cities Region. A greater share of households are trending toward couples without children.

Recent research by the University of NSW's City Futures Research Centre on behalf of Government Architect NSW found that medium-rise apartment buildings were the most preferred type of building among apartment purchasers. These buildings of less than 20 apartments were preferred for their larger interior sizes, greater sense of community and smaller strata schemes.

Terraces, cottages and small apartment blocks represented much of the housing built in the first half of the 20th century. In the inner suburbs, these housing types now account for one-fifth of the housing stock (NSW Productivity Commission, *Building more homes where people want to live*, 2023).

Other important types of housing such as terraces and town houses used to be common options and comprised a much larger share of new residential builds.

In the areas where new housing has been concentrated in recent decades, however, the share of diverse housing types has been declining.

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This reduction in the diversity of new dwelling stock has been observed in recent years. Housing policymakers and the community are raising concerns that most new housing is either freestanding homes on the fringes of Sydney, or high-rise apartment buildings along busy roads (NSW Productivity Commission, *Building more homes where people want to live*, 2023). The Six Cities Region has an acknowledged and well-documented 'missing middle'.

In Sydney, most residential areas are zoned for low density (single family homes) and only a small proportion of land is zoned for medium or high-density development. The current zoning distribution does not sufficiently support a diverse housing mix, and where medium-density zones exist, key mid-rise housing types are not allowed. Delivering more well-located, diverse housing types is a key focus for the NSW Government as it will promote a greater array of housing options for households and create vibrant urban communities.

More homes should be located near public transport hubs and town centres

More homes are best placed in areas that are well-serviced by town centres and good public transport, so people can quickly and easily get to where they need to be. This means that more people will be able to live within walking distance of supermarkets, restaurants, and good public transport to get them to work and other places. This is an accepted model of urban development that is commonly referred to as 'transport-oriented development'. It has been a key feature of strategic planning in NSW for many years.

There is still significant opportunity across NSW to make sure the homes we need are in these great locations. Taking this approach would address the housing challenges in a way that makes the most sense. This approach represents density done well. It makes daily commutes shorter and cheaper, taking the financial burden off households and curbing traffic congestion, leading to better quality of life. The goal is to build more homes and strategically position them close to where people need to go, giving more people access to convenient transport options and amenity.

2.4 Ongoing strategic planning efforts

Strategic planning in NSW

The planning process determines how we use and develop land – whether it be in a city, regional community or on a rural property. Strategic planning looks at the big picture. It helps inform how and where change can take place, if it's where new housing may be located, or where transport links or community infrastructure should go.

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Decisions about any development and the best use of land must be transparent, clear and fair. The NSW planning system ensures this by setting a clear strategic vision, which in turn informs planning controls that guide decisions. In NSW, regional and district plans created at the state level set the overarching vision for our region and its unique districts. Councils create local strategic planning statements, local environmental plans, and development control plans, which apply the strategic vision at a local level.

How housing is delivered

Housing delivery is a shared responsibility. At the federal level, the Commonwealth works with state and local governments, investors and industry to set aspirational housing targets and support additional housing supply through the National Housing Accord.

The NSW Government and councils work to meet these targets by ensuring the planning system allows for and incentivises well-located housing. This includes long-term strategic planning, delivering infrastructure at the right time, zoning land and setting controls, and assessing development. Many councils also have a local housing strategy which details how much housing (and of what types) needs to be delivered in the local area, where it will go, and how it will look.

When state and local strategic plans are in place, government agencies and the development industry are then able to use the planning system to deliver quality social, affordable and market housing in the right places to support growing communities.

Infrastructure is critical to housing

Councils in NSW rely on a variety of funding sources to support the delivery of local infrastructure. This includes libraries, parks, roads, local transport infrastructure, recreation and sport facilities and stormwater drainage facilities to meet the needs of their communities. The right infrastructure funding mix will be needed to support increased housing supply as proposed in this document.

Section 7.11 local infrastructure contributions and 7.12 levies are the main mechanisms councils use to fund local infrastructure under Part 7 of the EP&A Act. In infill areas where new housing supply is proposed, councils already have section 7.11 and/or section 7.12 local infrastructure contributions plans in place. Because of this, it will be important to decide if councils' existing infrastructure contributions frameworks are enough to address any increased demand created by expected growth.

Section 7.11 and 7.12 contributions plans list infrastructure items to be delivered and their costs. These plans also specify how much councils will charge developers to pay for this infrastructure. The amount councils can charge for both section 7.11 and section 7.12 contributions is limited under NSW Government legislation and policy, as Table 1 shows.

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Table 1. Caps on council funding for local infrastructure

Funding mechanism	Cap
Section 7.11 Contributions	\$20,000 per home/lot for most infill areas
Section 7.12 Levies, calculated using a simple percentage levy based on the cost of development	1% of the cost of development for most areas

The changes to the planning system that we propose in this explanation of intended effect will result in more homes being built in infill areas. These will be areas already serviced by state and local infrastructure, such as roads, rail and bus infrastructure, water and drainage, schools and open space. This is an efficient approach to infrastructure provision.

While increasing housing supply in infill areas will increase demand on existing infrastructure, it also allows us to upgrade, improve and deliver more local amenities and services through development contributions. The delivery of any new or upgraded existing infrastructure to support housing supply must be well coordinated and funded. We propose using existing mechanisms in the infrastructure contributions system to fund state and local infrastructure (see section 4.4).

The Six Cities Region

The Six Cities Region is Australia's first global-city region. It is a network of six connected cities in Australia that connect to each other, while celebrating and drawing on each city's unique character and strengths.

The Six Cities Region is made up of:

- Lower Hunter and Greater Newcastle City
- Central Coast City
- Illawarra–Shoalhaven City
- Western Parkland City
- Central River City
- Eastern Harbour City.

. The [Six Cities Region Discussion Paper](#) has been released. It represents the first step in planning at this scale. New region and district plans will be published in 2024, and these will feed into new local plans created by councils over the coming years.

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2.5 Applying the proposed reforms

The proposals outlined in this EIE represent a progressive approach to accommodating growth across the Six Cities Region. The planning system needs to enable and incentivise more density and diverse housing options in well located areas. The proposed reforms are designed to deliver new housing supply in established areas that have capacity to accommodate growth in a way that capitalises on current and future investment in public infrastructure.

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3 What's preventing more low and mid-rise houses being built?

NSW needs more well-located mid-rise housing options such as small blocks of units. They are a strongly desired development type among buyers and renters. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

3.1 Mid-rise housing

For this explanation of intended effect, mid-rise housing refers to residential flat buildings and shop-top housing that is generally between 3 and 6 storeys. These small-scale residential buildings are important to promote in our overall housing mix. They cater to a variety of needs and preferences and create more inclusive and vibrant communities.



Figure 3: Mid-rise housing types L-R residential flat buildings and shop top housing

What are Residential Flat Buildings (RFB) and shop top housing?

A residential flat building is a building that contains three or more homes and is 2 or more storeys. At least one of the homes must not have direct access at the ground level for it to be considered a residential flat building. It does not include other similar residential buildings such as co-living housing or multi-dwelling housing. Residential flat buildings are commonly referred to as apartment

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buildings or flats. Residential flat buildings are a mandated permitted use in all General Residential and High Density Residential zones.

Shop-top housing is a building that contains one or more apartments above ground floor shops or other commercial uses. Shop-top housing is common in mixed-use neighbourhoods and town centres. It provides residential neighbourhoods with easy access to supermarkets, cafes, and other important services. Shop-top housing is a mandated permitted use in all General Residential, High Density Residential, Local Centre (E1) and Mixed Use (MU1) zones.



Figure 4: Shop top housing in Surry Hills

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Figure 4: Residential flat building on Huntley Street, Alexandria

There is a need for more well-located mid-rise housing

Well-located mid-rise housing options such as small blocks of units are a strongly desired development type among buyers and renters as identified in research from UNSW City Futures Research Centre cited earlier. Fulfilling the latent demand in the housing market for small apartment buildings provides an opportunity to address calls for greater housing diversity to meet the needs of people at different stages of life. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

Mid-rise housing is often prohibited in well-located areas

Across the Six Cities Region, most residential areas, around 77%, are zoned for low density. But only around 12% of areas are zoned for medium density, and 2% for high density. Even in the 12% of Medium Density Residential zones, residential flat buildings and shop-top housing are prohibited in around 60% of these areas.

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Six Cities Residential Lots

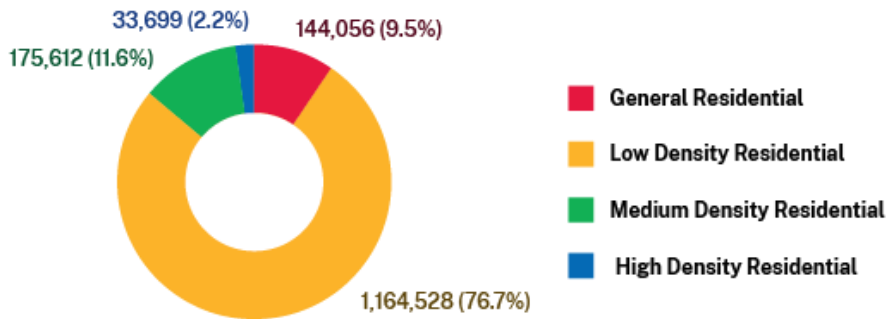


Figure 6: Overview of zoning of residential lots within the Six Cities region

Only 42% of well-located medium density lots in areas around heavy and light rail stations and close to important town centres permit residential flat buildings. This land needs to be better used by allowing development controls more suitable for mid-rise housing.

Restrictive development controls can discourage mid-rise housing

In the limited areas where mid-rise housing is permitted, site requirements and development controls can make delivering mid-rise housing a challenge.

Across all medium density lots in the Six Cities Region, the average maximum height of building control is around 9.9 metres and the average maximum floor space ratio control is 0.73:1. These controls only enable a 3-storey building with a limited number of apartments possible. Such small developments are not usually economically feasible to deliver in well located areas.

Height of Buildings Controls by Zone - Six Cities LGAs

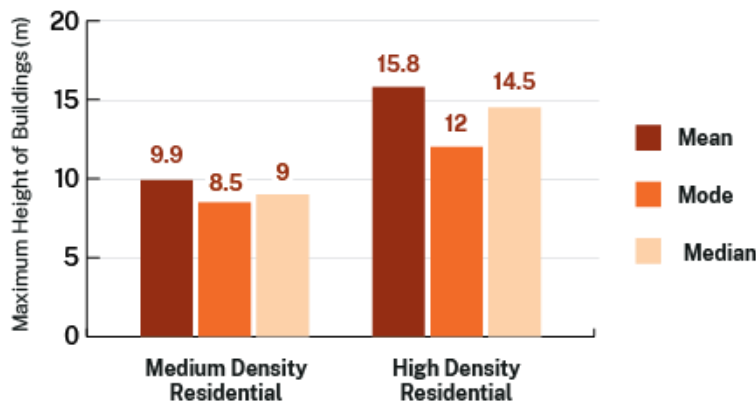


Figure 7: Overview of height of buildings controls in the medium and High Density Residential zones within the Six Cities

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Even in High Density Residential zones, the average maximum height of building control is around 15.8m and the average maximum floor space ratio control is 1.25:1. Again, these controls only enable a 4 to 5 storey building with a limited number of apartments possible.

In many medium and high-density residential zones, both the average and median built form controls are insufficient to realise the opportunities of mid-rise housing. Getting these planning settings right is critical to attracting investment in new mid-rise housing projects to deliver housing supply in well-located areas.

3.2 Low-rise housing

For this explanation of intended effect, low-rise housing refers to multi dwelling housing (such as terraces and townhouses), manor houses and dual occupancies. It is generally one or 2 storeys, sometimes incorporating a habitable roof. It does not include freestanding houses.



Figure 8: Low-rise housing types L-R dual occupancy, multi-dwelling housing (terraces), manor house

Multi dwelling housing (MDH) and manor houses

What are multi-dwelling housing and manor houses?

Multi-dwelling housing is a term used to describe residential developments that have three or more dwellings on a single lot with each dwelling having access at ground level. It includes rows of terraces and townhouses, but it does not include apartment buildings. They are a historically popular form of housing in Sydney, commonly found closer to the city centre. They are typically one or 2-storeys with a small front and back yard and setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

Manor houses are small 2-storey apartment blocks. They are also an historically popular form of housing in Sydney's earlier suburbs, found in places like the eastern suburbs and the inner west. They often have the appearance and size of a 2-storey freestanding house but contain two apartments on the ground floor and two on the first floor. The ground floor apartments often get their own backyards, which offers a great level of amenity at a more affordable price.

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Figure 9: Manor house in Thornton



Figure 10: Townhouses in residential area at Gledswood Hills

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Most low-density areas prohibit multi-dwelling housing and manor houses

Multi-dwelling housing is prohibited in the Low Density Residential zone in 82% of lots across the Six Cities. This is particularly pronounced in Greater Sydney, where 94% of councils prohibit multi-dwelling housing in their low-density zones.

Multi Dwelling Housing Permissibility in Low Density Residential Lots
-Six Cities LGAs

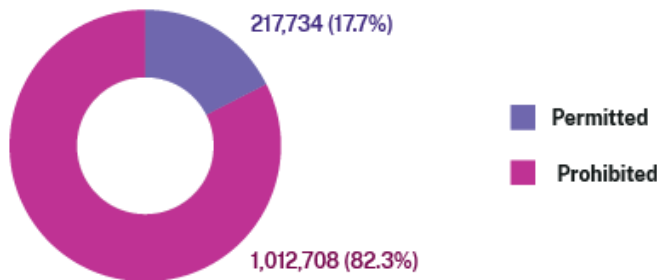


Figure 11: Permissibility of MDH across Low Density Residential zone lots within the Six Cities region

Similarly, manor houses are prohibited in all Low Density Residential zones in Greater Sydney, although they can be developed where multi-dwelling housing is permitted if using complying development under the Low-Rise Housing Diversity Code.

The main zone where multi-dwelling housing and manor houses are permitted is the Medium Density Residential zone where they are always permitted. The issue is that the medium-density zone only accounts for a small proportion of residential land, around 12% in the Six Cities Region.

Another issue is that Medium Density Residential zones also sometimes allow the multi-storey apartment buildings that developers usually prefer over the lower-yielding multi-dwelling housing and manor houses. So, there is a scarcity of land that allows for multi-dwelling housing and manor houses. And in the few areas they are allowed, developers often prefer apartments. As a result, very few new multi-dwelling housing and manor houses have been built in recent decades.

Multi-dwelling housing and manor houses are suitable in well-located low-density areas

Multi-dwelling housing and manor houses can be designed to comfortably sit within a freestanding house neighbourhood, without significantly changing character and offering a diverse and affordable option. Their scale and presence can be designed so they have no more impact than a freestanding house and they can enhance the desirable characteristics of a neighbourhood.

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Low-density residential zones that are within walking distance of town centres and transport hubs should be able to accommodate more multi-dwelling housing and manor houses. These housing types offer a sustainable way of encouraging more homes in low-density neighbourhoods. Focusing efforts in places that already have good access to public transport and everyday needs will avoid undesirable impacts such as more congestion and a lack of street parking.

Some development controls discourage multi-dwelling housing and manor houses

There are a range of development controls that often apply to multi-dwelling housing and manor houses. These can further limit the potential sites and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many councils set minimum lot sizes that range between 700 m² and 2,000 m². These minimum lot sizes can be unnecessarily large, as well-designed multi-dwelling housing and manor houses can easily fit on much smaller sites. These requirements often rule out large proportions of the already limited lots that allow multi-dwelling housing and manor houses, sometimes up to 75% of permitted lots in a given area.

There are also other controls, such as floor space ratio and minimum car parking requirements, that can make these housing types compromised in design, impractical to develop and economically unviable. Because of this, it is more workable to develop freestanding housing and larger apartment buildings.

Dual occupancies**What are dual occupancies?**

Dual occupancies are two dwellings on a single lot and are commonly known as duplexes or semis. They are a common form of housing in Sydney, with a strong historical presence in the form of one and 2-storey 'semis' and in the more modern form of 2-storey duplexes. They are typically two side-by-side houses that both have a front yard, a back yard, and are setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

Dual occupancies are suitable in all low-density areas

Well-designed dual occupancies are perfectly suited to provide more housing in all low-density residential areas across the state. Their scale, form and presence can be designed so they have no more impact than a freestanding house and they can enhance the desired character of an area.

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Figure 12: Dual occupancy housing in Ryde

Dual occupancies are prohibited in many low-density areas

Within the Six Cities region, dual occupancies are prohibited in 14% of low density lots. In the same region, within the Medium Density Residential zone, dual occupancies are prohibited in 35% of lots.

Dual Occupancy Permissibility by Lots - Six Cities LGAs

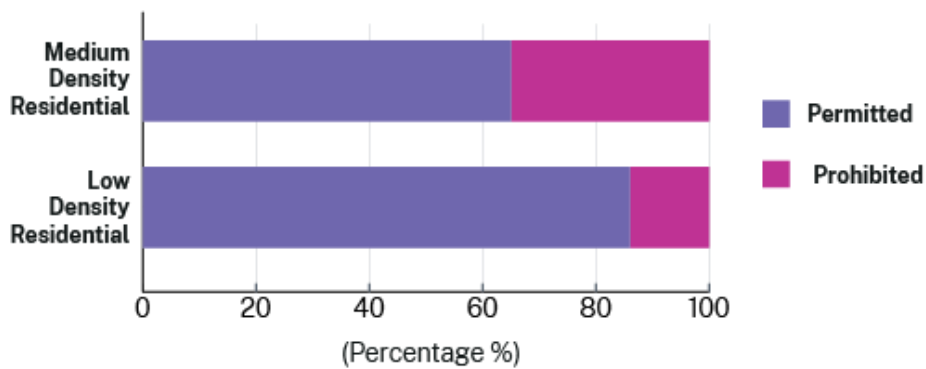


Figure 13: Permissibility of dual occupancies on low and Medium Density Residential zone lots within the Six Cities

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All Low Density Residential zones should be able to accommodate dual occupancies as a sustainable way to provide more housing supply and provide more diverse housing options for the community.

Dual occupancies are suitable in the General Residential zone

Within the Six Cities region, there are 23 LEPs with a General Residential zone. Of these, only 19 (or 83per cent) permit dual occupancies. General residential lots comprise 9.5% of all residential lots within the Six Cities.

An objective of the General residential zone is to provide a variety of housing types and densities. This objective can be more directly achieved by promoting dual occupancies in this zone.

Unsuitable development controls discourage dual occupancies

There are a range of development controls that often apply to dual occupancies which can further limit the sites where they can be built and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many Councils set minimum lot sizes which range between 450m² and 800m². These minimum lot sizes can be unnecessarily large as well-designed dual occupancies can easily fit on much smaller sites. These requirements often rule out a large proportion of the lots that permit dual occupancies, sometimes up to 72% of permitted lots in a given area.

There are also a range of other controls, like floor space ratio, that can make dual occupancies difficult to design. Because of this, it is often easier to develop freestanding housing.

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4 Policy proposals to build more low and mid-rise housing

4.1 Mid-rise housing

Expanded permissibility within well located areas

The department is proposing to permit residential flat buildings on all Medium Density Residential zoned land in well located areas – that is, within station and town centre precincts. Since RFBs are a mandated use in the General Residential and High Density Residential zones, the Medium Density Residential zone presents an opportunity to expand the permissibility for this important mid-rise typology.

Figure 14 below shows the current and proposed permissibility settings for RFBs on well-located and other lots zoned for medium density within the Six Cities region.

RFB Permissibility in Medium Density Residential Zone -Six Cities LGAs

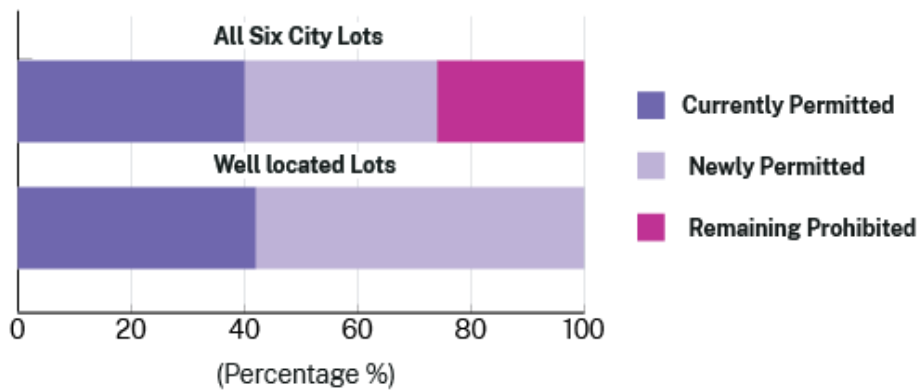


Figure 14: Permissibility of RFBs on well-located and other lots within Medium Density Residential zone in Six Cities

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Mid-rise housing in Station and Town Centre Precincts

Station and town centre precincts

The Station and town centres precincts are proposed to be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.
 - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

Non-refusal standards

To facilitate these developments, the NSW Government propose to set standards for non-refusal that will apply wherever residential flat buildings or shop top housing are permitted (currently or newly proposed) within Station and Town Centre Precincts with the exception of the Low Density Residential zone. The standards are designed to allow more density in the inner part of the precincts within 400 metres of the stations and centres and less density in the outer part of the precincts from 400 metres to 800 metres.

Non-refusal standards

Non-refusal standards are a type of provision (legal condition) used in the planning system to set consistent standards for certain types of development and provide certainty and flexibility for councils and proponents.

Non-refusal standards are usually outlined in a SEPP and overrule LEP or DCP provisions. If the equivalent LEP or DCP standard is already more permissive than the non-refusal standard, it will continue to apply.

This approach gives councils the flexibility to set more permissive local controls that suit local areas. It also means that if a proposed development does not comply with the non-refusal standard but still complies with Council's standard, it will not need a clause 4.6 variation request.

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The purpose of this approach is to increase housing potential, not reduce what is already allowed.

The specific intentions are that if a development:

- Complies with the standard, a consent authority must not refuse consent on those grounds;
- Does not comply with the standard, it will be assessed under the equivalent applicable LEP or DCP standard;
- Does not comply with the standard, but does comply with the equivalent LEP or DCP standard, a clause 4.6 variation is not required;
- Does not comply with both the standard and the equivalent LEP or DCP standard, a clause 4.6 variation will be required.

The non-refusal standards have been calibrated to enable a typical 3 to 6 storey apartment building that can achieve an appropriate level of amenity for the apartments and to neighbouring dwellings.

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions.

The proposed non-refusal standards for residential flat buildings and shop top housing in the station and town centre precincts are:

In the inner part of the precincts within 400 metres of the stations/centres:

- Maximum Building Height: 21m
- Maximum FSR: 3:1

In the outer part of the precincts from 400 to 800 metres of the stations/centres:

- Maximum Building Height: 16m
- Maximum FSR: 2:1

The non-refusal standards will apply to any residential flat building and shop top housing development on land in station and town centre precincts (with the exception of land zoned R2). For residential flat buildings, the non-refusal standards apply to land where this land use is currently permitted or proposed to be permitted. For shop- top housing, the non-refusal standards apply where this land use is currently permitted.

We are also proposing to turn off minimum site area and width standards in LEPs as part of these reforms. This will allow development assessment to consider the individual merits of mid-rise developments on a case-by-case basis within the context of the site.

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Design criteria to support mid-rise housing

The Apartment Design Guide gives consistent planning and design standards for apartments in NSW. It gives design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65).

The proposed new mid-rise housing provisions in station and town centre precincts will be supported by suitable design criteria that will vary some ADG provisions. These measures will ensure that design controls applying to new mid-rise housing proposals are appropriately differentiated to facilitate smaller apartment buildings.

The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.

The intent of the proposed changes to the design criteria is set out below.

- **Building separations:** Reducing the minimum building separation requirements for 5 and 6 storey buildings to match the current requirements for up to 4-storey buildings.
- **Setbacks:** Front setbacks to be the average of neighbouring buildings with a 6m maximum. Side and rear building setback requirements are to increase by an additional 1m for every 2-storey difference in height between neighbouring buildings.
- **Vehicle Access:** Design of basement and ground floor for mid-rise building is not required to accommodate large vehicles entering or turning around within the site. Waste collection method to be detailed in Waste Management Plan.
- **Visual Privacy:** To be managed through the proposed modified building and separation provisions.
- **Communal Open Space:** A minimum of 8m² of communal open space is to be provided per apartment, up to a maximum 25% of the site area.
- **Landscaping:** Minimum deep soil and planting requirements, depending on the size of the site as set out Appendix B.
- **Car parking:** Minimum car parking rates to create a consistent set of appropriate requirements for mid-rise housing across the Six Cities.

Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed mid-rise housing in station and town centre precincts provisions.

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The department is also proposing to work with local councils to introduce affordable housing contribution schemes (inclusionary zoning) on more land across the Six Cities where there has been sufficient value uplift. Further consultation about this is expected in 2024.

4.2 Low-rise housing

Multi dwelling housing and manor houses

Expanded permissibility

We propose to make multi-dwelling housing and manor houses permitted with consent in the Low Density Residential zone within station and town centre precincts.

Manor houses will be characterised as 2-storey residential flat buildings (excluding any habitable roof). They will not be limited to 3 or 4 dwellings as they currently are under the Codes SEPP.

Station and town centre precincts

Station and town centres precincts will be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants
 - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

Non-refusal standards

We propose to set key non-refusal standards that will apply to MDH and manor houses wherever they are permitted in Station and Town Centre Precincts. The non-refusal standards are designed to encourage MDH and manor houses to achieve the benefits of more and diverse housing while managing their impacts on surrounding properties, the local environment and neighbourhoods.

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Proposed non-refusal standards for multi-dwelling housing (terraces), multi-dwelling housing and manor houses in station and town centre precincts are:

Multi dwelling housing (terraces)

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 500m²
- Minimum Lot Width: 18m
- Minimum Car Parking: 0.5 space per dwelling

Multi dwelling housing

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 600m²
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

Manor Houses

- Maximum Building Height: 9.5m
- Maximum FSR: 0.8:1
- Minimum Site Area: 500m²
- Minimum Lot Width: 12m
- Minimum Car Parking: 0.5 space per dwelling

The non-refusal standards will apply to any multi-dwelling housing, multi-dwelling housing (terraces), or manor house in station and town centre precincts where they are currently permitted or proposed to be permitted under these proposals.

Lot size and width

The proposed minimum lot size and width standards provide sufficient space for a typical 2-3 bedroom dwelling layouts with a reasonable front and back yard, side setbacks to the neighbours, and car parking for most dwellings.

Floor space ratio and building height

We have set the proposed floor space ratio and building heights to encourage these housing types. They provide more floor space allowance than most low-density areas which will encourage MDH and manor houses rather than large freestanding houses. The building height is designed to accommodate 2 storeys with the potential habitable roof, depending on the design. Built form

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impacts on neighbours such as privacy and overshadowing will still need to be considered through the design criteria in the applicable design guides and local requirements.

Car parking

The proposed car parking rates for terraces and manor houses will be a reduction to most council's current DCP requirements and the standards of the Codes SEPP. The proposed rates will only apply in the target precincts which have walkable access to most needs and alternative transport options. The reduced rates for terraces will also reduce the need for multiple driveways along the street and the resultant impact that has on street parking and landscaping. For manor houses, reduced parking rates will facilitate better design outcomes including increased landscaping and more privacy for neighbours.

Application of other Planning Controls

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new provisions.

Landscaping requirements outlined in relevant DCPs will continue to apply and the Low Rise Housing Diversity Design Guide will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

The Low Rise Housing Diversity Code will continue to only apply to MDH (terraces) and manor houses limited to 3 or 4 dwellings. This includes on land where it is proposed to newly permit these land use types.

To ensure good design outcomes are achieved, for development applications the consent authority must consider the Low Rise Housing Diversity Design Guide for development applications. Similarly, complying developments will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development with a verification from a registered architect.

Subdivision

We propose to permit the torrens subdivision of multi-dwelling housing (terraces) provided the proposed lots meet appropriate size, width and access requirements.

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Dual occupancies

Expanded permissibility

We propose to permit dual occupancies in all Low Density Residential zones across NSW. We are also looking to work with the remaining few councils whose LEPs prohibit dual occupancies in the General Residential zone to consider whether they could be permitted.

Non-refusal standards

We propose to set key non-refusal standards that will apply to dual occupancies wherever they are permitted in Greater Sydney. The non-refusal standards are designed to encourage dual occupancies to realise the benefits of more and diverse housing in low-density areas.

Non-refusal standards for dual occupancies

Proposed non-refusal standards for dual occupancies in Greater Sydney:

- Maximum Building Height: 9.5m
- Maximum FSR: 0.65:1
- Minimum Site Area: 450m²
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

The non-refusal standards will apply to any dual occupancy in Greater Sydney where it is currently permitted or proposed to be permitted under these proposals.

Lot size and width

The proposed lot size and width is set at the lower end of the range of lot sizes that apply in different Council areas in Greater Sydney. It provides sufficient space for a 3-to-4-bedroom dwelling layout with a reasonable front and back yard, side setbacks to the neighbours, and a garage for each dwelling.

Floor space ratio and building height

The proposed FSR provides slightly more floor space allowance than most low-density areas, which will encourage dual occupancies rather than large freestanding houses. The proposed building height is designed to accommodate a 2-storey dual occupancy. Built form impacts on neighbours such as privacy and overshadowing will need to be considered through the design criteria in the applicable design guides and local requirements.

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Car parking

The proposed car parking rate is typical in many areas and will be a slight reduction in some. It is important that excessive car parking is not required, as it can influence whether a dual occupancy can fit on any given site. One space is sufficient to ensure there is not a significant impact on car parking availability in the street.

Application of Other Planning Controls

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new standards.

Landscaping requirements outlined in relevant DCPs will continue to apply and the Low Rise Housing Diversity Design Guide will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

Under the complying development pathway, proposals will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development.

Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed low-rise housing provisions.

Subdivision

It is proposed to permit the torrens subdivision of dual occupancies provided the proposed lots meet appropriate size, width and access requirements.

4.3 Flooding

Managing the risk of flooding to life and property through local planning controls is a key priority for the NSW Government. We need to ensure that all new development in flood prone areas is compatible with the current and future flood risk of the land.

Council's current flooding controls will continue to apply to all development where the low- and mid-rise reforms are proposed to ensure that flood risk is appropriately managed. In areas of particularly high flood risk, such as the Hawkesbury Napean Valley, the Department will work councils to exclude the relevant areas from the application of the proposed reforms.

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4.4 Infrastructure Contributions

The NSW planning system allows councils and the NSW Government to collect contributions that fund infrastructure needed to support new development.

From 1 October 2023, all residential development that intensifies land use (where new dwellings are created) will be subject to the Housing and Productivity Contribution (HPC) and will replace the former State Infrastructure Contribution (SIC). HPC contributions will go towards the provision of state and regional infrastructure such as roads, parks, hospitals and schools. It does not affect how councils collect local contributions.

Councils will continue to require the payment of section local infrastructure contributions (7.11 and/or section 7.12 contributions) for all new development in accordance with relevant council contributions plans. Revenue collected goes towards funding infrastructure like community facilities, stormwater drainage, local open space and local roads.

In infill areas where there will be additional housing supply as a result of this proposal, councils already have section 7.11 and/or section 7.12 contributions plans in place that apply to new residential development. These existing plans will allow councils to collect more revenue as more dwellings are built.

However, it is important to ensure that councils will have sufficient revenue to fund any new or upgraded local infrastructure that may be required. Some changes may be needed to councils' current contributions frameworks to allow for anticipated growth.

The department will work with councils to identify where further infrastructure planning and funding is required and accelerate that work to ensure it is in place at the right time.

The best approach will depend on the current contributions framework in the area, anticipated growth and local infrastructure needs. Stakeholder consultation, including public exhibition, will be necessary before any changes are carried out.

Council feedback on infrastructure needs

We are seeking feedback on councils' preferred approach to identifying and addressing additional infrastructure needs that arise as a result of the proposed changes. The aim is to ensure that delivery of local infrastructure occurs at a rate that will keep up with the anticipated growth needed to address the housing crisis.

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4.5 Relationship with the Transit Oriented Development program

The Department is also progressing a Transit Oriented Development program, which will fast-track rezoning in 8 key precincts, and introduce new planning settings in a number of other identified station precincts across the Six Cities, including new permissibility settings, built form controls, social and affordable housing provisions and heritage arrangements.

The proposed low- and mid-rise reforms will work in tandem with the Transit Oriented Development program to achieve good urban form through appropriate density transition around centres. The reforms proposed under the Transit Oriented Development program are generally more permissive than the low- and mid-rise reforms and therefore will prevail over the low and mid-rise controls, where areas overlap.

Read more about the department's [response to the housing crisis](#).

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5 Have your say

The Department of Planning and Environment welcomes community and stakeholder feedback on this explanation of intended effect. Your feedback will help us better understand the views of the community and will inform the proposals discussed in this document.

To submit feedback, complete the [online feedback form](#).

Your submission may address the issues raised in this document or you may give more input about the changes we propose.

We will publish a response to submissions after the exhibition period ends.

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Appendix A – Summary of proposed reforms

Typology	Proposed permissibility change	Proposed non-refusal standards
Low-rise housing		
Dual occupancies	Make dual occupancies permitted with consent across Low Density Residential (R2) zones in NSW.	<p>Introduce non-refusal standards that apply to dual occupancies wherever they are permitted in Greater Sydney:</p> <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.65:1 • Minimum Site Area: 450m² • Minimum Lot Width: 12m • Minimum Car Parking: 1 space per dwelling
Manor houses	Make manor houses permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to Manor Houses wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.8:1 • Minimum Site Area: 500m² • Minimum Lot Width: 12m • Minimum Car Parking: 0.5 space per dwelling
Multi-dwelling housing (terraces)	Make MDH (terraces) permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to MDH Terraces wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.7:1 • Minimum Site Area: 500m² • Minimum Lot Width: 18m • Minimum Car Parking: 0.5 space per dwelling

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Typology	Proposed permissibility change	Proposed non-refusal standards
Multi-dwelling housing	Make MDH permitted with consent in the Low Density Residential (R2) zones within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to MDH whenever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.7:1 • Minimum Site Area: 600m² • Minimum Lot Width: 12m • Minimum Car Parking: 1 space per dwelling
Mid-rise housing		
Residential flat buildings (RFBs)	Permit RFBs with consent in the R3 zone within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to RFBs wherever they are permitted (excluding R2 zones) in <i>station and town centre precincts</i> in the Six Cities region. <p>Within <i>inner (0-400m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> • Maximum Building Height: 21m • Maximum FSR: 3:1 <p>Within <i>outer (400-800m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> • Maximum Building Height: 16m • Maximum FSR: 2:1
Shop-top housing (STH)	No change proposed.	Introduce non-refusal standards that apply to shop top housing (identical to those proposed for RFBs) wherever they are permitted (excluding for R2 zones).

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Typology	Other proposals
Mid Rise Housing (both RFBs and STH)	<p>Amend the <u>Apartment Design Guide</u> which sits under the <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> (SEPP 65) to include suitable design criteria for mid-rise housing (e.g. related to building separations, setbacks, vehicle access, visual privacy and communal open space).</p> <p>The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.</p>
Subdivision of MDH (Terraces) and Dual Occupancies	<p>New provisions are proposed to enable the torrens subdivision of multi dwelling housing (terraces) and dual occupancies that have been approved under the proposed low-rise housing reforms. The proposed lots will need to meet appropriate size, width and access requirements.</p>
Low Rise Housing through the Complying Development Pathway	<p>The <u>Low Rise Housing Diversity Code</u> will continue to apply including to areas where low rise typologies are proposed to be permitted under the reforms.</p>

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Appendix B – Landscaping provisions for mid-rise housing

Development category	Tree canopy target (min % of site area)	Deep soil target	Tree-planting rate
Residential flat buildings and Shop-top housing			
Less than 650 m ²	15%	As per Apartment Design Guide	For every 350 m ² of site area or part thereof, at least one small tree must be planted in the deep soil area
650 m ² – 1,500 m ²	15%	As per Apartment Design Guide	For every 350m ² of site area or part thereof, at least one medium tree is to be planted in the deep soil area
Greater than 1,500 m ²	20%	As per Apartment Design Guide	For every 575m ² of site area or part thereof, at least 2 medium trees or one large tree must be planted in the deep soil area

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Appendix C – Landscaping provisions for low-rise housing

Development category	Lot size	Tree canopy target (min % of site area)	Deep soil target (min % of site area)	Tree-planting rate
Manor houses	<300m ²	20%	20%	For every 200m ² of site area, or part thereof, at least one small tree
	300-600m ²	25%	25%	For every 250m ² of site area, or part thereof, at least one medium tree
	>600m ²	30%	30%	For every 350m ² of site area, or part thereof, at least 2 medium trees or one large tree
Dual occupancies	<300m ²	15%	15%	At least 1 small tree, per dwelling
	300-600m ²	20%	20%	For every 200m ² of site area, or part thereof, at least one small tree
	>600m ²	25%	25%	For every 225m ² of site area, or part thereof, at least one medium tree
Multi-dwelling housing (terraces)	<1,000m ²	20%	20%	For every 300m ² , or part thereof, at least one medium tree
	1,000-3,000m ²	25%	25%	For every 200m ² , or part thereof, at least one medium tree
	>3,000m ²	30%	30%	For every 350m ² , or part thereof, at least 2 medium trees or one large tree



February 2024

Department of Planning, Housing and Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Dear Sir/Madam,

City of Canada Bay Submission to the Explanation of Intended Effect: Changes to create low and mid-rise housing

This submission outlines the City of Canada Bay's (CCB) response to the *Explanation of Intended Effect: Changes to create low and mid-rise housing* (EIE) released by the Department of Planning, Housing and Infrastructure (DPHI).

The intent of the reforms as outlined in the EIE is to increase the supply of low and mid-rise housing typologies within R2 Low Density Residential and R3 Medium Density Residential zones in well-located areas with good access to amenity and services. The City of Canada Bay (CCB) appreciates the underlying factors justifying the need for diverse and well-located housing.

To form a baseline understanding of the EIE, CCB prepared the map at Figure 1, illustrating 400m and 800m distances from E1 Local Centre zones with a supermarket and 400m and 800m distances from MU1 Mixed Use zones, train and metro stations. As illustrated in Figure 1, the majority of CCB will be impacted by the proposed State Environmental Planning Policy (SEPP), with the likelihood that the character of established suburbs will be irrevocably altered over time.

In order for the NSW Government to successfully address challenges around housing diversity and supply, and to successfully achieve good outcomes at the local level, this submission makes a number of recommendations, including:

- removal of E1 Local Centre zones from the application of SEPP;
- exclusion of heritage items and heritage conservation areas from the application of the SEPP;
- improvements to the proposed development standards to be included in the SEPP; and
- other matters for consideration by the Department.

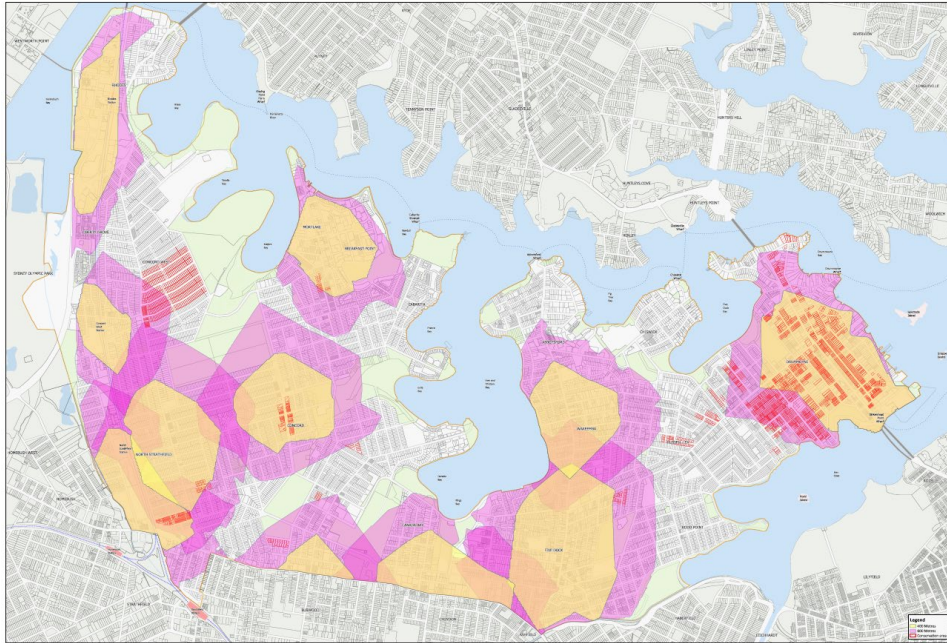


Figure 1. Canada Bay LGA: Indicative walk time maps 400m and 800m from MU1 Zones, selected E1 Zones, train and metro stations - with Heritage Conservation Area overlay.

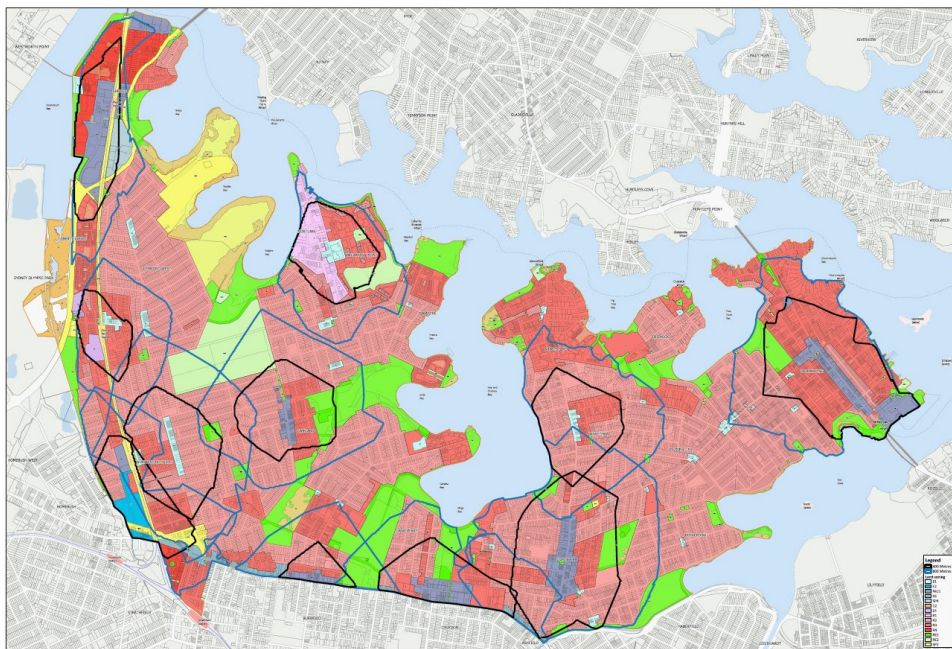


Figure 2. Canada Bay LGA: Indicative walk time maps 400m and 800m from MU1 Zones, selected E1 Zones, train and metro stations – with Zoning overlay.

General

The proposed reforms undermine strategic planning in New South Wales and erode the role of Local Strategic Planning Statements, Local Housing Strategies and Development Control Plans.

CCB has undertaken extensive engagement with the community on the desired future character of the Local Government Area with land use actions and priorities expressed in Council's adopted *Community Strategic Plan*, the *Canada Bay Local Strategic Planning Statement* (LSPS) endorsed by the former Greater Cities Commission, and the *Canada Bay Local Housing Strategy* (endorsed by the Department of Planning and Environment).

New housing in CCB has and continues to be delivered consistent with adopted strategies and in alignment with endorsed State Government strategies.

It is relevant to note that communities throughout CCB have been the subject of extensive development and land use change over the past 20 years. Between 2011-2021, CCB has delivered 7,000 new dwellings within a relatively small land area of 19 square kilometres constrained by foreshore peninsulas.

Strategic planning involving the preparation of the Region and District plans followed by planning at the local level through LSPSs, represents a preferred approach to deliver low- and mid-rise housing, in comparison to application of a metropolitan wide SEPP.

CCB is currently progressing several detailed masterplans, all of which have undergone at least one or more rounds of community and stakeholder consultation. These masterplans are in-line with the intent of the NSW Government's proposed EIE, in achieving densities within walking distances of transport hubs, services and amenities.

CCB has also undertaken local studies in recent years to determine thresholds for encouraging the missing middle typologies including dual occupancies, manor houses, terraces and multi-dwelling housing. CCB planning controls permit these typologies throughout the LGA.

Recommendation 1: DPHI work with local government to plan for low and mid-rise housing in the next iteration of the Region Plan, District Plan and LSPSs, in lieu of a metropolitan wide SEPP.

Recommendation 2: Should the reforms progress, the NSW Government recognise significant precinct wide masterplans/studies undertaken and in progress within CCB; and work collaboratively with CCB to refine, improve, and determine parameters in any draft SEPP.

E1 Local Centre zones

Station and town centre precincts are defined in the EIE as including land within 800m walking distance of land zoned E1 Local Centre but only if the zone contains a wide range of frequently needed goods and services such as full-line supermarkets, shops and restaurants.

The City of Canada Bay has an extensive frontage to the foreshore of the Parramatta River and Sydney Harbour, resulting in a geography of numerous peninsulas and bays. Most peninsulas are not well serviced by public transport and vehicular traffic is forced to filter through local streets before reaching key intersections, which act as pinch points. The pinch points are characterised by traffic congestion and delay.

There are numerous E1 Local Centre Zones in the City of Canada Bay, with many comprising small groupings of neighbourhood shops. However, there are only three E1 Local Centre Zones in the City of Canada Bay that have a supermarket. Council has not identified any of these Local Centre zones as being suitable or appropriate for rezoning in any strategy or study. Permitting four to six storey apartment buildings, either within these small neighbourhood centres or within the vicinity of these centres is inconsistent with the existing and desired future character of these places.

It is requested that the Department give due consideration to the geography of the City of Canada Bay, the location and accessibility of Council's E1 Local Centres and the impact of traffic generated by development in peninsula locations and exclude the application of the SEPP to the E1 Local Centres in the City of Canada Bay.

Recommendation 3: The SEPP not apply to E1 Local Centres or their surrounds in the City of Canada Bay.

Conservation of Heritage listed places

Leading global cities protect their heritage.

The EIE states that '*heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions*' (i.e. non-refusal development standards).

Applying this approach will result in heritage items and buildings in heritage conservation areas being demolished where the conservation of protected buildings and places is inconsistent with the construction of residential flat buildings, multi-dwelling housing, manor houses or dual occupancies facilitated by the SEPP.

Clause 5.10 Heritage Conservation in the *Standard Instrument for Local Environmental Plans* will be of no effect as the provisions of an LEP are overridden by SEPPs.

At a webinar hosted by the DPHI on 31 January 2024, it was suggested by Departmental Officers that heritage controls could apply in addition to provisions of the SEPP and that development could be considered 'on merit'. This position contradicts the EIE and would create inherent conflict between the non-refusal development standards of the SEPP and the policy position of conserving contributory buildings in a heritage conservation area.

The SEPP will have a significant and irreversible impact on heritage protected places and Council is not aware of any analysis of the impact of such a policy intervention on heritage items or on the integrity of heritage conservation areas (HCA). Numerous historical places of value to the community will be lost where the protection of a heritage listed place 'is

inconsistent with the new standards'. This outcome is entirely inconsistent with 'Planning Direction 3.2 – Heritage Conservation' that requires the conservation of heritage places.

It is particularly concerning that the implications of the proposed Policy have not been adequately explained to communities in the information released by the Department of Planning and Environment to date.

Based on proximity to Stations, Mixed Use and Local Centres, the following heritage conservation areas will be impacted in CCB:

- Birkenhead and Dawson Estates Conservation Area
- Bourketown Conservation Area
- Drummoyne Avenue West Conservation Area
- Drummoyne Park Estate Conservation Area
- Creewood Street Conservation Area
- Gale Street Inter war Californian bungalow Group
- Gale Street Victoria Housing Group
- Majors Bay Road Conservation Area
- Marlborough and Tavistock Street Conservation Area
- Moore Street Conservation Area
- Mortlake Workers Housing Area
- Park Avenue Conservation Area
- Parklands Estate Conservation Area
- Powells Estate Conservation Area
- Salisbury Street Housing Group
- Thompson Street Conservation Area
- Victoria Road Retail Conservation Area
- Yaralla Estate Conservation Area

There are only five HCAs in CCB that are outside of 'station and town centre' catchments.

Three examples are provided below to illustrate the impact of the proposed SEPP on heritage conservation areas in the City of Canada Bay.

Example 1 – Bourketown Heritage Conservation Area

The Bourketown HCA is located to the west of the Drummoyne local centre, which is zoned MU1 Mixed Use (see Figures 2 and 3). The Bourketown HCA is of high value in reflecting the principal late Victorian and Federation period of development in Drummoyne. The street layout survives from the original Bourketown subdivision, one of the earliest subdivisions of the area.

This HCA is affected by the proposed SEPP and is partly zoned R3 Medium Density Residential and partly R2 Low Density Residential. The SEPP will permit 6 storey Residential Flat Buildings within that part of the HCA zoned R3 Medium Density Residential, which will fundamentally conflict with the character and scale of buildings that are characteristic of the HCA.



Example 2 - Yaralla Estate Heritage Conservation Area

The Yaralla Estate HCA is a 1920s precinct that is representative of Concord's major developmental period. It is one of the best preserved examples of Inter-War streetscapes in the Council area and includes some of the Sydney region's best examples and some outstanding rows of typical 1920s bungalows, for which Concord is noted. The Drive has special significance as the alignment of the original entry to the Walker family's Yaralla estate.

The Yaralla Estate HCA is zoned R2 Low Density Residential and under the provisions of the proposed SEPP, contributory buildings in the HCA may be demolished where their conservation is inconsistent with standards allowing the construction of dual occupancies, multi-dwelling housing (terraces), multi-dwelling housing and manor houses. Whilst the loss of contributory buildings in a HCA is an egregious outcome in and of itself, the scale and form of the replacement buildings permitted by the SEPP will further undermine the streetscape and integrity of HCA.



Example 3 - Majors Bay Road Heritage Conservation Area

The Majors Bay Road commercial precinct is dominated by Inter-War commercial buildings, where the consistent scale and rhythm of facades, and use of materials contributes to an attractive streetscape.

The Majors Bay Road HCA is zoned MU1 Mixed Use and accommodates a supermarket and businesses offering a variety of goods and services. The proposed SEPP will permit shop top housing to a height of six storeys.

As the conservation of heritage listed buildings will be inconsistent with the non-refusal standards in the SEPP, buildings that contribute to the streetscape and character of the centre will be lost.



Recommendation 4: Heritage items and Heritage Conservation Areas be excluded from the application of the SEPP.

Dual occupancies

The EIE seeks to permit dual occupancies in all R2 Low Density Residential zones across New South Wales.

Dual occupancies are already permissible in the R2 Low Density Residential Zone in the City of Canada Bay and have been the subject of a significant take-up over the past decade.

However, the EIE proposes a Floor Space Ratio (FSR) for dual occupancies that is substantially higher than the FSR permitted by the *Canada Bay Local Environmental Plan 2013* and will result in bulky buildings with reduced opportunity for landscaping and private open space.

The following table sets out standards that have proven to deliver good planning and urban design outcomes in CCB.

Dual Occupancy	EIE - Proposed	Canada Bay Current Controls / Recommended Controls for the proposed SEPP
Zone Permissibility	R2	R1, R2, R3
Maximum building height	9.5m	8.5m
Maximum FSR	0.65:1	0.5:1

Minimum site area	450m ²	450m ² (attached) 800m ² (detached)
Minimum lot width	12m	14m (attached) 17m (detached)
Minimum car parking	1 space per dwelling	1 space per dwelling

Recommendation 5: The maximum Floor Space Ratio for dual occupancies be reduced to 0.5:1.

Manor houses

The EIE will permit Manor houses in R2 Low Density Zones in station and town centre precincts. At present, Manor houses are limited to zones where multi-unit housing is permissible in CCB.

Should Manor houses be permitted in R2 Low Density Zones, it will be necessary to ensure that this typology is compatible with the scale of development typical in low density zones. It is recommended that the maximum height of Manor houses be reduced from 9.5m to 8.5m. This will ensure manor houses remain sympathetic to existing streetscapes, and do not lead to 3 storey buildings.

Similarly, the minimum lot width proposed is too narrow at only 12m. An increased lot width will enable adequate landscaping, deep soil and tree canopy targets to be realised as well as sufficient area for waste storage.

In circumstances where Manor houses are permitted in the R2 Low Density Residential Zone, it is not appropriate for an unlimited number of apartments to be provided within the permitted building envelope. It is requested that the existing cap of 4 dwellings as outlined in the Codes SEPP be retained.

The following table sets out standards that have proven to deliver good planning and urban design outcomes in CCB.

Manor Houses	EIE - Proposed	Canada Bay Current Controls / Recommended Controls for the proposed SEPP
Zone Permissibility	R2 as per EIE	R1, R3
Maximum building height	9.5m	8.5m
Maximum FSR	0.8:1	0.7:1
Minimum site area	500m ²	600m ²
Minimum lot width	12m	18m
Minimum car parking	0.5 spaces per dwelling	Variable.

Recommendation 6: Manor houses be subject to a maximum building height of 8.5m and a minimum lot width of 18m.

Recommendation 7: Manor houses be limited to a maximum of 4 dwellings.

Multi dwelling housing (terraces) / multi dwelling housing

Under the proposed SEPP, multi-dwelling housing (terraces) will be permitted within R2 Low Density Residential zones. CCB currently permits multi-dwelling housing (terraces) in R1 General Residential, R3 Medium Density Residential and R4 High Density Residential zones.

The inclusion of this typology in the R2 Low Density Residential zone may be acceptable where these developments are located outside of Heritage Conservation Areas and are subject to appropriate development standards.

At present, a minimum site area of 600m² is required for multi dwelling housing (terraces) pursuant to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The EIE proposes to reduce the minimum site area to 500m², which is too small to accommodate three terraces with each dwelling having a reasonable width and depth. It is recommended that the minimum site area for multi dwelling housing (terraces) be retained at 600m².

The *Canada Bay Local Environmental Plan 2013* recently introduced the following clause to guide the design of multi dwelling housing (terraces) with an appropriate built form:

Despite clause 4.3, development consent may be granted for development for the purposes of multi dwelling housing (terraces) on land to which this clause applies if the consent authority is satisfied that the development will not result in a building that—

- (a) exceeds 9m in height,*
- (b) has a third storey or attic that includes habitable spaces other than bedrooms,*
- (c) projects higher than an incline plane that—
 - (i) starts at the front building line at 7m above ground level (existing), and*
 - (ii) extends upwards in the direction of the land's rear boundary at an angle of 45°,**
- (d) projects higher than an incline plane that—
 - (i) starts at the rear building line at 7m above ground level (existing), and*
 - (ii) extends upwards in the direction of the land's front boundary at an angle of 45°.**

It is requested that the Department give consideration to the above clause when formulating the draft SEPP.

Multi dwelling housing & Multi dwelling housing (terraces)	EIE – Proposed	Canada Bay Current Controls / Recommended Controls for the proposed SEPP
Zone Permissibility	R2	R1, R3, R4
Maximum building height	9.5m	9.0m
Maximum FSR	0.7:1	0.7:1
Minimum site area	500m ² – multi dwelling housing (terraces) 600m ² – multi dwelling housing	R1 & R3 Zones - 600m ² R1 & R3 Zones – 600m ²
Minimum lot width	18m	18m
Minimum car parking	0.5 spaces per dwelling	Variable

Recommendation 8: The minimum site area for multi dwelling housing (terraces) be retained at 600m².

Recommendation 9: The Department impose standards to ensure that multi-dwelling housing (terraces) have an appropriate building envelope.

Residential flat buildings (RFBs) up to 6 storeys

The EIE indicates RFBs up to 6-storeys will be permissible in R3 Medium Density Residential zones within 400m walking distance of stations and town centres. Many of the R3 Medium Density Residential zones within the Canada Bay LGA aim to facilitate two-storey townhouses. Permitting four to six storey residential flat buildings in all R3 Medium Density Residential zones near all locations identified as station town centres will result in apartments being constructed in locations that were never intended to accommodate the density or scale of development proposed.

The EIE does not specify a minimum lot size or minimum frontage requirements for RFBs, with development instead being considered on merit. Lot size and frontage standards ensure future development is able to satisfy building separation and landscaping requirements, as well as provision of quality common open space. CCB requests a minimum lot size of 800m² and a minimum frontage of 20m be imposed on RFBs to ensure adequate building separation and common area provision. A minimum percentage of the site area should be reserved for grassed common area and designated shaded play space.

The proposed SEPP will permit a maximum height of 21m and a Floor Space Ratio (FSR) of 3.0:1 for RFBs. Both Council Officers and Council's independent Urban Designer are not aware of any RFB that has a height of 6 storeys and setbacks to the front, side and rear boundaries that achieve an FSR of 3.0:1. Council is able to provide examples to the Department of six storey buildings that achieve an FSR of 1.5:1 and examples of 6 to 7 storey mixed use buildings that have nil setbacks to their front, side and rear boundaries that achieve an FSR of less than 3.0:1.

Based on these precedents, an FSR of 3.0:1 is deemed to be too high for a six storey RFB typology with landscaped setbacks to boundaries or a shop top housing development with nil setbacks to boundaries.

Setting the FSR too high will also create unrealistic expectations in relation to the reasonable development capacity of a site and it is recommended that the proposed FSRs be reduced.

Residential flat buildings	EIE – Station and town centre precincts	Canada Bay Current Controls: RFBs (other than manor houses)
Zone Permissibility	R3 as per EIE	R1, R3, R4
Maximum building height	Within 400m - 21m 400 to 800m – 16m	Variable
Maximum FSR	Within 400m - 3.0:1 400 to 800m – 2.0:1	Approx 1.5:1
Minimum site area	-	R1, R3 - 800m ² R4 - 1500m ²
Minimum lot width	-	20m
Minimum car parking	Not stated	Variable

Recommendation 10: The maximum Floor Space Ratio for Residential Flat Buildings and Shop top housing within 400m of stations/centres (6 storeys) be reduced to 2.0:1.

Recommendation 11: The maximum Floor Space Ratio for Residential Flat Buildings within 400 to 800m of stations/centres (4 storeys) be reduced to 1.25:1.

Definition of supermarkets

The terminology of ‘full line supermarket’ is a major consideration in the application of the proposed SEPP. A clear definition of what constitutes a ‘full line supermarket’ is necessary for the consistent application of the SEPP and to ensure that development has access to the required services and amenities. It is noted that the Australian Competition and Consumer Commission has previously defined a full-line supermarket as a supermarket containing at least 2,500sqm of retail Gross Floor Area (excluding loading docks and storage etc) with a full range of goods including packaged groceries, fresh meat, bakery and deli departments, fresh fruit and vegetables and frozen foods.

Major supermarket operators regularly engage CCB in discussions about new supermarkets across the LGA. Concern is raised that where a new supermarket is constructed, an area within 800m of the new supermarket will become eligible for residential flat buildings and other development types permitted under the proposed SEPP. To limit the impact of ad-hoc development, it is recommended the draft SEPP map specific centres and station locations that will be subject to the proposed controls.

Recommendation 12: The SEPP define 'full line supermarket' as a supermarket containing at least 2,500sqm of retail Gross Floor Area (excluding loading docks and storage etc).

Recommendation 13: The station and town centre locations that will be subject to the proposed SEPP be mapped.

Affordable Housing Bonus (AHB)

The application of the recently implemented in-fill affordable housing bonus of the Housing SEPP will have a profound effect on the scale and height of development facilitated by the proposed SEPP. It is unclear whether this has been taken into consideration in the formulation of the proposed heights and FSRs.

It is recommended that the affordable housing bonus only apply to residential flat buildings facilitated by the SEPP and not dual occupancies, multi dwelling housing or manor houses.

Recommendation 14: The Infill affordable housing bonus permitted by State Environmental Planning Policy (Housing) only apply to residential flat buildings facilitated by the proposed SEPP and not multi dwelling housing, multi dwelling housing (terraces), manor houses or dual occupancies.

Amenity & Design controls

Should the proposed SEPP proceed, it is important that controls are implemented to provide a high level of amenity for the occupants of future buildings.

Housing diversity is an important consideration in the provision of housing diversity yet has been seemingly overlooked. It would be beneficial to specify a minimum percentage of studio/one bedroom and three bedroom family sized apartments to be integrated into every new Residential Flat Building. Clause 6.11 of the Canada Bay LEP provides an example of how such a requirement can be drafted for inclusion in the SEPP.

The Apartment Design Guide requires only 7% site area to be dedicated to deep soil, but acknowledges that larger sites should provide a larger percentage of up to 15%. The City of Canada Bay is seeking to increase tree canopy cover to meet the State Government's target of 40%. This outcome will only be achievable where private, as well as public land has the capacity to support mature shade trees. It is recommended that a minimum of 25% deep soil be required on all sites accommodating a residential flat building under the proposed SEPP.

Similarly, the proposed tree planting rates for all development types are insufficient for Council to arrest the decline in tree canopy and achieve NSW Government tree canopy targets.

Significant concern is raised with proposed amendments to the building separation requirements of the Apartment Design Guide. A reduction in building separation will have a serious effect on sunlight access to apartments.

The reforms should reference and adhere to the design Guidance prepared by the NSW Government Architect, including Better Placed, Greener Places and Connecting with Country. The reform as communicated in the EIE will not realise the intent of these documents in creating places with good quality design and amenity.

Recommendation 15: The SEPP encourage apartment diversity by mandating a minimum percentage of studio/one bedroom and three bedroom apartments.

Recommendation 16: The SEPP mandate a minimum of 25% deep soil for residential flat buildings.

Recommendation 17: The proposed tree planting rates for all development types be increased.

Recommendation 18: The building separation requirements of the Apartment Design Guide remain unchanged to enable adequate sunlight access to apartments.

Recommendation 19: Development standards or design guidance incorporate the principles and outcomes outlined in Better Placed, Greener Places and Connecting with Country.

Natural Hazards

The City of Canada Bay has prepared a number of flood studies that identify flood prone land.

In accordance with 'Local Planning Direction 4.1 – Flooding', a planning proposal must not permit a significant increase in the development and/or dwelling density of land in a flood planning area.

The planning system should ensure that people and property are not placed at risk and the SEPP should not apply to Flood Planning Areas.

Recommendation 20: The SEPP should not apply to Flood Planning Areas.

Walking distance methodology

The EIE defines station and town centre precincts as land within walking distance of certain zones and services. A consistent approach will be required to determine whether a site is located within walking distance catchments. It is recommended that a standardised mapping tool be created and made available on the NSW Spatial Viewer. This will enable applicants and consent authorities to make decisions based on a consistent methodology.

Any mapping tool should also clearly articulate that only sites that fall entirely within the 400m or 800m walking catchments are eligible for the development types outlined in the EIE.

Recommendation 21: A standardised mapping layer or tool be prepared by the Department and made available on the NSW Spatial Viewer to illustrate walking catchments.

Waste Management

Changes to requirements for access to basements may result in new residential development not integrating with Councils standard waste service as well as waste management systems that are poorly designed and do not maximise resource recovery. If these changes are implemented without individual consideration of each councils contracted waste collection service, there is significant risk that new development will not have access to the effective and efficient collection of waste and recycling.

City of Canada Bay Council provides a domestic waste service to all domestic rate payers and that service is provided based on the building type and the surrounding infrastructure.

Single unit dwellings are serviced from kerbside.

Multi-unit developments with up to 20 or less dwellings may be provided with a collect and return service. This service may be provided if sufficient space is available for the collection vehicle to stand at a designated kerbside collection point, parallel to the kerbside for the required time to collect the waste.

Any development of over 20 dwellings that is not eligible for 'presentation to kerb' or "collect and return' must facilitate on-site collection for Council's Waste Contractor where the Heavy Rigid 12.5m collection vehicle enters the property and services the development within the property boundary from a designated loading area. Developments of over 20 dwellings are provided with bulk waste services in the form of 660L or 1100L mobile garbage bins and must be serviced from the basement of the building to avoid excessive handling and visual pollution.

We would ask that any changes to vehicle access to basements be predicated on the number of dwellings rather than the number of storeys in a development as the number of dwellings is dependent on the footprint not the height.

We would also ask that the Department consider the EPA 'Better Practice Guide for Resource Recovery in Residential Developments' to avoid impacting the amenity of local areas.

Recommendation 22: Vehicle access to basements be predicated on the number of dwellings rather than the number of storeys.

Recommendation 23: The Department ensure the EPAs 'Better Practice Guide for Resource Recovery in Residential Development' is followed.

Infrastructure

The scope and extent of the low and mid rise reforms will generate significant interest from the development industry resulting in additional market housing. This housing will generate a demand for infrastructure that is not planned or assumed by local or state governments. It should be acknowledged that more people than planned will be living in established suburbs and this will require a commensurate increase in infrastructure spending by government.

Particular concern is raised with respect to public open space. Access to public open space is not equitable throughout CCB, with various suburbs not being located within convenient walking distance of parks and playgrounds. By focusing on access to transport and services alone, the reforms will create an outcome whereby certain new communities will not have access to adequate public open space.

It is necessary for the NSW Government to work with local government to identify the local infrastructure that is necessary to support increases in population prior to permitting an increase in density, noting that the cost of acquiring land for public purposes will be prohibitive due to increasing land values versus the income received from development contributions.

The Department should also acknowledge that there is a significant gap between the cost to deliver local infrastructure and the ability for works arising from population growth to be funded by local infrastructure contribution plans. This gap, if left unaddressed, will lead to new populations being inadequately serviced by necessary infrastructure.

Recommendation 24: The State Government communicate how and where additional hospitals, primary and secondary schools, regional open space and public transport will be provided to support the increased population arising from the low and medium rise reforms.

Recommendation 25: The Department commit to working with local government to plan and provide the public open space necessary to support the additional population arising from the low and mid-rise housing reforms, given the significant cost implications associated with land acquisition.

Recommendation 26: The Department commit to reviewing the development contribution framework to enable local government to adequately fund local infrastructure.

It is requested that DPHI undertake to exhibit any draft SEPP instrument prior to finalisation.

Should you require further information in relation to this submission, please contact Paul Dewar, Manager Strategic Planning on 9911 6402 or paul.dewar@canadabay.nsw.gov.au.

Yours Sincerely,

Monica Cologna
Director, Environment and Planning



12 October 2023

Housing Policy Team
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

housingpolicy@planning.nsw.gov.au

Dear Sir/Madam

Social & Affordable Housing reforms

I refer to the targeted consultation being undertaken by the Department of Planning and Environment on proposed amendments to *State Environmental Planning Policy (Housing)*, referred to as the draft SEPP. The following comments are provided by Council Officers in relation to the proposed in-fill affordable housing provisions.

Temporary Affordable Housing

- The draft SEPP seeks to incentivise the delivery of affordable housing through additional bonus Gross Floor Area (GFA) and building height. Given the substantial value being created by the proposed variation to adopted planning standards, it is unfortunate that the affordable housing being delivered through the mechanism will only be available for a temporary period of 15 years. Affordable housing should be provided in perpetuity, just as the bonus floor space will be granted in perpetuity.

Permanent Affordable Housing

- The *Canada Bay Local Environmental Plan 2013* and the *Canada Bay Affordable Housing Contribution Scheme* require permanent affordable housing to be provided. The affordable housing contribution rates were informed by endorsed government strategies and based on achieving feasible development with acceptable urban design outcomes.

It is important that Cl. 16(1)(b) of the draft SEPP be retained in any instrument that moves forward to ensure that the affordable housing provided under the SEPP is in addition to affordable housing required by another Environmental Planning Instrument (EPI).

Local Standards

- It is also necessary that local standards in EPIs continue to be applied in addition to the in-fill affordable housing bonuses. Any revision to the draft SEPP must retain these protections to ensure that standards protecting public amenity (such as overshadowing controls) are not compromised in the pursuit of affordable housing.

In this regard, various renewal precincts in the City of Canada Bay imposed maximum building heights based on overshadowing constraints. These maximum building heights ensure occupants of surrounding development will receive a minimum standard of amenity in accordance with the requirements of the Apartment Design Guide. It should be acknowledged that any increase to building heights beyond the maximum heights in these renewal precincts will impact upon the amenity of nearby properties.

- The proposed floor space and height bonus is likely to have unintended impacts when applied to multi-unit housing and manor houses. A preferred outcome would be for the proposed bonus height and floor space bonus to only apply to residential flat buildings and shop top housing.
- The proposed bonus floor space and building height incentive should be excluded from areas that have an endorsed master plan that has been given effect through an amendment to a Local Environmental Plan.

Application of Clause 4.6

- Clause 4.6 of the Standard Instrument should not be used to vary the proposed floor space and building height bonus. The 15% of required affordable housing floor space should also not be permitted to be varied through the application of Clause 4.6.

Capital Investment Value

- It is noted with concern that the previous announcement by the Premier of NSW and Minister for Planning and Public Spaces advised that only housing development with a Capital Investment Value (CIV) of over \$75 million would be able to gain access to bonus floor space ratio and building height. The draft SEPP does not reference this threshold, thereby significantly increasing its scope and impact.

The original intent of the reform should be re-instated and only apply to development with a CIV of over \$75 million or wider engagement undertaken consistent with the Department of Planning and Environment's Community Participation Plan.

Additional Floor Space Ratio

- The drafting of Clause 17(2)(b)(ii) in relation to additional floor space ratio is unclear. Is this subclause stating that nominated development with an affordable housing component of less than 50% may achieve the maximum permissible floor space ratio plus 1.0:1? The planning implications of this provision are significant where low scale residential flat buildings are permitted and a relevant authority or Community Housing Provider provides affordable housing.

Cumulative bonuses

- Increasing bonuses under the draft SEPP may lead to perverse planning outcomes in circumstances where existing bonuses under other Environmental Planning Instruments apply.

For example, Council recently reviewed a proposal that sought to rely on bonuses in relation to infrastructure (10%), BASIX (5%) and seniors housing (25%), resulting in a development that exceeded the base Floor Space Ratio by 19,100sqm. The proposed 30% bonus under the draft SEPP would result in 37,927sqm of bonus GFA, which is an extraordinary amount of additional development beyond that originally planned.

Infrastructure

- The scale of the bonus is likely to generate significant interest from the development industry resulting in additional affordable and market housing. This housing will generate a demand for additional infrastructure that is not planned or assumed by local or state governments. It should be acknowledged that high density precincts will accommodate more people than planned and this will require a commensurate increase in infrastructure spending by government.

Should you have any questions in relation to the matters raised in this submission, please contact Paul Dewar, Manager, Strategic Planning on 9911 6402 or paul.dewar@canadabay.nsw.gov.au

Yours sincerely,



Monica Cologna
Director, Environment & Planning



TRAFFIC COMMITTEE

7 December 2023

Offsite Location

MINUTES

Committee Members:

Cr Michael Megna	Chair
Sergeant S Tohme	NSW Police
Ms Kathryn Hawkins	Transport for NSW
Ms Stephanie Di Pasqua	Local Member of Parliament

Advisory Members:

Mr B MacGillicuddy	CCB Council
Mr L Huang	CCB Council
Mr S Lindsay	CCB Council
Mr S Pandey	CCB Council
Ms V Stamper	CCB Council
Mr M Takla	State Transit Authority, Sydney Buses
TBA	Access Committee
Mr D Martin	BayBUG – Canada Bay Bicycle Users Group
Mr S Lumley	Busways

Minute Taker: Ms Christine Di Natale CCB Council

**APOLOGIES**

Sergeant S Tohme NSW Police

DECLARATIONS OF PECUNIARY INTEREST

Nil

CONFIRMATION OF MINUTES

Traffic Committee Meeting – 16 November 2023

COMMITTEE RECOMMENDATION

THAT the minutes of the Traffic Committee Meeting of 16 November 2023 be confirmed.

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Traffic Committee Meeting 07 December 2023

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ITEM 1 BERTRAM LANE, MORTLAKE – NO PARKING**Department City Assets****Author Initials: JS**

REPORT

Council has received a request for the installation of ‘No Parking’ restriction on the northern side of Bertram Lane across the rear driveway of the business located at 22 Bertram Street, Mortlake. Due to the narrow width of the Lane, the driveway is relatively wide to accommodate the vehicle access requirements of the business.

The site was inspected by Council staff, and it was noted that at times vehicles are being illegally parked across the driveway. There is an existing approximately 4m long section of ‘No Parking’ signposted between the subject driveway and the driveway to the residential property to the west. This was installed some time ago to assist vehicles accessing the rear driveway of the apartments on the opposite of Bertram Lane.

To assist in maintaining clear access to the business, it is recommended that the existing ‘No Parking’ restriction be extended approximately 9.5m to the east as outlined in the attached plan.

STAFF RECOMMENDATION

THAT the existing ‘No Parking’ zone on the northern side of Bertram Lane at the rear of 22 Bertram Street be extended approximately 9.5m to the east as outlined in the attached plan.

DISCUSSION

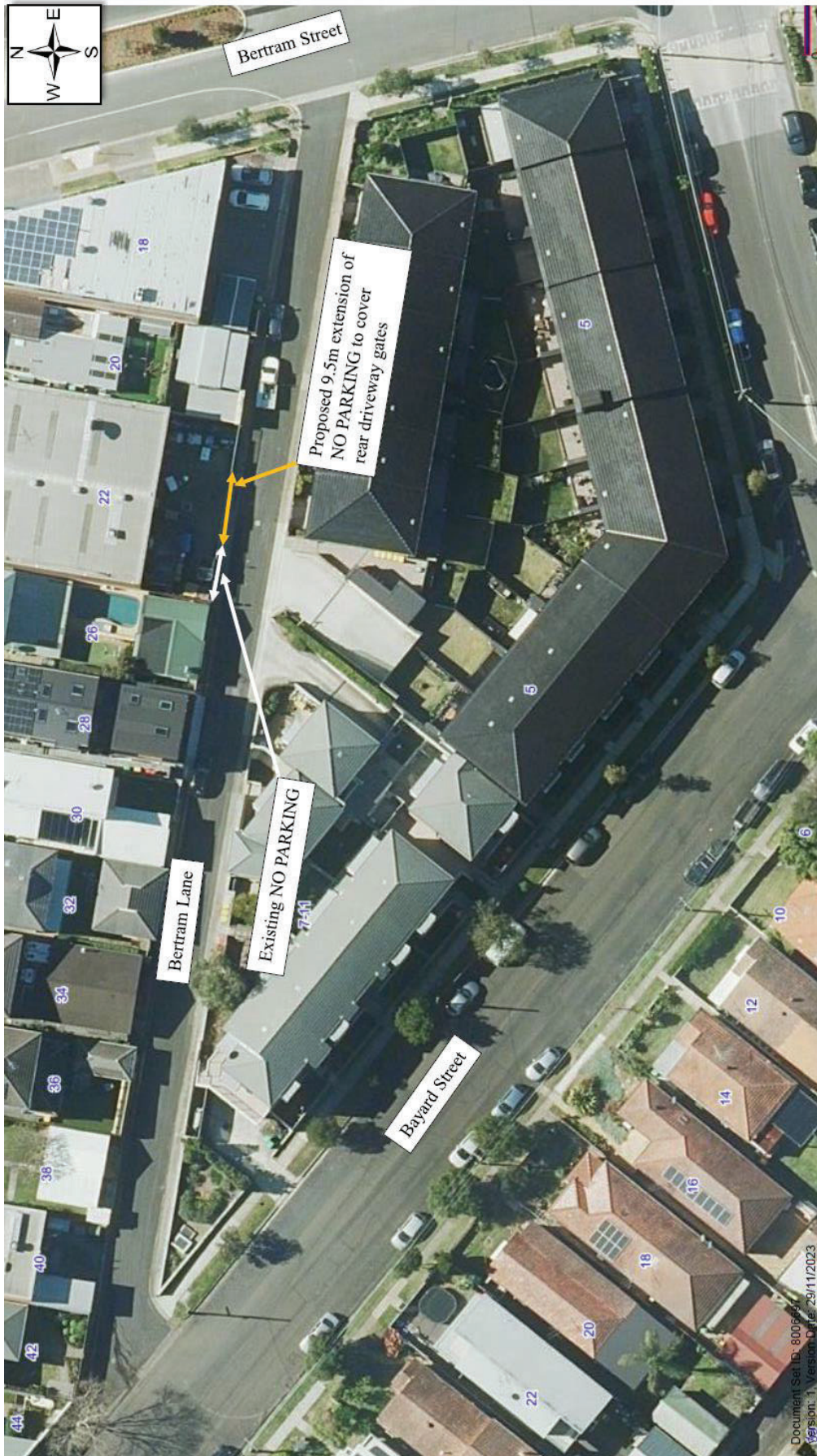
Item is in order.

COMMITTEE RECOMMENDATION

THAT the existing ‘No Parking’ zone on the northern side of Bertram Lane at the rear of 22 Bertram Street be extended approximately 9.5m to the east as outlined in the attached plan.

Attachments:

1. Bertram Lane



ITEM 2 LANCELOT STREET, FIVE DOCK – NO PARKING**Department City Services and Assets****Author Initials: LH**

REPORT

Council has received correspondence requesting investigations into driveway accessibility at 10 Lancelot Street, Five Dock.

Lancelot Street measures approx. 7.7m in width and vehicles park on both sides of the road. Correspondence received has indicated that when vehicles are parked in front of the subject property and directly across the road, this restricts a typical vehicle's ability to manoeuvre into the carport located at 10 Lancelot Street.

To assist in maintaining access, it is proposed to install a small section of 'No Parking' directly opposite the subject driveway as outlined in the attached plan. Due to the spacing between driveways, this does not result in the loss of any standard parking spaces.

Consultation was undertaken with the surrounding properties with only one response received, which was in support of the proposal.

STAFF RECOMMENDATION

THAT 'No Parking' restrictions be signposted opposite 10 Lancelot Street as outlined in the attached plan.

DISCUSSION

The TfNSW representative noted that this may set a precedent. From their investigations, many vehicles are currently parking between driveways yet there is insufficient room for many of these vehicles to be legally parked as they are hanging slightly over the driveway splays.

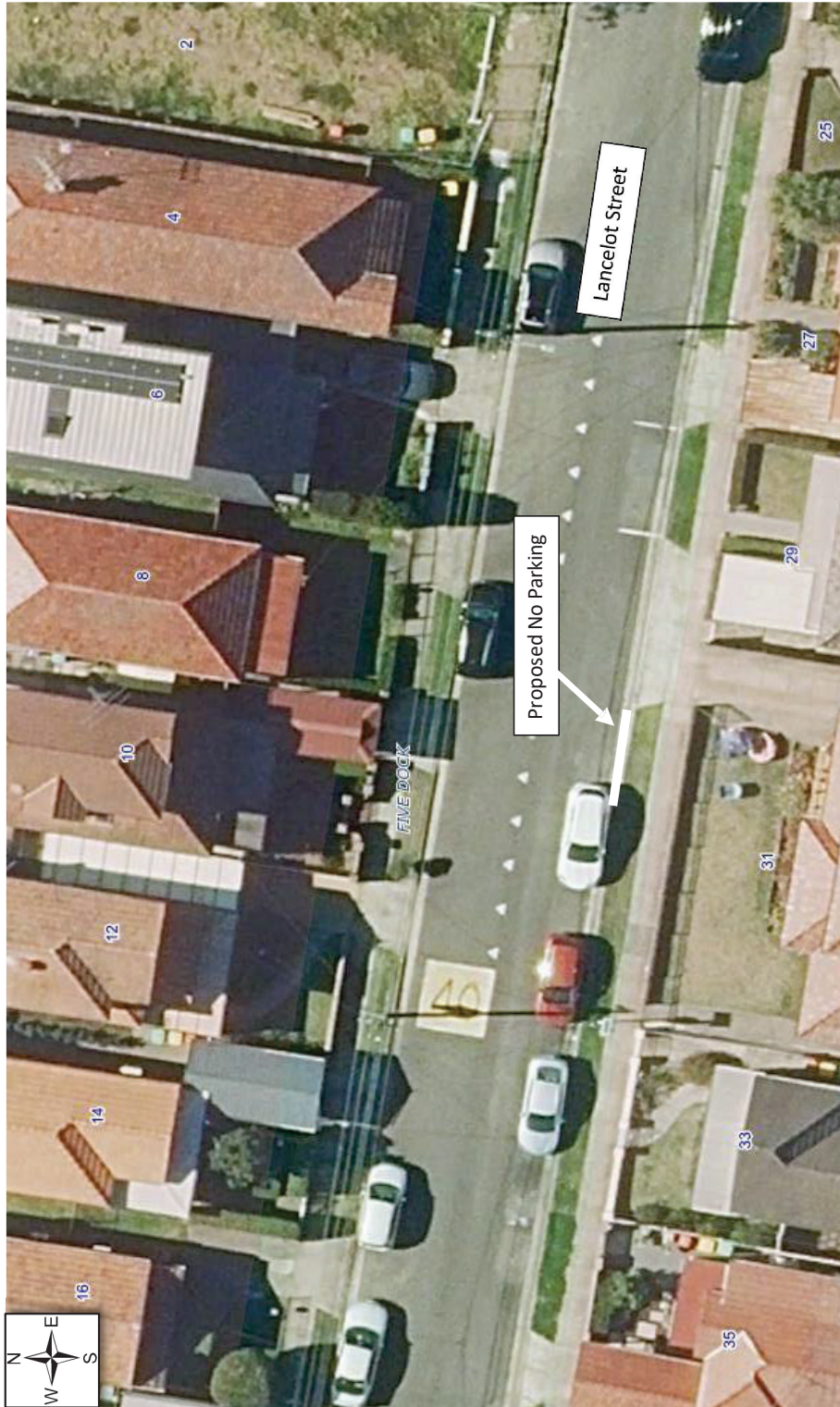
Council staff noted that whilst this could create a precedence, it is important to ensure that residents can use their driveways. During consultation, Council did not receive any requests to consider similar restrictions are nearby driveways.

COMMITTEE RECOMMENDATION

THAT 'No Parking' restrictions be signposted opposite 10 Lancelot Street as outlined in the attached plan.

Attachments:

1. Lancelot Street No Parking.



7

ITEM 3 GEORGE LANE, NORTH STRATHFIELD – NO STOPPING**Department City Assets Author Initials: JS****REPORT**

Council has received a request for the installation of a ‘No Stopping’ signage on the northern side of George Lane at its intersection with George Street, North Strathfield. Concerns have been raised that it is unclear where the statutory 10m ‘No Stopping’ restrictions apply.

The site was inspected by Council staff, and it was found that vehicles are being illegally parked on both the northern side and southern side of George Lane.

The enforcement of this intersection was also discussed with Council’s Law Enforcement and Parking team who supported the installation of regulatory signposting.

As outlined in the attached plan, it is proposed to signpost ‘No Stopping’ restrictions slightly in excess of the statutory 10m requirement to align with the extents of existing angle parking.

STAFF RECOMMENDATION

1. THAT a 14.5m ‘No Stopping’ zone be signposted on the northern side of George Lane as outlined in the attached plan.
2. THAT a 12.1m ‘No Stopping’ zone be signposted on the southern side of George Lane as outlined in the attached plan.

DISCUSSION

Item is in order.

COMMITTEE RECOMMENDATION

1. THAT a 14.5m ‘No Stopping’ zone be signposted on the northern side of George Lane as outlined in the attached plan.
2. THAT a 12.1m ‘No Stopping’ zone be signposted on the southern side of George Lane as outlined in the attached plan.

Attachments:

1. North Strathfield No Stopping.



**ITEM 4 MORTLAKE STREET, CONCORD – PEDESTRIAN
REFUGE****Department City Assets****Author Initials: SL**

REPORT

Following consideration at the Traffic Committee meeting on 29 September 2022, Council resolved to construct a pedestrian refuge, speed cushion and kerb extensions with pram ramps in Mortlake Street at its intersection with Cabarita Road, Concord.

This was in conjunction with a number of other works proposed as a finding of the Cabarita-Mortlake Peninsula Traffic Study, which identified a need to improve pedestrian movements on the northern leg of the intersection of Mortlake Street and Cabarita Road. At present there is no existing pedestrian infrastructure at the intersection of Mortlake Street and Cabarita Road.

A detailed design for this project has now been completed, which differs slightly from the previously adopted concept plan. Whilst a kerb extension was previously proposed on the west side of Mortlake Street, this was found to not be feasible whilst still accommodating manoeuvring requirements for trucks. As a result, this has been removed from the scope and other minor associated changes made to the plan.

The community was previously consulted on the proposed infrastructure as part of the Cabarita-Mortlake Peninsula Traffic Study. Further consultation has not been undertaken as the detailed design is consistent with the intent of the earlier concept design and does not result in additional negative impacts such as on parking.

STAFF RECOMMENDATION

THAT a pedestrian refuge, speed cushion, kerb extension and other associated works construction in Mortlake Street at its intersection with Cabarita Road, as outlined in the attached plan.

DISCUSSION

The TfNSW representative requested that Council staff ensure that the refuge meets NSW dimension and design requirements.

Council staff confirmed that the refuge has been designed in alignment with the TfNSW Technical Direction for pedestrian refuges, applied to the context of the subject site.

The BayBUG representative noted that this location is important for pedestrians who are crossing Mortlake Street to access the shopping strip on Cabarita Road and

other destinations e.g. Edwards Park, central Concord, Mortlake Public School.

The BayBUG representative raised concerns that a pedestrian refuge would see retention of priority for southbound vehicles on Mortlake Street over pedestrians. It was also noted that whilst pedestrians crossing Mortlake Street theoretically currently have priority over motor vehicles turning from Cabarita Road, this is frequently not observed.

It was suggested that an alternative facility favoring pedestrians over motor vehicles would make this crossing safer and more attractive to pedestrians while presenting little or no additional cost to vehicle users (e.g. in travel time).

Council staff noted that a pedestrian refuge had been identified as the most appropriate type of crossing facility by the traffic consultancy which prepared that Mortlake Cabarita Peninsula Traffic Study. The construction of a refuge has already been approved by Council following consideration by Traffic Committee and the current report just relates to design refinements.

Notwithstanding, Council staff noted that a pedestrian crossing was not considered warranted in consideration of investigations into pedestrian volumes. The proposed pedestrian refuge should make it significantly easier and safer for pedestrians to cross Mortlake Street.

COMMITTEE RECOMMENDATION

THAT a pedestrian refuge, speed cushion, kerb extension and other associated works construction in Mortlake Street at its intersection with Cabarita Road, as outlined in the attached plan.

Attachments:

1. Mortlake Street and Cabarita Road

ITEM 5 CONNECTICUT AVENUE, FIVE DOCK - MEDIAN ISLANDS**Department** City Assets**Author Initials:** SP

REPORT

Council has received requests from the community to consider improvements to the intersection of Connecticut Avenue and Ingham Avenue, Five Dock.

In September 2023, a vehicle on Connecticut Avenue failed to stop at the intersection and collided with a vehicle travelling along Ingham Avenue. There have also been a number of other minor collisions and near misses based on resident feedback and their video footage. A review of serious crash history data provided by TfNSW reveals two recorded incidents at this intersection over the period from 2019-2023.

Noting the above, it is proposed to construct median islands on Connecticut Avenue, one each side of its intersection with Ingham Avenue. The islands are proposed to be 5m long and 1m wide. They are also offset 4m from the 'Stop' line to ensure they do not obstruct pedestrians crossing Connecticut Avenue.

The islands will provide a prominent location for the installation of 'Stop' signs, assisting in ensuring the intersection is clearly visible to approaching drivers. The proposal does not result in loss of any parking spaces and does not restrict turn movements through the intersection.

STAFF RECOMMENDATION

THAT concrete median islands and signage be installed as outlined in the attached plan.

DISCUSSION

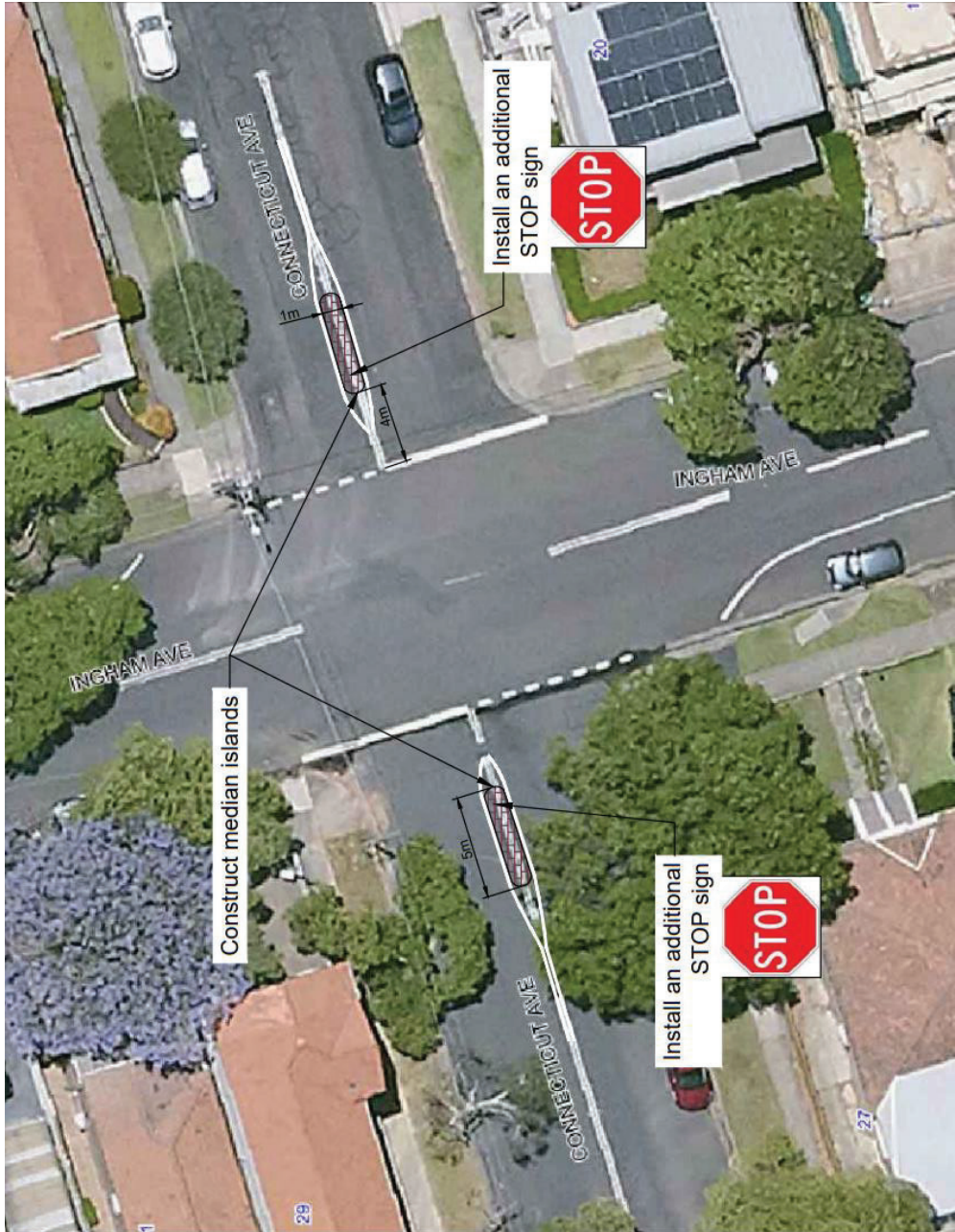
The TfNSW representative requested that the sides of the proposed islands have reflective paint to make them more visible in low light conditions. Council staff confirmed that this would be included in the scope of works.

COMMITTEE RECOMMENDATION

THAT concrete median islands and signage be installed as outlined in the attached plan.

Attachments:

1. Concept Plan - Connecticut Avenue at Ingham Avenue



**ITEM 6 CURRAWANG STREET, CONCORD WEST –
CONSTRUCTION WORKS ZONE****Department** City Assets**Author Initials:** LH

REPORT

Council has received an application for a Construction Works Zone in Currawang Street, Concord West outside no. 20, to facilitate demolition and construction of a multi-storey residential development.

The requested 'Works Zone' is 7.5m long, operating '7am-5pm Mon-Sat' with an initial operational period of 6 months but it is likely to be required for longer.

STAFF RECOMMENDATION

THAT the installation of the 'Works Zone 7am-5pm Mon-Sat, in Currawang Street, Concord West outside no. 20 be approved.

DISCUSSION

The TfNSW representative requested additional details be included on the plan to show how the signage will look.

Council staff updated the attached plan to reflect how the signage would be configured within the existing '2P' Permit Parking Scheme restrictions.

COMMITTEE RECOMMENDATION

THAT the installation of the 'Works Zone 7am-5pm Mon-Sat, in Currawang Street, Concord West outside no. 20 be approved.

Attachments:

1. Currawang Street Works Zone.



**ITEM 7 CONCORD LANE, NORTH STRATHFIELD –
REINFORCEMENT OF ONE-WAY RESTRICTION****Department City Assets****Author Initials: BM**

REPORT

Council has received feedback from residents regarding vehicles disobeying the one-way southbound restrictions that apply on Concord Lane between Carrington Street and Sydney Street.

This has been confirmed through traffic counts organised by Council which found on average 7 vehicles per day are disobeying the one-way restrictions. In general the volume of traffic along Concord Lane is very low, with an average of 73 vehicles per day adhering to the one-way restriction.

During investigations, it was noted that the intersection of Concord Lane and Sydney Street was reconfigured during the construction of Westconnex. As a result, the degree of physical difficulty to disobey the one-way restriction was reduced.

Council staff raised this issue with TfNSW during their preparation of the M4 East Road Network Performance Review Plan. This is a post opening review of the impacts of the project which identifies mitigation options for those locations that are considered to be operating with deficiencies in performance or safety as a result of the M4 East.

TfNSW has subsequently worked with Council staff to develop the attached proposal to construct new islands at the southern end of Concord Lane. These islands would physically reinforce the one-way restriction.

The islands are proposed to be constructed with 130mm high mountable kerbs. As such, on the off chance a particularly large vehicle needs to exit Concord Lane, it could pass over the islands.

The islands are to be constructed by TfNSW at their cost. They would then fall under Council's asset ownership for any future maintenance, consistent with typical asset ownership arrangements.

STAFF RECOMMENDATION

THAT new islands be constructed at the southern end of Concord Lane as outlined in the attached plan.

DISCUSSION

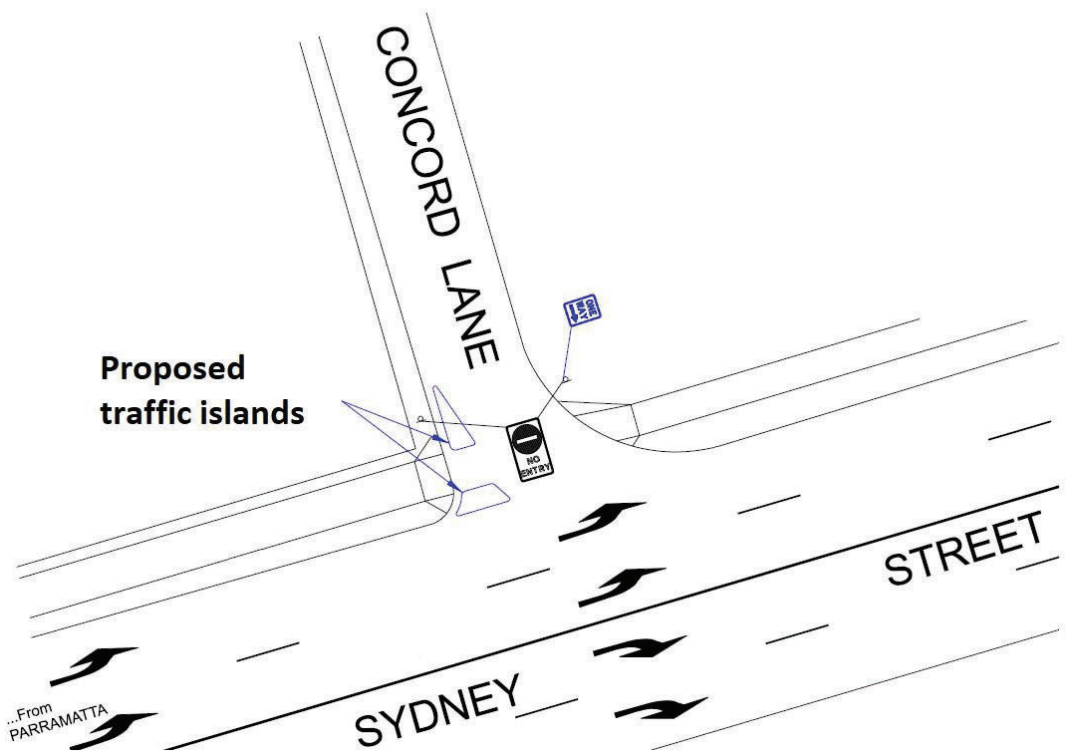
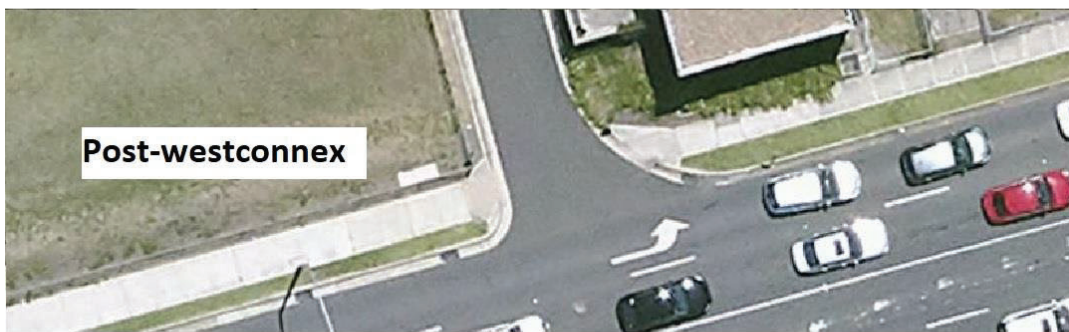
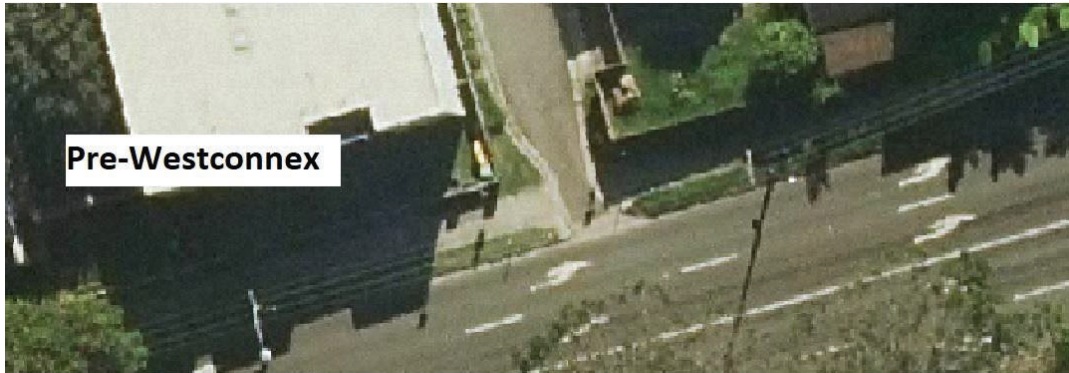
Item is in order.

COMMITTEE RECOMMENDATION

THAT new islands be constructed at the southern end of Concord Lane as outlined in the attached plan.

Attachments:

1. Sydney St



**ITEM 8 MCILWAINE PARK, RHODES – MOBILITY PARKING
SPACE AND SPEED HUMPS****Department** City Assets**Author Initials:** BM

REPORT

Council is planning to upgrade the playground in McIlwaine Park to make it more accessible and inclusive, as well as build a new accessible amenities block.

In conjunction with this, it is proposed to install two Mobility Parking Spaces (MPS) within the existing angled parking area. These two spaces and the associated shared area between them will replace three existing general parking spaces.

It is also proposed to install a new speed hump to enhance safety in the carpark as outlined in the attached plan.

STAFF RECOMMENDATION

THAT two Mobility Parking Spaces (MPS) be installed in McIlwaine Park as outlined in the attached plan.

THAT a new speed hump be installed in McIlwaine Park as outlined in the attached plan.

DISCUSSION

The TfNSW representative requested additional details be included on the plan to show how the signage will look.

Council staff updated the attached plan to reflect how the MPS signage would be configured within the existing '3P' parking restrictions, as well as speed hump signage. It was noted that whilst AS/NZS2890.1:2004 does not specify a requirement for 'hump' signs to be installed at this type of typical carpark speed hump, they will assist in highlighting it to approaching drivers.

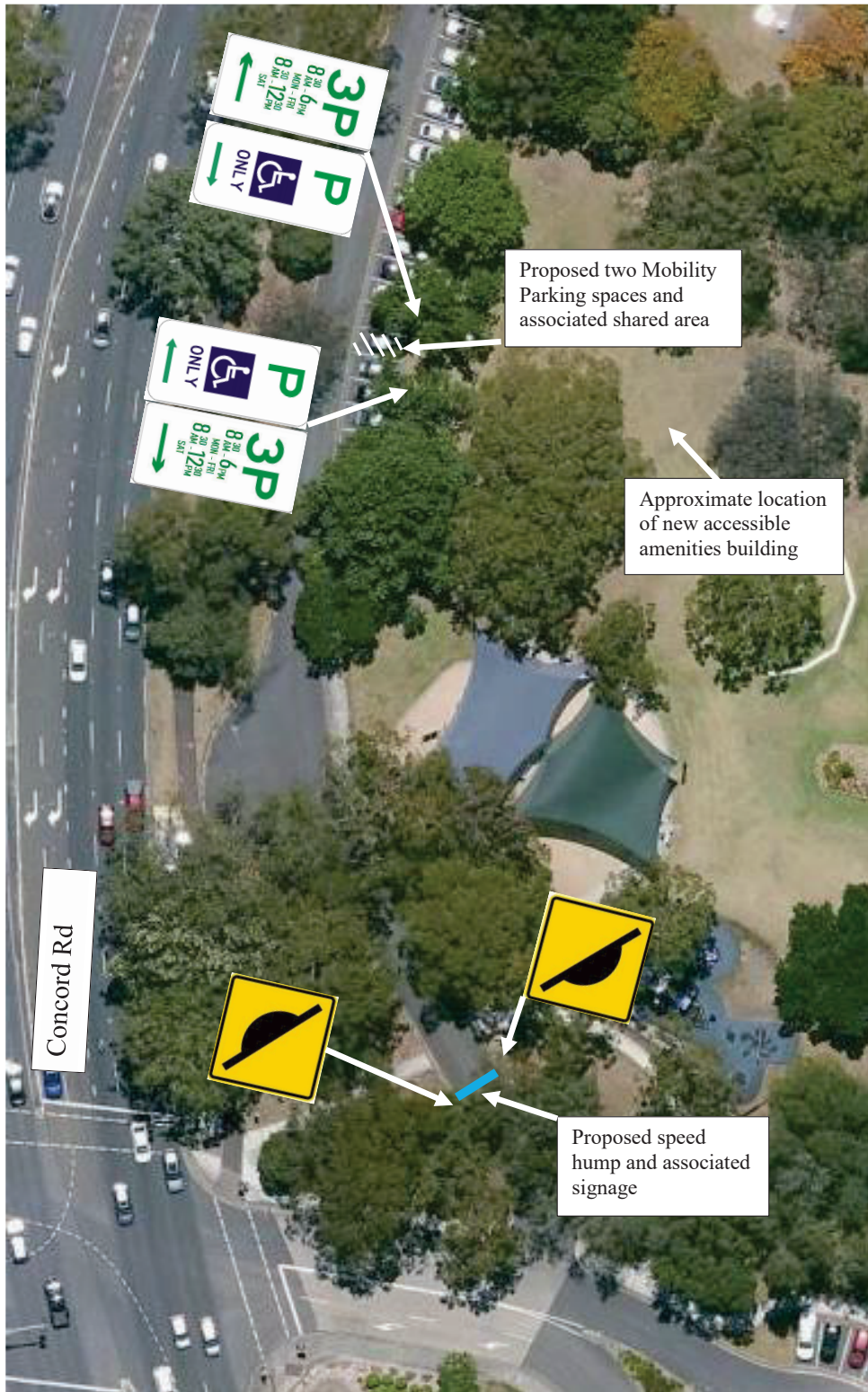
COMMITTEE RECOMMENDATION

THAT two Mobility Parking Spaces (MPS) be installed in McIlwaine Park as outlined in the attached plan.

THAT a new speed hump be installed in McIlwaine Park as outlined in the attached plan.

Attachments:

1. McIlwaine Park



**ITEM 9 RAWSON AVENUE, DRUMMOYNE – ST MARKS
SCHOOL FETE****Department City Assets****Author Initials: SP**

REPORT

Council has received a request from St Marks Primary School for the temporary road closure of Rawson Avenue between Thompson Street and Tranmere Street. The proposed closure is on Saturday 16 March 2024, between 6:30am and 4:00pm, for the purpose of the annual school fete.

The proposed traffic management measures are consistent with those successfully implemented in previous years by St Marks for their school fete. All residents who live on Rawson Avenue between South Street and Tranmere Street will have access to their properties at all times with the assistance of Traffic Controllers.

This event is considered to be Class 2 in accordance with TfNSW guidelines.

STAFF RECOMMENDATION

THAT the proposed road closures to facilitate the St Marks School Fete on 16 March 2024 be approved subject to the following:

1. The roadway be closed in accordance with the submitted Traffic Guidance Scheme (TGS) and must be installed in accordance with the TfNSW Guidelines for Traffic Control at Work Sites and the relevant Australian Standards.
2. The school is to contact Local Police, Fire Brigade and Ambulance Services to inform them of the proposed closure shortly before it is implemented and provide them with the TGS.
3. Surrounding residents and/or businesses be notified by the applicant.
4. Approval from Transport for NSW.

DISCUSSION

The TfNSW representative requested that the TMP and other essential documentation be sent to TfNSW for full assessment and concurrence.

Council staff confirmed that the documentation would be sent through and noted that the recommendation includes that it is still subject to TfNSW approval.

COMMITTEE RECOMMENDATION

THAT the proposed road closures to facilitate the St Marks School Fete on 16 March 2024 be approved subject to the following:

1. The roadway be closed in accordance with the submitted Traffic Guidance Scheme (TGS) and must be installed in accordance with the TfNSW Guidelines for Traffic Control at Work Sites and the relevant Australian Standards.
2. The school is to contact Local Police, Fire Brigade and Ambulance Services to inform them of the proposed closure shortly before it is implemented and provide them with the TGS.
3. Surrounding residents and/or businesses be notified by the applicant.
4. Approval from Transport for NSW.

Attachments:

1. St Marks School Fete - Traffic Management Plan



Traffic Management Plan

Prepared By : Tony Tillyer
TfNSW – TCT1020364

Traffic Management Plan



St Marks Primary School
Easter Fate Road Closure
Rawson Avenue Drummoine
16/03/2024

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Traffic Management Plan

Prepared By : Tony Tillyer
TINSW – TCT1020364

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List of Attachments

1. Traffic Guidance Scheme
2. Insurances
3. Safe Work Method Statement (SWMS)

**Traffic Management Plan**Prepared By : Tony Tillyer
TfNSW – TCT1020364**A Scope**

St Marks Primary School is looking to redo their always popular and well managed yearly “Easter Fete”. They have held this event for several years now and they will be holding this Fete on Saturday 16th March 2024 between the hours of 6.30am and 16.00pm. A full Road Closure will be implemented on Rawson Ave between Tranmere Street and Thompson Street, Drummoyne.

B. Adams Traffic Management Services Pty Ltd Authority:

Adams Traffic Management Services Pty Ltd is an authorised Traffic control company by the Roads Regulation 2008 to appoint traffic controllers and direct traffic and is registered under the TfNSW Registration Scheme Category G.

Adams Traffic Management Services Pty Ltd have been engaged by Danielle Hoare on behalf of St Marks Primary School to design and implement TMP, TCP's and personnel for the closure of Rawson Ave, Drummoyne. This TMP is based on information that has been provided from St Marks Primary School and information collected via site inspections.

C. Approval:

The final TMP and TGS's are to be approved by Canada Bay Traffic committee; a letter from the traffic committee and Police will be given to St Marks Primary School and Adams Traffic Management Services Pty Ltd for final approval of this TMP.
Authority of the Traffic Management Plan.

When this traffic management plan has been approved by all governing authorities, it will become the prime managing document for the St Marks Primary School and Adams Traffic Management Services Pty Ltd.

Changes to the TMP can only be made with approval by all relevant parties involved.

Final approved traffic management plan must be distributed to:

- St Marks Primary School
- Canada Bay Council
- Burwood LAC

**Traffic Management Plan**Prepared By : Tony Tillyer
TfNSW – TCT1020364**D. Objectives:**

Adams Traffic Management Services Pty Ltd objectives with respect to the Traffic Management Plan (TMP)

- Ensure the safety of its employees, contractors, the general public, pedestrians, cyclists, and traffic.
- Keep traffic delays to a minimum.
- Minimise disruption to surrounding businesses and property access.
- Obtain council approval for road closures Permits.
- Implement approved Traffic Control Plan

E. Insurances

Adams Traffic Management Services Pty Ltd has their own certificate of currency and public liability insurance for the Traffic control/management operations for 2024.

F. Traffic Control Plans

The Traffic Guidance Schemes (TGS) have been developed to accommodate pedestrian movement, vehicle movement, businesses, and property access around Rawson Ave Drummoyne.

F.1.Design:

Traffic Control Plans and Traffic Management Plan has incorporated the following:

- Traffic Flows around to Rawson Ave, Drummoyne
- Road Closures and detours
- Key Contacts

The site will be set out based on Traffic Controllers at Work Sites Manual V6.1 2022 (TCAWS), Traffic control measures will be implemented regarding the TfNSW "Traffic Control at Work Site Manual" V6.1 2022 and as per Australian Standards AS 1742.3

Traffic Guidance Scheme and Traffic Management Plan have been drafted and drawn by Tony Tillyer with a Prepare Work Zone - TCT1020364.

Input into this TMP has been provided and consulted with Danielle Hoare also input and feedback from Canada Bay Council and Police after TMP has been submitted. The Following factors have been considered for appropriate site controls: Minimising of Hazards to the public

**Traffic Management Plan**Prepared By : Tony Tillyer
TfNSW – TCT1020364

and Volunteers, Minimising interaction public traffic, pedestrian, and delivery vehicles. Minimising traffic delays and stoppages around the site.

F.2. Implementation

St Marks Primary School and Canada Bay Council require the people to be competent, experienced, and qualified to carry out the Services. Before the Routine Services or any Ordered Work begin, Adams Traffic Management Services Pty Ltd will carry out Risk Assessment and develop treatments and plans to eliminate or mitigate hazards.

F.3. Overview of Procedures

Adams Traffic Management Services Pty Ltd will supply Traffic Controllers and equipment for a safe and effective control of traffic during the Road Closure of Rawson Ave, Drummoyne on Saturday 16th March 2024.

Traffic Controllers will read and sign off on the relevant Safe Work Method Statements for this work.

Traffic Controllers will conduct a Toolbox meeting prior to the start of work, to make everyone aware of the procedures required on this date.

All Adams Traffic Management Services Pty Ltd Traffic Controllers will always conduct themselves in a professional manner during this event. The Team Leader for this work will be responsible for all Adams Traffic Management Services Pty Ltd personnel. All Traffic Controllers are required to take corrective action and notify the Team Leader of any or if any problems occur.

Setup of Traffic Management signs will be implemented as per TGS – ATMS1096 to all surrounding streets leading to the Road Closure of Rawson Ave, Drummoyne.

Traffic Controllers will need to manage Rawson Ave prior to the road closure to make sure there is no vehicles parked prior to closing the road.

G. Road Closures

Temporary road closures and detours will be implemented so that vehicles, pedestrians, and residents can safely move around the site. The road closure will be at the intersections of Rawson Ave and Thompson St, Rawson Avenue and South Street and at Rawson Ave and Tranmere St. All signage will be monitored by Traffic Controllers on the day. There are no bus services routes on Rawson Ave, so there will be no effect to any buses at any time. All Residents who live on Rawson Ave between South St and Tranmere St will always have access to their properties under Traffic Control Instructions. Entering and exiting will be managed by the Traffic Controller on point at this intersection.

Bump in Bump Out: before the start of the Event Stall owners and ride and attraction operators will enter and exit via the road closures at Rawson Ave at Tranmere St. arrival times will be before 06:30am till 08:30am in which they will enter under control by traffic controllers at the road closures on Rawson Ave.

**Traffic Management Plan**Prepared By : Tony Tillyer
TNSW – TCT1020364

After the Event has concluded the Stall owners and ride operators will exit the same way they entered the venue through Rawson Ave and exit out on Tranmere St Drummoyne. This will be between 15:00pm and 16:00PM once the last store owner has exited the traffic controllers will re-open Rawson Avenue, back to the public at 16:00pm.

H. Pedestrians

For works on and around the footpath a minimum width of 1.5m shall always be maintained for pedestrians to pass unhindered. Pedestrians shall not be directed onto roadway unless traffic controllers are used to control site and proper measures are put in place to conform to AS1742.3

All pedestrians will utilize footpaths surrounding the school to access Rawson Ave as normal. All pedestrian movements will be managed by Adams Traffic Management Services Pty Ltd personnel outside of the closures.

I. Car Parking

Resident Car Parking- All resident car parks will always remain in operation. Only if it's safe to do so but will be restricted on the day to park on Rawson Ave between South Street and Thompson Street

General Car Parking- There are no general car parking spaces within the work zone.

J. Workers Qualifications

As a minimum requirement, all personnel who set up modify or pack up this traffic control site shall hold current Introduction to Traffic Controller certification (Blue Card) & Apply Traffic Control Plans (Yellow Card), as well as Work Cover OH&S Certification.

K. Buses.

No Bus Stops or routes will be affected by this event .

L. Emergency Vehicles

In the instance of an emergency, all emergency vehicles will be allowed to access Rawson Ave under Traffic Controllers' assistance.

M. Notification

Notification is to be provided to residents and businesses in surrounding area prior to Fete commencing. This usually done via Community Liaisons by St Marks Primary School to all surrounding Neighbor's and Business and any other notifications required by Canada Bay Council.

N. Delivery vehicles Traffic Flow:



Traffic Management Plan

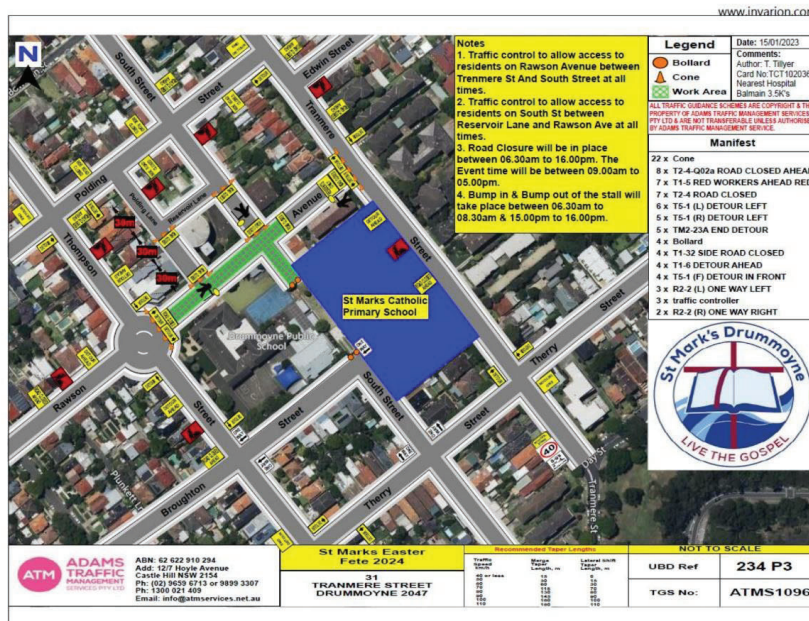
Prepared By : Tony Tillyer
TfNSW – TCT1020364

All delivery vehicles are to be directed to follow the below route and may not at any time divert from the route within works immediate area. All drivers are to be informed of this route during the general site inductions.

- Entry is via intersection of Rawson Ave and Trammere St so traffic at Thompson Street roundabout is not impeded.
- Exit will be via intersection of Rawson Ave and Thompson St only.

This instruction will be relayed by St Marks Primary School Staff to all Company delivery drivers prior to arrival on the day.

- All vehicles will travel within the posted speed limits near to the closure at all times.
- All Vehicles must obey all road weight restrictions surrounding the works at all times. All Vehicles will give way to pedestrians on entry and exit from site.
- All Vehicles will travel at no faster than 5km/h with site.
- All drivers must obey any reasonable direction by School Staff and Traffic Controllers at all times.



ITEM 10 GENERAL BUSINESS - TRAFFIC COMMITTEE MEETING SCHEDULE

Department City Assets

Author Initials: BM

The 2024 Traffic Committee meeting schedule needs to align with the 2024 Council meeting schedule which was adopted at the Council meeting on 21 November 2023.

To provide sufficient time to finalise the minutes of the Traffic Committee for inclusion in Council meeting agendas, as well as to provide a degree of consistency, the meeting schedule outlined in the following table is proposed.

In general, meetings are proposed to be held on the **last Thursday** of the month. There are some exceptions, including February and April, as well to this towards the end of the year as outlined.

Traffic Committee – Proposed	Council
22 February	19 March
28 March	16 April
18 April	21 May
30 May	18 June
27 June	16 July
25 July	20 August
No meeting	No Council meeting in September due to Council elections.
26 September	15 October
24 October (4 th Thursday)	19 November
14 November (2 nd Thursday)	3 December (1st Tuesday)
5 December (1 st Thursday)	TBA Feb

From time to time there may be changes in the Council meeting schedule or other factors which may impact the Traffic Committee meeting schedule. The Traffic Committee members will be consulted if/when this occurs, and meetings rescheduled as appropriate.

**ITEM 11 GENERAL BUSINESS – MINNESOTA AVENUE, FIVE
DOCK, RIGHT HAND TURN AT RAMSAY ROAD**

It was noted that a request was received from Councillor Ruggeri regarding the intersection of Minnesota Avenue and Ramsay Road. It was requested that consideration be given to prohibiting right turn movements at the intersection.

Council staff noted that they were aware of recent concerns raised by the community and that the intersection would be reviewed in February/March 2024 once typical traffic patterns have resumed.

Attachment 1 – Investment Report December 2023



INVESTMENT
REPORT
DECEMBER 2023

INVESTMENT REPORT DECEMBER 2023

0BInvestment Report DECEMBER 2023

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OBInvestment Report DECEMBER 2023

December 2023 Investment Report

Statement of Cash Investments as of 31 December 2023

STATEMENT OF CASH INVESTMENTS							
Maturity Date	Bank/Issuer	Long Term Rating	Fair Value	Term	Interest	Issue Date	Investment Type
11/01/24	National Australia Bank	AA-	\$2,000,000.00	153	5.10%	11/08/23	Term Deposits
18/01/24	National Australia Bank	AA-	\$3,000,000.00	182	5.40%	20/07/23	Term Deposits
24/01/24	National Australia Bank	AA-	\$2,000,000.00	188	5.40%	20/07/23	Term Deposits
01/02/24	National Australia Bank	AA-	\$2,000,000.00	195	5.45%	21/07/23	Term Deposits
08/02/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	167	5.21%	25/08/23	Term Deposits
15/02/24	National Australia Bank	AA-	\$3,000,000.00	210	5.40%	20/07/23	Term Deposits
22/02/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	181	5.37%	25/08/23	Term Deposits
29/02/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	276	5.00%	29/05/23	Term Deposits
14/03/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	257	5.05%	01/07/23	Term Deposits
21/03/24	National Australia Bank	AA-	\$3,000,000.00	237	5.35%	28/07/23	Term Deposits
28/03/24	National Australia Bank	AA-	\$3,000,000.00	239	5.20%	02/08/23	Term Deposits
02/04/24	ING Bank	AAA	\$2,000,000.00	390	5.00%	09/03/23	Term Deposits
11/04/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.46%	03/08/23	Term Deposits
18/04/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.47%	10/08/23	Term Deposits
24/04/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	237	5.19%	31/08/23	Term Deposits
02/05/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	244	5.19%	01/09/23	Term Deposits
09/05/24	National Australia Bank	AA-	\$2,000,000.00	244	5.15%	08/09/23	Term Deposits
16/05/24	National Australia Bank	AA-	\$2,000,000.00	251	5.15%	08/09/23	Term Deposits
23/05/24	National Australia Bank	AA-	\$3,000,000.00	231	5.14%	05/10/23	Term Deposits
29/05/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	366	5.03%	29/05/23	Term Deposits
06/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	244	5.01%	06/10/23	Term Deposits
13/06/24	Bank of Queensland	BBB+	\$2,000,000.00	266	5.25%	21/09/23	Term Deposits
20/06/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	266	5.25%	28/09/23	Term Deposits
27/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	258	5.07%	13/10/23	Term Deposits
27/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	223	5.23%	17/11/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	279	5.28%	29/09/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	259	5.19%	19/10/23	Term Deposits
11/07/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	252	5.31%	02/11/23	Term Deposits
18/07/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.30%	09/11/23	Term Deposits
22/08/24	ING Bank	AAA	\$3,000,000.00	365	5.37%	23/08/23	Term Deposits
29/08/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	425	4.99%	01/07/23	Term Deposits
05/09/24	Bank of Queensland	BBB+	\$2,000,000.00	274	5.39%	06/12/23	Term Deposits
12/09/24	Bank of Queensland	BBB+	\$3,000,000.00	287	5.40%	30/11/23	Term Deposits
21/11/24	Commonwealth Bank of Australia	AA-	\$1,500,000.00	363	5.39%	24/11/23	Term Deposits
29/11/24	Auswide Bank Ltd	BBB+	\$2,000,000.00	366	5.67%	29/11/23	Term Deposits
16/02/26	National Australia Bank	AA-	\$2,000,000.00	1096	1.04%	16/02/23	Term Deposits
19/02/24	Westpac Bank	AA-	\$1,000,000.00	91	5.38%	20/11/23	ESG TD
04/03/24	Westpac Bank	AA-	\$2,000,000.00	91	1.68%	04/12/23	ESG TD
21/10/24	Westpac Bank	AA-	\$1,500,000.00	367	5.25%	20/10/23	ESG TD
30/10/24	Westpac Bank	AA-	\$1,000,000.00	366	5.41%	30/10/23	ESG TD
14/11/24	Westpac Bank	AA-	\$1,500,000.00	367	1.62%	13/11/23	ESG TD
02/12/24	Westpac Bank	AA-	\$1,500,000.00	364	1.62%	04/12/23	ESG TD
17/02/25	Westpac Bank	AA-	\$2,000,000.00	455	2.02%	20/11/23	ESG TD
24/02/25	Westpac Bank	AA-	\$2,500,000.00	455	2.10%	27/11/23	ESG TD
20/11/25	Westpac Bank	AA-	\$1,500,000.00	731	1.87%	20/11/23	ESG TD
17/02/26	Westpac Bank	AA-	\$2,500,000.00	820	2.24%	20/11/23	ESG TD
24/02/26	Westpac Bank	AA-	\$2,000,000.00	820	2.31%	27/11/23	ESG TD
03/03/26	Westpac Bank	AA-	\$2,000,000.00	820	2.22%	04/12/23	ESG TD
08/02/24	ANZ Bank	AA-	\$1,500,000.00	1826	5.51%	08/02/19	Floating Rate Notes
29/08/24	ANZ Bank	AA-	\$1,500,000.00	1827	5.15%	29/08/19	Floating Rate Notes
14/11/24	Citibank	A+	\$2,000,000.00	1827	5.26%	14/11/19	Floating Rate Notes
12/02/25	Macquarie Bank	A+	\$2,000,000.00	1827	5.26%	12/02/20	Floating Rate Notes
06/05/25	Royal Bank of Canada	AAA	\$1,000,000.00	1096	5.05%	06/05/22	Floating Rate Notes
17/10/25	Suncorp Metway	AAA	\$1,000,000.00	1096	5.03%	17/10/22	Floating Rate Notes
09/12/25	Macquarie Bank	A+	\$2,000,000.00	1651	4.84%	02/06/21	Floating Rate Notes
13/01/26	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1096	5.04%	13/01/23	Floating Rate Notes
24/02/26	Members Banking (RACQ Bank)	BBB+	\$2,300,000.00	1096	5.88%	24/02/23	Floating Rate Notes
15/05/26	Bendigo and Adelaide Bank	BBB+	\$1,000,000.00	1096	5.65%	15/05/23	Floating Rate Notes
15/06/26	Teachers Mutual Bank	BBB	\$850,000.00	1825	5.04%	16/06/21	Floating Rate Notes
19/08/26	ING Bank	AAA	\$500,000.00	1826	4.78%	19/08/21	Floating Rate Notes
14/09/26	Macquarie Bank	A+	\$1,600,000.00	1096	5.20%	14/09/23	Floating Rate Notes
23/12/26	Commonwealth Bank of Australia	AA-	\$2,000,000.00	1917	4.78%	23/09/21	ESG FRN
18/08/27	Commonwealth Bank of Australia	AA-	\$1,100,000.00	1826	5.40%	18/08/22	Floating Rate Notes
13/01/28	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1826	5.29%	13/01/23	Floating Rate Notes
19/01/28	Cooperative RABOBANK	A+	\$1,000,000.00	1826	5.40%	19/01/23	Floating Rate Notes
16/02/28	Westpac Bank	AA-	\$1,000,000.00	1826	5.37%	16/02/23	Floating Rate Notes
09/05/28	Bank of Queensland	AAA	\$1,250,000.00	1827	5.61%	09/05/23	Floating Rate Notes
17/08/28	Commonwealth Bank of Australia	AA-	\$1,250,000.00	1827	5.33%	17/08/23	Floating Rate Notes
15/12/24	NTTC	Aa3	\$2,000,000.00	1206	1.00%	27/08/21	Fixed Rate Bond
15/06/25	NTTC	Aa3	\$2,000,000.00	1496	1.10%	11/05/21	Fixed Rate Bond
18/08/25	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1096	4.20%	18/08/22	Fixed Rate Bond
24/08/26	Suncorp Metway	AAA	\$2,000,000.00	1587	3.25%	20/04/22	Fixed Rate Bond
	AMP Bank	BBB	\$4,016,636.96		5.20%		AMP
	AMP Bank	BBB	\$1,013.94		3.30%		AMP
	Macquarie Bank	A+	\$2,007,547.95		4.75%		Macquarie CMA
	Macquarie Bank	A+	\$4,610,438.23		4.15%		Macquarie CMA
	Commonwealth Bank of Australia	AA-	\$1,830,000.68		4.35%		CBA BOS
31/12/23			\$150,815,637.76				
TOTAL INVESTMENTS at 30/11/2023			\$153,280,732.79				
Net Increase/(Decrease) in Investments			(\$2,465,095.03)				

Certificate of the Responsible Accounting Officer

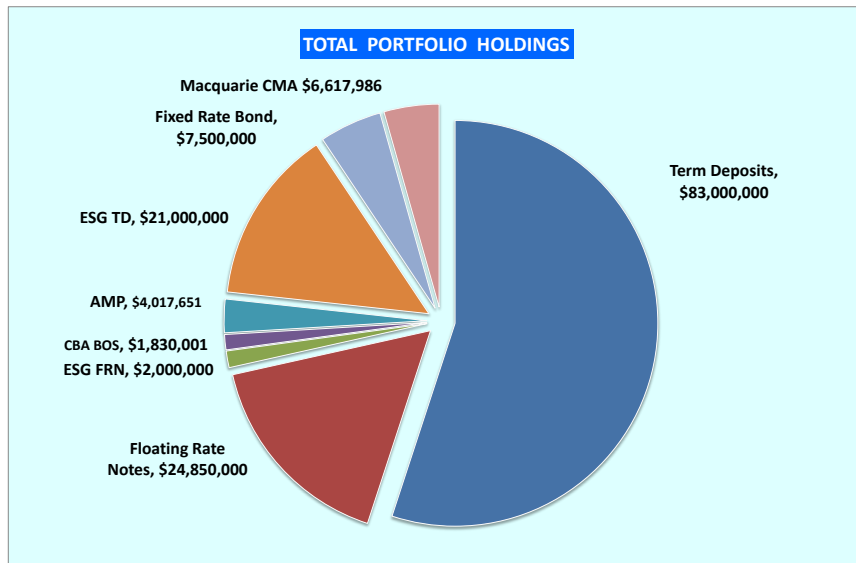
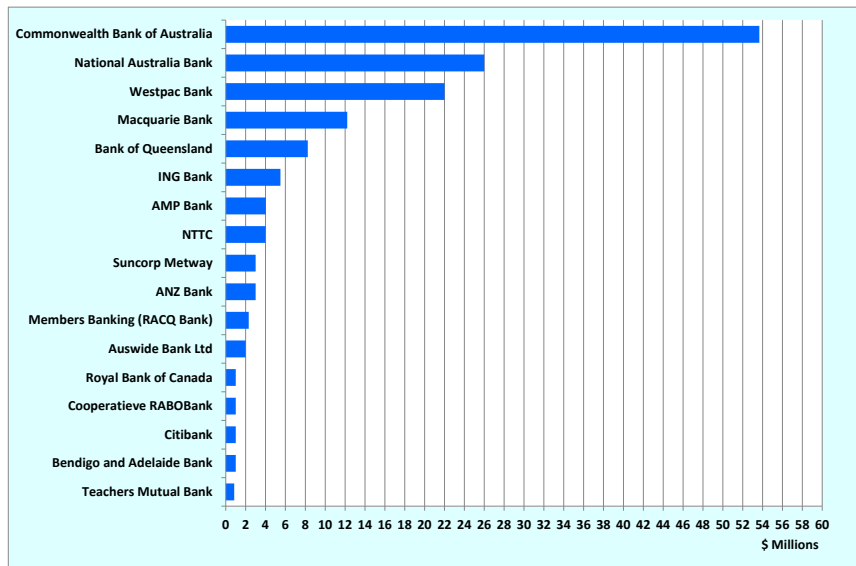
I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.

Evan Hutchings

Date: 05 Jan 2024

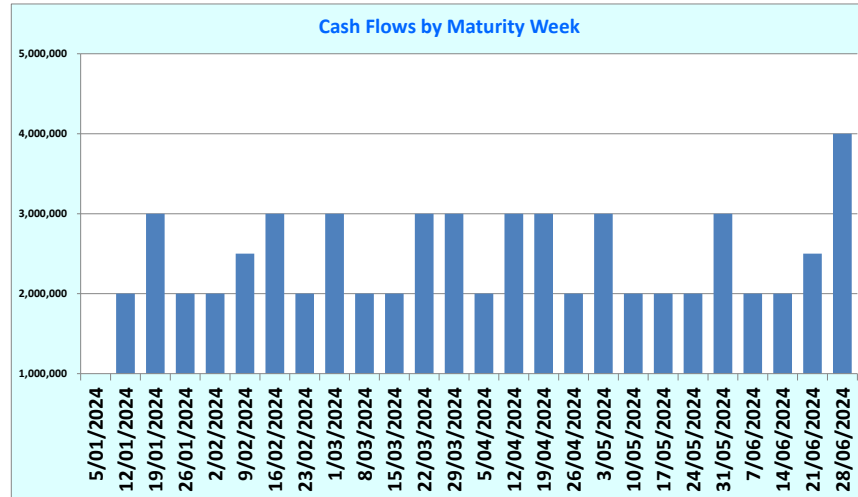
OB Investment Report DECEMBER 2023

Total Investment Deposits by Institution as of 31 December 2023



OB Investment Report DECEMBER 2023

Weekly cash flow forecast for 6 months as of 31 December 2023



Individual Counterparty Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council Investment Policy

LT Ratings	ADI	Policy Limit	% of Portfolio
AA-	ANZ Bank	45%	1.99%
	Commonwealth Bank of Australia	45%	35.59%
	National Australia Bank	45%	17.24%
	Westpac Bank	45%	14.59%
Aa3	NTTC	45%	2.65%
AAA	Suncorp Metway	45%	1.99%
	ING Bank	45%	3.65%
	Royal Bank of Canada	45%	0.66%
A+	Macquarie Bank	30%	8.10%
	Cooperatieve RABOBank	30%	0.66%
	Citibank	30%	0.66%
BBB+	Members Banking (RACQ Bank)	10%	1.53%
	Bendigo and Adelaide Bank	10%	0.66%
	Bank of Queensland	10%	5.47%
BBB	Teachers Mutual Bank	5%	0.56%
	Auswide Bank Ltd	5%	1.33%
	AMP Bank	5%	2.66%
	Total Portfolio		100.00%

0BInvestment Report DECEMBER 2023

Counter Party Class Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council's Investment Policy (excluding At Call Deposits)

Type Long Term	Holdings	Policy Limit	% Portfolio
AA-	\$104,680,000.68	45%	69.41%
Aa3	\$4,000,000.00	45%	2.65%
AAA	\$10,750,000.00	45%	7.13%
A+	\$14,217,986.18	30%	9.43%
A	\$0.00	30%	0.00%
BBB+	\$12,300,000.00	10%	8.16%
BAA2	\$0.00	10%	0.00%
BBB	\$4,867,650.90	5%	3.23%
BBB-	\$0.00	5%	0.00%
NR	\$0.00	0%	0.00%
Total	\$150,815,637.76		100.00%

OB Investment Report DECEMBER 2023

Investment Transactions during December 2023

Date	Transaction	Bank/Issuer	Type	Term	Int Rate	Amount	Interest Paid
30/11/2023	Balance	Investment Balance Fair Value				\$153,280,732.79	
1/12/2023	Maturity	Westpac Bank	Tailored Deposits	88	4.20%	(\$2,000,000.00)	\$20,252.05
4/12/2023	Reset	Westpac Bank	Tailored Deposits	911	2.22%	(\$2,000,000.00)	\$11,069.59
4/12/2023	Reset	Westpac Bank	Tailored Deposits	820	2.22%	\$2,000,000.00	
4/12/2023	Reset	Westpac Bank	Tailored Deposits	182	1.68%	(\$2,000,000.00)	\$8,376.99
4/12/2023	Reset	Westpac Bank	Tailored Deposits	91	1.68%	\$2,000,000.00	
4/12/2023	Reset	Westpac Bank	Tailored Deposits	455	1.62%	(\$1,500,000.00)	\$6,058.36
4/12/2023	Reset	Westpac Bank	Tailored Deposits	364	1.62%	\$1,500,000.00	
6/12/2023	Purchase	Bank of Queensland	Term Deposits	274	5.39%	\$2,000,000.00	
7/12/2023	Maturity	Commonwealth Bank of Australia	Term Deposits	349	4.62%	(\$3,000,000.00)	\$132,524.38
11/12/2023	Reset	Macquarie Bank	Floating Rate Notes	1651	4.61%	(\$2,000,000.00)	\$22,971.89
11/12/2023	Reset	Macquarie Bank	Floating Rate Notes	1651	4.84%	\$2,000,000.00	
14/12/2023	Maturity	National Australia Bank	Term Deposits	106	4.97%	(\$2,000,000.00)	\$28,866.85
14/12/2023	Reset	Macquarie Bank	Floating Rate Notes	1096	4.97%	(\$1,600,000.00)	\$19,835.51
14/12/2023	Reset	Macquarie Bank	Floating Rate Notes	1096	5.20%	\$1,600,000.00	
15/12/2023	Maturity	NTTC	Fixed Rate Bond	1186	1.00%	(\$2,000,000.00)	\$20,000.00
15/12/2023	Reset	NTTC	Fixed Rate Bond	1206	1.00%	(\$2,000,000.00)	\$20,000.00
15/12/2023	Reset	NTTC	Fixed Rate Bond	1206	1.00%	\$2,000,000.00	
18/12/2023	Reset	Teachers Mutual Bank	Floating Rate Notes	1825	4.80%	(\$850,000.00)	\$10,170.78
18/12/2023	Reset	Teachers Mutual Bank	Floating Rate Notes	1825	5.04%	\$850,000.00	
14/12/2023	Maturity	Commonwealth Bank of Australia	Floating Rate Notes	1917	4.55%	(\$2,000,000.00)	\$23,180.19
27/12/2023	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1917	4.78%	\$2,000,000.00	
	Activity	Macquarie Bank	At Call (Macquarie)		4.75%	\$7,547.95	\$7,547.95
	Activity	Macquarie Bank	At Call (Macquarie)		4.15%	\$2,514,358.56	\$14,358.56
	Activity	CBA Business Online Saver	CBA (BOS)		4.35%	\$6,482.23	\$6,482.23
	Activity	AMP Bank 31Day Notice	At Call (AMP)		5.20%	\$2,006,513.67	\$6,513.67
	Activity	AMP Business Saver	At Call (AMP)		3.30%	\$2.56	\$2.56
31/12/2023		EOM Balance			Total	\$150,815,637.76	\$358,211.56

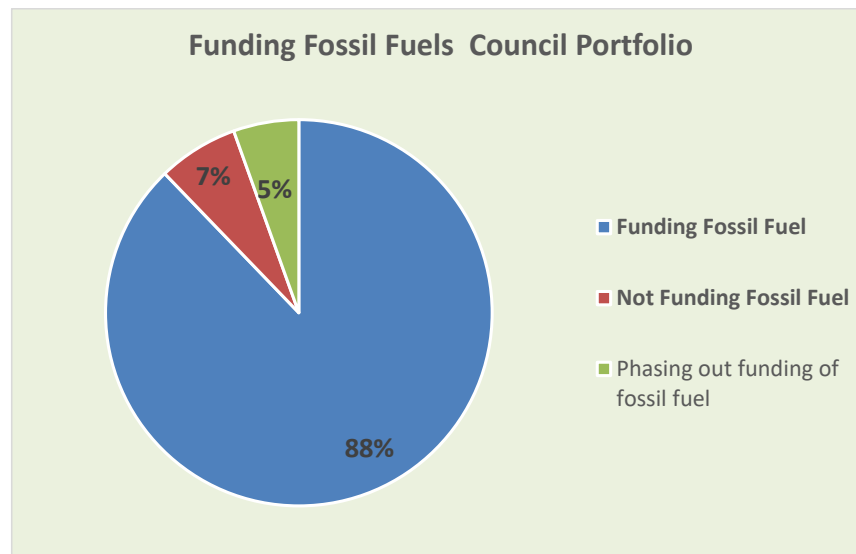
Total Interest Received during December 2023

Ledger Account	Type	Dec
102623-1465-40068	Investments	\$323,306.59
102623-1465-40067	At Call Accounts	\$34,904.97
	Sub-Total	\$358,211.56
102623-1465-40066	General Bank Account	\$7,946.30
	Total	\$366,157.86

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Fossil Fuel Allocation (Green Funding) as at 31 December 2023

Sum of Fair Value		
Funding Fossil Fuel	Bank/Issuer	Total
Funding Fossil Fuel	Commonwealth Bank of Australia	53,680,000.68
	National Australia Bank	26,000,000.00
	Westpac Bank	22,000,000.00
	Macquarie Bank	12,217,986.18
	ING Bank	5,500,000.00
	AMP Bank	4,017,650.90
	NTTC	4,000,000.00
	ANZ Bank	3,000,000.00
	Citibank	1,000,000.00
	Cooperatieve RABOBank	1,000,000.00
Funding Fossil Fuel Total		132,415,637.76
Not Funding Fossil Fuel	Suncorp Metway	3,000,000.00
	Members Banking (RACQ Bank)	2,300,000.00
	Auswide Bank Ltd	2,000,000.00
	Bendigo and Adelaide Bank	1,000,000.00
	Royal Bank of Canada	1,000,000.00
	Teachers Mutual Bank	850,000.00
Not Funding Fossil Fuel Total		10,150,000.00
Phasing out funding of fossil fuel	Bank of Queensland	8,250,000.00
Phasing out funding of fossil fuel Total		8,250,000.00
Grand Total		150,815,637.76



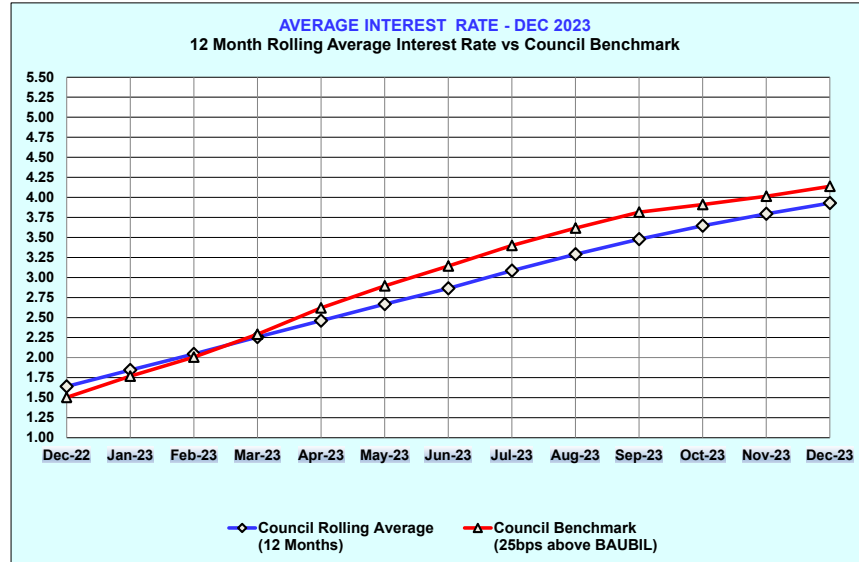
0BInvestment Report DECEMBER 2023

Statement of Consolidated Cash and Investments as of 31 December 2023

Consolidated Cash & Investments			
Cash & Investments			
Cash At Bank as at 31 Dec 2023		\$4,008,080.11	
Investments at Fair Value as at 31 Dec 2023		\$150,815,637.76	
Total Cash & Investments			\$154,823,717.87
The above cash and investments are comprised of:			
Externally Restricted Reserves			
Externally restricted reserves refer to funds received that are restricted by externally imposed requirements for expenditure on specific purposes. Externally restricted reserves include unexpended developer contributions under Sections 7.11 and 7.12.			
Total External Restrictions			\$91,112,678.38
Internally Restricted Reserves			
Internally restricted reserves are funds restricted in the use by resolution or policy of Council			
Total Internal Restrictions			\$43,451,428.31
Unrestricted Cash & Investments			
Total Unrestricted Cash & Investments			\$20,259,611.18
Total Cash & Investments			\$154,823,717.87
Note: At the time of this report, reserve balances have yet to be finalised for 31st December 2023			

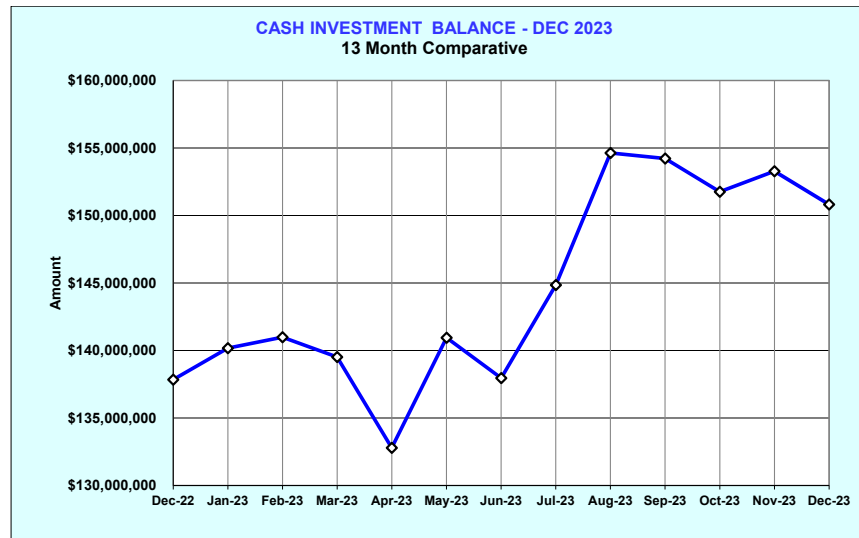
OB Investment Report DECEMBER 2023

Comparative Graphs

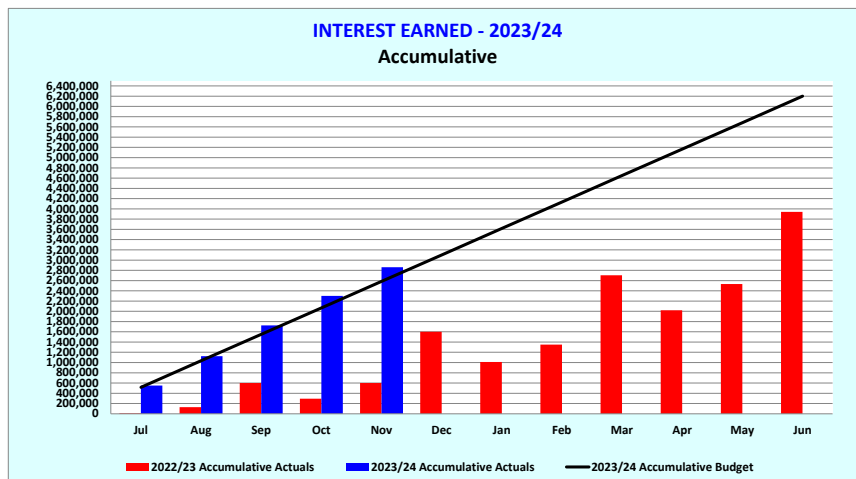
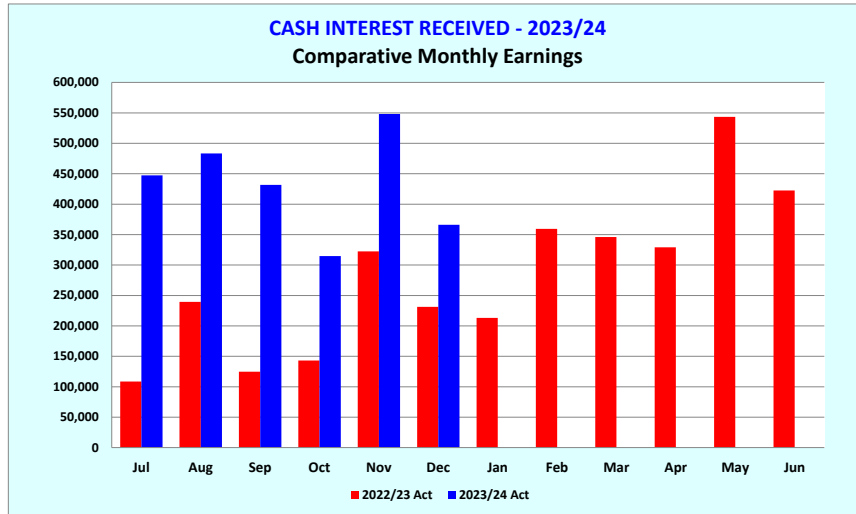


The rolling 12 month portfolio return relative to the index is expected to remain less than benchmark until March 2024. This is the impact of some fixed interest investments held in the portfolio returning less than what is currently able to be achieved if purchased in the market today.

The original budget forecast, interest earnings of \$4.6M. The was revised up by \$1.1M in the first quarter budget review to \$5.7M, The second quarter review also incorporates a further \$500K increase in investment earnings to \$6.2M. The forecast growth in investment income, is a result of higher than anticipated cash balances, and favourable returns on investments.



OB Investment Report DECEMBER 2023



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Attachment 2 – Investment Report January 2024



INVESTMENT
REPORT
JANUARY 2024

INVESTMENT REPORT JANUARY 2024

0BInvestment Report JANUARY 2024

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OBI Investment Report JANUARY 2024

January 2024 Investment Report

Statement of Cash Investments as of 31 January 2024

STATEMENT OF CASH INVESTMENTS							
Maturity Date	Bank/Issuer	Long Term Rating	Fair Value	Term	Interest	Issue Date	Investment Type
01/02/24	National Australia Bank	AA-	\$2,000,000.00	195	5.45%	21/07/23	Term Deposits
08/02/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	167	5.21%	25/08/23	Term Deposits
15/02/24	National Australia Bank	AA-	\$3,000,000.00	210	5.40%	20/07/23	Term Deposits
22/02/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	181	5.37%	25/08/23	Term Deposits
29/02/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	276	5.00%	29/05/23	Term Deposits
14/03/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	73	5.05%	01/01/24	Term Deposits
21/03/24	National Australia Bank	AA-	\$3,000,000.00	237	5.35%	28/07/23	Term Deposits
28/03/24	National Australia Bank	AA-	\$3,000,000.00	239	5.20%	02/08/23	Term Deposits
02/04/24	ING Bank	A	\$2,000,000.00	390	5.00%	09/03/23	Term Deposits
11/04/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.46%	03/08/23	Term Deposits
18/04/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.47%	10/08/23	Term Deposits
24/04/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	237	5.19%	31/08/23	Term Deposits
02/05/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	244	5.19%	01/09/23	Term Deposits
09/05/24	National Australia Bank	AA-	\$2,000,000.00	244	5.15%	08/09/23	Term Deposits
16/05/24	National Australia Bank	AA-	\$2,000,000.00	251	5.15%	08/09/23	Term Deposits
23/05/24	National Australia Bank	AA-	\$2,000,000.00	231	5.14%	05/10/23	Term Deposits
29/05/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	366	5.03%	29/05/23	Term Deposits
06/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	244	5.01%	06/10/23	Term Deposits
13/06/24	Bank of Queensland	BBB+	\$2,000,000.00	266	5.25%	21/09/23	Term Deposits
20/06/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	266	5.25%	28/09/23	Term Deposits
27/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	258	5.07%	13/10/23	Term Deposits
27/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	223	5.23%	17/11/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	279	5.28%	29/09/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	259	5.19%	19/10/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	174	4.88%	12/01/24	Term Deposits
11/07/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	252	5.31%	02/11/23	Term Deposits
18/07/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.30%	09/11/23	Term Deposits
25/07/24	National Australia Bank	AA-	\$2,000,000.00	196	5.10%	11/01/24	Term Deposits
01/08/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	195	4.91%	19/01/24	Term Deposits
08/08/24	National Australia Bank	AA-	\$2,000,000.00	196	5.15%	25/01/24	Term Deposits
22/08/24	ING Bank	A	\$3,000,000.00	365	5.37%	23/08/23	Term Deposits
29/08/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	241	4.99%	01/01/24	Term Deposits
05/09/24	Bank of Queensland	BBB+	\$2,000,000.00	274	5.39%	06/12/23	Term Deposits
12/09/24	Bank of Queensland	BBB+	\$3,000,000.00	287	5.40%	30/11/23	Term Deposits
21/11/24	Commonwealth Bank of Australia	AA-	\$1,500,000.00	363	5.39%	24/11/23	Term Deposits
29/11/24	Auswide Bank	BBB	\$2,000,000.00	366	5.67%	29/11/23	Term Deposits
16/02/26	National Australia Bank	AA-	\$2,000,000.00	1096	1.04%	16/02/23	Term Deposits
19/02/24	Westpac Bank	AA-	\$1,000,000.00	91	5.38%	20/11/23	ESG TD
04/03/24	Westpac Bank	AA-	\$2,000,000.00	91	1.68%	04/12/23	ESG TD
21/10/24	Westpac Bank	AA-	\$1,500,000.00	638	5.25%	22/01/23	ESG TD
30/10/24	Westpac Bank	AA-	\$1,000,000.00	274	5.41%	30/01/24	ESG TD
14/11/24	Westpac Bank	AA-	\$1,500,000.00	367	1.62%	13/11/23	ESG TD
02/12/24	Westpac Bank	AA-	\$1,500,000.00	364	1.62%	04/12/23	ESG TD
17/02/25	Westpac Bank	AA-	\$2,000,000.00	455	2.02%	20/11/23	ESG TD
24/02/25	Westpac Bank	AA-	\$2,500,000.00	455	2.10%	27/11/23	ESG TD
20/11/25	Westpac Bank	AA-	\$1,500,000.00	731	1.87%	20/11/23	ESG TD
17/02/26	Westpac Bank	AA-	\$2,500,000.00	820	2.24%	20/11/23	ESG TD
24/02/26	Westpac Bank	AA-	\$2,000,000.00	820	2.31%	27/11/23	ESG TD
03/03/26	Westpac Bank	AA-	\$2,000,000.00	820	2.22%	04/12/23	ESG TD
08/02/24	ANZ Bank	AA-	\$1,500,000.00	1826	5.51%	08/02/19	Floating Rate Notes
29/08/24	ANZ Bank	AA-	\$1,500,000.00	1827	5.15%	29/08/19	Floating Rate Notes
14/11/24	Citibank	A+	\$1,000,000.00	1827	5.29%	14/11/19	Floating Rate Notes
12/02/25	Macquarie Bank	A+	\$2,000,000.00	1827	5.26%	12/02/20	Floating Rate Notes
06/05/25	Royal Bank of Canada	AAA	\$1,000,000.00	1096	5.05%	06/05/22	Floating Rate Notes
17/10/25	Suncorp Metway	AAA	\$1,000,000.00	1096	5.23%	17/10/22	Floating Rate Notes
09/12/25	Macquarie Bank	A+	\$2,000,000.00	1651	4.84%	02/06/21	Floating Rate Notes
13/01/26	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1096	5.25%	13/01/23	Floating Rate Notes
24/02/26	RACQ Bank	BBB+	\$2,300,000.00	1096	5.88%	24/02/23	Floating Rate Notes
15/05/26	Bendigo and Adelaide Bank	BBB+	\$1,000,000.00	1096	5.65%	15/05/23	Floating Rate Notes
15/06/26	Teachers Mutual Bank	BBB	\$850,000.00	1825	5.04%	16/06/21	Floating Rate Notes
19/08/26	ING Bank Covered	AAA	\$500,000.00	1826	4.78%	19/08/21	Floating Rate Notes
14/09/26	Macquarie Bank	A+	\$1,600,000.00	1096	5.20%	14/09/23	Floating Rate Notes
23/12/26	Commonwealth Bank of Australia	AA-	\$2,000,000.00	1917	4.78%	23/09/21	ESG FRN
18/08/27	Commonwealth Bank of Australia	AA-	\$1,100,000.00	1826	5.40%	18/08/22	Floating Rate Notes
13/01/28	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1826	5.50%	13/01/23	Floating Rate Notes
19/01/28	Rabobank	A+	\$1,000,000.00	1826	5.52%	19/01/23	Floating Rate Notes
16/02/28	Westpac Bank	AA-	\$1,000,000.00	1826	5.37%	16/02/23	Floating Rate Notes
09/05/28	Bank of Queensland Covered	AAA	\$1,250,000.00	1827	5.61%	09/05/23	Floating Rate Notes
17/08/28	Commonwealth Bank of Australia	AA-	\$1,250,000.00	1827	5.33%	17/08/23	Floating Rate Notes
15/12/24	NTTC	AA-	\$2,000,000.00	1206	1.00%	27/08/21	Fixed Rate Bond
15/06/25	NTTC	AA-	\$2,000,000.00	1496	1.10%	11/05/21	Fixed Rate Bond
18/08/25	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1096	4.20%	18/08/22	Fixed Rate Bond
24/08/26	Suncorp Metway	AAA	\$2,000,000.00	1587	3.25%	20/04/22	Fixed Rate Bond
	AMP Bank	BBB	\$4,000,000.00		5.20%		AMP
	AMP Bank	BBB	\$1,000.00		3.30%		AMP
	Macquarie Bank	A+	\$2,008,528.77		4.65%		Macquarie CMA
	Macquarie Bank	A+	\$3,013,463.84		4.15%		Macquarie CMA
	Commonwealth Bank of Australia	AA-	\$1,836,761.66		4.35%		CBA BOS
31/01/24			\$150,209,754.27				
	TOTAL INVESTMENTS at 31/12/2023		\$150,815,637.76				
	Net Increase/(Decrease) in Investments		(\$605,883.49)				

Certificate of the Responsible Accounting Officer

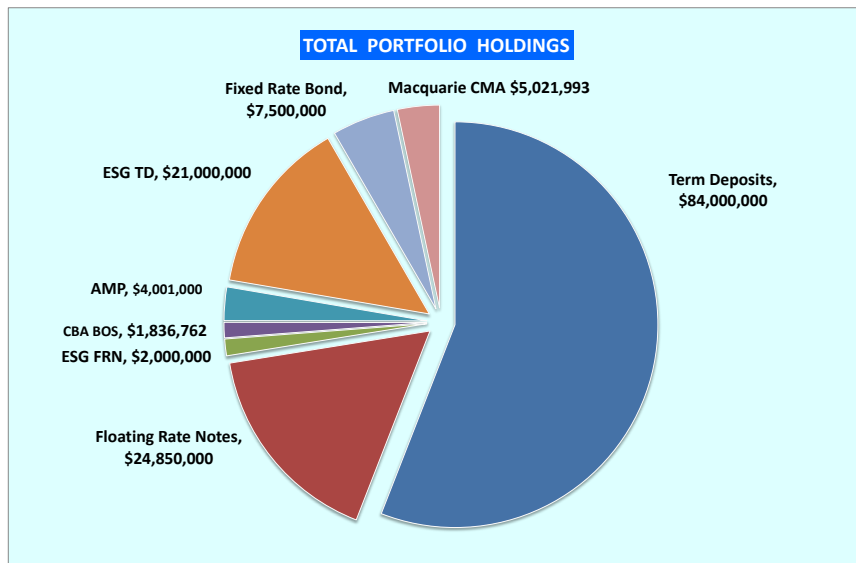
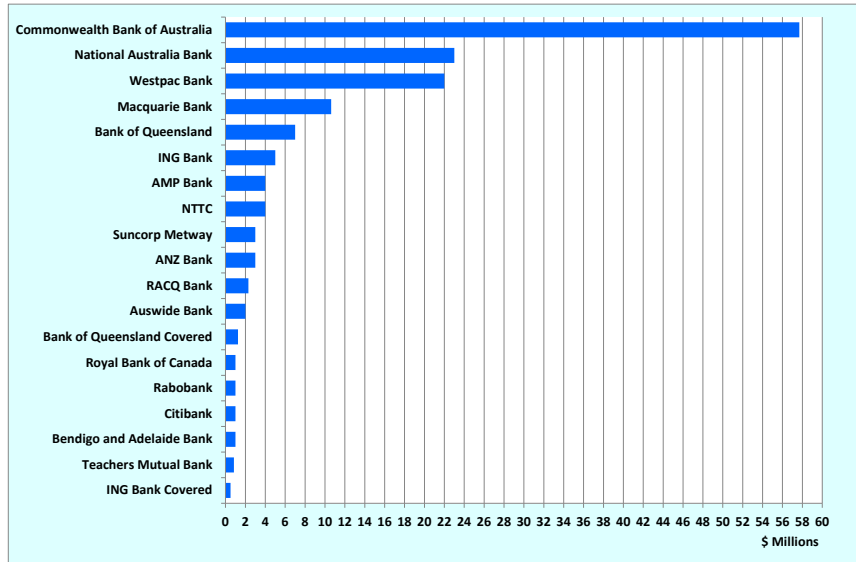
I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.

Evan Hutchings

Date: 07 Feb 2024

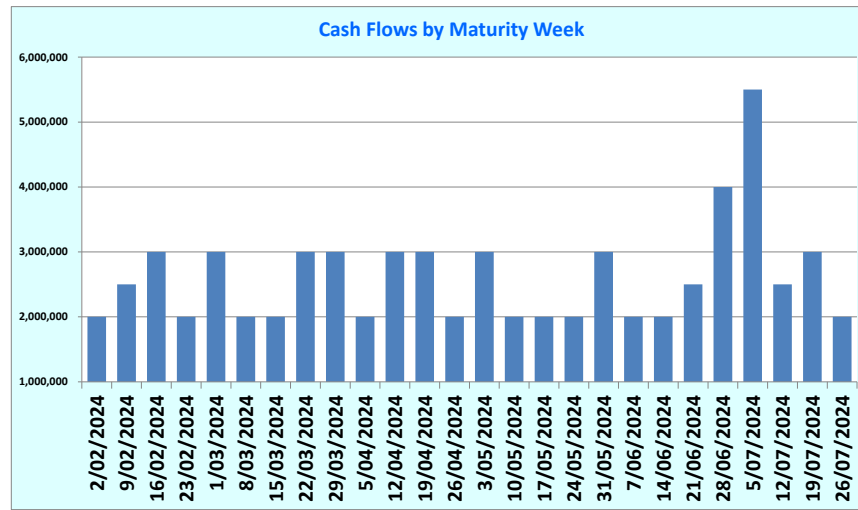
OB Investment Report JANUARY 2024

Total Investment Deposits by Institution as of 31 January 2024



OB Investment Report JANUARY 2024

Weekly cash flow forecast for 6 months as of 31 January 2024



Individual Counterparty Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council Investment Policy

LT Ratings	ADI	Policy Limit	% of Portfolio
AA-	ANZ Bank	45%	2.00%
	Commonwealth Bank of Australia	45%	38.40%
	National Australia Bank	45%	15.31%
	Westpac Bank	45%	14.65%
	NTTC	45%	2.66%
AAA	Suncorp Metway	45%	2.00%
	ING Bank Covered	45%	0.33%
	Royal Bank of Canada	45%	0.67%
	Bank of Queensland Covered	45%	0.83%
A	ING Bank	30%	3.33%
A+	Macquarie Bank	30%	7.07%
	Rabobank	30%	0.67%
	Citibank	30%	0.67%
BBB+	RACQ Bank	10%	1.53%
	Bendigo and Adelaide Bank	10%	0.67%
	Bank of Queensland	10%	4.66%
BBB	Teachers Mutual Bank	5%	0.57%
	Auswide Bank	5%	1.33%
	AMP Bank	5%	2.66%
	Total Portfolio		100.00%

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Counter Party Class Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council's Investment Policy (excluding At Call Deposits)

Type Long Term	Holdings	Policy Limit	% Portfolio
AA-	\$109,686,761.66	45%	73.02%
Aa3	\$0.00	45%	0.00%
AAA	\$5,750,000.00	45%	3.83%
A+	\$12,621,992.61	30%	8.40%
A	\$5,000,000.00	30%	3.33%
BBB+	\$10,300,000.00	10%	6.86%
BAA2	\$0.00	10%	0.00%
BBB	\$6,851,000.00	5%	4.56%
BBB-	\$0.00	5%	0.00%
NR	\$0.00	0%	0.00%
Total	\$150,209,754.27		100.00%

Investment Transactions during January 2024

Date	Transaction	Bank/Issuer	Type	Term	Int Rate	Amount	Interest Paid
31/12/2023	Balance	Investment Balance Fair Value				\$150,815,637.76	
1/01/2024	Reset	Commonwealth Bank of Australia	Term Deposits	425	4.99%	(\$3,000,000.00)	\$75,465.21
1/01/2024	Reset	Commonwealth Bank of Australia	Term Deposits	241	4.99%	\$3,000,000.00	
1/01/2024	Reset	Commonwealth Bank of Australia	Term Deposits	257	5.05%	(\$2,000,000.00)	\$50,915.07
1/01/2024	Reset	Commonwealth Bank of Australia	Term Deposits	73	5.05%	\$2,000,000.00	
11/01/2024	Reset	National Australia Bank	Term Deposits	153	5.10%	(\$2,000,000.00)	\$42,756.17
11/01/2024	Reset	National Australia Bank	Term Deposits	196	5.10%	\$2,000,000.00	
12/01/2024	Purchase	Commonwealth Bank of Australia	Term Deposits	174	4.88%	\$2,000,000.00	
15/01/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1826	5.30%	(\$1,500,000.00)	\$20,489.81
15/01/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1826	5.50%	\$1,500,000.00	
15/01/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1096	5.05%	(\$1,500,000.00)	\$19,524.06
15/01/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1096	5.25%	\$1,500,000.00	
17/01/2024	Reset	Suncorp Metway	Floating Rate Notes	1096	5.03%	(\$1,000,000.00)	\$12,688.94
17/01/2024	Reset	Suncorp Metway	Floating Rate Notes	1096	5.23%	\$1,000,000.00	
18/01/2024	Maturity	National Australia Bank	Term Deposits	182	5.40%	(\$3,000,000.00)	\$80,778.09
19/01/2024	Purchase	Commonwealth Bank of Australia	Term Deposits	195	4.91%	\$2,000,000.00	
22/01/2024	Reset	Westpac Bank	ESG TD	638	5.25%	(\$1,500,000.00)	\$20,280.82
22/01/2024	Reset	Westpac Bank	ESG TD	638	5.25%	\$1,500,000.00	
22/01/2024	Reset	Cooperative RABOBANK	Floating Rate Notes	1826	5.40%	(\$1,000,000.00)	\$13,802.64
22/01/2024	Reset	Cooperative RABOBANK	Floating Rate Notes	1826	5.52%	\$1,000,000.00	
24/01/2024	Maturity	National Australia Bank	Term Deposits	188	5.40%	(\$2,000,000.00)	\$55,627.40
25/01/2024	Purchase	National Australia Bank	Term Deposits	196	5.15%	\$2,000,000.00	
30/01/2024	Reset	Westpac Bank	ESG TD	366	5.41%	(\$1,000,000.00)	\$13,636.16
30/01/2024	Reset	Westpac Bank	ESG TD	366	5.41%	\$1,000,000.00	
	Activity	Macquarie Bank	At Call (Macquarie)		4.65%	\$13,463.84	\$21,992.61
	Activity	Macquarie Bank	At Call (Macquarie)		4.15%	(\$1,609,457.41)	
	Activity	CBA Business Online Saver	CBA (BOS)		4.35%	\$6,760.98	\$6,760.98
	Activity	AMP Bank 31Day Notice	At Call (AMP)		5.20%	(\$16,636.96)	\$15,744.71
	Activity	AMP Business Saver	At Call (AMP)		3.30%	(\$13.94)	\$2.84
31/01/2024		EOM Balance			Total	\$150,209,754.27	\$450,265.51

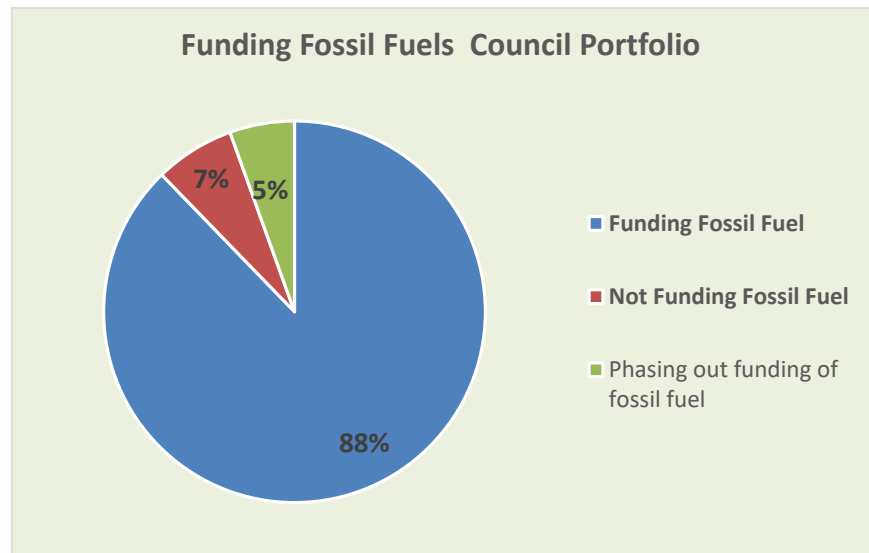
Total Interest Received during January 2024

Ledger Account	Type	Jan
102623-1465-40068	Investments	\$405,764.37
102623-1465-40067	At Call Accounts	\$44,501.14
	Sub-Total	\$450,265.51
102623-1465-40066	General Bank Account	\$12,472.91
	Total	\$462,738.42

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Fossil Fuel Allocation (Green Funding) as at 31 January 2024

Sum of Fair Value		
Funding Fossil Fuel	Bank/Issuer	Total
Funding Fossil Fuel	Commonwealth Bank of Australia	57,686,761.66
	National Australia Bank	23,000,000.00
	Westpac Bank	22,000,000.00
	Macquarie Bank	10,621,992.61
	ING Bank	5,000,000.00
	AMP Bank	4,001,000.00
	NTTC	4,000,000.00
	ANZ Bank	3,000,000.00
	Citibank	1,000,000.00
	Rabobank	1,000,000.00
	ING Bank Covered	500,000.00
Funding Fossil Fuel Total		131,809,754.27
Not Funding Fossil Fuel	Suncorp Metway	3,000,000.00
	RACQ Bank	2,300,000.00
	Auswide Bank	2,000,000.00
	Royal Bank of Canada	1,000,000.00
	Bendigo and Adelaide Bank	1,000,000.00
	Teachers Mutual Bank	850,000.00
Not Funding Fossil Fuel Total		10,150,000.00
Phasing out funding of fossil fuel	Bank of Queensland	7,000,000.00
	Bank of Queensland Covered	1,250,000.00
Phasing out funding of fossil fuel Total		8,250,000.00
Grand Total		150,209,754.27



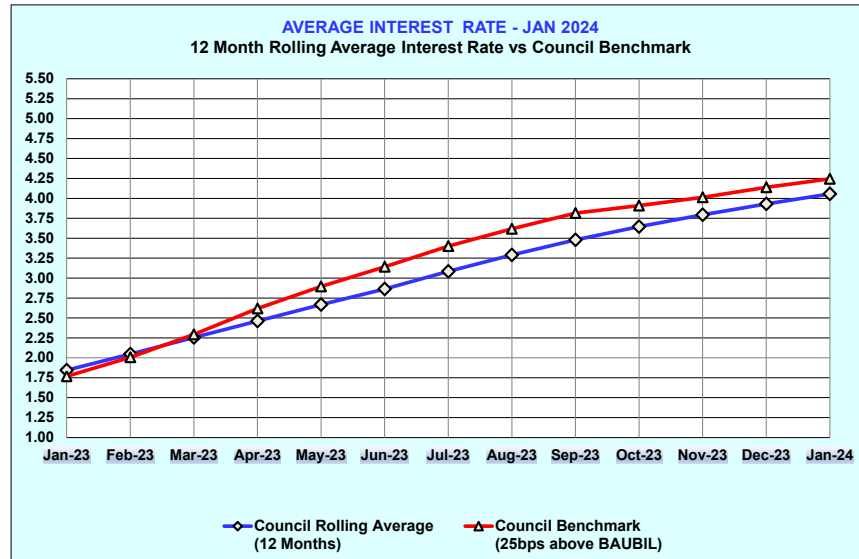
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Statement of Consolidated Cash and Investments as of 31 January 2024

Consolidated Cash & Investments			
Cash & Investments			
Cash At Bank as at 31 Jan 2024		\$2,822,117.60	
Investments at Fair Value as at 31 Jan 2024		\$150,209,754.27	
Total Cash & Investments			\$153,031,871.87
The above cash and investments are comprised of:			
Externally Restricted Reserves			
Externally restricted reserves refer to funds received that are restricted by externally imposed requirements for expenditure on specific purposes. Externally restricted reserves include unexpended developer contributions under Sections 7.11 and 7.12.			
Total External Restrictions			\$88,440,343.39
Internally Restricted Reserves			
Internally restricted reserves are funds restricted in the use by resolution or policy of Council			
Total Internal Restrictions			\$43,451,428.31
Unrestricted Cash & Investments			
Total Unrestricted Cash & Investments			\$21,140,100.17
Total Cash & Investments			\$153,031,871.87
Note: At the time of this report, reserve balances have yet to be finalised for 31st January 2024			

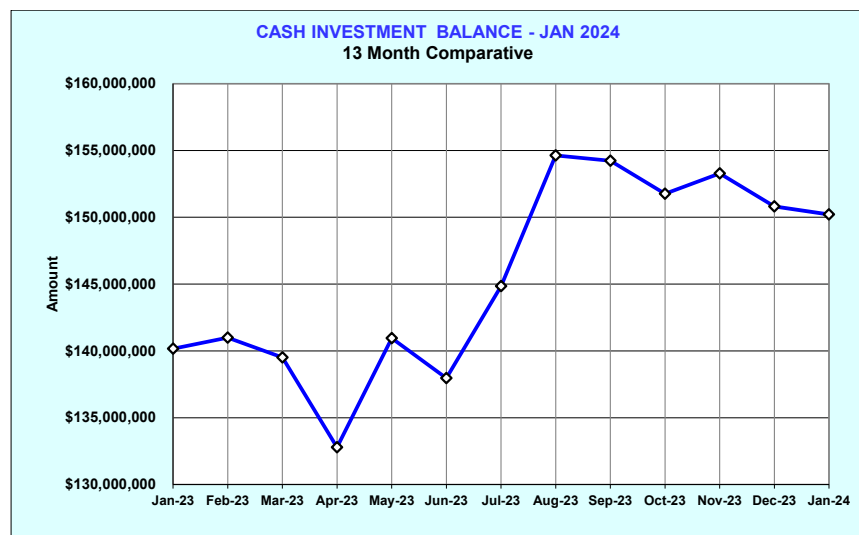
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Comparative Graphs

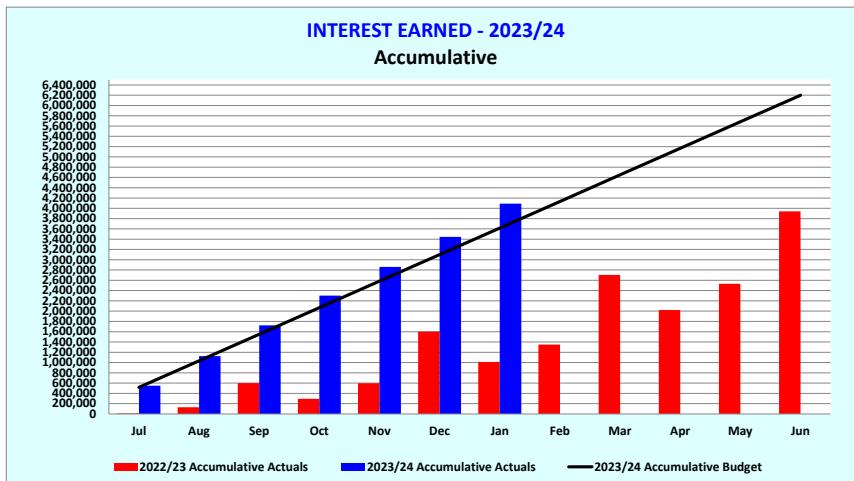
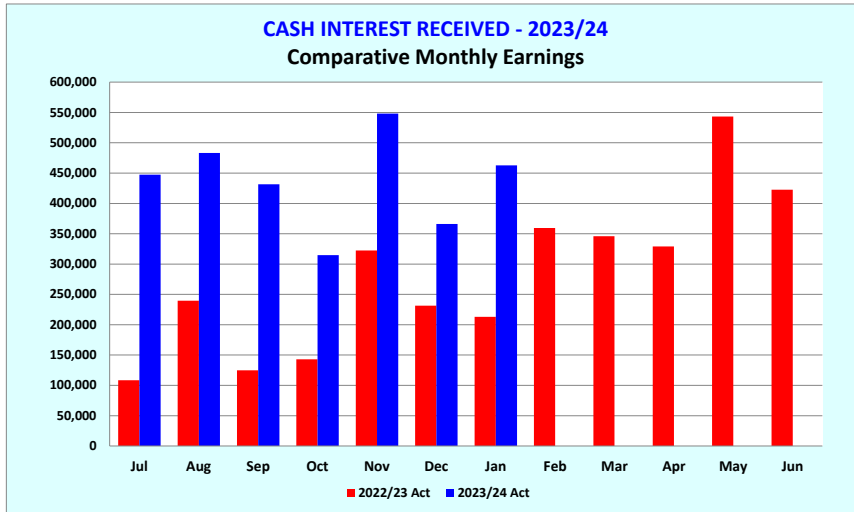


The rolling 12 month portfolio return relative to the index is expected to remain less than benchmark until March 2024. This is the impact of some fixed interest investments held in the portfolio returning less than what is currently able to be achieved if purchased in the market today.

The original budget forecast interest earnings of \$4.6M. This was revised up by \$1.1M in the first quarter budget review to \$5.7M. The second quarter review also incorporates a further \$500K increase in investment earnings to \$6.2M. The forecast growth in investment income, is a result of higher than anticipated cash balances, and favourable returns on investments.



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Acknowledgement of Country

The City of Canada Bay acknowledges the Wangal clan, one of the 29 tribes of the Eora nation and the traditional custodians of this land.

Council pays respect to Elders past, present and emerging and extends this respect to all Aboriginal and Torres Strait Islander people living in or visiting the City of Canada Bay.

Front cover image: Mcllwaine Park, Rhodes

Mayor's message

I am pleased to present this six-monthly progress report to our community. The report documents the City of Canada Bay's progress toward implementing our Delivery Program 2022-26 and Operational Plan 2023-24, covering the period between July to December 2023.

Our service highlights for this period include:

- Completion of the \$8.7 million Mcllwaine Park foreshore upgrade at Rhodes, just in time for summer. This important project has provided the growing local community with a rejuvenated foreshore reserve, incorporating many recreational, environmental and access improvements.
- The upgrades at Bayview Park, Concord, were completed in October and include new accessible picnic tables, shelters, parking spots and pathways to complement the swimming enclosure and enhance the experience for locals and visitors.
- Over \$200,000 was awarded to local community groups through Council's community grants and sponsorships programs. The community benefit achieved from this funding cannot be overstated and we are always very grateful for the services provided by our community groups.
- The 26th annual celebration of Ferragosto was held in Five Dock on 20 August 2023. Visited by over 120,000 people, this event proved again to be a premier celebration of all things Italian in the City of Canada Bay and beyond.
- NAIDOC Week was celebrated across the local government area with walks, education and youth activities. In this period, we also acknowledged local Indigenous history through commencing implementation of our first Reconciliation Action Plan.

I look forward to the delivery of more outstanding facilities and services by Council over the next six months.

Please read on for more information on our progress. If you have any questions about this report or its contents, please contact Council on 9911 6555 or email council@canadabay.nsw.gov.au.

A handwritten signature in blue ink that reads "Michael Megna". The signature is fluid and cursive, with a long, sweeping underline.

Michael Megna
Mayor

General Manager's message

Welcome to the first six-monthly report on progress for the Delivery Program 2022-26 and Operational Plan 2023-24. A summary of our progress is presented on page three and more detail can be found in further chapters of this report.

This six-month period has been a busy one for the staff here at Council as we commenced implementation of the projects that are funded by our recent special rate variation. With priorities spanning community services, environment, planning, customer services, asset management and infrastructure improvements, there's a lot to do. Read on in this report to see how we've been progressing.

Launched in early 2023, our Faster Local Assessment Grant project continued over this period, working to lower our Development Application processing times. This project is also improving the customer experience for our residents and businesses, with training and initiatives rolled out to teams across the whole of the organisation.

We continue our work towards achieving better sustainability outcomes for Council and for our community. We were named overall winners in the 'Towards Net Zero Emissions' category of the Local Government NSW Excellence in the Environment Awards.

This award is significant as it acknowledges the great strides that we are taking towards net zero emissions from Council operations by 2030. We've already achieved a 77% reduction in Council's operational carbon emissions compared with our baseline year (2017-18). We also won in the Division B 'Communication, Education and Empowerment' category, thanks to our efforts to build biodiversity and protect the Bar-tailed Godwits that visit our area for summer.

I am proud of our achievements to date and look forward to what we can achieve in the next six months. Contact us on 9911 6555 or by email council@canadabay.nsw.gov.au if you would like any information about the projects covered in this progress report.

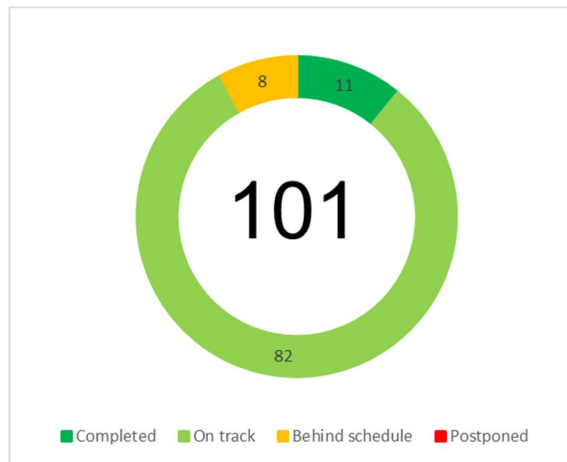


John Clark
General Manager

Year to date overview

The following charts show the progress of Council's scheduled capital infrastructure and operational projects as at 31 December 2023.

Capital infrastructure project progress

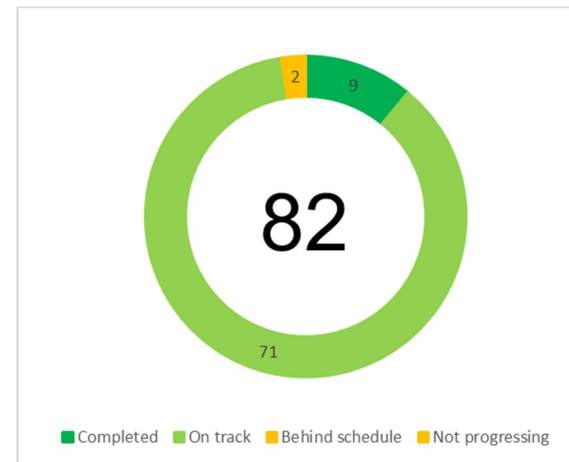


Capital infrastructure projects key

Completed	The scheduled activities were completed
On track	The scheduled activities are on track for completion within the project time frame
Behind schedule	This project is progressing at a rate that is behind its original schedule
Postponed	This project has been deferred to a future year

Commentary on delayed and postponed capital infrastructure projects is located in [Attachment 1](#).

Operational project progress



Operational projects key

Completed	The scheduled activities were completed
On track	The scheduled activities are on track for completion within the project time frame
Behind schedule	This activity is progressing at a rate that is behind its original schedule
Not progressing	This activity has been deferred to a future year, or may be removed from the program

Capital infrastructure program highlights

Introduction

In June 2023, Council adopted a \$64.6 million capital works program and commenced project delivery in July 2023. The following pages contain highlights of program delivery to date.

Mcllwaine Park, Rhodes - River Activation

- **Enhanced recreational amenities and accessibility:** The project introduced a new beach area, discovery rockpools, accessible barbecue, and picnic shelters, pedestrian lighting, along with an accessible pathway to the foreshore. These additions significantly improve the recreational experience for the community, offering diverse activities and better accessibility for all visitors.
- **Community and environmental benefits:** The project aligns with the broader goals of accommodating the area's growing population and enhancing environmental sustainability. It increases access to the foreshore, creates additional recreational space, and contributes to the naturalisation of the riverbank. This is particularly significant given the plans for residential and commercial expansion in the Rhodes area and is a key part of the Duba, Budu, Barra: Ten Steps to a Living River - Parramatta River Masterplan, which aims to make the river swimmable by 2025.
- **Ecological improvement and public engagement:** The project not only provides ecological benefits for flora and fauna but also includes features like the eco-friendly seawall with Living Seawall Tiles, rock pools, a saltmarsh field, and extensive tree plantings. Additionally, the project has been well-received by the community, indicating strong public support and engagement, which is crucial for the success and sustainability of such initiatives.



View of Mcllwaine Park showing the new beach and meandering pathway.

Timbrell Park Precinct Upgrade, Five Dock

To complement the Timbrell Park Amenity Building upgrades, Council continued planning for the entire precinct in this period.

Activities included:

- **Timbrell Park Traffic, Parking and Pedestrian Study:** We engaged consultants to conduct a traffic, parking, and pedestrian study in the area. The study considered the streets surrounding Timbrell Park and has identified opportunities to enhance pedestrian and traffic safety and increase overall amenity.
- **Timbrell Park Plan of Management and Masterplan:** In June 2023, we asked for feedback on the draft Timbrell Park Plan of Management (PoM) and Masterplan (MP). With the completion of the Traffic, Parking and Pedestrian Study, the outcomes of the community consultation regarding proposed angled parking will be considered when the PoM and MP are presented to Council for adoption.
- **Playing Fields Upgrade:** From October to November 2023, we conducted site investigation works and began surveying the playing fields to help inform the early planning of the upgrade works. We also called for community suggestions for Council to consider when developing concept plans for the proposed upgrade works.



Timbrell Park Traffic, Parking & Pedestrian Study



Timbrell Park Masterplan and Plan of Management



Timbrell Park Playing Fields Upgrades

Charles Heath Reserve Upgrade, Five Dock

The new regional playground at Charles Heath Reserve will include play items for all ages and abilities. The playground has been designed following the NSW Everyone Can Play guidelines to provide an inclusive play space that everybody can enjoy.

The park will include accessible BBQ and picnic facilities to enable families to enjoy a fun-filled day out.

We are planting an additional 34 trees and native landscaping throughout the park to help improve our urban canopy and provide plenty of natural shade for the users of the park.

Progress to date on this project includes:

- Completion of the outdoor fitness station, which is now open and available for community use.
- The concrete footpath installation, which is complete.
- Installation of the play equipment and surfacing, which is well underway.
- Landscaping enhancements are being progressed, along with planting schemes and installation of new furniture.



Outdoor exercise equipment installation completed



Playground equipment installation progressing.



Light pole priority renewals program

We completed the Rhodes foreshore lighting replacement project to reduce Council energy consumption and greenhouse gas emissions. The new lights are also an improvement in terms of reliability, quality and performance.

The project resulted in the replacement of 84 light poles and their associated cabling.

Council has also completed the renewal lighting infrastructure in Russell Park, Cabarita Park and Peg Patterson Park which have the same outcomes as the Rhodes foreshore lighting upgrade with work progressing on the renewal of lights in Montrose Lane Reserve and Cintra Park.

In addition to the work being done to upgrade public park lighting to energy efficient LEDs, Council has partnered with Ausgrid to replace out-of-date street light technology with modern LED alternatives. The City of Canada Bay LED lighting replacement project is now 97% complete. The new LED lights reduce energy consumption by 60% compared to the old fixtures and the replacement will save Council around \$45,000 in electricity costs each year.



Rhodes foreshore lighting installation completed.



*Ausgrid LED program 97% completed.
Photo credit: Ausgrid.*

Operational projects update





Introduction

Council's operational program is in place to progress the goals of the Community Strategic Plan: Our Future 2036 (CSP) for residents and visitors alike. These are the CSP directions:

- Direction 1: Connected community**
- Direction 2: Sustainable and thriving environment**
- Direction 3: Vibrant urban living**
- Direction 4: Infrastructure and transport**
- Direction 5: Civic leadership**

The tables contained in this section of the report detail the progress on each of the operational projects from Council's Delivery Program 2022-26 and Operational Plan 2023-24. Where projects are identified as 'behind schedule' or 'not progressing', an explanation is provided.

The coloured symbols below are used to identify the status of all activities in the Operational Plan 2023-24 as at 31 December 2023.

-  Completed – *the scheduled activities were completed*
-  On track – *the scheduled activities are on track for completion within the project time frame*
-  Behind schedule – *this activity is progressing at a rate that is behind its original schedule*
-  Not progressing – *this activity has been deferred to future year, or may be removed from the program*

Connected community


Goal 1.1.

Foster an inclusive community where diversity is welcomed and celebrated


1.1.1. Deliver community initiatives that strengthen social inclusion

Reporting responsibility	Status	Deliverable	Performance commentary
Library & Community Services		1.1.1 Deliver expanded community development services.	The Community Development Team has been recruited. The Team has commenced researching prioritised social needs by reviewing Council's existing social plans and strategies and the Community Strategic Plan, as well as by meeting and listening to community groups and organisations.
Strategic Planning		1.1.1.1 Develop a Social Sustainability Strategy.	Draft Social Sustainability Strategy prepared.
Place Management		1.1.1.2 Deliver Council's annual program of festivals and events, including new events in the Concord Oval precinct.	Eight Council events were held during the period. This included Ferragosto at Five Dock and DJ Nights by the Bridge at Rhodes as highlights. In addition, Council staff supported delivery of a further ten community events.

1.1.2. Support volunteering programs that strengthen social inclusion and connection

Reporting responsibility	Status	Deliverable	Performance commentary
Library & Community Services		1.1.2.1 Pilot Duke of Edinburgh volunteering project for young people in the library.	This will launch in March 2024 at Concord Library on Thursday afternoons.



1.1.3. Deliver initiatives that address local housing affordability

Reporting responsibility	Status	Deliverable	Performance commentary
Property Strategy & Leasing		1.1.3.1 Review and update the Affordable Housing Management Guidelines.	Council has appointed a staff member to the position of Development Manager Property. The Affordable Housing Strategy and Policy is the highest priority for this position.

Goal 1.2.

Celebrate, recognise, and honour Aboriginal and Torres Strait Islander cultures



1.2.1. Increase opportunities to celebrate Aboriginal and Torres Strait Islander cultures

Reporting responsibility	Status	Deliverable	Performance commentary
Place Management		1.2.1.1 Deliver the Reflect Reconciliation Action Plan (RAP) and identify ten actions to be included in the upcoming Innovations RAP, and host four local Aboriginal meet-up events.	Implementation of the Reflect Reconciliation Action Plan has taken place as planned this period with highlights including: <ul style="list-style-type: none"> • Trainee partnerships with Eora TAFE and University of Western Sydney • Acknowledgement of Country in staff signatures • Acknowledgement of Country at all significant meetings • NAIDOC and Reconciliation Week programming, including staff events • Establishment of a stakeholder database for local providers, organisations and contacts • First Nations community meet up held at Concord Oval in October • Listening Project workshop held at Cabarita Conservatory in November.
Library & Community Services		1.2.1.2 Develop a library program of First Nations knowledge workshops and cultural activities.	Two Indigenous storytime sessions were held as part of Book Week, with a further two Indigenous storytime sessions held as part of the City of Canada Bay Libraries' school holiday programs. Adult programs are scheduled for 2024.




Goal 1.3.

Provide the community with equitable access to a range of programs, services, and facilities

1.3.1. Deliver community and cultural facilities that respond to the diverse needs of the community

Reporting responsibility	Status	Deliverable	Performance commentary
Venues Management		1.3.1.1 Investigate the use of smart technology to provide pin code access to Council's venues for hire.	In progress and on track to be completed by the end of the financial year.
Library & Community Services		1.3.1.2 Implement Collection HQ platform to improve management of library collections.	Collection HQ Lite has been implemented, with staff training completed. It is being used to manage collections through more effective use of reports.



1.3.2. Deliver programs, services, and facilities that increase community connection

Reporting responsibility	Status	Deliverable	Performance commentary
Open Space		1.3.2 Increased open space asset management services.	The adoption of the Special Rate Variation has enabled a plan for increased Open Space Asset Management, including conducting condition assessments of Open Space assets to facilitate better management regimes.
Library & Community Services		1.3.2.1 Deliver the Canada Bay Makes festival for artists and creatives.	Canada Bay Makes was delivered at Five Dock Library, Concord Library, and The Learning Space, Rhodes over three weeks covering school holidays and craft week in October 2023. It included eight community groups and artists with displays at Twilight Fun for Families, an art workshop for adults, a pottery workshop for youth, maker activities for children, and an exhibition from the Embroiders' Guild at Concord Library. Over 300 people participated in Canada Bay Makes.
Library & Community Services		1.3.2.2 Expand The Lab recreational technology program for 10 to 16-year-olds on the autism spectrum.	The Lab Rhodes will be joined by a new program, The Lab Five Dock, which will begin operating in February 2024, doubling capacity.



Goal 1.4.

Promote a community where residents feel safe and enjoy good health

1.4.1. Implement initiatives that contribute to the community's sense of safety and wellbeing

Reporting responsibility	Status	Deliverable	Performance commentary
Library & Community Services		1.4.1.1 Embed the child safe principles into the organisation in accordance with the results of Council's Child Safe Self-Assessment action report.	Implementation of the Child Safe Action Plan is on track. A renewed training plan for all staff has been prepared which will be rolled out in 2024.
Open Space		1.4.1.2 Conduct Crime Prevention Through Environmental Design (CPTED) audits in partnership with Burwood Local Area Command.	Staff continue to work with Burwood Local Area Command Crime Prevention Unit in conducting CPTED audits at nominated open space locations.

1.4.2. Implement initiatives that support local resilience and adaptability

Reporting responsibility	Status	Deliverable	Performance commentary
Roads & Traffic		1.4.2.1 Conduct a review of evacuation centres in the local Emergency Management Plan (EMPLAN) and assess alignment with Resilience NSW guidelines.	The EMPLAN review was completed in December 2023.
Roads & Traffic		1.4.2.2 Develop a Disaster Recovery Plan in collaboration with the Local Emergency Management Committee.	The Disaster Recovery Plan was developed as part of the local Emergency Management Plan EMPLAN review, which was completed in December 2023.

1.4.3. Continuously improve public and environmental health services to support health and safety of residents

Council's Environmental Health Team is working to deliver this strategy through business-as-usual activities in 2023-24.


The Service work plan includes the following:

- Public health compliance activities such as food and skin penetration premises inspections, regulated system and public swimming pool inspections.
- Environmental management compliance activities such as responding to incidents, provision of advice to members of the public, businesses and the Environment Protection Authority as required.
- Development Application referral service, reviewing applications for matters relating to noise, acid sulphate soils, contaminated lands and odour impacts.


Goal 1.5.

Provide open space, facilities, and programs that promote active lifestyles

1.5.1. Improve quality and capacity of open space to support a diversity of recreation activities

Reporting responsibility	Status	Deliverable	Performance commentary
Open Space		1.5.1.1 Complete installation of infrastructure that supports off-leash dog parks.	Following a resolution of Council, consultation with the community has been conducted for off-leash area improvements at Lysaght Park, Chiswick. Findings of the consultation have informed the works to be delivered. Upon completion of these works, the nearby Wire Mill Park dog off-leash area will resume as a dog on-leash area.

1.5.2. Investigate opportunities for new and connected open spaces, recreation facilities, and programs

Reporting responsibility	Status	Deliverable	Performance commentary
Recreation Management		1.5.2.1 Prepare the operational management plan for the upcoming Rhodes Recreation Centre.	The gym and sports facilities will be owned and managed by the City of Canada Bay. Planning has commenced for the operations of the services while the construction of the facilities continues. Staff have provided advice on the fit-out, operations and business plan for the Early Childhood Education Centre.

Performance measures

Measure	Baseline	Target	Frequency of reporting	Result as at 31 December 2023
Number of library service visitors, including the Learning Space*	200,000 yearly (2022-23)	Maintain or increase	Every six months	197,684
Number of library service members*	34,000 members (2022-23)	Maintain or increase	Annually	-
Number of community groups and organisations supported during the year*	20 (2022-23)	Maintain or increase	Annually	-
Percentage capacity of Council's recreational bus trips for senior residents*	65% (2021-22)	70%	Every six months	61%

* Outcomes that Council can control




** Outcomes that Council can influence

Sustainable and thriving environment

Goal 2.1.

Reduce greenhouse gas emissions




2.1.1. Lead initiatives that empower the community to reach emissions targets, transition to renewable energy, and improve climate resilience

Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		2.1.1.1 Deliver environmental sustainability initiatives.	Two Solar Information Nights were held during this period, resulting in 22 new solar installations on private roofs. The final round of Council's Multi-Unit Development Solar and Energy Efficiency program was completed.
Sustainability & Waste		2.1.1.2 Deliver projects which support the Climate Resilience Framework.	Consultant appointed and Flora and Fauna study underway with a report expected by 30 June 2024.
Sustainability & Waste		2.1.1.1 Develop a roadmap for net zero carbon waste service delivery.	Development of the roadmap is scheduled for completion by June 2024.
Sustainability & Waste		2.1.1.2 Review the Sustainable Food Strategy and incorporate into the Climate Resilience Framework and Environmental Strategy.	This project is progressing to a revised schedule with completion planned for December 2024.

Goal 2.2.

Increase urban tree canopy






2.2.1. Encourage residents and stakeholders to plant, retain, and maintain the urban tree canopy

Reporting responsibility	Status	Deliverable	Performance commentary
Open Space		2.2.1 Expanded tree maintenance and management services	Following adoption of the Special Rate Variation, the maintenance program is being reviewed for better management of the routine pruning of street trees.
Open Space		2.2.1.1 Commence a review of actions and targets within the Urban Canopy Strategy.	As part of Council's ongoing commitment to increasing tree canopy cover, a review of the adopted Urban Tree Canopy Strategy has commenced. The review looks at all facets of how the tree canopy is managed from where to plant, to practices in managing both public and private trees to ensure the tree canopy is not impacted adversely.
Open Space		2.2.1.2 Finalise the Street Tree Masterplan and tree inventory database.	Council has commenced mapping all of its public street trees and has so far mapped 20,000 trees. Following the mapping, preparation of the Street Tree Masterplan will commence. It will inform the look and feel of the different streetscapes across the whole area, helping shape the tree canopy into the future.


Goal 2.3.

Reduce waste to landfill through waste avoidance and increasing recycling and reuse

2.3.1. Deliver best practice programs that reduce waste to landfill and promote a circular economy

Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		2.3.1.1 Implement onsite programs for collection of difficult to recycle materials in apartments.	The expansion to apartment buildings of the "HomeCycle" program for household collection of items that do not belong in regular bins commenced in November 2023.
Sustainability & Waste		2.3.1.2 Undertake procurement for new waste collection, processing and disposal contracts.	The waste disposal and processing tender was released to the market in October 2023.
Sustainability & Waste		2.3.1.3 Evaluate Food Organic Garden Organic (FOGO) trial outcomes and investigate options for future implementation of food organics service.	An evaluation of the food trial in Rhodes was presented to Council in December 2023. Council resolved to support continuation of the FOGO service for properties currently participating in the trial until 2026, funded from the Domestic Waste Management (DWM) charge. In addition, the option to expand the offering of a food collection service to other multi-unit Dwelling properties within the LGA was supported. Details are provided in the corresponding Council report.
Sustainability & Waste		2.3.1.4 Upgrade and investigate expansion of recycling drop-off stations at Council facilities.	Quotations have been sought from the market and appointment of a contractor is expected in early 2024.
Sustainability & Waste		2.3.1.5 Develop a school resource recovery engagement program.	There have been 11 early learning centre visits and one high school visit in this period. Further work on development of the schools' program is planned for 2024.



2.3.2. Deliver innovative programs aimed at reducing illegal dumping and littering in City streets and parks



Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		2.3.2.1 Implement a campaign for illegal dumping targeting a key issue.	Ongoing work targeting hotspots has occurred.

Goal 2.4.

Enhance and protect native flora and fauna to support local biodiversity

2.4.1. Deliver initiatives that protect, manage, and restore the City's habitat areas, fauna, and native species

Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		2.4.1 Enhanced flora and fauna and biosecurity programs.	To progress this Special Rate Variation project, a Natural Resources Officer has been appointed. A consultant has been assigned to undertake a Flora and Fauna Survey with a report expected by 30 June 2024.
Sustainability & Waste		2.4.1.1 Review and update the Biodiversity Framework.	The review of the Biodiversity Framework has commenced. As part of this project a consultant has been appointed to update Council's Flora and Fauna Study by 30 June 2024.

Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		<p>2.4.1.2 Deliver community biodiversity initiatives.</p>	<p>The Top Trees library exhibition for tree and bird education took place at Concord and Five Dock Libraries and resulted in 109 residents registering for Council's free tree program.</p> <p>A community clean up called "Spring Clean for the Godwits" was held at Halliday Park in Five Dock. A bird identification workshop also took place at Halliday Park. These activities were part of Council's migratory shorebird education program that involves members of the community taking pledges to protect the Bar-tailed Godwits that visit our shores in summer each year.</p> <p>Community education to protect the endangered coastal saltmarsh ecological community which lives on the landward side of mangrove stands in the intertidal zone within the City of Canada Bay was undertaken.</p> <p>A community native plant giveaway was held on 19 November 2023 at which 220 plants were given away. Another giveaway event is scheduled for April 2024.</p>
Sustainability & Waste		<p>2.4.1.3 Prepare a project plan for reviewing and updating Council's Flora and Fauna Study, including a review of associated policy, processes and corporate training.</p>	<p>A project plan for this work has been developed and a study has commenced with an updated Flora and Fauna Survey to be prepared by 30 June 2024.</p>

Goal 2.5.

Improve access to, and enhance quality of, foreshore and waterways


2.5.1. Implement initiatives to expand, enhance, and promote public spaces and paths along the foreshore


Council is working with the State Government on the Parramatta to Sydney Foreshore Link project which is aimed at improving access to the foreshore along the river and delivering new and upgraded walking and bike riding connections for locals and visitors of all ages and abilities. Community engagement on the early delivery segments was undertaken between 22

November and 20 December 2023. The early delivery segments include:

- Segment 1: New shared path through Shadrack Shaw Reserve in Concord
- Segment 2: An upgraded shared path through Wire Mill Reserve in Chiswick
- Segment 3: New shared paths through Allison Park, Campbell Park and Lysaght Park in Chiswick with new crossings on Blackwall Point Road, Parkview Road and Bibby Street
- Segment 4: Upgrading three crossings on the Bay Run

2.5.2. Work with the Parramatta River Catchment Group to deliver the Parramatta River Masterplan

Reporting responsibility	Status	Deliverable	Performance commentary
Open Space		2.5.2.1 Implement and support the Parramatta River Masterplan.	Council continues to work with members of the Parramatta River Catchment Group (PRCG) to make the Parramatta River swimmable again by 2025. In November 2023, Council proudly re-opened McIlwaine Park at Brays Bay. The foreshore upgrade is part of the journey to bring the community closer to the Parramatta River and provides opportunities to explore inter-tidal rockpools and get closer to nature or simply relax and be by the water.

Reporting responsibility	Status	Deliverable	Performance commentary
Open Space		2.5.2.2 Maintain membership of Parramatta River Catchment Group and host its office at the Five Dock Depot.	The City of Canada Bay has proudly hosted the Paramatta River Catchment Group (PRCG) since July 2019. The five-year hosting arrangement expires on 30 June 2024 when the PRCG will move to the next host, Inner West Council. City of Canada Bay will continue to be members of the PRCG going forward.

Performance measures

Measure	Baseline	Target	Frequency of reporting	Result as at 31 December 2023
Net emissions (tonnes CO ₂ -e) from Council operations*	7,579tCO ₂ -e (2017-18)	<ul style="list-style-type: none"> • 2,983 t CO₂-e by 2025 • Zero CO₂-e by 2030 	Annually	-
Net emissions (tonnes CO ₂ -e) from the City of Canada Bay Community**	772,220 tCO ₂ -e (2017-18)	<ul style="list-style-type: none"> • 351,682 t CO₂-e by 2035 • Zero CO₂-e by 2050 	Annually [⊕]	-
Kilograms per year of domestic waste stream to landfill per resident**	190kg/per annum (2019-20)	Decrease	Annually	-
Number of trees planted**	800 (2019-20)	1,500	Annually	-

* Outcomes that Council can control

** Outcomes that Council can influence



⊕ Annual total community emissions data has a lag of 12 months from reporting year

Vibrant urban living

Goal 3.1.

Create vibrant local village centres and community hubs





3.1.1. Implement a multidisciplinary and collaborative place management approach to maximise City-wide social, economic, and environmental outcomes

Reporting responsibility	Status	Deliverable	Performance commentary
Roads & Traffic		3.1.1 Expanded town centre and footpath sweeping to support amenity and vibrancy of town centres	Council has ordered two additional footpath sweepers with delivery expected before the end of the financial year.
Place Management		3.1.1.1 Deliver at least two initiatives from the North Strathfield Action Plan, Rhodes Place Plan and the Mortlake Place Plan.	Council consulted the community about a proposed shared space trial at Clermont Avenue, North Strathfield. The majority of respondents said they did not want the trial to proceed. Alternate plans for solar fairy lights, planting and other improvement works are scheduled for 2024. The Rhodes Peninsula Place Plan (RPPP) is the subject of a review, which is on track to be delivered by end of the financial year.


Goal 3.2.

Improve access to local art, culture, and creative activities

3.2.1. Deliver innovative and accessible arts and cultural projects, programs, and creative activities

Reporting responsibility	Status	Deliverable	Performance commentary
Place Management		3.2.1 Maintain Council's festival and events program.	The 26 th edition of Ferragosto was held on 20 August. Two successful Halloween events were celebrated in Renwick Street, Drummoyne and Majors Bay Road, Concord. A comprehensive Christmas program was celebrated across the local government area, including carols and village centre decorations. A review of the 2024 events program is being undertaken.
Place Management		3.2.1.1 Deliver a digital artist in residency program for use in Drummoyne, Five Dock and Rhodes.	This program is on track for delivery in the 2024 calendar year.
Place Management		3.2.1.2 Deliver two public art installations and three arts activations on the Rhodes foreshore as part of a graffiti management grant.	Actions that occurred along the Rhodes foreshore as part of this grant program included: <ul style="list-style-type: none"> • Rhodes Moon Festival (over two days) • 'Infinity goes outdoors' event under the Bennelong Bridge • Two 'DJ Nights by the Bridge' events at John Whitton Bridge.
Place Management		3.2.1.3 Launch an Arts Committee for the City of Canada Bay and establish its membership and program.	This program is on track, with members having been appointed in 2023 and the first meeting scheduled for March 2024.


3.2.2. Encourage integration of public art and design in key sites around the City

Reporting responsibility	Status	Deliverable	Performance commentary
Place Management		<p>3.2.2.1 Develop a Public Art Hoardings Policy and establish the asset library required for its delivery.</p>	<p>The Creative Hoardings Policy was adopted by Council in August 2023.</p>


Goal 3.3.

Promote the City as an attractive, welcoming place to do business

3.3.1. Support and promote an enlivened evening economy

Reporting responsibility	Status	Deliverable	Performance commentary
Place Management		<p>3.3.1.1 Deliver the evening economy program offering a minimum of eight evening events in partnership with local businesses across the City.</p>	<p>The evening economy events program has included:</p> <ul style="list-style-type: none"> • Rhodes Moon Festival • Halloween • Christmas celebrations • Three evening events at Rhodes, funded by the Graffiti Management Grant.





3.3.2. Provide economic development activities in partnership to stimulate the local economy

Reporting responsibility	Status	Deliverable	Performance commentary
Place Management		<p>3.3.2.1 Conduct business and economic development programs in priority places, including providing support for local businesses in the Five Dock town centre to address the challenges associated with the Sydney Metro delivery program.</p>	<p>Small Business Month was celebrated at Concord Oval in October with a presentation on the use of AI business tools.</p> <p>Christmas celebrations were held in December in partnership with local Chambers of Commerce and a Networking Luncheon was held with Five Dock Chamber of Commerce on 8 December.</p>



Goal 3.4.

Ensure the built environment respects the unique neighbourhood character and responds deftly to evolving community needs

3.4.1. Effectively plan for future growth by balancing regional priorities with local values

Reporting responsibility	Status	Deliverable	Performance commentary
Strategic Planning		3.4.1 Deliver strategic planning commitments under State Government-led strategies.	Background studies were prepared to inform a planning proposal for Stage 2 of the Parramatta Road corridor.
Strategic Planning		3.4.1.1 Review and update the Local Strategic Planning Statement.	Council's review of the LSPS will commence following the release of the Region and District Plans by the Department of Planning and Environment.
Strategic Planning		3.4.1.2 Investigate opportunities to protect Local Character.	Council completed its project to investigate various initiatives to protect local character through planning controls. The Minister for Planning has confirmed that the protection of local character through the Local Environmental Plan or State Environmental Planning Policy provisions is not supported. Therefore, these initiatives are not able to be progressed.
Strategic Planning		3.4.1.3 Review and update background strategies used to inform the Local Strategic Planning Statement.	The draft Local Housing Strategy and draft Local Employment Strategy have been prepared. These documents will be updated following the release of the Region and District Plans by the Department of Planning and Environment.

3.4.2. Implement best practice land use planning and construction approaches to deliver quality development outcomes

Reporting responsibility	Status	Deliverable	Performance commentary
Statutory Planning		3.4.2 Engage and apply increased resources for FLAG project	Work on the Faster Local Approvals Grant project is progressing as planned.
Sustainability & Waste		3.4.2.1 Review the Development Control Plan to ensure best practice waste management.	The Development Control Plan review has been completed, with information provided to Strategic Planning for consideration.

Performance measures

Measure	Baseline	Target	Frequency of reporting	Result as at 31 December 2023
Percentage of people and businesses who agree town centres are vibrant*	57% (2019-20)	Maintain or improve	Biennially	49% ^o
Median number of days to assess Development Applications*	83 days (2019-20)	Decrease	Annually	-
Percentage of planned environmental health inspections completed according to the inspection schedule*	- <i>new measure</i>	100%	Six monthly and annually	On track

* Outcomes that Council can control

** Outcomes that Council can influence





^o Per Council's Biennial Community Research Report March 2023

Infrastructure and transport

Goal 4.1.

Manage local assets to ensure they continue to meet the City’s needs and address climate adaptation issues

4.1.1. Ensure that Council’s buildings, parks, stormwater and seawalls, and infrastructure assets are climate resilient and able to support a growing community

Reporting responsibility	Status	Deliverable	Performance commentary
Strategic Asset Services & Innovation		4.1.1.2 Apply increased resources to maintain and renew drainage assets	The pit renewal program commences in February 2024.
Roads & Traffic		4.1.1.1 Increased footpath maintenance	Footpath grinding program to be delivered by June 2024.
Building Asset Services		4.1.1.3 Use increased resources for building management	Operational and maintenance programs for the building portfolio are progressing according to plan.
Strategic Asset Services & Innovation		4.1.1.1 Develop Powells Creek Flood Plain Risk Management Plan.	Draft Floodplain Risk Management Study prepared.


4.1.2. Proactively manage and maintain Council’s local road and footpath network

Council’s Roads and Traffic team continued to deliver the annual renewal programs relating to local roads and footpaths within this period.

Goal 4.2.

Manage traffic and parking to minimise congestion and improve the City’s road safety


4.2.1. Plan, deliver, and manage traffic and parking so that it can better support population change

Reporting responsibility	Status	Deliverable	Performance commentary
Roads & Traffic		4.2.1 Improved delivery of traffic management objectives	Two new positions have been created and recruitment is underway.

Goal 4.3.

Encourage active and accessible transport opportunities

4.3.1. Support and advocate for safe and accessible active and public transport networks

Reporting responsibility	Status	Deliverable	Performance commentary
Roads & Traffic		4.3.1.1 Engage with Metro West to contribute to the appropriate design of new stations and integration with other public transport services and active transport links.	Council staff are meeting regularly with representatives from Sydney Metro regarding the design of the stations.

Performance measures

Measure	Baseline	Target	Frequency of reporting	Result as at 31 December 2023
Number of participants in car safety seat fittings and road safety activities*	- new measure	Maintain or increase	Annually	-
Metres of new active travel assets (footpaths, shared paths, on-road cycleways) delivered.*	n/a	Workload measure (delivered per program)	Annually	-
Percentage of road surfaces rated in satisfactory condition or better.*	91% (2019-20)	>90%	Annually	-

* Outcomes that Council can control





** Outcomes that Council can influence

Civic leadership



Goal 5.1.

Council is accountable, efficient, and ready to meet future challenges



5.1.1. Ensure decision making is open, accountable, and informed by integrated planning and risk management



Reporting responsibility	Status	Deliverable	Performance commentary
Governance & Customer Services		5.1.1 Expand internal audit program	Preparatory work for the implementation of a new Audit Risk and Improvement Committee (ARIC) has been substantially completed in preparation for submission to Council in the first quarter of the 2024 calendar year. An expanded audit function is to be developed in conjunction with the implementation of the new ARIC.
Governance & Customer Services		5.1.1.1 Review and relaunch the enterprise risk management framework and develop a platform for management of risk registers.	The Enterprise Risk Management Framework is currently under review.
Governance & Customer Services		5.1.1.2 Review and relaunch the Fraud and Corruption Control Framework.	The Fraud and Corruption Control Policy and Fraud and Corruption Strategy was endorsed by the Executive Team and approved by the General Manager on 22 November 2023.
Governance & Customer Services		5.1.1.3 Develop and implement the Safer Driver training program for fleet drivers.	Investigation and planning for a safe driver program will be investigated between the Road Safety and Risk teams in 2024.

5.1.2. Strengthen Council’s financial operations and processes

Reporting responsibility	Status	Deliverable	Performance commentary
Property Strategy & Leasing		5.1.2.1 Develop draft Community Leasing Policy.	A draft policy has been prepared and internal workshops with key stakeholders have commenced.
Property Strategy & Leasing		5.1.2.2 Develop Property Strategy and Guidelines.	Development of the Property Strategy and Guidelines has commenced, with work on individual site assessments and feasibility initiated.

5.1.3. Implement environmental efficiency measures across Council assets and services


Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		5.1.3.1 Review and update the Sustainable Event Policy.	This project is being delivered on a revised schedule as it took longer than expected to undertake recruitment of the essential delivery team. As a result of the delay, the review is now scheduled to commence in 2024, with completion anticipated by early 2025.
Sustainability & Waste		5.1.3.2 Review Council's current Water Efficiency Plan and Water Security Masterplan and develop a new water resilience plan for Council operations.	This project is progressing on a revised schedule owing to the necessity to recruit the capability to complete the job. As a result of the time taken for recruitment, the Water Efficiency Plan and Water Security Masterplan review is now scheduled to commence in early 2024.

Reporting responsibility	Status	Deliverable	Performance commentary
Sustainability & Waste		5.1.3.3 Implement actions in the Net Zero Fleet Plan in partnership with the Procurement and Fleet team.	A draft Net Zero Fleet Plan has been developed. Council purchased new electric vehicles and has installed some charging infrastructure at the administration centre in Drummoyne and works depot in Five Dock.
Sustainability & Waste		5.1.3.4 Deliver emissions reduction initiatives through the promotion of solar, energy efficiency and green power programs, and implementation of Council's Electric Vehicle Strategy and Action Plan.	The Electric Vehicle (EV) Charging Infrastructure Policy, which includes a fee for applicants, was adopted. Council has requested proposals from proponents to install turnkey solutions for public EV charging at four Council sites: Rhodes, Drummoyne town centre, Parramatta Road corridor and Concord. 22 new solar systems have been installed on private premises through the Inner West Community Energy partnership program.



Goal 5.2.

Council is supported by a skilled and efficient workforce that is equipped to meet the needs of a growing community

5.2.1. Establish timely plans for future workforce needs and deliver Workforce Management Plan

Reporting responsibility	Status	Deliverable	Performance commentary
People & Culture		5.2.1.1 Implement Council's Workforce Management Plan.	Implementation of Council's Workforce Management Plan is progressing in accordance with the People and Culture work plan.




5.2.2. Promote Council as an employer of choice with a talented and valued workforce

Reporting responsibility	Status	Deliverable	Performance commentary
People & Culture		5.2.2.1 Drive organisational culture and values including Employee Survey (Pulse survey), and Recognition of Service and Excellence Awards.	Council's annual Service and Excellence Awards for staff were held in November to reward and recognise staff going above and beyond service expectations. This deliverable is part of a program to drive a culture of customer focus and innovation.
People & Culture		5.2.2.2 Develop a Learning and Development Strategy and map the strategy into the overall business priorities. Implement and evaluate individual training plans.	All Council staff have their performance monitored through adherence to an individual performance development plan. The People and Culture team support this through implementation of the Learning and Development Strategy.

5.2.3. Implement best practice technology and processes

Reporting responsibility	Status	Deliverable	Performance commentary
Corporate Strategy & Business Improvement		5.2.3 Expanded Business Improvement program	The reimplementation of Council's enterprise content management (ECM) system project was successfully completed. The future business excellence program is to be developed following recruitment of the Chief Digital and Information Officer which occurred in December 2023.
Information Services		5.2.3.1 Update Council's call centre system.	Council Call Centre system has been successfully upgraded.
Information Services		5.2.3.2 Deliver a national broadband network (NBN) upgrade at Barnwell Park and Massey Park golf courses and Victoria Avenue Childcare Centre.	This program is on track for completion by the end of the financial year.
Information Services		5.2.3.3 Implement a new property management system to enhance customer experience and improve efficiency and oversight.	This project is on track for completion by the end of the financial year.


5.2.4. Deliver business and service delivery improvements

Reporting responsibility	Status	Deliverable	Performance commentary
Governance & Customer Services		5.2.4.1 Continue reimplementation of Council's enterprise content management (ECM) system to provide enhanced support to the organisation and enhanced customer experience.	The configuration and technical upgrades of Council's enterprise content management (ECM) system were completed and record keeping awareness training was rolled out across the organisation.
People & Culture		5.2.4.2 Develop and implement Council's Health, Safety and Wellbeing Strategy.	Health Safety and Wellbeing continues to be an organisation focus area. This project is on track for this period.
Corporate Strategy & Business Improvement		5.2.4.3 Develop a Service Review Framework.	The Service Review Framework is under development and is on track for completion by the end of the financial year.


Goal 5.3.

Council works with partners to actively shape the City’s future

5.3.1. Partner with the community and stakeholders to deliver integrated planning objectives and advocacy to State and Federal Governments

Reporting responsibility	Status	Deliverable	Performance commentary
Strategic Asset Services & Innovation		5.3.1.1 Management of the Sydney Metro works within public roads in accordance with the Sydney Metro Interface Agreement and relevant legislation.	Sydney Metro Works are in compliance with legislation.



5.3.2. Seek smart City partnerships to improve community and Council outcomes

Reporting responsibility	Status	Deliverable	Performance commentary
Place Management		5.3.2.1 Inclusion of smart energy and signage in three key projects across the City.	Digital smart signage was established in Formosa Street and Church Street shared spaces in Drummoyne.

Goal 5.4.

City of Canada Bay community is well informed and eager to engage in issues and decisions that impact them

5.4.1. Ensure the community is well-informed through high quality, accessible, and timely information

Reporting responsibility	Status	Deliverable	Performance commentary
Media and Communications		5.4.1.1 Engage a specialist to conduct a review of Council's online assets in order to meet web accessibility requirements.	An accessibility audit of Council's website was completed and the results received. The identified accessibility issues were prioritised and the first round of amendments were completed in December 2023.
Place Management		5.4.1.2 Increase the participation of young people in our youth engagement program by 15% on 2022-23 participation.	This program is on track for completion by the end of the financial year.

Performance measures

Measure	Baseline	Target	Frequency of reporting	Result as at 31 December 2023
Percentage of scheduled operational activities that are on track for completion within the project timeframe*	- new measure	80%	Six monthly and annually	98%
Percentage of scheduled capital infrastructure projects that are on track for completion within the project timeframe*	- new measure	80%	Six monthly and annually	92%
Percentage of high impact projects with a community engagement plan*	- new measure	100%	Annually	-
Percentage of rates collected by due date**	95% (2021-22)	95%	Annually	95.95 [^]
Cash expense cover ratio*	-	>3 months	Annually	13.00 months [^]
Debt service cover ratio*	-	>2.00x	Annually	7.08x [^]
Operating performance ratio*	-	>0.00%	Annually	(1.52%) [^]
Own source operating revenue ratio*	-	>60%	Annually	66.13% [^]
Unrestricted current ratio*	-	>1.5x	Annually	4.14x [^]

* Outcomes that Council can control

** Outcomes that Council can influence

[^] As per Annual Financial Statements FY2023

Attachment 1: Behind schedule capital infrastructure commentary

The following table provides a commentary on the capital infrastructure projects that have become behind schedule as at 31 December 2023.

Project name	Performance commentary
The Terrace, Abbotsford – embankment stabilisation	This is a complex project requiring extensive authority approvals which have caused delays. A submission to Sydney Water is being prepared and development of the design continues.
176 George Street, Concord West – raising and overland flow path	This project is operating on a revised schedule because it requires the integration of outcomes with various other sites in the vicinity that are subject to planning considerations.
Drummoyne Oval/Taplin Park – stormwater re-use	The project scope is being finalised to address the project’s sustainability intentions and it continues to be carefully developed.
Deakin Street, Concord – foreshore access	The project will be ready for community engagement in early 2024. Given the complexity, project funding and a need to revise the scope in consultation with the grant funding body, it is being delivered to a revised schedule. A way forward has been agreed and the project timeline has been reset to align with the original direction and other foreshore projects in the vicinity.
Regional cycleway upgrade	This project has been met with additional approval requirements as part of the cycleway is on Crown Land and a State Road. The Lyons Road West component is currently with the State Government for funding approval, while the Queen Elizabeth Park and Five Dock elements are part of the current master planning reviews and require further investigation regarding planning impacts.
Clermont Lane, Concord – parking barrier	These works are subject to a development application to address the heritage item in proximity which has caused a delay. Detailed construction plans are progressing and currently being finalised.
Howley Park East, Drummoyne – upgrade	This project was worked through with the State Government to resolve the associated land matters and to integrate the east and west parts of the site. This has now been resolved and wider community consultation and masterplan information is due to be released to the community early in 2024.
Five Dock Park – car parking upgrade	Following community feedback, opportunities to extend the existing off-street car park are currently being investigated as part of the Five Dock Park master planning review.

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

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City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23**Report by responsible accounting officer**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021:

31 December 2023

It is my opinion that the Quarterly Budget Review Statement for City of Canada Bay for the quarter ended 31/12/23 indicates that Council's projected financial position at 30/6/24 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: _____**date:**Evan Hutchings
Responsible accounting officer

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Income & expenses budget review statement

Budget review for the quarter ended 31 December 2023

Income & expenses - Council Consolidated

(\$000's)	Original budget 2023/24	Approved	Revised budget 2023/24	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
		Changes Sep QBRS					
Income							
Rates and annual charges	67,471	(69)	67,402	(36)	1	67,366	67,324
User charges and fees	20,532	(227)	20,305	60	2	20,365	10,666
Other revenues	6,973	(420)	6,553	395	3	6,948	4,011
Other income	3,990	-	3,990	342	4	4,332	2,497
Grants and contributions - operating	6,889	521	7,410	699	5	8,109	2,160
Grants and contributions - capital	27,748	685	28,433	103	6	28,536	9,039
Interest and investment revenue	4,715	1,153	5,868	540	7	6,408	3,558
Net gain from disposal of assets			-				73
Total income from continuing operations	138,318	1,643	139,961	2,103		142,064	99,328
Expenses							
Employee benefits and on-costs	47,231	(454)	46,777	(470)	8	46,307	22,008
Borrowing costs	632	-	632			632	322
Materials and services	40,552	229	40,781	2,437	9	43,218	18,758
Depreciation and amortisation	16,251		16,251			16,251	8,968
Other expenses	6,832	(0)	6,832	(28)	10	6,804	4,645
Total expenses from continuing operations	111,498	(225)	111,273	1,939		113,212	54,701
Net operating result from continuing operations	26,820	1,868	28,688	164		28,852	44,627
Net Operating Result before Capital Items	(928)	1,183	255	61		316	35,588

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Income & expenses budget review statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

1	<p>Rates and annual charges DOWN \$36K</p> <p>Increase to Domestic waste income resulting from an additional 45 new dwellings. Total income revised to \$17.16M, UP \$20K</p> <p>Decrease in projected rates income, less than anticipated rating growth, DOWN \$56K</p>
2	<p>User charges and fees UP \$60K</p> <p>Permit to stand plant fees collected, projected to increase from \$190K to \$250K, UP \$60K, due to increased activity in Rhodes.</p> <p>Parking meter income projected to increase from \$840K to \$860K, UP \$20K.</p> <p>Income from planning proposals and street numbering changes projected to increase from \$200K to \$231K, more applications received than anticipated. UP \$31K.</p> <p>Income from planning sub-division certificates greater than anticipated, up from \$42K to \$72K, UP \$30K. Income from place events adjusted, UP \$30K</p> <p>Income from Hall hire, greater than anticipated, UP from \$1.145M to \$1.161M, UP \$16K</p> <p>Income from Hire of Event bins is less than anticipated, DOWN \$11K</p> <p>Income from Childcare fees will be less than anticipated, reduced from \$3.846M to \$3.714M, and is replaced by government subsidies, DOWN \$133K</p>
3	<p>Other revenues UP \$395K</p> <p>Carbon certificate entitlements relating to the installation of LED street lights by AUSGRID and penalty payments for delay in maintenance amounting to \$238K have been brought to account. These funds will be used to offset the cost of the LED Street Lighting Program. UP \$238K</p> <p>Contribution towards costs associated with West Tigers occupation of Concord Oval, UP \$209K</p> <p>Forecasted increase in parking infringement revenue, from \$4.6M to \$4.625M, UP \$25K</p> <p>Reimbursement for consultant costs for Concord Oval, UP \$18K</p> <p>The sales of Waste Recyclables has ceased from December 2023. income reduced from \$226K to \$140K, DOWN \$86K</p>
4	<p>Other income UP \$342K</p> <p>Increased income from large format advertising, as a result of revenue share entitlements, UP \$342K</p>
5	<p>Grants and contributions - operating UP \$699K</p> <p>Parramatta River Catchment group funding from Department of Planning for 2023-24, UP \$271K</p> <p>Government subsidies paid to Council for fee relief of child care fees has increased, UP \$133K (Contra refer to User fees and Charges).</p> <p>New Childcare program payments from State Government, UP \$34K.</p> <p>Department of Planning grant for Master Plan of Drummoyne Oval - UP \$92K.</p>

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Income & expenses budget review statement
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

Sydney Metro funding for dedicated engineer - extended to June 2025. The initial funding agreement expired in February 2024. Additional funding for 23/24 of \$67K and for 24/25 of \$200K. UP \$67K

New grant - through NSW EPA for Litter Prevention Strategy UP \$60K.

Australia Day Event Funding from Australia Day Council, UP \$15K.

6 Grants and contributions - capital UP \$103K

Grant for project completed Cabarita Pool Heat pump received post project completion, UP \$74K.

Contribution from Russell Lea Womens Soccer Club for Picnic Shelter installed at Queen Elizabeth Park, UP \$18K.

Funding recognised from Transport for NSW, Shoreline Drive, at Annie Leggatt Promenade, Rhodes ; anticipated \$10K in 2023-24 and further \$190K in 2024-25, UP \$10K.

7 Interest and investment revenue UP \$540K

Anticipated interest earnings from unpaid Rates, increased from \$168K to \$208K, UP \$40K.

Anticipated higher investment income, increased from \$5.7M to \$6.2M, due to higher cash balances, and increasing return on investment, UP \$540K.

8 Employee benefits and on-costs DOWN \$470K

Salary costs for the Sydney Metro engineer to June 2024, UP \$33K.

Salary savings directed to material and services, for agency staff and planning consultants, across the organisation, (Contra additional expenditure in Contracts and Services - Agency Staff) DOWN \$503K

9 Materials and services UP \$2,437K

LED street lighting rollout, additional cost of \$753K, offset by additional income from carbon credits and future savings of \$80K pa. UP \$753K.

Parramatta River Catchment Group expenditure relating to the Department of Planning funding - UP \$250K, offset by increase in grants.

Parramatta River Catchment group, anticipated expenditure increased, additional projects included, such as 10th Anniversary project costs and Designing with Country project, UP \$66K.

Additional agency staff costs, due to staff vacancies, (Contra funding from Employee Cost savings) UP \$503K

Increase in software license costs, UP \$326K

Additional animal impounding costs, UP \$25K.

Additional funds to be spent on Concord oval, provided by West Tigers, UP \$209K

Additional expenditure for preparation of Master plan at Drummoyne Oval UP \$92K, funding from NSW Government.

Additional expenditure allocation for Litter Prevention study, funded by NSW Government, UP \$60K.

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23**Income & expenses budget review statement**
Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

Claims management brought back in house, anticipated saving of \$40K. DOWN \$40K

Savings in kerb and gutter maintenance budget, transferred to Capital project, Byrne Avneue, Five Dock.
DOWN \$50K.

Faster Local Assessment grant funding utilised, UP \$40K.

Additional funds allocated to Australia Day Festivities, funded from Australia Day Council, UP \$15K.

Sustainability Awards brought forward to May 2024, UP \$30K

10 Other expenses DOWN \$28K

Budget savings in Place programs transferred to Sustainability Awards. DOWN \$28K.

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Capital budget review statement

Budget review for the quarter ended 31 December 2023

Capital budget - Council Consolidated

(\$000's)	Original budget 2023/24	Approved changes		Revised budget 2023/24	Variations for this Dec Qtr		Notes	Projected year end result	Actual YTD figures
		Carry forwards	Sep QBRS						
Capital expenditure									
Public Bridges	126			126				126	66
Buildings	16,789	805	350	17,944	12	1		17,956	3,804
Drainage Works	1,452	140	(393)	1,199				1,199	192
Plant & Equipment	2,062			2,062				2,062	1,013
Public Footpaths	3,642	10	(900)	2,752	(85)	2		2,667	126
Furniture&Fittings	26	119		145	17	3		162	17
Investment Properties	2,500	90	-	2,590				2,590	27
Land(Improvements)	2,419	5	200	2,624				2,624	131
Land (Operational)	-	92		92	20	4		112	49
Other Assets(Library)	514			514				514	235
Lighting	1,170	139		1,309				1,309	490
Seawall and Marine Structures	2,258	287		2,545				2,545	623
Project Management	2,131			2,131				2,131	1,062
Office Equipment	10		44	54				54	49
Parks and Sports fields	7,385	707	(150)	7,942	259	5		8,201	4,139
Other Assets(Other)	200	11		211	35	6		246	81
Other Structures	5,990	1,307	250	7,547	294	7		7,841	1,533
Parks and Recreation	400	(29)		371	37	8		408	194
Public Roads	13,420	233	(364)	13,289	60	9		13,349	823
Swimming Pool	600			600				600	11
Trees	364	83		447				447	243
Loan repayments (principal)	1,174			1,174				1,174	649
Intangible Assets	150	300	41	491				491	274
Total capital expenditure	64,782	4,299	(922)	68,159	649			68,808	15,831
Capital funding									
Rates & other untied funding	13,201	237	397	13,835	140			13,975	1,588
Capital grants & contributions	21,108	1,480	(794)	21,794	28			21,822	5,273
Reserves:									
- External restrictions/reserves	22,569	1,142	(200)	23,511	452			23,963	6,396
- Internal restrictions/reserves	7,403	1,440	(325)	8,518	29			8,547	2,185
Receipts from sale of assets									
- Plant & equipment	501			501	-			501	389
Total capital funding	64,782	4,299	(922)	68,159	649			68,808	15,831
Net capital funding - surplus/(deficit)	-	-	-	-	-			-	-

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Capital budget review statement

Recommended changes to revised budget

More details can be found in the capital works report attachment.

Budget variations being recommended include the following material items:

Notes	Details
1	Buildings UP \$12K Victoria Avenue Childrens Centre Building Renewals UP \$28K Redevelopment of Concord Oval - \$35K transferred to fund the installation of goal posts.
2	Public Footpaths DOWN \$85K Pedestrian Access Mobility Plan improvements - funds transferred to Brett Park Playground playground DOWN \$100K Annual Accessibility Works Program (Bus Stop Upgrades etc) - additional \$15K required to complete program
3	Furniture&Fittings UP \$17K Purchase of catering equipment for venues; transferred from operational budget UP \$17K
4	Land (Operational) UP \$20K Property Strategy Investigations UP \$20K
5	Parks and Sports fields UP \$259K Charles Heath Reserve Upgrade - additional allocation required to complete project UP \$452K Mcllwaine Park - River Activation - project completed and surplus funds transferred to installation of playground at Mcllwaine Park DOWN \$180K
6	Other Assets(Other) UP \$35K Installation of goal posts at Concord Oval UP \$35K (from ROCO project)
7	Other Structures UP \$294K Playground upgrade - Queen Elizabeth Park - project completed and funds reallocated to Bayview Park DOWN \$37K Playground Accessibility Improvements - funding reallocated to Brett Park DOWN \$81K Playground upgrade - Brett Park - funding increased by \$215K Playground upgrade - Mcllwaine Park funding increased by \$180K, from savings from Riveractivation project. Queen Elizabeth Park - Picnic Shelter installed, funds from Russell Lea Womens Soccer club, UP \$18K.
8	Parks and Recreation UP \$37K Create a Swimsite at Bayview Park - to complete project, additional funds required, funds transferred from Queen Elizabeth Park
9	Public Roads UP \$60K Shoreline Drive at Annie Leggatt Promenade, Rhodes - New project funded from Transport for NSW, \$10K in 2023-24 and \$190K in 2024-25, UP \$10K Byrne Avenue Speed hump and speed cushions - New project, funds transferred from operational budget savings, UP \$50K

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Cash & investments budget review statement

Budget review for the quarter ended 31 December 2023
Cash & investments - Council Consolidated

(\$000's)	Original budget 2023/24	Approved changes	Revised budget 2023/24	Variations for this Dec Qtr	Notes	Projected year end result	Actual YTD figures
		Sep QBRs					
Externally restricted ⁽¹⁾							
Unexpended Loans	2,692		2,692			2,692	2,692
Contract Liabilities	4,000		4,000			4,000	16,836
Section 7.4	3,658		3,658			3,658	8,645
Section 7.11 & 7.12	22,102	(536)	21,566	(102)	1	21,464	26,854
Community Enhancement Plan	2		2			2	2
Affordable Housing SEPP	14,734		14,734			14,734	14,734
Unexpended Grants	(80)	164	84	(40)	2	44	13
Domestic Waste Management	18,313	(270)	18,043	(37)	3	18,006	19,861
Stormwater Management Levy	84		84			84	683
Total externally restricted	65,505	(642)	64,863	(179)		64,684	90,320
<small>(1) Funds that must be spent for a specific purpose</small>							
Internally restricted ⁽²⁾							
Plant & Vehicle Replacement	1,116		1,116			1,116	1,650
CEEP	32		32			32	32
Bonds and Deposits	12,115		12,115			12,115	12,478
Information Technology	250	(250)	-			-	-
Financial Sustainability	1,224		1,224			1,224	1,006
Employee Leave Entitlements	2,206		2,206			2,206	2,206
Carry Over Works	3,270	(744)	2,526			2,526	4,942
Drummoine Oval	0		0			0	54
Investment Fund	4,937	(371)	4,566			4,566	7,582
Massey Park	26		26			26	55
Wellbank	805	(3)	802			802	791
Victoria Ave Childrens	224	(15)	209	(29)	4	180	205
Parking Meters	700		700			700	1,027
Water For Community	392		392			392	392
Election of Councillors	400		400			400	300
Affordable Housing	4,194		4,194			4,194	4,030
Parramatta River Catchment Group	234		234	(66)	5	168	196
Financial Assistance Grant Advance	3,159		3,159			3,159	1,579
Commercial Waste	4,926		4,926			4,926	4,926
Total internally restricted	40,210	(1,383)	38,827	(95)		38,732	43,452
<small>(2) Funds that Council has earmarked for a specific purpose</small>							
Unrestricted (i.e.. available after the above Restrictions)	6,181	516	6,697	(210)		6,487	21,052
Total Cash & investments	111,896	(1,509)	110,387	(484)		109,903	154,824

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Cash & investments budget review statement

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of this bank reconciliation is 31/12/23

Reconciliation status

The YTD cash & investment figure reconciles to the actual balances held as follows:

	\$ 000's
Cash at bank (as per bank statements)	4,008
Investments on hand	150,816
Reconciled cash at bank & investments	154,824
Balance as per QBRS review statement:	154,824

Recommended changes to revised budget

Budget variations being recommended include the following material items:

Notes	Details
1	Section 7.11 & 7.12 DOWN \$102K Additional draw down on funds from S7.11 Canada Bay to complete works at Charles Heath Reserve. DOWN \$452K Additional interest revenue to be transferred to reserve, UP \$350K
2	Unexpended Grants DOWN \$40K Draw down on funds in reserve for Faster Local Assessment grant program - DOWN \$40K
3	Domestic Waste Management DOWN \$37K Draw down on funds of \$37K, to offset changes to the operational budget, due to recycling income ceasing.
4	Victoria Ave Childrens DOWN \$29K Draw down on funds in reserve Victoria Avenue Building renewals - DOWN \$29K

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23

Contracts budget review statement

Budget review for the quarter ended 31 December 2023

Part A - Contracts listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract value
Stateline Asphalt Pty Ltd	Road Resurfacing Program 2023-24	2,946,182
SD Civil Engineering Pty Ltd	Sanders Pde Bridge as variation to Tripod St Bridge Contract - Massey Park	788,781
Jason J Cousins (T/A Youth Services Australia)	Design & Construct of a Bike Jump Track at Majors Bay Reserve	658,177
Ezy-Pave	Ezy-Pave Five Dock Traffic Facilities	566,155
Ally Civil	Landscape construction for Youth Zone at Majors Bay Reserve	482,160
Revenue NSW (Infringements)	Standing Purchase Order - Infringements Processing- 2023/2024	444,903
EC Power	Pedestrian Crossing Safety Improvement Program - FY23/24	345,859
Planet Civil Pty Ltd	Footpath Renewal Program 2023-24 Package 1	314,205
Planet Civil Pty Ltd	Kerb and Gutter Renewal Works 2023-24	253,506
Ultra Building Works	Drummoyne Community Centre - Bathroom Refurbishment works	224,614
Landscaping By Design Pty Ltd	Tree Planting contractors for Greening Our City - Round 4 2024	210,227
EDP Consultants Pty Ltd	Timbrell Park Sports field Contamination Investigation	160,000
Tract Consultants Pty Ltd	Rhodes East Public Domain Plan	154,540
DeNeeffe Signs Pty Ltd	Deneefe Signs - Five Dock Parking scheme upgrade - Area 6	149,873
EIR Building & Maintenance Pty Ltd	Abbotsford Long Day Care - Pathway and carpark renewal works	141,845
Visy Recycling	VISY Recycling Contract until 30 Nov-23	126,000
Stateline Asphalt Pty Ltd	2023 - Utilities Resto Works Pkg 07 - Concrete	124,202
Toolijooa Environmental Restoration	Nature trail construction and plant installation at Edwards Park and Queen Elizabeth Park	120,863
Ally Civil	Uhrs Point Reserve- Llewellyn street Rhodes; Shared path upgrade widening.	114,647
Stateline Asphalt Pty Ltd	Hospital Road Concord West; Footpath Upgrade	110,560
Ultra Building Works	Depot - Office construction in workshop areas	96,220
EC Power	Abbotsford - Montrose Lane - Lighting Renewal	88,684
GRC Hydro Pty Ltd	Parramatta Road Corridor Urban Transformation Strategy - Stage 2 - Flood Risk Assessment	88,000
Galaxy 42 Pty Ltd T/A Atturra Business Applications	ECM Improvement Project - Atturra	87,273
4Park Pty Ltd (t/a Forpark Australia)	WA McInnes playground Upgrade	82,000
Civil Survey Solutions Pty Ltd	AutoCad Software License Renewal	70,490
Drummoyne Community Centre	Drummoyne Community Centre six monthly allocation of funding (01 January to 30 June 2024)	65,328
Alpine Nurseries Sales Pty Ltd	Tree Supply for Autumn Planting 2024	62,885
NORTHERN BEACHES TOYOTA	Toyota Kluger Hybrid	61,800
Eifhelp Pty Ltd	2023 City of Canada Bay Christmas Decorations	61,558
Suttons Motors Arncliffe Pty L	Hyundai Santa Fe Hybrid	56,545
Suttons Motors Arncliffe Pty L	Hyundai Santa Fe Hybrid	56,545
Suttons Motors Arncliffe Pty L	Hyundai Santa Fe Hybrid	56,545
LandHQ Pty Ltd	Mower replacement for Sportsfields	54,091

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

City of Canada Bay

Quarterly Budget Review Statement
for the period 01/10/23 to 31/12/23**Consultancy & legal expenses budget review statement**

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	1,309,768	Y
Legal Fees	399,356	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

City of Canada Bay Council Capital Program - 30 December 2023

			FINANCIAL YEAR: 2023-24		Period		6	
Project No	Projects	Portfolio Manager	Original Budget - 24PIBUD	Carry Over	Quarter 1 Changes	Change in Quarter 2	Revised Budget	Actuals
100410	Concord Oval-Goal Posts	Open Space	0	0	0	35,060	35,060	35,056
100873	Annual Skateboard Park Renewal Program	Open Space	150,000	0	(0)	0	150,000	6,221
102041	Wangal Reserve and Punt Park POM Actions	Open Space	250,000	0	(0)	0	250,000	117,593
102728	Drummoyne Oval/ Taplin Stormwater re-use	Open Space	316,019	0	(0)	0	316,019	9,597
102730	Annual Shade Renewal Program	Open Space	50,000	0	(0)	(13,500)	36,500	2,708
102734	Annual Outdoor Exercise Equipment Program	Open Space	100,000	0	(60,000)	(40,000)	0	0
102743	Off-Leash Dog Area Upgrades	Open Space	90,000	0	(0)	0	90,000	11,523
102745	Deakin St Foreshore Access	Open Space	680,000	10,150	(0)	0	690,150	0
102750	Create a Swimsite at Bayview Park	Open Space	180,000	(29,180)	(0)	37,292	188,112	177,471
102761	Urban Canopy Street Tree Masterplan	Open Space	45,000	0	0	0	45,000	0
102907	Urban Canopy Tree Planting	Open Space	200,000	11,110	0	0	211,110	45,542
102908	Park Signage Audit & Renewal	Open Space	75,000	0	0	0	75,000	0
102911	Parks Renewal Program - Non - Playground Equipment	Open Space	100,000	0	(90,000)	40,000	50,000	22,038
102912	St Lukes Oval Rebuild	Open Space	119,156	(15,469)	0	0	103,687	70,054
103020	Playground upgrade - Queen Elizabeth Park	Open Space	0	40,027	3	(37,292)	2,738	2,738
103022	Playground Accessibility Improvements	Open Space	350,000	131,112	0	(81,112)	400,000	0
103034	Playground upgrade - WA McInnes Reserve	Open Space	80,000	18,520	0	0	98,520	0
103042	Playground upgrade - Maple Close Reserve	Open Space	20,000	0	0	0	20,000	0
103044	Playground upgrade - Central Park	Open Space	20,000	0	0	0	20,000	4,000
103045	Playground upgrade - Brett Park	Open Space	350,000	44,102	250,000	214,612	858,714	16,355
103047	Playground upgrade - Mcllwaine Park	Open Space	500,000	0	0	180,000	680,000	0
103048	Playground upgrade - Coralie Reserve	Open Space	5,000	0	0	0	5,000	3,100
103096	Pedestrian Access Mobility Plan improvements	Open Space	100,000	0	0	(100,000)	0	0
103097	Urban Canopy - Asset Management	Open Space	375,000	0	0	0	375,000	72,904
103146	Greening our City 2020 Round 2	Open Space	78,724	0	0	0	78,724	40,508
103179	Livvi's Place - Playground Accessibility Improvements	Open Space	0	73,851	(0)	0	73,851	74,351
103200	Howley Park East Upgrade	Open Space	1,868,590	4,680	200,001	0	2,073,271	29,084
103206	Greening our City Cooler Suburbs - Round 3	Open Space	35,502	48,178	(3,661)	0	80,019	65,414
103306	Queen Elizabeth Park - Picnic Shelter	Open Space	0	0	0	18,182	18,182	18,182

City of Canada Bay Council Capital Program - 30 December 2023

			FINANCIAL YEAR: 2023-24		Period		6	
Project No	Projects	Portfolio Manager	Original Budget - 24PIBUD	Carry Over	Quarter 1 Changes	Change in Quarter 2	Revised Budget	Actuals
103375	Barnwell Park Golf Course 18th Tee	Open Space	70,000	0	0	0	70,000	0
103376	Golf Course Safety Screens	Open Space	76,000	0	0	0	76,000	0
103377	Parramatta to Sydney Foreshore Link (PSFL)	Open Space	1,000,000	0	0	0	1,000,000	41,415
103379	Taplin Park playground fence	Open Space	34,500	0	1	0	34,501	11,605
103380	Remote access for sports lighting	Open Space	50,000	0	0	0	50,000	44,210
103383	Utz Reserve upgrade	Open Space	220,000	0	0	0	220,000	16,225
103385	Cabarita Park accessible shelters	Open Space	55,600	0	0	0	55,600	0
103389	Queen Elizabeth Park Commemorative Garden Restoration	Open Space	50,000	0	0	0	50,000	0
103402	Massey Park Golf Improvement Works	Open Space	130,000	0	0	0	130,000	29,290
Subtotal	Open Space		7,824,090	337,081	296,345	253,242	8,710,758	967,184
100523	Fleet - Vehicles (Trucks, Utes, Trailers, Mowers)	Fleet Services	1,000,000	0	0	0	1,000,000	612,255
100524	Fleet - Lease Back Vehicles (Sedans and Wagons)	Fleet Services	1,000,000	0	0	0	1,000,000	358,680
100875	Small Plant - Engineering	Fleet Services	31,000	0	0	0	31,000	7,767
100878	Small Plant - Parks & Gardens	Fleet Services	31,000	0	0	0	31,000	34,450
Subtotal	Fleet Services		2,062,000	0	0	0	2,062,000	1,013,152
102587	Finance	Finance	1,173,605	0	0	0	1,173,605	648,887
Subtotal	Finance		1,173,605	0	0	0	1,173,605	648,887
103173	Kings Road Carpark Upgrade - Design	Property Strategy	0	31,676	(0)	0	31,676	0
103212	10 Thornleigh Avenue Concord Divestment	Property Strategy	0	73,380	(0)	0	73,380	2,105
103215	Five Dock Town Centre	Property Strategy	0	91,670	(0)	0	91,670	35,485
103382	10 Chapman Street, Strathfield	Property Strategy	0	0	0	20,000	20,000	13,566
Subtotal	Property Strategy		0	196,726	(0)	20,000	216,726	51,156
100914	Street Tree Replacement Program	Street Tree Program	250,000	0	0	0	250,000	0
103223	Trees - 2 Myall St	Street Tree Program	0	0	0	0	0	21,372
103367	Trees - 36A Therry Street Drummoyne	Street Tree Program	0	0	0	0	0	19,295
103393	Trees - 48 Plunkett Street Drummoyne	Street Tree Program	0	0	0	0	0	14,415
103394	Trees - 57 Tranmere Street Drummoyne	Street Tree Program	0	0	0	0	0	11,310
103407	Trees - 49 Tranmere St Drummoyne	Street Tree Program	0	0	0	0	0	5,150
103408	Trees - 8 Broughton Street Drummoyne	Street Tree Program	0	0	0	0	0	6,400

City of Canada Bay Council Capital Program - 30 December 2023

			FINANCIAL YEAR: 2023-24		Period			
Project No	Projects	Portfolio Manager	Original Budget - 24PIBUD	Carry Over	Quarter 1 Changes	Change in Quarter 2	Revised Budget	Actuals
103425	Trees - 8 Minnesota Ave Five Dock	Street Tree Program	0	0	0	0	0	7,100
103426	Trees - 44 Minnesota Ave Five Dock	Street Tree Program	0	0	0	0	0	7,900
103427	Trees - 21 Day Street Drummoyne	Street Tree Program	0	0	0	0	0	6,050
Subtotal	Street Tree Program		250,000	0	0	0	250,000	98,992
103236	Depot Relocation Investigation	Project Management Office	300,000	156,716	0	0	456,716	93,260
Subtotal	Project Management Office		300,000	156,716	0	0	456,716	93,260
100996	Venue Coordination	Venue Management	0	0	0	17,000	17,000	16,919
Subtotal	Venue Management		0	0	0	17,000	17,000	16,919
100290	Annual Accessibility Works Program (Bus Stop Upgrades etc)	Roads and Traffic	300,000	0	(100,000)	15,000	215,000	7,209
100322	Annual Capital Works Traffic Facilities Program	Roads and Traffic	210,000	60,942	0	0	270,942	61,314
100529	Annual Footpath Renewal Program	Roads and Traffic	560,000	0	0	0	560,000	77,466
100594	Annual Kerb/Gutter Renewal Program	Roads and Traffic	210,000	0	0	0	210,000	12,238
100796	Annual Regional Roads Program	Roads and Traffic	125,000	0	0	0	125,000	123,182
100832	Annual Road Pavement Renewal Program	Roads and Traffic	953,000	0	0	0	953,000	299,545
100835	Road Resurfacing Program	Roads and Traffic	1,500,000	0	0	0	1,500,000	13,341
100839	Roads To Recovery Program	Roads and Traffic	168,737	0	54,676	0	223,413	6,210
100941	The Terrace - Embankment Stabilisation	Roads and Traffic	150,000	0	0	0	150,000	0
100949	Traffic Committee Initiatives	Roads and Traffic	40,000	40,000	0	0	80,000	76,259
102499	Victoria Road, Drummoyne - Public Domain design/construction	Roads and Traffic	202,000	0	0	0	202,000	0
102759	Annual Bridge Renewal Program	Roads and Traffic	126,315	0	0	0	126,315	65,544
102782	Kerb Ramp Design at Burwood Rd and Crane St Concord	Roads and Traffic	39,327	0	(39,327)	0	0	0
102877	Intersection Upgrade George and Pomeroy Street	Roads and Traffic	100,000	(64,499)	0	0	35,501	665
102880	Rhodes East Public Domain - Design Only	Roads and Traffic	200,000	0	(200,000)	0	0	0
102882	Regional Cycleway Upgrade - RMS Grant	Roads and Traffic	5,630,000	45,715	0	0	5,675,715	19,788
102993	Clermont Lane - Parking Barrier	Roads and Traffic	115,000	0	0	0	115,000	0
102994	Local Roads Heavy Patching Program	Roads and Traffic	178,000	0	0	0	178,000	5,929
102999	Greenlees Avenue - Design and Construct parking treatment	Roads and Traffic	5,000	0	0	0	5,000	0
103002	Phillip Street - Construct car parking treatment	Roads and Traffic	390,000	0	0	0	390,000	41,917
103260	Mortlake LATM	Roads and Traffic	300,000	0	0	0	300,000	76,644

City of Canada Bay Council Capital Program - 30 December 2023

			FINANCIAL YEAR: 2023-24		Period			
Project No	Projects	Portfolio Manager	Original Budget - 24PIBUD	Carry Over	Quarter 1 Changes	Change in Quarter 2	Revised Budget	Actuals
103314	Pedestrian facilities around Russell Lea public School	Roads and Traffic	265,000	45,026	0	0	310,026	48,711
103334	Five Dock Park - Car parking Upgrade - POM action item	Roads and Traffic	400,000	0	0	0	400,000	0
103359	Lyons Road West Refuge Island	Roads and Traffic	369,324	0	24,966	0	394,290	10,277
103360	Harris Road Pedestrian Crossing	Roads and Traffic	190,000	0	47,700	0	237,700	5,639
103361	Trafalgar Parade Pedestrian Crossing	Roads and Traffic	157,000	0	68,000	0	225,000	4,120
103362	Llewellyn Street Shared Path	Roads and Traffic	90,000	0	0	0	90,000	4,120
103381	Metered parking replacement and upgrade	Roads and Traffic	250,000	0	0	0	250,000	4,500
103384	Regional and Local Roads Repair Program (RLRRP)	Roads and Traffic	1,114,224	0	0	0	1,114,224	7,747
103388	First Avenue - Arthur Street Roundabout Upgrade	Roads and Traffic	200,000	0	(200,000)	0	0	0
103390	Wellbank Street - signal redesign	Roads and Traffic	120,000	0	(120,000)	0	0	0
103410	Road Rectification at Trammere Street	Roads and Traffic	200,000	0	0	0	200,000	3,900
103428	Shoreline Drive at Annie Leggatt Promenade, Rhodes	Roads and Traffic	0	0	0	10,000	10,000	0
103450	Byrne Avenue Speed hump and speed cushions	Roads and Traffic	0	0	0	50,000	50,000	0
Subtotal	Roads and Traffic		14,857,927	127,184	(463,985)	75,000	14,596,126	976,264
100287	Buildings Renewal	Buildings	2,976,700	57,135	(200,135)	1	2,890,836	157,673
102029	Beaconsfield Site – Green Corridor Establishment	Buildings	2,500,000	17,015	0	(0)	2,517,015	24,795
102813	Annual Building and Facility Accessibility Works Program	Buildings	300,000	0	(0)	0	300,000	26,340
103134	Drummoyne Pool Renewals	Buildings	125,000	0	0	0	125,000	0
103135	Cabarita Pool Renewals	Buildings	125,000	0	0	0	125,000	11,420
103164	Drummoyne Pool - Sustainability Project Electric Heat Pumps	Buildings	350,000	0	(0)	0	350,000	0
103167	Queen Elizabeth Park Toilet Block	Buildings	495,000	54,175	0	0	549,175	18,600
103168	Public toilet - McIlwaine Park	Buildings	761,625	0	0	0	761,625	5,460
103231	Sustainability Program (Net Zero by 2030) - Buildings	Buildings	80,000	0	0	0	80,000	0
103232	Five Dock Library- Partial Interior Upgrade	Buildings	262,500	0	0	0	262,500	3,205
103233	Bayview Park Toilet - Design Phase - Knockdown & Rebuild	Buildings	163,125	0	0	(0)	163,125	0
103237	Five Dock Leisure Centre Renovation	Buildings	1,200,000	68,491	(100,000)	0	1,168,491	132,039
103398	Five Dock Leisure Centre - Public Toilets	Buildings	0	400,000	100,000	0	500,000	4,496
103400	Wangal Reserve Amenities Upgrade	Buildings	250,000	0	0	0	250,000	1,920
103424	Abbotsford Long Day Care Centre Pathway Renewal	Buildings	0	0	143,000	0	143,000	0

City of Canada Bay Council Capital Program - 30 December 2023

			FINANCIAL YEAR: 2023-24		Period			
Project No	Projects	Portfolio Manager	Original Budget - 24PIBUD	Carry Over	Quarter 1 Changes	Change in Quarter 2	Revised Budget	Actuals
103433	Victoria Avenue Childrens Centre Renewals	Buildings	0	0	0	28,700	28,700	0
Subtotal	Buildings		9,588,950	596,816	(57,136)	28,701	10,214,467	385,948
100384	Concord Library Furniture and Fittings	Library and Community Services	8,540	0	0	0	8,540	0
100512	Five Dock Library Furniture	Library and Community Services	6,712	0	0	0	6,712	0
100614	Library Audio/Visual	Library and Community Services	40,750	0	0	0	40,750	13,544
100615	Library Books	Library and Community Services	314,220	0	0	0	314,220	156,147
100619	Library Periodicals	Library and Community Services	37,390	0	0	0	37,390	15,248
102038	Library Cataloguing and Processing	Library and Community Services	121,850	0	0	0	121,850	49,596
102841	The Learning Space - Furniture and Fittings	Library and Community Services	10,617	0	0	0	10,617	0
102934	Replacement Robot at the Learning Space	Library and Community Services	10,000	0	0	0	10,000	0
103307	Making the Most of Five Dock Library for the Community	Library and Community Services	0	119,447	(0)	0	119,447	0
Subtotal	Library and Community Services		550,079	119,447	(0)	0	669,526	234,535
102493	Goddard Park Amenities Building Upgrade	City Projects	0	67,885	0	0	67,885	20,176
102585	Redevelopment of Concord Oval	City Projects	0	0	350,000	(16,828)	333,172	224,221
102686	Charles Heath Reserve Upgrade	City Projects	3,020,000	727,982	0	452,000	4,199,982	2,082,070
102732	Timbrell Park Fields and Amenities Upgrade	City Projects	0	296,568	0	0	296,568	53,676
102773	Mcllwaine Park - River Activation	City Projects	2,340,000	(462,652)	0	(180,000)	1,697,348	1,592,662
102781	Rhodes Recreation Centre	City Projects	10,000,000	0	(0)	0	10,000,000	3,116,640
102802	Delivery Portfolio	City Projects	1,594,055	0	0	0	1,594,055	714,113
102914	Timbrell Park Sportsfield Upgrade	City Projects	800,000	160,986	0	0	960,986	171,640
102958	Project Management Office	City Projects	536,834	0	0	0	536,834	348,032
103175	Drummoyne Shared Spaces	City Projects	0	74,172	(0)	0	74,172	1,500
103192	Majors Bay Reserve Recreation Precinct	City Projects	3,883,784	508,375	0	0	4,392,159	988,001
103338	Bertram St Concord In Road Tree Planting	City Projects	0	35,141	3,661	0	38,802	38,511
103387	Campbell Park shared path	City Projects	800,000	0	(800,000)	0	0	0
Subtotal	City Projects		22,974,673	1,408,457	(446,339)	255,172	24,191,964	9,351,241
100448	Drainage Renewal and Relining Program	Strategic Assets and Innovation	443,530	0	0	(62,000)	381,530	56,131
100903	Annual Stormwater Management Program	Strategic Assets and Innovation	428,500	0	0	0	428,500	56,385
102737	Rhodes Foreshore Lighting Replacement	Strategic Assets and Innovation	0	145,900	0	150,000	295,900	143,937

City of Canada Bay Council Capital Program - 30 December 2023

			FINANCIAL YEAR: 2023-24		Period			
Project No	Projects	Portfolio Manager	Original Budget - 24PIBUD	Carry Over	Quarter 1 Changes	Change in Quarter 2	Revised Budget	Actuals
102851	Renew Iron Cove Seawall- Sisters Bay to Birkenhead Point	Strategic Assets and Innovation	0	16,612	0	127,038	143,650	43,629
102865	Floodplains - Powells Creek East Catchment FS, FRMS, FRM	Strategic Assets and Innovation	70,000	140,254	0	0	210,254	53,776
102867	Floodplains - Exile Bay Catchment FRMPS	Strategic Assets and Innovation	100,000	0	0	0	100,000	8,605
102876	Pedestrian Crossing Safety Improvement Program	Strategic Assets and Innovation	450,000	139,245	0	0	589,245	118,750
102905	Five Dock Bay Seawall Denning to Thompson St	Strategic Assets and Innovation	258,000	0	0	(127,038)	130,962	0
103006	Saltwater Creek and Exile Bay Seawall naturalisation	Strategic Assets and Innovation	2,000,000	269,882	0	0	2,269,882	579,232
103007	Moala Concord Hospital Culvert Renewal	Strategic Assets and Innovation	410,000	0	(393,000)	62,000	79,000	17,000
103011	Light Poles Priority Renewals	Strategic Assets and Innovation	0	40,525	0	0	40,525	40,525
103156	Annual Lighting and Pole Renewal	Strategic Assets and Innovation	670,000	(179,250)	0	(150,000)	340,750	172,085
103157	LED upgrade to Council public domain lights	Strategic Assets and Innovation	0	33,350	0	0	33,350	11,150
103291	Armitage Reserve seawall renewal	Strategic Assets and Innovation	220,000	450,771	0	0	670,771	369,918
Subtotal	Strategic Assets and Innovation		5,050,030	1,057,289	(393,000)	0	5,714,319	1,671,122
103240	Canada Bay NICE inContact CXone Contact Centre	Information Systems	0	0	17,500	0	17,500	13,958
103262	Information Technology Projects	Information Systems	150,000	0	0	0	150,000	20,404
103322	Laptop, Mobile, and Tablet Purchases	Information Systems	0	0	44,000	0	44,000	48,678
103391	ECM Upgrade	Information Systems	0	300,000	23,000	0	323,000	239,358
Subtotal	Information Systems		150,000	300,000	84,500	0	534,500	322,398
Total			64,781,356	4,299,716	(979,614)	649,114	68,807,707	15,831,059

Audit, Risk and Improvement Committee Terms of Reference

DRAFT

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The City of Canada Bay Council (Council) has established an Audit, Risk and Improvement Committee (**Committee**) in compliance with section 428A of the *Local Government Act 1993*, the *Local Government (General) Regulation 2021* and the Office of Local Government's *Guidelines for risk management and internal audit for local government in NSW*. These terms of reference set out the Committee's objectives, authority, composition and tenure, roles and responsibilities, reporting and administrative arrangements.

Objective

The objective of Council's Committee is to provide independent assurance to Council by monitoring, reviewing and providing advice about Council's governance processes, compliance, risk management and control frameworks, external accountability obligations and overall performance.

Independence

The Committee is to be independent to ensure it has no real or perceived bias or conflicts of interest that may interfere with its ability to act independently and to provide Council with robust, objective and unbiased advice and assurance.

The Committee is to have an advisory and assurance role only and is to exercise no administrative functions, delegated financial responsibilities or any management functions of Council. The Committee will provide independent advice to Council that is informed by Council's internal audit and risk management activities and information and advice provided by staff, relevant external bodies and subject matter experts.

The Committee must always ensure it maintains a direct reporting line to and from Council's Internal Audit Function and act as a mechanism for internal audit to report to the governing body and the General Manager on matters affecting the performance of the Internal Audit Function.

Authority

Council authorises the Committee, for the purposes of exercising its responsibilities, to:

- access any information it needs from Council
- use any Council resources it needs
- have direct and unrestricted access to the General Manager and senior management of Council
- seek the General Manager's permission to meet with any other Council staff member or contractor
- discuss any matters with the external auditor or other external parties
- request the attendance of any employee at Committee meetings, and
- obtain external legal or other professional advice in line with Council's procurement policies and via the Director Corporate Services and Strategy.

Information and documents pertaining to the Committee are confidential and are not to be made publicly available. The Committee may only release Council information to external parties that are assisting the committee to fulfil its responsibilities with the approval of the General Manager, except where it is being provided to an external investigative or oversight agency for the purpose of informing that agency of a matter that may warrant its attention.

Composition and tenure

The Committee consists of an independent Chairperson and two independent members who have voting rights and one non-voting Councillor, as required under the *Local Government (General) Regulation 2021*.

The governing body is to appoint the Chairperson and members of the Committee. Current Committee members are:

[name]	Independent Chairperson (voting)
[name]	Independent member (voting)
[name]	Independent member (voting)
[name]	Councillor member (non-voting)

All Committee members must meet the independence and eligibility criteria prescribed under the *Local Government (General) Regulation 2021*.

Members will be appointed for up to a four-year term. Members can be reappointed for one further term, but the total period of continuous membership cannot exceed eight years. This includes any term as Chairperson of the Committee. Members who have served an eight-year term (either as a member or as Chairperson) must have a two-year break from serving on the Committee before being appointed again. To preserve the Committee's knowledge of Council, ideally, no more than one member should retire from the Committee because of rotation in any one year.

The terms and conditions of each member's appointment to the Committee are to be set out in a letter of appointment. New members will be thoroughly inducted to their role and receive relevant information and briefings on their appointment to assist them to meet their responsibilities.

Prior to approving the reappointment or extension of the Chairperson's or an independent member's term, the governing body is to undertake an assessment of the Chairperson's or Committee member's performance. Reappointment of the Chairperson or a Committee member is also to be subject to that person still meeting the independence and eligibility requirements prescribed under the *Local Government (General) Regulation 2021*.

Members of the Committee must possess and maintain a broad range of skills, knowledge and experience relevant to the operations, governance and financial management of Council, the environment in which Council operates, and the contribution that the Committee makes to Council. At least one member of the Committee must have accounting or related financial management experience with an understanding of accounting and auditing standards in a local government environment. All members should have sufficient understanding of Council's financial reporting responsibilities to be able to contribute to the Committee's consideration of Council's annual financial statements.

Role

As required under section 428A of the *Local Government Act 1993* (the Act), the role of the Committee is to review and provide independent advice to Council regarding the following aspects of Council's operations:

- compliance
- risk management
- fraud control
- financial management
- governance
- implementation of the strategic plan, delivery program and strategies
- service reviews
- collection of performance measurement data by Council, and

→ internal audit.

The Committee must also provide information to Council for the purpose of improving Council's performance of its functions.

The Committee's specific audit, risk and improvement responsibilities under section 428A of the Act are outlined in Schedule 1 to these terms of reference.

The Committee will act as a forum for consideration of Council's Internal Audit Function and oversee its planning, monitoring and reporting to ensure it operates effectively.

The Committee has no power to direct external audit or the way it is planned and undertaken but will act as a forum for the consideration of external audit findings.

The Committee is directly responsible and accountable to the governing body for the exercise of its responsibilities. In carrying out its responsibilities, the Committee must at all times recognise that primary responsibility for management of Council rests with the governing body and the General Manager.

The responsibilities of the Committee may be revised or expanded in consultation with, or as requested by, the governing body from time to time.

Responsibilities of members

Independent members

The Chairperson and members of the Committee are expected to understand and observe the requirements of the Office of Local Government's *Guidelines for risk management and internal audit for local government in NSW*. Members are also expected to:

- make themselves available as required to attend and participate in meetings
- contribute the time needed to review and understand information provided to it
- apply good analytical skills, objectivity and judgement
- act in the best interests of Council
- have the personal courage to raise and deal with tough issues, express opinions frankly, ask questions that go to the fundamental core of the issue and pursue independent lines of inquiry
- maintain effective working relationships with Council
- have strong leadership qualities (Chairperson)
- lead effective Committee meetings (Chairperson), and
- oversee Council's Internal Audit Function (Chairperson).

Councillor member

To preserve the independence of the Committee, the Councillor member of the Committee is a non-voting member. Their role is to:

- relay to the Committee any concerns the governing body may have regarding the Council and issues being considered by the Committee
- provide insights into local issues and the strategic priorities of Council that would add value to the Committee's consideration of agenda items
- advise the governing body (as necessary) of the work of the Committee and any issues arising from it, and
- assist the governing body to review the performance of the Committee.

Issues or information the Councillor member raises with or provides to the Committee must relate to the matters listed in Schedule 1 and issues being considered by the Committee.

The Councillor member of the Committee must conduct themselves in a non-partisan and professional manner. The Councillor member of the Committee must not engage in any conduct that seeks to politicise the activities of the Committee or the Internal Audit Function or that could be seen to do so.

If the Councillor member of the Committee engages in such conduct or in any other conduct that may bring the Committee and its work into disrepute, the Chairperson of the Committee may recommend to Council, that the Councillor member be removed from membership of the Committee. Where the Council does not agree to the Committee Chairperson's recommendation, the Council must give reasons for its decision in writing to the Chairperson.

Conduct

Independent Committee members are required to comply with Council's Code of Conduct.

Complaints alleging breaches of Council's Code of Conduct by an independent Committee member are to be dealt with in accordance with the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*. The General Manager must consult with the governing body before taking any disciplinary action against an independent Committee member in response to a breach of Council's Code of Conduct.

Conflicts of interest

Once a year, Committee members must provide written declarations to Council's stating that they do not have any conflicts of interest that would preclude them from being members of the Committee. Independent Committee members are 'designated persons' for the purposes of Council's Code of Conduct and must also complete and submit returns of their interests.

Committee members and observers must declare any pecuniary or non-pecuniary conflicts of interest they may have in a matter being considered at the meeting at the start of each meeting or as soon as they become aware of the conflict of interest. Where a Committee member or observer declares a pecuniary or a significant non-pecuniary conflict of interest, they must remove themselves from Committee deliberations on the issue. Details of conflicts of interest declared at meetings must be appropriately minuted.

Standards

Committee members are to conduct their work in accordance with the International Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors and the current Australian risk management standard (AS ISO 31000:2018 Risk management – Guidelines), where applicable.

Work plans

The work of the Committee is to be thoroughly planned and executed. The Committee must develop a strategic work plan every four years to ensure that the matters listed in Schedule 1 are reviewed by the Committee and considered by the Internal Audit Function when developing their risk-based program of internal audits. The strategic work plan must be reviewed at least annually to ensure it remains appropriate.

The Committee may, in consultation with the governing body, vary the strategic work plan at any time to address new or emerging risks. The governing body may also, by resolution, request the Committee to approve a variation to the strategic work plan. Any decision to vary the strategic work plan must be made by the Committee.

The Committee must also develop an annual work plan to guide its work, and the work of the Internal Audit Function over the forward year.

The Committee may, in consultation with the governing body, vary the annual work plan to address new or emerging risks. The governing body may also, by resolution, request the Committee to approve a variation to the annual work plan. Any decision to vary the annual work plan must be made by the Committee.

When considering whether to vary the strategic or annual work plans, the Committee must consider the impact of the variation on the Internal Audit Function's existing workload and the completion of pre-existing priorities and activities identified under the work plan.

Assurance reporting

The Committee must regularly report to Council to ensure that it is kept informed of matters considered by the Committee and any emerging issues that may influence the strategic direction of Council or the achievement of Council's goals and objectives.

The Committee will provide an update to the governing body and the General Manager of its activities and opinions after every Committee meeting.

The Committee will provide an annual assessment to the governing body and the General Manager on the Committee's work and its opinion on how the Council is performing.

The Committee will provide a comprehensive assessment every Council term of the matters listed in Schedule 1 to the governing body and the General Manager.

The Committee may at any time report to the governing body or the General Manager on any other matter it deems of sufficient importance to warrant their attention. The Mayor and the Chairperson of the Committee may also meet at any time to discuss issues relating to the work of the Committee.

Should the governing body require additional information, a request for the information may be made to the Chairperson by resolution. The Chairperson is only required to provide the information requested by the governing body where the Chairperson is satisfied that it is reasonably necessary for the governing body to receive the information for the purposes of performing its functions under the Local Government Act. Individual Councillors are not entitled to request or receive information from the Committee.

Administrative arrangements

Meetings

The Committee will meet at least four times per year.

The Committee can hold additional meetings when significant unexpected issues arise, or if the Chairperson is asked to hold an additional meeting by a Committee member, the General Manager or the governing body.

Committee meetings can be held in person, by telephone or videoconference. Proxies are not permitted to attend meetings if a Committee member cannot attend.

A quorum will consist of a majority of independent voting members. Where the vote is tied, the Chairperson has the casting vote.

The Chairperson of the Committee will decide the agenda for each Committee meeting. Each Committee meeting is to be minuted to preserve a record of the issues considered and the actions and decisions taken by the Committee.

The General Manager and the Internal Audit Coordinator (Manager Governance and Risk) should attend Committee meetings as non-voting observers. The external auditor (or their representative) is to be invited to each Committee meeting as an independent observer. The Chairperson can request Council's Chief Financial Officer, senior managers or equivalent, any Councillors, any employee/contractor of Council and any subject matter expert to attend Committee meetings. Where requested to attend a meeting, persons must attend the meeting where possible and provide any information requested. Observers have no voting rights and can be excluded from a meeting by the Chairperson at any time.

The Committee can hold closed meetings whenever it needs to discuss confidential or sensitive issues with only voting members of the Committee present.

The Committee must meet separately with the Internal Audit Coordinator and Council's external auditor at least once each year.

Dispute resolution

Members of the Committee and Council's management should maintain an effective working relationship and seek to resolve any differences they may have in an amicable and professional way by discussion and negotiation.

In the event of a disagreement between the Committee and the General Manager or other senior managers, the dispute is to be resolved by the governing body.

Unresolved disputes regarding compliance with statutory or other requirements are to be referred to the Departmental Chief Executive of the Office of Local Government in writing.

Secretariat

The General Manager will nominate a staff member to provide secretariat support to the Committee. The secretariat will ensure the agenda for each meeting and supporting papers are circulated after approval from the Chairperson at least one week before the meeting and ensure that minutes of meetings are prepared and maintained. Minutes must be approved by the Chairperson and circulated within two weeks of the meeting to each member.

Resignation and dismissal of members

Where the Chairperson or a Committee member is unable to complete their term or does not intend to seek reappointment after the expiry of their term, they should give four weeks' notice to the Chairperson and the governing body prior to their resignation to allow Council to ensure a smooth transition to a new Chairperson or Committee member.

The governing body can, by resolution, terminate the appointment of the Chairperson or an independent Committee member before the expiry of their term where that person has:

- breached the Council's Code of Conduct
- performed unsatisfactorily or not to expectations
- declared, or is found to be in, a position of a conflict of interest which is unresolvable
- been declared bankrupt or found to be insolvent
- experienced an adverse change in business status
- been charged with a serious criminal offence
- been proven to be in serious breach of their obligations under any legislation, or

- experienced an adverse change in capacity or capability.

The position of a Councillor member on the Committee can be terminated at any time by the governing body by resolution.

Review arrangements

At least once every Council term, the governing body must review or arrange for an external review of the effectiveness of the Committee.

These terms of reference must be reviewed annually by the Committee and once each Council term by the governing body. Any substantive changes are to be approved by the governing body.

Further Information

For further information on Council's Audit, Risk and Improvement Committee, contact the Manager Governance and Risk on council@canadabay.nsw.gov.au or by phone 02 9911 6555.

Reviewed by Chairperson of the Audit, Risk and Improvement Committee

[signed]

[date]

Reviewed by Council in accordance with a resolution of the governing body.

[signed]

[date]

[resolution reference]

Next review date: [date]

Schedule 1 – Audit, Risk and Improvement Committee responsibilities

Audit

Internal audit

- Provide overall strategic oversight of internal audit activities.
- Act as a forum for communication between the governing body, General Manager, senior management, the Internal Audit Function and external audit.
- Coordinate, as far as is practicable, the work programs of internal audit and other assurance and review functions.
- Review and advise Council:
 - on whether Council is providing the resources necessary to successfully deliver the Internal Audit Function
 - if Council is complying with internal audit requirements, including conformance with the International Professional Practices Framework
 - if Council's Internal Audit Charter is appropriate and whether the internal audit policies and procedures and audit/risk methodologies used by Council are suitable
 - of the strategic four-year work plan and annual work plan of internal audits to be undertaken by Council's Internal Audit Function
 - if Council's internal audit activities are effective, including the performance of the Internal Audit Coordinator and the Internal Audit Function
 - of the findings and recommendations of internal audits conducted, and corrective actions needed to address issues raised
 - of the implementation by Council of these corrective actions
 - on the appointment of the Internal Audit Coordinator and external providers, and
 - if the Internal Audit Function is structured appropriately and has sufficient skills and expertise to meet its responsibilities.

External audit

- Act as a forum for communication between the governing body, General Manager, senior management, the Internal Audit Function and external audit.
- Coordinate as far as is practicable, the work programs of internal audit and external audit.
- Provide input and feedback on the financial statement and performance audit coverage proposed by external audit and provide feedback on the audit services provided.
- Review all external plans and reports in respect of planned or completed audits and monitor Council's implementation of audit recommendations.
- Provide advice to the governing body and/or General Manager on action taken on significant issues raised in relevant external audit reports and better practice guides.

Risk

Risk management

Review and advise Council:

- if Council has in place a current and appropriate risk management framework that is consistent with the Australian risk management standard

- whether Council is providing the resources necessary to successfully implement its risk management framework
- whether Council's risk management framework is adequate and effective for identifying and managing the risks Council faces, including those associated with individual projects, programs and other activities
- if risk management is integrated across all levels of Council and across all processes, operations, services, decision-making, functions and reporting
- of the adequacy of risk reports and documentation, for example, Council's risk register and risk profile
- whether a sound approach has been followed in developing risk management plans for major projects or undertakings
- whether appropriate policies and procedures are in place for the management and exercise of delegations
- if Council has taken steps to embed a culture which is committed to ethical and lawful behaviour
- if there is a positive risk culture within Council and strong leadership that supports effective risk management
- of the adequacy of staff training and induction in risk management
- how Council's risk management approach impacts on Council's insurance arrangements
- of the effectiveness of Council's management of its assets, and
- of the effectiveness of business continuity arrangements, including business continuity plans, disaster recovery plans and the periodic testing of these plans.

Internal controls

Review and advise Council:

- whether Council's approach to maintaining an effective internal audit framework, including over external parties such as contractors and advisors, is sound and effective
- whether Council has in place relevant policies and procedures and that these are periodically reviewed and updated
- whether appropriate policies and procedures are in place for the management and exercise of delegations
- whether staff are informed of their responsibilities and processes and procedures to implement controls are complied with
- if Council's monitoring and review of controls is sufficient, and
- if internal and external audit recommendations to correct internal control weaknesses are implemented appropriately

Compliance

Review and advise Council of the adequacy and effectiveness of Council's compliance framework, including:

- if Council has appropriately considered legal and compliance risks as part of Council's risk management framework
- how Council manages its compliance with applicable laws, regulations, policies, procedures, codes, and contractual arrangements, and
- whether appropriate processes are in place to assess compliance.

Fraud and corruption

Review and advise Council of the adequacy and effectiveness of Council's fraud and corruption prevention framework and activities, including whether Council has appropriate processes and systems in place to capture and effectively investigate fraud-related information.

Financial management

Review and advise Council:

- if Council is complying with accounting standards and external accountability requirements
- of the appropriateness of Council's accounting policies and disclosures
- of the implications for Council of the findings of external audits and performance audits and the Council's responses and implementation of recommendations
- whether Council's financial statement preparation procedures and timelines are sound
- the accuracy of Council's annual financial statements prior to external audit, including:
 - management compliance/representations
 - significant accounting and reporting issues
 - the methods used by Council to account for significant or unusual transactions and areas of significant estimates or judgements
 - appropriate management signoff on the statements
- if effective processes are in place to ensure financial information included in Council's annual report is consistent with signed financial statements
- if Council's financial management processes are adequate
- the adequacy of cash management policies and procedures
- if there are adequate controls over financial processes, for example:
 - appropriate authorisation and approval of payments and transactions
 - adequate segregation of duties
 - timely reconciliation of accounts and balances
 - review of unusual and high value purchases
- if policies and procedures for management review and consideration of the financial position and performance of Council are adequate
- if Council's grants and tied funding policies and procedures are sound.

Governance

Review and advise Council regarding its governance framework, including Council's:

- decision-making processes
- implementation of governance policies and procedures
- reporting lines and accountability
- assignment of key roles and responsibilities
- Committee structure
- management oversight responsibilities
- human resources and performance management activities
- reporting and communication activities
- information and communications technology (ICT) governance, and
- management and governance of the use of data, information and knowledge

Improvement

Strategic planning

Review and advise Council:

- of the adequacy and effectiveness of Council's integrated, planning and reporting (IP&R) processes
- if appropriate reporting and monitoring mechanisms are in place to measure progress against objectives, and
- whether Council is successfully implementing and achieving its IP&R objectives and strategies.

Service reviews and business improvement

- Act as a forum for communication and monitoring of any audits conducted by external bodies and the implementation of corrective actions (for example, NSW government agencies, Commonwealth government agencies, insurance bodies)
- Review and advise Council:
 - If Council has robust systems to set objectives and goals to determine and deliver appropriate levels of service to the community and business performance
 - if appropriate reporting and monitoring mechanisms are in place to measure service delivery to the community and overall performance, and
 - how Council can improve its service delivery and Council's performance of its business and functions generally.

Performance data and measurement

Review and advise Council:

- if Council has a robust system to determine appropriate performance indicators to measure the achievement of its strategic objectives
- if the performance indicators Council uses are effective, and
- of the adequacy of performance data collection and reporting.

Internal Audit Charter

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The City of Canada Bay Council (Council) has established the Internal Audit Function as a key component of Council's governance and assurance framework, in compliance with the *Local Government (General) Regulation 2021* and the Office of Local Government's *Guidelines for risk management and internal audit for local government in NSW*. This Charter provides the framework for the conduct of the Internal Audit Function in Council and has been approved by the governing body taking into account the advice of Council's Audit, Risk and Improvement Committee.

Purpose of internal audit

Internal audit is an independent, objective assurance and consulting activity designed to add value and improve Council's operations. It helps Council accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes¹.

Internal audit provides an independent and objective review and advisory service to provide advice to the governing body, General Manager and Audit, Risk and Improvement Committee about Council's governance processes, risk management and control frameworks and its external accountability obligations. It also assists Council to improve its business performance.

Independence

Council's Internal Audit Function is to be independent of Council so it can provide an unbiased assessment of the Council's operations and risk and control activities.

The Internal Audit Function reports functionally to Council's Audit, Risk and Improvement Committee on the results of completed audits, and for strategic direction and accountability purposes, and reports administratively to the General Manager to facilitate day-to-day operations. Internal audit activities are not subject to direction by Council and Council's management has no role in the exercise of Council's internal audit activities.

The Audit, Risk and Improvement Committee is responsible for communicating any internal audit issues or information to the governing body. Should the governing body require additional information, a request for the information may be made to the Chairperson by resolution. The Chairperson is only required to provide the information requested by the governing body where the Chairperson is satisfied that it is reasonably necessary for the governing body to receive the information for the purposes of performing its functions under the Local Government Act. Individual Councillors are not entitled to request or receive information from the Committee.

The General Manager must consult with the Chairperson of Council's Audit, Risk and Improvement Committee before appointing or making decisions affecting the employment of the Internal Audit Coordinator.

Where the Chairperson of Council's Audit, Risk and Improvement Committee has any concerns about the treatment of the Internal Audit Coordinator or any action taken that may compromise their ability to undertake their functions independently, they can report their concerns to the governing body.

The Internal Audit Coordinator is to confirm at least annually to the Audit, Risk and Improvement Committee the independence of internal audit activities from Council.

Authority

Council authorises the Internal Audit Function to have full, free and unrestricted access to all functions, premises, assets, personnel, records and other documentation and information that the

¹ As defined by the International Standards for the Professional Practice of Internal Auditing (2017)

Internal Audit Coordinator considers necessary for the Internal Audit Function to undertake its responsibilities.

All records, documentation and information accessed while undertaking internal audit activities are to be used solely for the conduct of those activities. The Internal Audit Coordinator and individual internal audit staff are responsible and accountable for maintaining the confidentiality of the information they receive when undertaking their work.

All internal audit documentation is to remain the property of Council, including where internal audit services are performed by an external third-party provider.

Information and documents pertaining to the Internal Audit Function are not to be made publicly available. The Internal Audit Function may only release Council information to external parties that are assisting the Internal Audit Function to undertake its responsibilities with the approval of the General Manager, except where it is being provided to an external investigative or oversight agency for the purpose of informing that agency of a matter that may warrant its attention.

Role

The Internal Audit Function is to support Council's Audit, Risk and Improvement Committee to review and provide independent advice to Council in accordance with section 428A of the *Local Government Act 1993*. This includes conducting internal audits of Council and monitoring the implementation of corrective actions.

The Internal Audit Function is to also play an active role in:

- developing and maintaining a culture of accountability and integrity
- facilitating the integration of risk management into day-to-day business activities and processes, and
- promoting a culture of high ethical standards.

The Internal Audit Function has no direct authority or responsibility for the activities it reviews. The Internal Audit Function has no responsibility for developing or implementing procedures or systems and does not prepare records or engage in Council's functions or activities (except in carrying out its own functions).

Internal Audit Coordinator

Council's Internal Audit Function is to be led by a member of Council's staff with sufficient skills, knowledge and experience to ensure it fulfils its role and responsibilities to Council and the Audit, Risk and Improvement Committee. The Internal Audit Coordinator must be independent, impartial, unbiased and objective when performing their work and free from any conflicts of interest.

Responsibilities of the internal audit coordinator include:

- contract management
- managing the internal audit budget
- ensuring the external provider completes internal audits in line with the Audit, Risk and Improvement Committee's annual work plan and four-year strategic work plan
- forwarding audit reports by the external provider to the Audit, Risk and Improvement Committee
- acting as a liaison between the external provider and the Audit, Risk and Improvement Committee
- monitoring Council's implementation of corrective actions that arise from the findings of audits and reporting progress to the Audit, Risk and Improvement Committee, and
- assisting the Audit, Risk and Improvement Committee to ensure Council's audit activities comply with the Office of Local Government's *Guidelines for risk management and internal audit for local government in NSW*.

The General Manager has appointed the Manager Governance and Risk to direct and coordinate internal audit activities for Council. Any risks identified within the Governance and Risk Business Unit will be assigned to the Director Corporate Services and Strategy for ownership and management.

Internal Audit Function

Council is to contract an external third-party provider to undertake its internal audit activities. To ensure the independence of the external provider, the Internal Audit Coordinator is to ensure the external provider:

- does not conduct any audits on specific Council operations or areas that they have worked on within the last two years
- is not the same provider conducting Council's external audit
- is not the auditor of any contractors of Council that may be subject to the internal audit, and
- can satisfy the requirements of the Office of Local Government's *Guidelines for risk management and internal audit for local government in NSW*.

The Internal Audit Coordinator must consult with the Audit, Risk and Improvement Committee and General Manager regarding the appropriateness of the skills, knowledge and experience of any external provider before they are engaged by Council.

Performing internal audit activities

The work of the Internal Audit Function is to be thoroughly planned and executed. Council's Audit, Risk and Improvement Committee must develop a strategic work plan every four years to ensure that the matters listed in Schedule 1 are reviewed by the Committee and considered by the Internal Audit Function when developing their risk-based program of internal audits. The strategic work plan must be reviewed at least annually to ensure it remains appropriate.

The Committee must also develop an annual work plan to guide the work of the Internal Audit Function over the forward year.

All internal audit activities are to be performed in a manner that is consistent with relevant professional standards including the International Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors and the current Australian risk management standard (AS ISO 31000:2018 Risk management – Guidelines).

The Internal Audit Coordinator is to provide the findings and recommendations of internal audits to the Audit, Risk and Improvement Committee at the end of each audit. Each report is to include a response from the relevant senior manager.

The Internal Audit Coordinator is to establish an ongoing monitoring system to follow up Council's progress in implementing corrective actions.

The General Manager, in consultation with the Audit, Risk and Improvement Committee, is to develop and maintain policies and procedures to guide the operation of Council's Internal Audit Function.

The Internal Audit Coordinator is to ensure that the Audit, Risk and Improvement Committee is advised at each of the Committee's meetings of the internal audit activities completed during that quarter, progress in implementing the annual work plan and progress made implementing corrective actions.

Conduct

Internal audit personnel must comply with Council's Code of Conduct. Complaints about breaches of Council's Code of Conduct by internal audit personnel are to be dealt with in accordance with the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*. The

General Manager must consult with Council's Audit, Risk and Improvement Committee before any disciplinary action is taken against the Internal Audit Coordinator in response to a breach of Council's Code of Conduct.

Internal auditors must also comply with the Code of Ethics for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors.

Administrative arrangements

Audit, Risk and Improvement Committee Meetings

The Internal Audit Coordinator will attend Audit, Risk and Improvement Committee meetings as an independent non-voting observer. The Internal Audit Coordinator can be excluded from meetings by the Committee at any time.

The Internal Audit Coordinator must meet separately with the Audit, Risk and Improvement Committee at least once per year.

The Internal Audit Coordinator can meet with the Chairperson of the Audit, Risk and Improvement Committee at any time, as necessary, between Committee meetings.

External audit

Internal and external audit activities will be coordinated to help ensure the adequacy of overall audit coverage and to minimise duplication of effort.

Periodic meetings and contact between internal and external audit shall be held to discuss matters of mutual interest and to facilitate coordination.

External audit will have full and free access to all internal audit plans, working papers and reports.

Dispute resolution

The Internal Audit Function should maintain an effective working relationship with Council and the Audit, Risk and Improvement Committee and seek to resolve any differences they may have in an amicable and professional way by discussion and negotiation.

In the event of a disagreement between the Internal Audit Function and Council, the dispute is to be resolved by the General Manager and/or the Audit, Risk and Improvement Committee. Disputes between the Internal Audit Function and the Audit, Risk and Improvement Committee are to be resolved by the governing body.

Unresolved disputes regarding compliance with statutory or other requirements are to be referred to the Departmental Chief Executive of the Local Government in writing.

Review arrangements

Council's Audit, Risk and Improvement Committee must review the performance of the Internal Audit Function each year and report its findings to the governing body. A strategic review of the performance of the Internal Audit Function must be conducted each Council term that considers the views of an external party with a strong knowledge of internal audit and reported to the governing body.

This Charter is to be reviewed annually by the Committee and once each Council term by the governing body. Any substantive changes are to be approved by the governing body.

Further information

For further information on Council's internal audit activities, contact the Manager Governance and Risk on council@canadabay.nsw.gov.au or by phone 02 9911 6555.

Reviewed by internal audit coordinator

[sign and date]

Reviewed by Chairperson of Council's Audit, Risk and Improvement Committee

[sign and date]

Reviewed by General Manger

[sign and date]

Reviewed by Council in accordance with a resolution of the governing body

[sign and date]

[resolution reference]

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Schedule 1 – Internal Audit Function responsibilities

Audit

Internal audit

- Conduct internal audits as directed by Council's Audit, Risk and Improvement Committee.
- Implement Council's annual and four-year strategic internal audit work plans.
- Monitor the implementation by Council of corrective actions.
- Assist Council to develop and maintain a culture of accountability and integrity.
- Facilitate the integration of risk management into day-to-day business activities and processes.
- Promote a culture of high ethical standards.

External audit

- Provide input and feedback on the financial statement and performance audit coverage proposed by external audit and provide feedback on the audit services provided.
- Review all external plans and reports in respect of planned or completed audits and monitor Council's implementation of audit recommendations.
- Provide advice on action taken on significant issues raised in relevant external audit reports and better practice guides.

Risk

Risk management

Review and advise:

- if Council has in place a current and appropriate risk management framework that is consistent with the Australian risk management standard
- whether Council's risk management framework is adequate and effective for identifying and managing the risks Council faces, including those associated with individual projects, programs and other activities
- if risk management is integrated across all levels of Council and across all processes, operations, services, decision-making, functions and reporting
- of the adequacy of risk reports and documentation, for example, Council's risk register and risk profile
- whether a sound approach has been followed in developing risk management plans for major projects or undertakings
- whether appropriate policies and procedures are in place for the management and exercise of delegations
- if Council has taken steps to embed a culture which is committed to ethical and lawful behaviour
- if there is a positive risk culture within Council and strong leadership that supports effective risk management
- of the adequacy of staff training and induction in risk management
- how Council's risk management approach impacts on Council's insurance arrangements
- of the effectiveness of Council's management of its assets, and
- of the effectiveness of business continuity arrangements, including business continuity plans, disaster recovery plans and the periodic testing of these plans.

Internal controls

Review and advise:

- whether Council's approach to maintaining an effective internal audit framework, including over external parties such as contractors and advisors, is sound and effective
- whether Council has in place relevant policies and procedures and that these are periodically reviewed and updated
- whether appropriate policies and procedures are in place for the management and exercise of delegations
- whether staff are informed of their responsibilities and processes and procedures to implement controls are complied with
- if Council's monitoring and review of controls is sufficient, and
- if internal and external audit recommendations to correct internal control weaknesses are implemented appropriately.

Compliance

Review and advise of the adequacy and effectiveness of Council's compliance framework, including:

- if Council has appropriately considered legal and compliance risks as part of Council's risk management framework
- how Council manages its compliance with applicable laws, regulations, policies, procedures, codes, and contractual arrangements, and
- whether appropriate processes are in place to assess compliance.

Fraud and corruption

Review and advise of the adequacy and effectiveness of Council's fraud and corruption prevention framework and activities, including whether Council has appropriate processes and systems in place to capture and effectively investigate fraud-related information.

Financial management

Review and advise:

- if Council is complying with accounting standards and external accountability requirements
- of the appropriateness of Council's accounting policies and disclosures
- of the implications for Council of the findings of external audits and performance audits and Council's responses and implementation of recommendations
- whether Council's financial statement preparation procedures and timelines are sound
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 - management compliance/representations o significant accounting and reporting issues
 - the methods used by Council to account for significant or unusual transactions and areas of significant estimates or judgements
 - appropriate management signoff on the statements
- if effective processes are in place to ensure financial information included in Council's report is consistent with signed financial statements
- if Council's financial management processes are adequate
- the adequacy of cash management policies and procedures

- if there are adequate controls over financial processes, for example:
 - appropriate authorisation and approval of payments and transactions
 - adequate segregation of duties
 - timely reconciliation of accounts and balances
 - review of unusual and high value purchases
- if policies and procedures for management review and consideration of the financial position and performance of Council are adequate
- if Council's grants and tied funding policies and procedures are sound.

Governance

Review and advise of the adequacy of Council's governance framework, including Council's:

- decision-making processes
- implementation of governance policies and procedures
- reporting lines and accountability
- assignment of key roles and responsibilities
- committee structure
- management oversight responsibilities
- human resources and performance management activities
- reporting and communication activities
- information and communications technology (ICT) governance, and
- management and governance of the use of data, information and knowledge.

Improvement

Strategic planning

Review and advise:

- of the adequacy and effectiveness of Council's integrated, planning and reporting (IP&R) processes
- if appropriate reporting and monitoring mechanisms are in place to measure progress against objectives, and
- whether Council is successfully implementing and achieving its IP&R objectives and strategies.

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Review and advise:

- if Council has robust systems to set objectives and goals to determine and deliver appropriate levels of service to the community and business performance
- if appropriate reporting and monitoring mechanisms are in place to measure service delivery to the community and overall performance, and
- how Council can improve its service delivery and Council's performance of its business and functions generally.

Performance data and measurement

Review and advise:

- if Council has a robust system to determine appropriate performance indicators to measure the achievement of its strategic objectives
- if the performance indicators Council uses are effective, and
- of the adequacy of performance data collection and reporting.

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