

Ordinary Council Meeting

Tuesday 22 August 2023

Seating Plan for Council meetings



Public gallery

Statement of ethical obligations

Obligations	
Oath [Affirmation] of Office by Councillors	I swear [solemnly and sincerely declare and affirm] that I will undertake the duties of the office of councillor in the best interests of the people of Randwick City and the Randwick City Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.
Code of Conduct conflict of interests	
Pecuniary interests	<p>A Councillor who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.</p> <p>The Councillor must not be present at, or in sight of, the meeting:</p> <ul style="list-style-type: none">a) at any time during which the matter is being considered or discussed, orb) at any time during which the council is voting on any question in relation to the matter.
Non-pecuniary conflict of interests	A Councillor who has a non-pecuniary conflict of interest in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.
Significant non-pecuniary interests	A Councillor who has a significant non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.
Non-significant non-pecuniary interests	A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.



Notice is hereby given that an Ordinary Council meeting of Randwick City Council will be held in the Council Chamber, 1st Floor, Randwick Town Hall, 90 Avoca St, Randwick on Tuesday, 22 August 2023 at 7pm

Acknowledgement of the Local Indigenous People

Acknowledgement of Country

"I would like to acknowledge that we are meeting on the land of the Bidjigal and the Gadigal peoples who occupied the Sydney Coast, being the traditional owners. On behalf of Randwick City Council, I acknowledge and pay my respects to the Elders past and present, and to Aboriginal people in attendance today."

Prayer

*"Almighty God,
We humbly beseech you to bestow your blessings upon this Council and to direct and prosper our deliberations to the advancement of your glory and the true welfare of the people of Randwick and Australia.
Amen"*

Apologies/Granting of Leave of Absences

Requests to attend meeting by audio-visual link

Confirmation of the Minutes

Ordinary Council - 25 July 2023

Declarations of Pecuniary and Non-Pecuniary Interests

Address of Council by Members of the Public

Privacy warning:

In respect to Privacy & Personal Information Protection Act, members of the public are advised that the proceedings of this meeting will be recorded for the purposes of clause 5.20-5.23 of Council's Code of Meeting Practice.

Audio/video recording of meetings prohibited without permission;

A person may be expelled from a meeting for using, or having used, an audio/video recorder without the express authority of the Council.

Mayoral Minutes

MM31/23	Culture on Country event at La Perouse 26 January 2024.....	1
MM32/23	Thank you to Randwick Council staff on the completion of the Heffron Centre	3
MM33/23	Financial Assistance and Donations - July - August 2023.....	5
MM34/23	Naming of The Rodgers' Brothers Pool & opening event.....	7
MM35/23	Ideas to improve safety for rock fishers	9
MM36/23	Helicopter Rescue Service - 50th Anniversary Event	13

Urgent Business

General Manager's Reports

GM7/23	Final Quarterly Progress Report - April to June 2023.....	15
--------	---	----

Director City Planning Reports

CP24/23	Development application service review.....	23
CP25/23	VPA Letter of Offer - DA/481/2021 - 16-18 Rainbow Street, Kingsford.....	31

CP26/23	VPA Letter of Offer - DA/407/2021 - 407-411 Anzac Parade and 6 Sturt Street, Kingsford.....	45
CP27/23	VPA Letter of Offer - DA/479/2021 - 390-396 Anzac Parade, Kensington	93
CP28/23	Eastern Suburbs Electric Vehicle Infrastructure Strategy	113
CP29/23	Variations to Development Standards under Clause 4.6 - 1 July to 31 July 2023	119
CP30/23	Randwick Junction Planning Proposal	125

Director City Services Reports

CS32/23	Draft Randwick City Council Play Space Strategy	163
CS33/23	Maroubra Road - Traffic Corridor Study	171

Director Community & Culture Reports

CC17/23	Update on NOX Night Sculpture Walk funds - Proposed First Nations Event	183
CC18/23	Alfresco Randwick Program	187
CC19/23	Community Partnerships Program 2023	197
CC20/23	Matraville Carols 2023.....	207

Director Corporate Services Reports

CO38/23	2022-23 Budget Carry Overs.....	211
CO39/23	Investment Report - July 2023.....	223
CO40/23	Monthly Financial Report as at 31 July 2023	237
CO41/23	Draft Financial Statements 2022-23.....	245

Motions Pursuant to Notice

NM50/23	Notice of Motion from Cr Olive - Notify residents of drop-off locations for empty medication blister pack recycling.....	249
NM51/23	Notice of Motion from Cr Rosenfeld - Traffic safety issues at the corner of Garden St and Green St Maroubra	251
NM52/23	Notice of Motion from Cr Veitch - LGNSW 2023 Annual Conference Motion – Funding Council Disability Inclusion Action Plans.....	253
NM53/23	Notice of Motion from Cr Veitch - LGNSW 2023 Annual Conference Motion – Mandating New Construction Codes for Accessibility	255
NM54/23	Notice of Motion from Cr Veitch - LGNSW 2023 Annual Conference Motion – Encouraging Local Government Super Funds to support ethical investments	257
NM55/23	Notice of Motion from Cr Chapple - LGNSW 2023 Annual Conference Motion – Support for Early Childhood Education in the Local Government Sector	259
NM56/23	Notice of Motion from Cr Pandolfini - LGNSW 2023 Annual Conference Motion – Making use of existing under utilised space for creatives	261
NM57/23	Notice of Motion from Cr Chapple - Delivery of Maroubra Beach Playground upgrade.....	263
NM58/23	Notice of Motion from Cr Pandolfini - LGNSW 2023 Annual Conference Motion – Discouraging gas and solid fuel heating in new developments to mitigate global warming	265
NM59/23	Notice of Motion from Cr Pandolfini - Report into options of Council collaborating with UNSW Design students	267
NM60/23	Notice of Motion from Cr Olive – Whale Walking Trail in the Randwick LGA	269
NM61/23	Notice of Motion from Cr Said - Preparing for growth in football for the 2024 season	271

Question with Notice

QN6/23	Question with Notice from Cr Olive - Tree canopy coverage	273
--------	---	-----

Closed Session

CS34/23	Administration Building Refurbishment- New Ways of Working- Lead Consultant Stages 1 & 2 - Tender No. T2023-16 (record of voting required) <i>This matter is considered to be confidential under Section 10A(2) (d) Of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or</i>	
---------	---	--

(ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret. (Tender/ Procurement)

CO30/23 Tender for the Supply of Plants, Trees and Associated Services - Tender No SSROC T2022-07 (record of voting required)

This matter is considered to be confidential under Section 10A(2) (d) Of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.

Notice of Rescission Motions

Nil

Petitions

Ray Brownlee, PSM
GENERAL MANAGER

Mayoral Minute No. MM31/23

Subject: Culture on Country event at La Perouse 26 January 2024

Motion:

That Council approves the continuation of the event *Culture on Country*, on Country at La Perouse on 26 January 2024, to be primarily funded from the 23/24 Contingency Fund, and to be continued thereafter as part of the Council annual Events Calendar and budget.

Background:

History:

Vic Simms; highly respected musician and Bidjigal elder, approached Randwick City Council and met with the Mayor and Council staff in October 2021 to propose the Museum host a concert for Survival Day on 26 January 2022 (Australia Day). This event was well attended by local Community members and the general public with an estimated 200 attendees and provided a powerful addition to Council's 26 January public activations.

In 2023 on the same date, the event was renamed "*Culture on Country*" and was greatly expanded in terms of scope, production and performers and was held on a stage truck on the La Perouse Headland. Approximately 600 attendees were entertained by major acts including Uncle Vic Simms and the All Star Band, Prodigal Son, Kyarna Rose and Matty Walker, Doonooch Dancers, Charlie Trindall, Cianna Walker and others. This event was funded primarily by the Mayor's Contingency Fund with a small contribution through the Economic Development & Placemaking & the Community Development budgets.



Photos: Culture on Country 2022

An on-site survey was conducted with 84 attendees by an external provider at the 26 January 2023 event. In summary, audience response was extremely positive with 96% very satisfied with the event and 99% would recommend to others. The name of the event was also surveyed; *Culture on Country* received 59% support with *Survival Day* receiving 27%.

Continuation of *Culture on Country* 2024 onwards. There is currently no provision for *Culture on Country* in the 23/24 budget

Given the growing success of this unique and important event on Country, I would like to propose that *Culture on Country* retain this event name, and be held on 26 January 2024 at La Perouse, and included in the Randwick Council events calendar annually on an ongoing basis.

Source of funding:

The estimated 2024 budget for this event based on previous activations, production costs and current fees for established performers will be **\$36,550**.

\$32,550 from the 2023-24 Contingency Fund

\$2,000 from the Community Development Budget

\$2,000 from the La Perouse Museum Budget

For 2024/2025 onwards it is recommended that *Culture on Country* be added as an additional allocation to the Economic Development & Placemaking Budget on an ongoing basis.

Attachment/s:

Nil

Responsible officer: The Mayor, Cr Dylan Parker

File Reference: F2023/00455

Mayoral Minute No. MM32/23

Subject: Thank you to Randwick Council staff on the completion of the Heffron Centre

Motion:

That Council:

1. Formally congratulate and thank Randwick City Council staff for their impressive work on the Heffron Centre.
2. Notes:
 - a. The Heffron Centre represents Randwick City Council's largest ever capital project.
 - b. The project reached practical completion on 21 April 2023.
 - c. The South Sydney Football Club (SSFC) and Belgravia Leisure Group (BLG) moved into the premises on 17 April and 4 May 2023 respectively.
 - d. That while the project accounts are in the process of final reconciliation, it has impressively been delivered under budget with \$342,757 remaining as contingency.
 - e. The success of the 'Community Day' (opening event) for the facility was held on 1 July 2023, with the new Heffron Centre being officially opened by the Prime Minister of Australia, The Hon Anthony Albanese MP, the Premier of NSW, the Hon Chris Minns MP, South Sydney Football Club, and current and former Randwick City Councillors. Several thousand members of the community also attended the opening.
 - f. The feedback provided by the broader community, sporting users, Belgravia Leisure, South Sydney Football Club, and others as overwhelmingly positive and thankful for the project.

Background:

On behalf of all current and former Randwick City Councillors as well as the entire community, I would like to acknowledge the several years of hard work by Randwick City Council staff that went into successfully delivering of the Heffron Centre project.

The vision, focus and perseverance needed by members of the organisation to take the Heffron Centre from concept, construction, and operation has been nothing short of extraordinary.

The Heffron Centre project has been multi-faceted and a decade long, requiring teams across Council to work together and alongside external contractors to deliver an asset fulfilling Council's extensive undertakings to and the expectations of the community.

As a result of the ongoing dedication of staff, Randwick City Council has delivered alongside partners:

1. a new multi-purpose community sporting facility encapsulating indoor courts, an expanded fit-for-purpose gymnastics space and dance facility;
2. A new home for the South Sydney Football Club and charitable arm Souths Cares in the heart of their supporter base; and
3. A new show-case sporting field.

All staff who worked on the project are deserving of praise and acknowledgement. I'd like to acknowledge the years of hard work from the Randwick City Council staff that went into building the Heffron Centre. Thanks to the following teams who dedicated years of work to ensuring a successful facility was delivered for the community:

- Major Projects

- Finance
- Infrastructure Services
- Events
- Risk and Safety
- Communications
- Information Management & Technology
- Property

In particular, I'd like to make special mention of Hayley Segedin's efforts as the sole employee working on the project from inception to completion for 10 years and Todd Clarke who oversaw and led through the many challenges of the project.

It is important to note that the project would not have been made possible without the external help from the following organisations:

- Rabbitohs & Souths Cares
- NSW Office of Sport
- ADCO Constructions
- COOP Studio
- Re-Right Collective
- BRIDGE42
- Rider Levett Bucknall
- Otium

Attachment/s:

Nil

Responsible officer: The Mayor, Cr Dylan Parker

File Reference: F2023/06574

Mayoral Minute No. MM33/23

Subject: Financial Assistance and Donations - July - August 2023

Motion:

That Council:

- a) donate plants from Council's Nursery to the value of \$500.00 to be funded from the 2023-24 Mayor's Contingency Fund to the Randwick Ladies Golf Charity Day to support the local charity called Little Heroes Swim Academy
- b) donate plants from Council's Nursery to the value of \$500.00 to be funded from the 2023-24 Mayor's Contingency Fund to the Young Parents Program (YPP) located in Randwick to add a hedge along their back fence.
- c) donate plants from Council's Nursery to the value of \$500.00 to be funded from the 2023-24 Mayor's Contingency Fund to Chifley Public School P&C to support their Father's Day stall.
- d) approve the waiving of fees, totaling \$1390.00 to be funded from the 2023-24 Contingency Fund for the official launch of the latest vessel 'City of Randwick IV' of Surf Rescue 30 Offshore Rescue Boat, on 17 September 2023.

Background:

Plant donation to Randwick Ladies Golf Charity Day

The Randwick Ladies Golf Charity Day will be held on 18 September and are requesting a donation of plants from Council's Nursery to support a local charity called Little Heroes Swim Academy.

Plant donation to Young Parents Program

The Red Cross, Young Parents Program is located in Randwick to support young vulnerable parents and their children in residential and outreach care. The program relies heavily on donations and has requested plants from Council's Nursery for a hedge along the fence to make the space more family friendly.

Plant donation to Chifley Public School P&C

Chifley Public School P&C are holding a Father's Day Stall to bring the school community together to buy gifts for dad's granddads and uncles and have requested a donation of plants and seedlings from Council's Nursery to help with the stall.

Surf Rescue 30 Offshore Rescue Boat Launch of 'City of Randwick IV'

Surf Rescue 30 Offshore Rescue Boat would like the fees waived for the Prince Henry Centre to launch their new search and rescue vessel 'City of Randwick IV' on 17 September 2023

Source of funding:

The financial implications to Council will be \$2890.00 funded from the 2023/24 Contingency Fund.

Attachment/s:

Nil

Responsible officer: The Mayor, Cr Dylan Parker

File Reference: F2023/06574

MM33/23

Mayoral Minute No. MM34/23

Subject: Naming of The Rodgers' Brothers Pool & opening event

Motion:

That the 25m training pool at the Des Renford Leisure Centre be renamed as "*The Rodgers' Brothers Training Pool*".

and that

In honour of the opening of the renamed *The Rodgers' Brothers Training Pool* Council funds the return flights for John and Jenny Rodgers from the Sunshine Coast to Sydney to attend the opening event, and that Council organize the production of a plaque to be unveiled at this event, with \$1026.62 funded from the Mayor's Contingency Fund.

Background:

In 2016, Council endorsed a Mayoral Minute (MM44/16) at the Council Meeting held on 11 October 2016 regarding the Commemoration of Barry Rodgers, specifically;

RESOLUTION: (Mayor, Cr N D'Souza) that:

- a) the indoor 25m training pool at the Des Renford Leisure Centre be named "The Rodgers Brothers Learn to Swim Pool;" and
- b) a naming ceremony be held with the Rodgers family.

Council originally adopted that the renamed pool would be 'The Rodgers Brothers Learn to Swim Pool' however the current pool is referred to as the 'training pool' with other pools also used for Learn to Swim. For the purposes of branding and consistency it's recommended that the renamed pool be called '*The Rodgers' Brothers Training Pool*'.

John and Barry Rodgers were highly regarded mentors and leaders in Australian swimming and surf lifesaving and together they ran the John & Barry Rodgers Swim School at Heffron Pool in Maroubra (which became the Des Renford Leisure Centre). The Rodgers brothers hand dug the 25m indoor pool in the 1960s and then used the pool for swimming classes and squad training. Swimmers coached by the Rodgers brothers included Max Metzker, Graeme Brewer and Ron McKeon, all who became international Olympic competitors.

In consultation with the family it was decided that the pool be renamed after both brothers given their shared contribution to swimming and surf lifesaving in Randwick and beyond.

After discussion and planning with the Rodgers family, a date for the ceremony has now been set for 8 October 2023 at Des Renford Leisure Centre. Members of the Rodgers brothers' family have been invited to attend.

Key invitees John Rodgers and his wife Jenny from the Sunshine Coast are delighted to have been invited to attend the naming ceremony but have requested assistance from Council with the cost of travel to attend this event. As their presence at the renaming of the pool is essential to honour the legacy of the Rodgers brothers, it is appropriate that Council contribute towards their travel costs to attend the event.

The naming event will also include the production and installation of a plaque commemorating the renaming of the pool, and will coincide with the Des Renford Open Day, celebrating 10 years of the new facility.

Source of funding:

The estimated budget to be sourced from the Mayoral Contingency Fund is \$1026.62 for travel costs.

- Cost for flights from Sunshine Coast to Sydney return for both Jenny and John Rodgers comes to a total of \$1026.62
- Cost to procure and install the signage and opening event costs will be funded through the Aquatic Services operational budget.

Attachment/s:

Nil

Responsible officer: The Mayor, Cr Dylan Parker

File Reference: F2004/06876

Mayoral Minute No. MM35/23

Subject: Ideas to improve safety for rock fishers

Motion:

That Council:

- a) gives its in-principle support to the idea of requiring rock fishing safety information to be displayed at the point of sale of fishing bait and tackle.
- b) writes to the NSW Minister for Better Regulation and Fair Trading Anoulack Chanthivong requesting a meeting with Randwick Council and Ms Hasti Heidarzadeh Sadrabadi to discuss and progress the idea.

Background:

On 31 January 2022 a tragedy occurred at Little Bay Beach when 10 year-old Mahan Masoumi Tazangi and his 41-year-old father Payam Masoumi Tzangi died while rock fishing.

Mahan and Payam were not experienced fishers, they were not aware of the dangers of rock fishing, of the need to wear safety equipment such as non-slip shoes and lifejackets and the need to have a fishing license.

Their deaths brought to 21 the number of rock fishing fatalities recorded along the Randwick City coastline since 2001. It's a figure that despite Council's considerable efforts to communicate and educate people, continues to rise.

I have been approached by the survivor of this tragedy, Mahan's mother and Payam's wife Ms Hasti Heidarzadeh Sadrabadi with some ideas to improve rock fishing safety.

At the time of tragedy, Council formally passed on its condolences to Ms Sadrabadi and her family and held a one minute's silence in honour of Mahan and Payam.

Council also resolved to investigate an appropriate commemoration and I'm pleased to advise that a bench and memorial plaque was installed at Little Bay earlier this year.

Ms Sadrabadi's strength and courage through this horrific ordeal is to be commended. What she has gone through no mother or father should ever have to endure.

But she has found the courage to share her story – initially through Randwick Council's *SCENE* magazine and more recently on ABC's *7:30 Report* – in an attempt to raise awareness and to try and prevent another family going through the devastation of what she has experienced.

I would like to again publicly acknowledge and share Council's heartfelt condolences to Ms Sadrabadi and her family. Our hearts go out to her during her ongoing grief.

Her tragic experience is one that she hopes others will learn from and that all level of government will help prevent from happening again.

I have given Ms Sadrabadi's ideas much consideration and find them to be worth exploring further and meeting with the NSW Minister for Better Regulation and Fair Trading to consider introducing legislation.

Requiring retailers to display rock fishing safety information at the point of sale of any bait and tackle would be an effective means to reach fishers – and particularly new fishers and new rock fishers, who like Mahan and Payam may not be aware of the dangers of rock fishing.

In the case of Mahan and Peter, they were both inexperienced fishers and had only purchased their fishing rods, reels and tackle the day before they went fishing from a large department store.

Had they been aware at that time of purchase about the rules around rock fishing, of the dangers, of the need for a license, safety gear and a lifejacket, it's very likely they would have made a different decision and not gone fishing that day.

Simple, well-designed signage that retailers are legislated to prominently display alongside bait and tackle being sold could effectively reach sections of the NSW community that are currently difficult to target with water safety messaging.


This includes new arrivals to Australia, people with limited English and those who live outside the Sydney basin.

It would also target people who may still think rock fishing is a fun, safe activity. We need to change the mindset of rock fishing to be more like an extreme sport requiring training, knowledge and skill.

I would like to commend Ms Sadrabadi's for her ideas.

Council's support and assistance in helping her put these ideas in front of the relevant Ministers and policy decision-makers in the NSW Government could lead to one of the most effective rock fishing safety initiatives in the past two decades and save lives in the future.

Attachment/s:

1.  Letter from Hasti Heidarzadeh Sadrabadi Re Rockfishing Safety Improvement Ideas

Responsible officer: The Mayor, Cr Dylan Parker

File Reference: F2019/00632

Dear Mr. Parker,

I hope this letter finds you well. My name is Hasti Heidarzadeh Sadrabadi, and I am writing to you as the mother and wife of Mahan and Payam Masoumi Tazangi, who tragically lost their lives on January 31, 2022, at Little Bay Beach. The pain of this devastating incident has inspired me to share my ideas for improving rock fishing safety.

I passionately believe that raising awareness should start at the grassroots level within local communities rather than adopting a nationwide approach. By focusing on a local scale, we can be more effective in reaching the most vulnerable and less experienced individuals, who often lack the necessary knowledge and skills to recognize the dangers associated with rock fishing.

With this in mind, I propose that information and warnings about the risks of rock fishing should be readily available at the point of purchase when individuals are buying fishing gear. This could be implemented in local supermarkets or any other place where inexperienced people may begin their fishing journey. By providing them with essential safety information at the outset, we can instill a sense of responsibility and precautionary measures right from the start.

Furthermore, I believe that encouraging the use of lifejackets and selling them with fishing gear and other fishing equipment would significantly contribute to enhancing safety. By supplying lifejackets at local supermarkets, we can potentially prevent tragic accidents and save precious lives.

I kindly request your assistance in conveying my message to the relevant authorities who possess the power to effect change and improve public safety measures. Together, we can create a safer environment for all fishing enthusiasts and their families.

Thank you for your attention to this matter. Your support in this endeavor is greatly appreciated.

Sincerely,

Hasti Heidarzadeh Sadrabadi

Mayoral Minute No. MM36/23

Subject: Helicopter Rescue Service - 50th Anniversary Event

Motion:

That the fees for the 50th Anniversary event of the launch of the Rescue Helicopter Service at Maroubra be waived.

Background:

Council has received a request to land a helicopter at Arthur Byrne Reserve, just south of the skate park to commemorate the 50 years since the NSW Premier launched Australia's first dedicated rescue helicopter at Maroubra Beach – the (then) Wales Bank-SLSA Helicopter Rescue Service. This launch occurred in Randwick City Council at Maroubra back in 1973.

The event is scheduled for the morning of Friday 29 September 2023.

Since that humble beginning, a conservative estimate is that around one million Australians have been directly rescued, flown, found or treated by crews of the large network of emergency helicopter services that have subsequently developed across Australia.

Aviation company, Louth Helicopters has undertaken to provide a Bell 47 for this historic occasion which is the same type of helicopter used at the launch. During seven months of 1973-74, the service went on to rescue 26 people from the surf, fly 12 injured people to safety and conducted 35 search missions. The service was so successful, the now Westpac Bank has continued to sponsor rescue helicopters across Australia and New Zealand.

A short ceremony is proposed to accompany the landing. It is proposed to invite former helicopter crews, representatives of all emergency services, Westpac Bank, the NSW Government, Randwick City Council representatives and adjacent council representative.

The applicant has requested that the relevant fees listed below be waived.

• Application Fee:	\$210.00
• Park Usage by Non-Commercial Entity per minor event (half day)	\$312.00
Total:	\$522.00

Source of funding:

It is proposed that the fees associated with this event be from the Mayor's contingency fund.

Attachment/s:

Nil

Responsible officer: The Mayor, Cr Dylan Parker





File Reference: F2005/00834

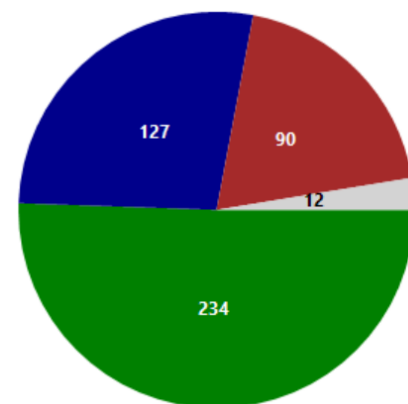
General Manager's Report No. GM7/23





Subject: Final Quarterly Progress Report - April to June 2023

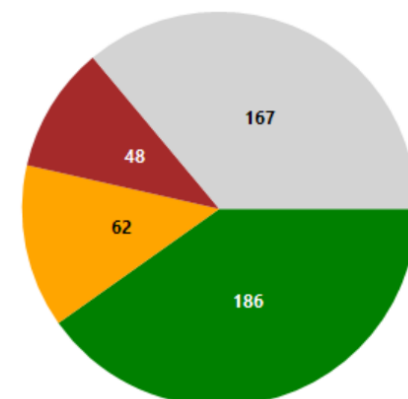
Executive Summary

- The attached Quarterly Progress Report tracks progress against the 2022-23 Operational Plan activities for the April - June 2023 quarter.
- Each scheduled activity has at least one indicator with a clear target to track performance. Performance is measured against the target value and target trend for the indicator.
- There were 127 activities or projects that were not completed within the financial year. The majority of these have been carried over into the 2023-24 Operational Plan and Budget.
- A summary of performance tracking for the quarter is provided below:

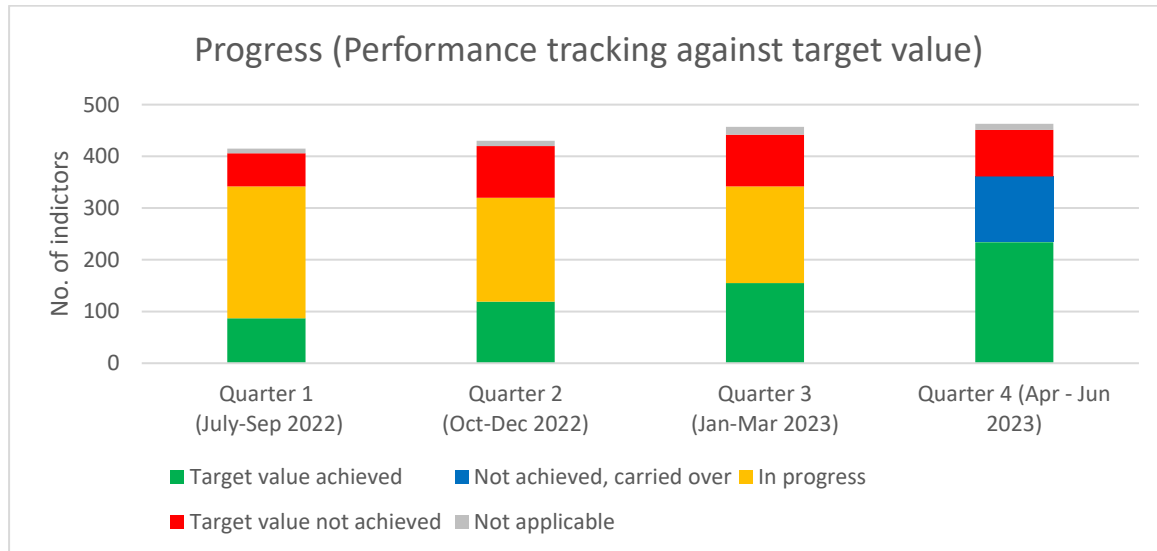
Performance tracking against target value		Number	%
	Target value achieved	234	51%
	Not completed	127	27%
	Target value not achieved	90	19%
	Not applicable	12	3%



Performance tracking against target trend		Number	%
	Target trend achieved	186	40%
	No change in value	62	14%
	Target trend not achieved	48	10%
	Not applicable	167	36%



- The following graph summarises progress across the year:



Recommendation

That the information contained in the attached April to June 2023 Quarterly Progress Report for the 2022-23 Operational Plan be received and noted.

Click on the link below to view Attachment/s:

- Quarterly Progress Report - April to June 2023

Purpose

The purpose of this report is to update Councillors and the community on the implementation of our 2022-23 Operational Plan.

Discussion

In June 2022, our 2022-26 Delivery Program and 2022-23 Operational Plan was adopted.

The Delivery Program outlines how Council will work towards delivering the outcomes of the 2022-2032 Community Strategic Plan (CSP), whilst still providing the ongoing services required by our community and complying with regulatory functions.

The Operational Plan details the individual projects and actions that will be undertaken in the financial year to achieve the commitments made in the Delivery Program. Each Operational Plan activity has at least one indicator to track performance against identified targets.

This progress report provides an update on Council's performance against each indicator in the fourth quarter of financial year 2022-23.

How we measure progress

The attached progress report is split into two tables:

Table A: Tracks progress in delivering the outcomes of the 2022-2032 Community Strategic Plan

Table B: Tracks performance in providing the ongoing services required by our community and our compliance with regulatory obligations.

Performance is measured against the target value and target trend for each indicator.

Note: Table B also includes contextual numbers. These are used to understand demand and resourcing requirements; and/or to calculate indicators. Contextual numbers are not performance indicators as they do not have target values or target trends.

Summary of results for 1 April – 30 June 2023

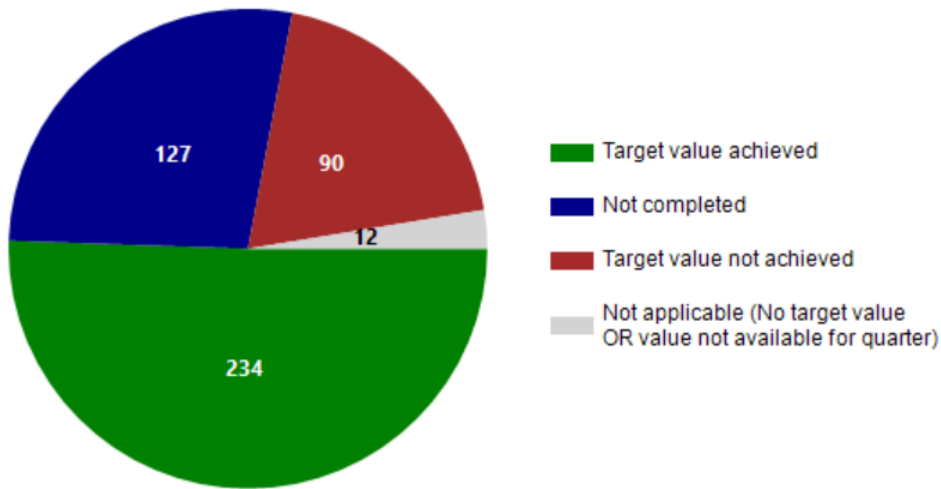
In the April – June 2023 quarter there were 484 indicators tracking progress of the operational plan activities scheduled in the quarter:

- 230 indicators measured progress in delivering the outcomes of the 2022-2032 Community Strategic Plan (Table A)
- 233 indicators measured progress in providing the ongoing services required by our community and complying with regulatory obligations (Table B)

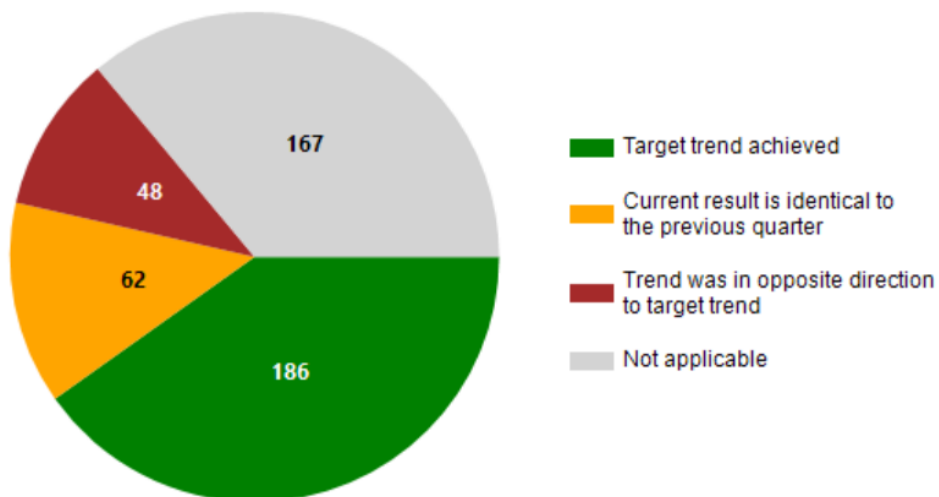
A summary of performance tracking for the April – June 2023 quarter is provided below (Note: contextual number are not included):

Overall performance tracking (Table A and B)

Target Value Tracking Summary (TABLE A & TABLE B)



Target Trend Tracking Summary (TABLE A & TABLE B)



At the end of quarter 4:

- 51% of target values were achieved (17% increase from Q3)
- 27% of indicators were for projects or activities that were not completed within the financial year. The majority of these have been carried over into the 2023-24 Operational Plan and Budget.
- 19% of target values were not achieved (3% decrease from Q3). When a target value was not achieved and the trend was in the opposite direction to the target trend, a comment has been provided in the progress report detailing why and/or what action is being taken to address performance.
- 3% of target values were not applicable. This means there is no value available, or it is not relevant to the quarter.

Projects and activities carried over into 2023-24 Financial Year

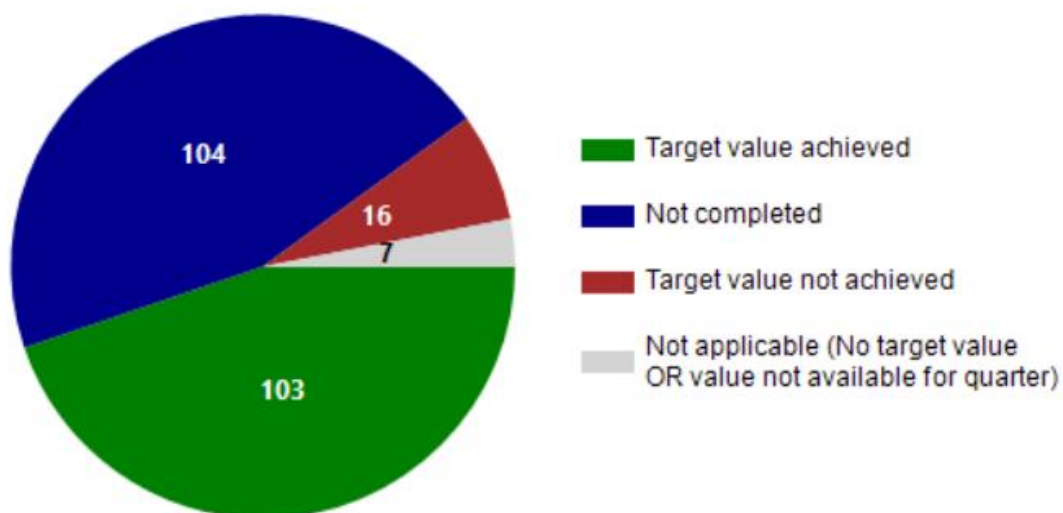
As detailed in the pie chart above, a total of 127 indicators were showing “not completed” in Q4. These are progress indicators for activities or projects that were not completed within the financial year. The majority of these have been carried over into the 2023-24 Operational Plan and Budget.

Generally, all incomplete activities and projects have been carried over into the 2023-24 Operational Plan and Budget unless they have been:

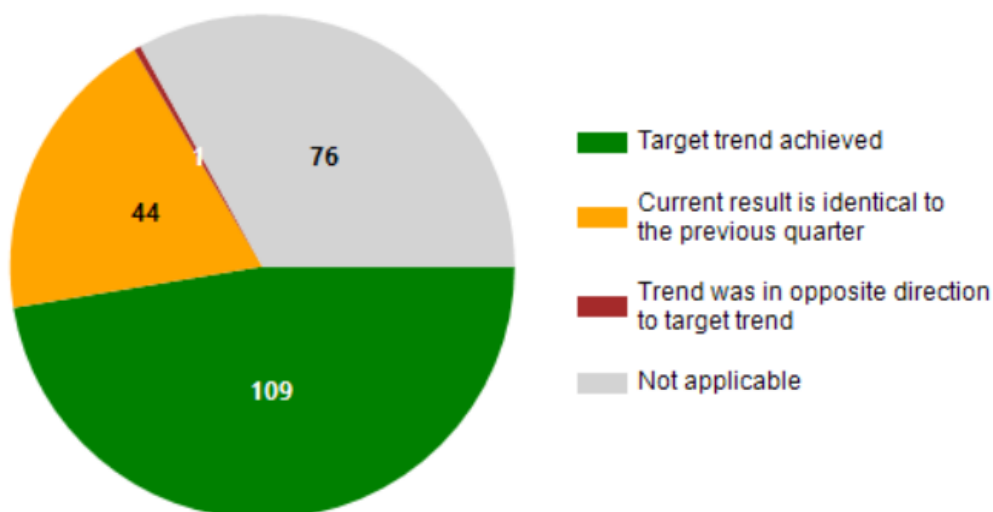
- Postponed,
- Replaced with a new activity that reflects the next stage of the project,
- Replaced with a new/updated activity that reflects a methodological change in how the delivery program commitment will be delivered and/ or measured.

Progress in delivering the outcomes of the 2022-2032 Community Strategic Plan (Table A)

Target Value Tracking Summary (TABLE A)



Target Trend Tracking Summary (TABLE A)



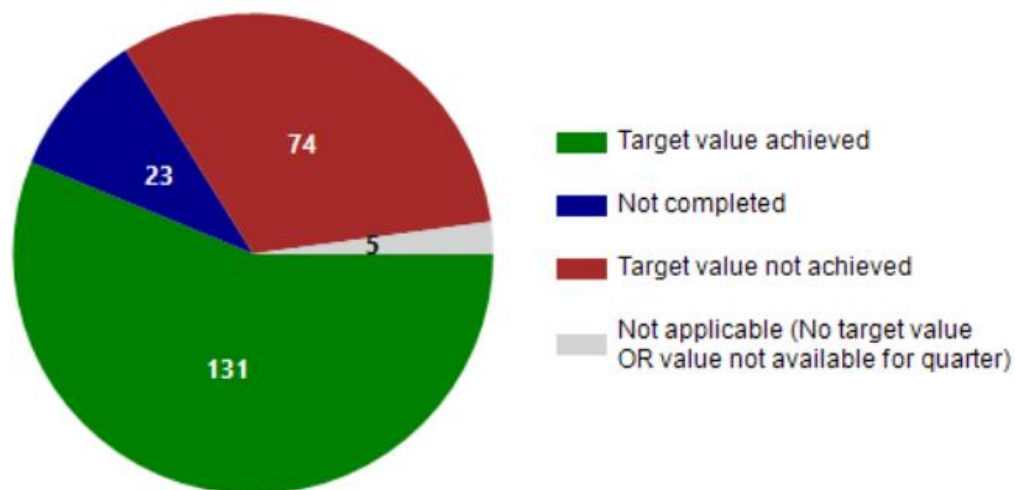
Key activities

Some of the key achievements in delivering the outcomes of the Community Strategic Plan over the April - June quarter are highlighted below:

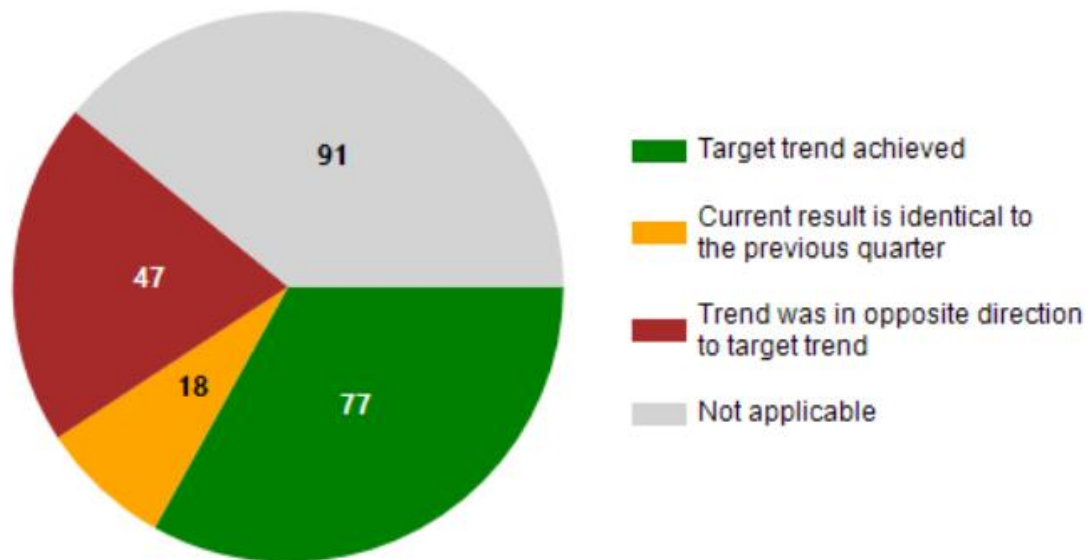
- 4,739 native and indigenous plantings were undertaken.
- 1,281 people participated in food waste avoidance and food growing initiatives.
- An open day at the recycling centre was held on 4 June (during World Environment Day) and attracted over 138 residents.
- The Art Cube Mural by Dallas Clark were installed at Heffron Park Handball Court.
- 2 new EV charging stations were installed at La Perouse and Matraville.
- 20 agencies attended the first Pop-up Community Support Hub at Bowen Library in June.
- A range of new targeted activities were held to address the identified needs of isolated communities. These included: 2 x free skateboarding workshops, Youth BBQ at Namatjira social housing block, Love Bites, youth podcast volunteering program, Making Connections Forum, Little Bay Family Day, Preventing Dementia and understanding autism info session, Living Libraries event, Celebration event for the Chinese LGBTQI community, and lunch food security/cooking and nutrition classes.
- Approximately 1,132 meals were provided to communities in need.
- 4 programs ran targeting behavior change to improve road safety.
- The draft Randwick Junction Town Centre Affordable Housing Plan has been prepared and reported to Council.
- Construction of Meeks Street Plaza is complete, and an opening event was held.
- Opening of the new Heffron Centre.

Progress in delivering ongoing services and regulatory obligations (Table B)

Target Value Tracking Summary (TABLE B)



Target Trend Tracking Summary (TABLE B)



Key activities

Some of the key achievements in delivering ongoing services are highlighted below:

- An average of 7,731 calls/month were received, with only 4% abandoned.
- 879 planning certificates were issued, with 98% of urgent certificates issued in less than 24 hours.
- 86% of subdivision certificated were determined within 60 days.
- 1,052 local approval applications (*skip bins, hoardings, concrete pumps, cranes & A frames*) were determined, with 95% within 5 calendar days.
- 585 applications for activities on Council's beaches and parks were processed, with 93% within 15 working days.
- 95% of resident parking permit applications were determined within 10 working days.
- 1,979 visits were made to the community hub in Lexington Place.
- Randwick's 1000th sustainability rebate milestone has been reached, with more than 50% represented by rooftop solar.
- There were 5,833 visitors to the La Perouse Museum.
- There were approximately 45,000 visitors to the Randwick Sustainability Hub.
- 9,183 items borrowed through the toy and game library.
- 12 new home fitness workouts added to Des Renford Leisure Centre website and YouTube Channel.
- 2,892 Tonnes of FOGO was collected.
- A 50% recovery rate was achieved for waste collected through the residential bin service.
- 10 community consultation programs were implemented.
- All of Council's affordable housing properties are occupied.
- 13,504 attendees at Council's civic events
- 45,000 people participated in tours of the environmental hub.
- 2,563 requests received for removal of illegally dumped rubbish, with 98% responded to within the SLA.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:

Service area	Change and Performance Service
Function	Performance Management
Delivery program commitment	Identify, measure and develop the performance of Council.

Resourcing Strategy implications

There are no direct financial implications for this report. The 2022-23 annual budget has been developed to ensure that we maintain financial sustainability, adequate liquidity and sound asset performance.

Policy and legislative requirements

In accordance with Section 404(5) of the Local Government Act 1993, Council is required to make at least two progress reports with respect to the principal activities detailed in its delivery program each year. Randwick Council currently provides these reports on a quarterly basis.

Conclusion

The purpose of the attached Final Quarterly Progress Report for 2022-23 is to inform and update Council and the community on the progress of all activities as set out in the adopted 2022-23 Operational Plan.

Responsible officer: Amanda Marks, Executive Officer

File Reference: F2022/03001

Director City Planning Report No. CP24/23

Subject: Development application service review

Executive Summary

- Council resolved at the Ordinary Council meeting on 28 March 2023 to investigate ways to improve development application processing times, and a subsequent report providing options, improvement initiatives and projected improvements to facilitate this.
- Council is currently undertaking a Service Level Review of the Development Assessment Business Unit as part of Council's 2022-2026 Delivery Program. The service review is in the final stages of completion and is due to be reported to Council's Audit Risk and Improvement Committee in September 2023.
- The Service Level Review includes a comprehensive review of the services currently provided by Council's Development Assessment Business Unit and it identifies opportunities for improved or enhanced service levels and operational efficiencies. As such, the Service Level Review will provide recommendations and options for improvement, including to achieve a reduction to development application processing times.
- This report provides an update on the status of the Service Level Review and outlines the key findings and opportunities for further consideration and implementation.

Recommendation

That Council receive and note this report.

Attachment/s:

Nil

CP24/23

Purpose

The purpose of this report is to provide an update on the status of the Development Assessment Business Unit's Service Level Review and key findings to date, and to outline opportunities for improving development application processing times.

Discussion

Background

At the Ordinary Council meeting held on 28 March 2023 it was resolved:

(Hamilton/Burst) that:

- a) Council investigate ways to improve development application processing times. Further, that Council staff bring back to Council a report on options, improvement initiatives and projected improvements to Council within three months; and
- b) the report to distinguish between those applications where the applicant does not change their development application, after discussion with Council, and the application is then recommended for refusal.

The original Notice of Motion was put forward noting that Council is undertaking a review of the DA services and residents are keen to ensure that improvements in speeding up DA processing times are included as a core objective of the review.

Service Level Review

Council's 2022-2026 Delivery Program details what Council intends to do to perform its functions in the relevant 4-year period. It outlines how Council will work towards delivering the outcomes of the 2022-2032 Community Strategic Plan (CSP), whilst still providing the ongoing services required by our community and complying with regulatory functions. The Delivery Program is supported by the yearly Operational Plan which details individual projects and activities that will be undertaken to work towards achieving the commitments made in the Delivery Program.

Council's 2022-26 Service Review Program is included in the 2022-26 Delivery Program, which entails a comprehensive review of Council services and involves engaging with the community and key stakeholders to determine service level expectations and appropriate measures. The reviews will help ensure that we focus our resources where they are needed most.

The services provided by the Development Assessment Business Unit were identified as one of the ten priority services for review. As such, the service level review (SLR) for the Development Assessment Business Unit commenced in late 2022 and is currently being finalised for consideration by the General Manager's Team (GMT) and Audit Risk and Improvement Committee (ARIC). The SLR comprises a review of the services currently provided by the Development Assessment Business Unit and will identify opportunities for improved or enhanced service levels and operational efficiencies.

In order to assist Council in undertaking its service review for the Development Assessment Business Unit, an external consultant was engaged to conduct the SLR. The scope of the SLR to be undertaken by the external consultant included the following key elements:

1. Review relevant operational policies and operational procedures including the Business Unit Plan, DA best practice guidelines, forms, report and condition templates, and relevant details on Council's website.
2. Review of service levels including but not limited to the current and historical data on DA performance, KPIs, workload per officers, etc.
3. Review staff resourcing, team structures, cost implications and identify opportunities and constraints for future recruitment and career opportunities.
4. Snapshot review the current use of available technology and opportunities for future technology to assist.

5. Benchmarking against a maximum of two relevant comparable metropolitan councils and compare service levels and resources, particularly in relation to items 2, 3 and 4.
6. Undertake targeted internal and external stakeholder engagement.
7. Provide recommendations and identify opportunities for continuous improvement.

SJB Planning were engaged by Council to conduct the scope of the review. A Service Level Review (SLR) and Recommendations Report has been prepared by SJB Planning which provides an analysis of the service level delivery of Council's Development Assessment Business Unit and identifies opportunities for continuous improvement. This report forms the basis of the SLR and will be utilised in preparing the final SLR Assessment for consideration and endorsement by the GMT and the Audit, Risk and Improvement Committee (ARIC).

The formal service level review is currently being finalised and is due to be reported to the ARIC in September 2023.

Notwithstanding the above, as part of the SLR process to date, several key areas have been identified for initial action and/or further exploration. These opportunity areas are detailed further below.

Opportunities

The Service Level Review and Recommendations Report prepared by the external consultant and Council's internal review of the Development Assessment Business Unit has identified some key aspects of the development assessment process which could be revised to improve or enhance service levels and operational efficiencies, including application processing times.

Key Findings and Areas for Further Analysis

- **Processes and Procedures**

An assessment of Council's Control Framework for processing Development Applications, including internal operations, procedures and guidelines, and guidance for Applicants, was undertaken as part of the review. In the assessment of Council's processes and procedures, consideration was given to the NSW Department of Planning and Environment (DPE) 'Development Assessment Best Practice Guide'. This Guide establishes expected best practice outcomes for Councils to structure their control framework and functions for development assessment and recommends approaches to assist with the timely determination of development applications.

The SLR findings identify that Council has established a comprehensive and structured control framework which guides the DA Business Unit in the assessment of applications and the development assessment process and is consistent with the best practice guidelines issued by the DPE. It is also considered that Council provides a significant amount of guidance on Council's website to assist the general community including applicants.

However, it is noted that several documents including the DA procedures manual, policies, guidelines and forms require updating in accordance with current legislation. Additionally, it is recommended that Council consider establishing best practice guides in relation to the assessment of key planning controls, and formulate procedures associated with the lodgement of applications and quality control guides.

- **Referrals**

One of the factors that can impact upon the timeframes for processing development applications is the reliance on other specialist officers' assessment and comments, including urban design, engineering, landscaping, heritage, traffic, building, environmental health, property and waste, etc. The internal referral process including the number of referrals and timeframes for referral comments has been reviewed as part of the SLR. It was identified that contributing factors to the referral delays included training in relation to updating and tracking referrals in Council's system, inconsistencies with the delivery of DA referrals between business units, and resourcing.

Opportunities for streamlining the DA referral process which are being investigated involve formal communication between Managers of referral business units with regards to the management of

referrals, separate monitoring systems for specialist department referrals, additional training for referral officers, and considering the requirement for referrals to specialist officers and the use of standardised assessments or conditions.

- Development Application Management and Requests for Information

The DA Business Unit has identified a significant percentage of development applications require requests for additional information and/or amended plans. This is generally in relation to insufficient information or documentation being submitted at the lodgement stage, or variations and inconsistencies with Council's planning controls and development standards which cannot be supported.

It is noted that Council has no formal application management policy with particular regards to when an applicant should be given the opportunity to provide additional information or amended plans, or how many opportunities an applicant is afforded to amend an application, which is considered on a case by case basis.

As part of the SLR, consideration is being given to the timing implications of requests for information (RFI) and impacts upon development application processing timeframes. Further analysis of the data around RFIs is currently being undertaken, including where informal discussions and amendments between Council Officers and applicants are undertaken, or instances where multiple opportunities are afforded. Options for addressing the management of applications may include establishing a formal Development Application management policy and/or quality control and additional checks at the lodgement stage (see further comments below regarding lodgement of applications).

Refused Applications

As part of its Council resolution on 28 March 2023, Council sought for the reporting to include an analysis of those applications where the Applicant does not amend their development proposal, after discussion with Council, and the application is ultimately recommended for refusal.

In the 2022-2023 financial year, of the development applications that were refused, 75.8% of applications were subject to a request for information, and 44% of the refused modification applications also subject to a request for information. Further detailed analysis of this matter, including the reasons for the RFIs, comparison with previous years and any trends will be provided in the final report.

- Pre-lodgement, Preliminary Assessment, and Lodgement of Applications

An assessment and review of Council's formal pre-lodgement service has been carried out in the SLR. Furthermore, in addressing the percentage of applications that require additional information and the need for requests for information, a review of Council's lodgement service is also being undertaken. This involves consideration of the adequacy of documentation lodged with a development application including the quality of architectural plans, Statement of Environmental Effects and other associated documents. It is noted that other comparable Councils have a strong focus on the quality of applications at lodgement stage to ensure that they are assessment ready which assists with timely assessment of applications. As such, opportunities in relation to the process for lodgement of development applications, mandatory documentation, and/or the use of Council's pre-lodgement services to assist with ensuring applications can be dealt with as efficiently and timely as possible is being investigated as part of the review. This may involve additional checks or detailed preliminary assessments in the initial stages or at lodgement of the application.

With regards to the formal pre-lodgement process, current practices and processes for pre-lodgement are consistent with the DPE's Best Practice Development Assessment Guide, with comprehensive information regarding the pre-lodgement process provided on Council's website. However, there is no formal reporting in place regarding the effect of pre-lodgement meetings on assessment readiness and timeliness of development applications. As such, further analysis of the relationship between pre-lodgement meetings and future development applications is being conducted. Furthermore, one of the outcomes of the external consultants review of the formal pre-lodgment process was in relation to the timing of pre-lodgement advice in which applicants had

noted significant delays in some instances between meetings and receiving advice. As such, improvement opportunities for the pre-lodgement service are also being investigated in the review.

- Team Structure

The Development Assessment Business Unit currently comprises three teams within the unit, being the Major Assessment Team, Fast Track Assessment Team, and Development Engineering Team. Each team has a Coordinator who manages the day-to-day operations of the relevant team, with the overall Business Unit managed by the Manager Development Assessment. The team also includes administration support and stand-alone roles being the Executive Planner and Technical and Research Reports Environmental Planning Officer.

The Development Engineering team consists of both engineering and landscape officers. The Major Assessment team comprises solely Senior level Assessment Officers, with the Fast Track team consisting of primarily Planner level Assessment Officers, with one Senior Planner, one Student Planner and one Duty Planner.

As part of the SLR, the team structures of other nominated Councils have been reviewed, with the comparable Councils primarily structuring teams based on area rather than complexity and types of applications. While the Fast Track Team has historically dealt with straight-forward and simple applications, within established urban areas such as the Randwick LGA, straight forward applications for alterations and additions and the like can be complex particularly if there are impacts associated with view loss, overshadowing or heritage. Furthermore, the introduction of the State Environmental Planning Policies and Complying Development Certificates, has also impacted upon the type and complexity of development applications.

Due to the concentration of senior assessment officers and the associated concentration of less experienced assessment officers within the Fast Track team, a revision to the team structure may be warranted. The review shall investigate the status of the current team structure with regards to efficiency, productivity, consistency in assessments, the ability for collaboration and developing experience. As such, opportunities include consideration of a team restructure which would provide a balanced team composition in terms of experience and skillset, and the potential for mentoring and gaining second-hand experience through more diverse teams. Additionally, the review will investigate opportunities with regards to a Development Assessment Advisory team or officers for dealing with lodgement and/or preliminary assessments.

- Resources and Recruitment

The SLR has identified that the main component which is contributing to the timing of processing development applications relates to resources and workloads. Benchmarking was undertaken against three comparable and nominated Council's within Sydney metropolitan which demonstrated that Randwick City Council has the highest workload per Assessment Officer. Recruitment of staff has been an ongoing factor for the Development Assessment Business Unit for the last 5 years. This includes not only the recruitment of staff to fill vacancies but also the retention of staff members.

When determining the appropriate resources to enable the optimum customer experience and achieve a significant improvement in processing times, a comparison and benchmarking against other Council's has been undertaken. However, in this regard, it should be noted that the SLR has utilised the data from the DPE website which contains annual performance data reported by Councils across NSW, known as the 'Performance Dashboard'. This information is primarily extracted through the NSW Planning Portal which was implemented and its use made mandatory in 2020. Due to a number of Councils internal systems not being integrated with the Planning Portal, the accuracy of the data cannot be verified in some instances. Council has utilised information obtained from relevant Council's where possible, and utilised our own internal reporting for any data relating to Randwick City Council to ensure the data is accurate. As such, the data regarding the estimated resourcing needed for the DA Business Unit would require further analysis.

As a result of very high staff workload, Council DA Business Unit received approval to recruit additional staff in late 2022 which comprised an additional three Senior Assessment Officers, Administration Support Officer, one Landscape Officer and one Development Engineer. While some of these new positions were able to be recruited, the overall turnover of staff has resulted in the

business unit not having a full complement of staff in recent years, with six (6) outstanding vacancies currently within the business unit. There has been a shortage of planners in the Local Government industry for many years now so resourcing will be an ongoing challenge. As such, opportunities and initiatives for retaining existing and new staff members are currently being explored such as prioritising onboard experience, staff training and mentoring to assist in performance improvement, regular workshops, opportunity for shadowing senior officers and incorporating additional learning opportunities, establishing guidelines to assist junior staff, and increasing knowledge and experience overall. It is also vitally important that business processes are as efficient and effective as possible to ensure productivity levels are maintained and can offset any resourcing constraints.

- Overall Applicant experience

As part of the SLR, consultation with a series of applicants was carried out. Some key concerns raised by applicants were in relation to processing times, the lack of commitment to timeframes (which was acknowledged as primarily being a result of resources and workload pressure), and communication by assessment officers. As such, the stakeholder feedback shall be considered in the final SLR and the recommendations of the final report will aim to address concerns raised.

A detailed analysis of the above key areas will be provided in the final SLR assessment report. The final report will also provide recommendations, options, improvement initiatives, and projected improvements based on the findings and completed review.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:	
Service area	Development Assessment
Function	Assessment of Development Applications
Delivery program commitment	Assess and determine Development Applications, Modification Applications and Review Applications under the Environmental Planning and Assessment Act 1979
Function	Assessment of other Development Related Applications
Delivery program commitment	Assess Roads Act applications, Subdivision Certificates, land encumbrances and Reviews of Environmental Factors.

Resourcing Strategy implications

The review is being undertaken utilising existing resources and within the allocated budget. The resource and financial implications of any recommendations, as a result of the service review, will be the subject of the final SLR report and assessment.

Policy and legislative requirements

The Service Level Review of Council's Development Assessment Business Unit forms part of Council's Delivery Program and Integrated Planning and Reporting obligations under the Local Government Act 1993.

Conclusion

The Service Level Review of the Development Assessment Business Unit aims to review the scope of services undertaken by the relevant officers and identify opportunities for improved service levels to our community. The formal service level review is currently being finalised and is due to be reported to the Audit Risk and Improvement Committee in September 2023. Once the SLR assessment has been endorsed by ARIC, Council can commence implementation of the recommendations and improvement initiatives.

Responsible officer: Angela Manahan, Executive Planner

File Reference: F2022/00564

CP24/23

Director City Planning Report No. CP25/23

Subject: VPA Letter of Offer - DA/481/2021 - 16-18 Rainbow Street, Kingsford

Executive Summary


- The subject Development Application No. DA/481/2021 at 16-18 Rainbow Street, Kingsford seeks development consent for the demolition of the existing structures and the construction of a 9-storey mixed-use development with ground and first floor level commercial premises and student accommodation above comprising 103 rooms, 40 car parking spaces, 13 motorcycles spaces and 12 bicycle spaces.
- The subject application was lodged with Council on 12 August 2021 with the total estimated cost of the development is \$16,093,963.
- A letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions (CIC) Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement (VPA) including works-in-kind and a part monetary contribution. The affordable housing contributions are provided for under a separate plan and stipulate the required monetary contribution rate that is equivalent to 3% of the total residential floor area of the development.
- The proposed development will provide for a CIC contribution of \$1,098,200, an affordable housing contribution which equates to \$1,397,925 (based on the contribution rate applicable till 31 December 2023) and a Section 7.12 development contribution of \$402,349.08.
- Should Council accept this offer, and the Randwick Local Planning Panel grant approval to the subject application, it would form the basis of a deferred commencement condition requiring a formal VPA to be publicly exhibited and subsequently agreed to by Council.

Recommendation

That Council agrees to the terms contained in the attached letter of offer subject to the:

- a) Randwick Local Planning Panel granting approval to the development; and
- b) subsequent endorsement of a Voluntary Planning Agreement.

Attachment/s:

1.  Final VPA Letter of Offer - DA/481/2021 - 16-18 Rainbow Street, Kingsford

Purpose

This report provides details to Council a “letter of offer” (attached) from the Applicant for Development Application No. DA/481/2021 at 16-18 Rainbow Street, Kingsford.

The development application proposes the demolition of the existing structures and the construction of a 9-storey mixed-use development with ground and first floor level commercial premises and student accommodation (boarding house) above comprising 103 rooms, 40 car parking spaces, 13 motorcycles spaces and 12 bicycle spaces.

The letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement.

The proposed development seeks to benefit from the alternative height and floor space ratio provisions applicable by providing community infrastructure contributions in accordance with the provisions of Clause 6.17 of Randwick Local Environmental Plan 2012. The letter of offer confirms the Applicant's offer to Council to enter into a VPA to provide community infrastructure. As such, Council is required to determine its position on this offer prior to the determination of the development application by the RLPP. Should Council accept this offer and the RLPP grant approval, the letter of offer would form the basis of a deferred commencement condition requiring a formal Voluntary Planning Agreement to be publicly exhibited and subsequently agreed to by Council. Further, the infrastructure items in the letters of offer would be subject of further detail in terms of scope, design, and specification.

Discussion

Community Infrastructure Contributions Plan

Council's Community Infrastructure Plan for the Kensington and Kingsford town centres provides for infrastructure, public domain and physical facilities that support the growth and function of the town centres and benefit the existing and new population as well as the wider Randwick population. The total value of the infrastructure that would be provided for in the two town centres is approximately \$37 million. The CIC for this development would be approximately \$1,098,200. It is important to note that the CIC contribution is based on GFA Calculations for the building that is 3 storey or over 12m. The proposed development is up to 9 storeys.

The K2K strategy and its amending LEP was designed to allow additional height and density in the town centres and to capture that additional value through the CIC plan. The additional height and density were distributed across the town centres with the predominant height being 9 storeys and up to 17 & 18 storeys on the three key intersections. The CIC plan was a fundamental component of the overall strategy in that it allowed significant public benefits from the additional density.

The CIC Plan anticipates the provision of the following items and as shown in Figure 1:

1. Rainbow and Forsyth Street public domain upgrades directly in front of the site.



Figure 1: Extract of Kingsford CIC Map

The letter of offer proposes works in kind in relation to the Rainbow and Forsyth Street public domain upgrades directly in front of the site. These items will be subject to further details being agreed on in terms of project scope, design and specifications. Should it become apparent that the works are not feasible or cannot be conducted at a reasonable cost to the applicant, or if Council requires a superior standard of works than proposed by the Applicant, then an equivalent monetary payment is to be made. Once the parties have negotiated a draft planning agreement it can be publicly notified in accordance with the EPA Act and the EPA Regulation. As a result of any submissions received, the agreement may be amended. The draft agreement and submissions may then be considered, and council may resolve to enter into the agreement.

Affordable Housing

The Kensington and Kingsford Town Centres affordable housing plan aims to ensure that lower income households continue to live and work locally within Randwick LGA, to facilitate a socially diverse and inclusive community; and to support the economic functions of the Randwick Education and Health Strategic Centre. The letter of offer contains the affordable housing contributions which will also be subject to applicable conditions in the consent.

The letter of offer includes an affordable housing levy contribution through a monetary contribution which will form part of the development consent. The calculation of the affordable housing contribution is determined by multiplying the contribution rate of \$375.00 per sqm (applicable for applications lodged before 13 August 2022) with the approved total residential floor area, which is approximately 3727.8m² and equates to \$1,397,925 to be paid prior to the issue of a construction certificate.

Section 7.12 Development Contributions Plan: Kensington and Kingsford Town Centres

This Plan applies to development on land that is subject to a development consent or a complying development certificate within the Kensington and Kingsford town centres. The Plan authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay a levy based on the proposed cost of carrying out the development (i.e. 2.5% levy for cost of development greater than \$250,000).

The total cost of development is \$16,093,963 and the applicable Section 7.12 contributions levy to be paid to Council prior to the issue of a construction certificate would be \$402,349.08.

Status of the Application

The assessment of the application is in the final stages and will be referred to the Randwick Local Planning Panel for determination. It should be noted that should the letter of offer not be supported by Council, the RLPP may still approve the application on its merits and without a community infrastructure contribution.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Outcome/Direction	Delivery Program actions
Outcome	4. Excellence in urban design and development.
Direction	4a. Improved design and sustainability across all development.

Resourcing Strategy implications

No additional costs have been incurred as the Development Application is currently under assessment by Council Officers.

Conclusion

The letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement. The initial step in the process to deliver the CIC is for the applicant to make an offer to Council outlining their willingness to enter into a VPA to provide the Community Infrastructure, which will then form the basis of the formal VPA.

The offer identifies that works-in-kind and a monetary contribution will be provided in accordance with the Kensington and Kingsford Town Centre's Community Infrastructure Contributions and Affordable Housing Plan 2019.

In order to facilitate the subsequent VPA and for the application to proceed to determination, it is recommended that Council accept the letter of offer (attached).

Responsible officer: Tegan Flannery, Senior Environmental Planning Officer

File Reference: DA/481/2021

2 August 2023

Mr Kerry Kyriacou
Director City Planning
Randwick City Council
30 Francis Street
RANDWICK NSW 2031

Dear Mr Kyriacou

LETTER OF OFFER - PROPOSED COMMUNITY INFRASTRUCTURE AND AFFORDABLE HOUSING CONTRIBUTIONS

16-18 RAINBOW STREET, KINGSFORD

DA/481/2021

I write on behalf of Reno Holding Pty Ltd (the Developer) to present an offer to enter into a voluntary planning agreement (VPA) with Randwick City Council (Council) for the provision of monetary contributions towards Community Infrastructure and Affordable Housing.

This offer is made in accordance with section 7.7(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in connection with DA/481/2021 which pertains to a proposed mixed-use development at 16-18 Rainbow Street, Kingsford (the proposed development).

It is proposed that the VPA will be finalised and executed following the grant of consent in relation to the DA.

This letter provides adequate preliminary information to enable Council to consider the proposed VPA.

Parties to the agreement

The parties to the proposed agreement are Randwick City Council and Reno Holding Pty Ltd.

Land to which the agreement relates

The proposed agreement relates to 16 – 18 Rainbow Street, Kingsford (Lots 15 and 16 in DP 6134).

The proposed development

The proposed development consists of a 9-storey mixed use development containing commercial premises on the ground floor and first floor totalling 854m² and boarding house accommodation on floors 2-9. The development also includes 2 levels of basement car parking. The boarding house component will include 103 self-contained boarding rooms as well as ground floor and roof-level common rooms.

As a boarding house is not able to be subdivided, it is not conducive to pre-sales or selling units “off the plan”. Consequently, it is impracticable for the Developer to pay the substantial monetary contributions within this letter of offer prior to the issue of a construction certificate. Construction costs and borrowing costs have risen dramatically in the past 24 months. The requirement to pay all contributions prior to the issue of a construction certificate may impact the financial feasibility of the project and hence the timely delivery of much-needed

student accommodation. For this reason, it is proposed that the works-in-kind component of the community infrastructure contribution outlined below be deferred until prior to the release of an occupation certificate.

Community Infrastructure Contribution

Clause 6.17 of Randwick Local Environmental Plan (LEP) 2012 allows greater building heights and densities on certain sites within Kensington and Kingsford town centres where community infrastructure is also provided. The proposed development seeks to utilise these provisions.

In accordance with Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan (CICP), the dollar value of the community infrastructure contribution (CIC) is calculated on the amount of residential floor space in a development above the maximum permissible height under Clause 4.3 of LEP 2012 (but not exceeding the height under Clause 6.17 shown on the Alternative Height of Building Map).

The maximum permissible building height and floor space ratio (FSR) applying to the site of the proposed development with and without the 'bonus' height and FSR are shown in Table 1.

Table 1: Standard and Alternative Height and FSR

	Clause 4.3/4.4	Clause 6.17
Height of Building	12m	31m
Floor Space Ratio	0.9:1	4:1

Attachment 1 shows how the floor area to which the CIC will apply has been calculated and includes:

1. the floor plans and GFA calculations for proposed commercial and residential areas within each floor of the proposed development (excludes basement levels)
2. a section plan A-A of the proposed development including the maximum permissible building height (12m) and the alternative maximum building height (31m) applicable to the site
3. a table indicating the height of each storey, and the total GFA exceeding the 12m maximum building height.

As calculated in the table in Attachment 1, the total residential GFA exceeding the 12m maximum building height, i.e. the additional floorspace, is equal to 2,312 sqm. Multiplying this by the community infrastructure contribution rate of \$475/m² gives a figure of **\$1,098,200**.

The Developer offers to make a part works-in-kind and part monetary contribution for delivery of the above CIC value, as follows:

Item	Proposed works	Estimated value	Proposed delivery	Timeframe
1	Rainbow and Forsyth Street public domain upgrade directly in front of the site (see figures 1 and 2 below)	\$TBC	Works-in-kind	Prior to issue of occupation certificate
2	Monetary Contribution	\$TBC (Final value to be confirmed following costing and scope clarification of item 1 with Council)	Monetary Contribution	Prior to issue of construction certificate
	Total value	\$1,098,200		

It is noted that the CIC may be indexed to reflect quarterly variations in the Consumer Price Index in accordance with the formula set out on page 5 of the CICP.



Figure 1: Extract of 'Kensington CIC Map' on page 9 of the CIC Plan with Site outlined in red

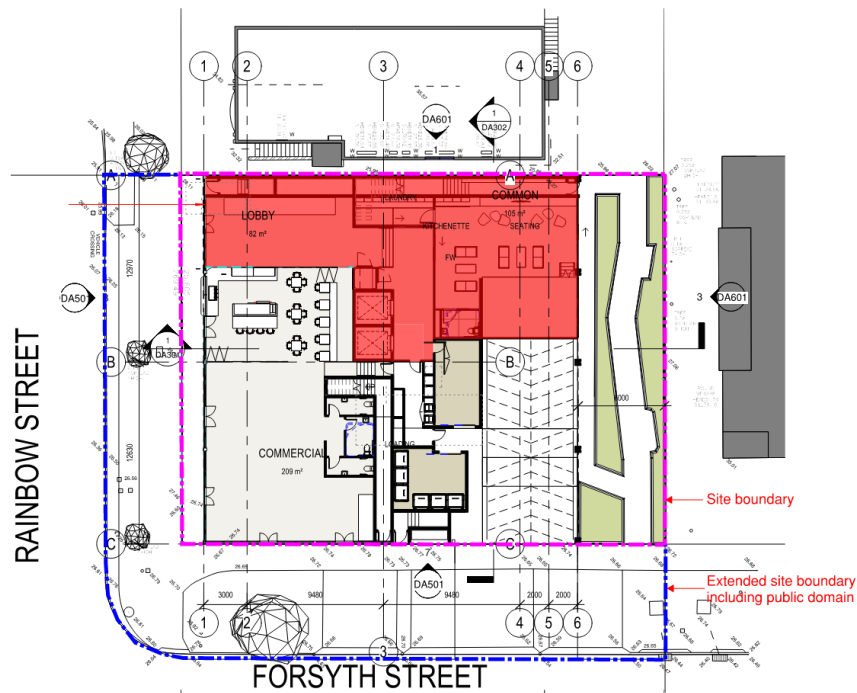


Figure 2: Extract of Floor Area Plan, Drawing DA502 prepared by Brewster Murray Architects dated 06/02/23 identifying the proposed location for delivery of Items 1 (i.e. Rainbow and Forsyth Street public domain upgrade) via an extension of the Site's cadastral boundary in order to confirm that the DA will include "community infrastructure on the site" and therefore satisfy clause 6.17 of the RLEP 2012 (to permit the additional FSR and Height)

Affordable housing contribution

In addition to the community infrastructure contribution, the Developer offers to make an affordable housing contribution calculated in accordance with Clause 6.18 of RLEP 2012 and the Kensington and Kingsford Town Centres Affordable Housing Plan (AHP).

As the residential component of the proposed development consists of a boarding house which cannot be subdivided, the offer is in the form of a monetary contribution in lieu of the dedication of affordable housing units.

In accordance with the AHP, the contribution is calculated based on the total floor area used for residential purposes within the proposed development. It is noted that the total floor area is defined in the AHP as follows:

Total floor area means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following:

- columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
- any area of a balcony that is more than the minimum area required by the consent authority in respect of the balcony,
- the maximum ancillary car parking permitted by the consent authority and any associated internal vehicular and pedestrian access to that car parking,
- space for the loading and unloading of goods.

Attachment 2 shows how the total floor area has been calculated in relation to the proposed development and includes:

- plans indicating the total floor area consistent with the above definition
- a table detailing the floor area of each balcony and rooftop communal open space and the floor area of each balcony and the communal open space that is more than the minimum area required by Council.

It is noted that Council's Senior Environmental Planning Officer has advised that stair wells and lift areas within the 2 basement levels may be counted as "internal pedestrian access to car parking" and are hence excluded from the total floor area.

The total floor area, the current AHP contribution rate and the resultant contribution in respect of the proposed development is summarised in Table 2.

Table 2: Affordable Housing Contribution

Total (Residential) Floor Area (sqm)	Contribution rate (\$ per sqm) (based on DA lodgement date of 11/08/21)	Affordable Housing Contribution	Timing
3,727.8	375.00	\$1,397,925.00	Prior to issue of construction certificate

The Developer offers to pay a monetary contribution of **\$1,397,925.00** towards the provision of affordable housing within the Randwick LGA.

The Developer understands and accepts that the above calculated affordable housing contribution may be adjusted:

- to reflect any change to the contribution rate prior to the issuing of development consent for the proposed development, and

- b) commensurate with the change in the median strata dwelling price between the time of consent and the time of payment (as per Section 2.10 of the AHP)

Section 7.11, 7.12 and 7.24 Development Contributions

The proposed VPA will not exclude the application of Section 7.12 Development Contributions in accordance with the Development Contributions Plan: Kensington and Kingsford Town Centres. That plan requires payment of a levy of 2.5% of the proposed cost of development worth over \$250,000. The estimated development cost of the proposed development is \$16,093,963 + GST. Accordingly, the estimated contribution payable under the 7.12 Development Contributions Plan will be \$402,349.08. The proposed VPA will not exclude the application of any contributions which may be payable in accordance with section 7.11 or 7.24 of the EP&A Act.

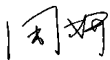
Costs

The developer agrees to pay its own costs and the reasonable legal costs of Council in connection with the negotiation, preparation, execution, exhibition, registration, stamping and ongoing enforcement of the Planning Agreement within seven (7) days of receiving a request from Council. This includes costs for any circumstances where the parties need to enter into a deed of variation to the Planning Agreement after the Planning Agreement has been exhibited and entered.

Other matters

- a) The Planning Agreement will comply with the requirements of the EPA Act and Environmental Planning and Assessment Regulation.
- b) The Planning Agreement will contain mechanisms for the resolution of disputes and the enforcement of the agreement by the parties.
- c) The Planning Agreement will be registered on the title of the Land prior to the issue of the construction certificate with respect to the development.
- d) The Planning Agreement will come into effect on the later of the Development Consent being granted in respect of the Development and the Planning Agreement being executed by all parties.
- e) The Planning Agreement must ensure that Council's exercise of its functions will not be fettered by the Planning Agreement in accordance with Section 7.4(9) of the EP&A Act.
- f) The Planning agreement terminates if the parties agree in writing to terminate the operation of the Planning Agreement at any time, or the Development Consent lapses. Upon termination, all future rights and obligation of the parties are discharged, and all pre-existing rights and obligations of the parties continue to subsist.

Yours sincerely

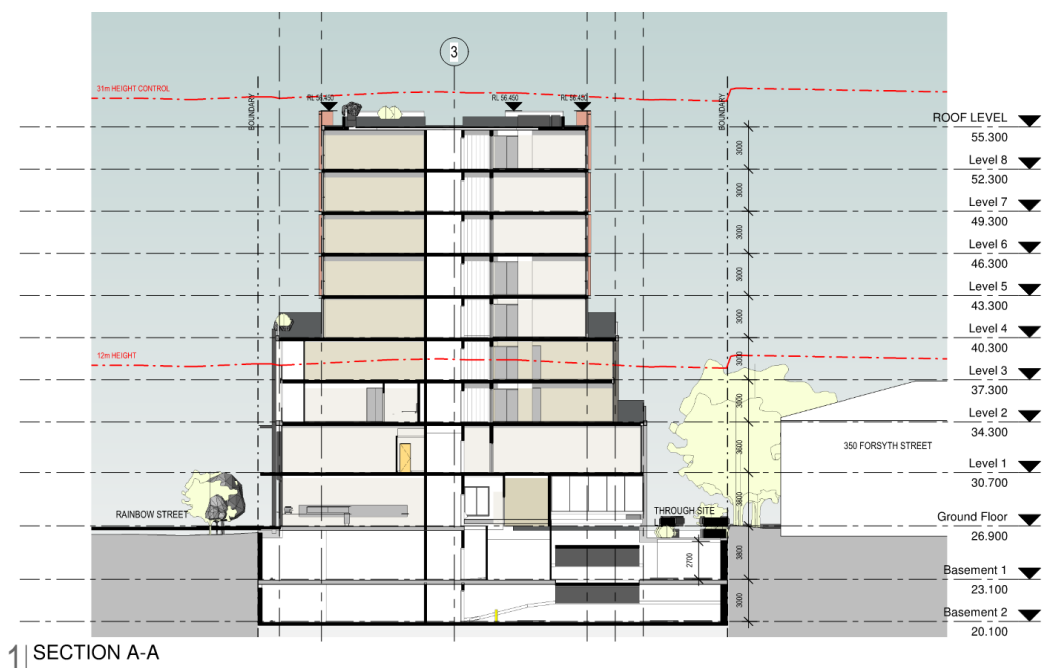


Yan Zhou

CP25/23

Attachment 1: Community Infrastructure Additional Floorspace Calculations



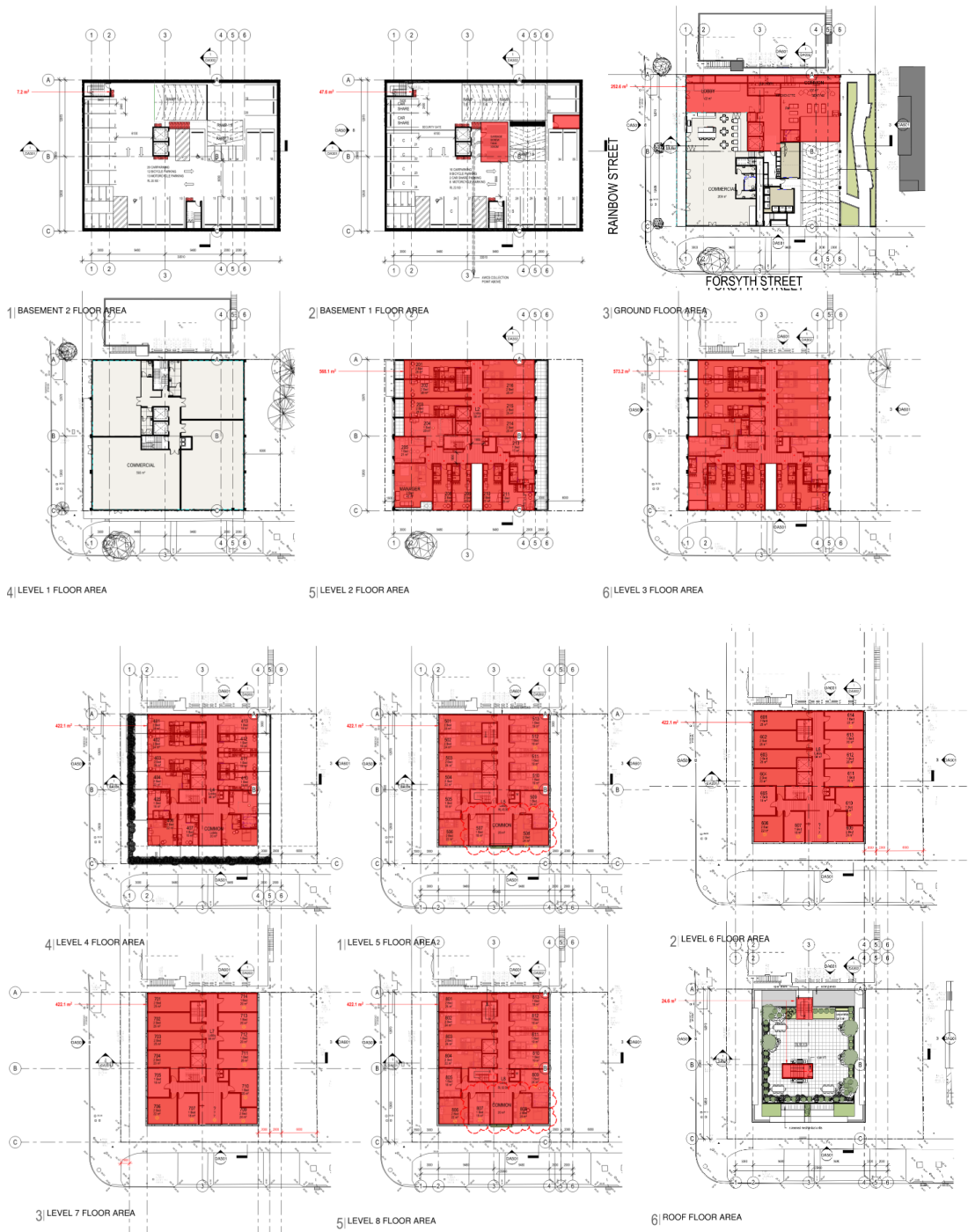


Residential GFA exceeding Height Limit

Level /Storey	Height (m)	GFA (m ²)		
		Commercial	Residential	Residential >12m
Ground	3.8	245	196	
1	7.4	613	0	
2	10.4	0	493	
3	13.4	0	492	492
4	16.4	0	364	364
5	19.4	0	364	364
6	22.4	0	364	364
7	25.4	0	364	364
8	28.4	0	364	364
Total		858	3001	2312

CP25/23

Attachment 2: Affordable Housing Total Floor Area Calculations



Affordable Housing Floor Area Calculations – Balconies

Level	Unit corresponding to balcony	Balcony size (sqm)	Area > min. req'd (sqm)
2	201	5	1
	202	5	1
	203	5	1
	204	5	1
	Manager	4	0
	211	9	5
	212	10	6
	213	7	3
	214	7	3
	215	7	3
	216	7	3
	217	7	3
3	301	5	1
	302	5	1
	303	5	1
	304	4	0
	306	5	1
4	401	10	6
	402	10	6
	403	10	6
	404	9	5
	405	17	13
	406	39	35
	407	9	5
	Common	12	8
	408	35	31
	409	4	0
	410	12	8
	411	7	3
	412	7	3
	413	7	3
	Roof Terrace	257	237
	Total	547 (A)	403 (B)

Total balcony area to be included in affordable housing contribution is calculated based on the formula:

$$T = A - B$$

Where **T** is Total balcony area to be included in the Total Floor Area, **A** is the sum of floor areas of each balcony and the roof terrace, and **B** is the sum of balcony areas exceeding 4 sqm (i.e. the minimum balcony size required by the consent authority as per Control 2.1 ii) in Section C4 of Randwick Comprehensive Development Control Plan 2013) and the roof terrace area exceeding 20 sqm (being the minimum communal open space area required for a boarding house by the SEPP Affordable Rental Housing).

$$T = 547 - 403$$

$$= 144 \text{ sqm}$$

CP25/23

Affordable Housing Total Floor Area:

Level	Floor Area (sqm)
Basement 2	7.2
Basement 1	47.6
Ground	252.6
1	0
2	568.1
3	573.2
4	422.1
5	422.1
6	422.1
7	422.1
8	422.1
Balconies	124.0
Roof terrace	20.0
Roof stair access	24.6
Total	3,727.8

Director City Planning Report No. CP26/23

Subject: VPA Letter of Offer - DA/407/2021 - 407-411 Anzac Parade and 6 Sturt Street, Kingsford

Executive Summary


- The subject Development Application No. DA/407/2021 at 407 - 411 Anzac Parade and 6 Sturt Street, Kingsford seeks development consent for removal of all structures and existing vegetation on the site to allow for the construction of a 9-storey mixed-use development comprising two retail spaces on the ground floor and 96 co-living (student) rooms above which cater for a maximum of 190 residents, on site Manager's room, 2 level basement parking (for a total of 46 car spaces, 21 motorcycle spaces and 21 bicycle spaces) with access from Stuart Street, landscaping, site through-link along the western side boundary having dimensions of 4.5m to 8.32m wide and associated works.
- The subject application was lodged with Council on 8 July 2021 with the total estimated cost of development being \$16,035,000.
- A letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions (CIC) Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement (VPA). The affordable housing contributions are provided for under a separate plan and stipulate the required monetary contribution rate that is equivalent to 3% of the total residential floor area of the development.
- The proposed development will provide for a CIC contribution to the value of \$200,925, a Section 7.12 contribution of \$400,875 and an affordable housing monetary contribution of \$1,885,500.
- Should Council accept this offer, and the Randwick Local Planning Panel grant approval to the subject application, it would form the basis of a deferred commencement condition requiring a formal VPA to be publicly exhibited and subsequently agreed to by Council.

Recommendation

That Council agrees to the terms contained in the attached letter of offer subject to the:

- a) Randwick Local Planning Panel granting approval to the development; and
- b) subsequent endorsement of a Voluntary Planning Agreement.

Attachment/s:

1.  VPA Letter of Offer (July 2023) - Amended - 407-411 Anzac Parade Kingsford

Purpose

This report provides details to Council a “letter of offer” (attached) from the Applicant for Development Application No. DA/407/2021 at 407-411 Anzac Parade, Kingsford.

The development application proposes the removal of all structures and existing vegetation on the site to allow for the construction of a 9-storey mixed-use development comprising two retail spaces on the ground floor and co-living (student accommodation) above comprising 96 rooms above, 2 level basement parking (for a total of 46 car spaces, 21 motorcycle spaces and 21 bicycle spaces) with access from Stuart Street, landscaping, site through-link along the western side boundary and associated works.

The letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions Plan which provides for the delivery of infrastructure through the means of a VPA.

The proposed development seeks to benefit from the alternative height and floor space ratio provisions applicable by providing community infrastructure contributions in accordance with the provisions of Clause 6.17 of Randwick Local Environmental Plan 2012. The letter of offer confirms the Applicant's offer to Council to enter into a VPA to provide community infrastructure. As such, Council is required to determine its position on this offer prior to the determination of the development application by the RLPP. Should Council accept this offer and the RLPP grant approval, the letter of offer would form the basis of a deferred commencement condition requiring a formal Voluntary Planning Agreement to be publicly exhibited and subsequently agreed to by Council. Further, the infrastructure items in the letters of offer would be subject of further detail in terms of scope, design, and specification.

Discussion

Community Infrastructure Contributions Plan

Council's *Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan* (CIC Plan) provides for infrastructure, public domain and physical facilities that support the growth and function of the town centres and benefit the existing and new population as well as the wider Randwick population. The total value of the infrastructure that would be provided for in the two town centres is approximately \$37 million. The CIC for this development would be approximately \$200,925. It is important to note that the CIC contribution is based on GFA Calculations for the building that is over 24m. The proposed development has a maximum building height of 31.55m.

The K2K strategy and its amending LEP was designed to allow additional height and density in the town centres and to capture that additional value through the CIC plan. The additional height and density were distributed across the town centres with the predominant height being 8 storeys and up to 17-18 storeys on the three key intersections. The CIC plan was a fundamental component of the overall strategy in that it allowed significant public benefits from the additional density.

The CIC Plan anticipates the provision of the following items and as shown in Figure 1:

- Anzac Parade footpath & intersection upgrades;
- Other public realm works and upgrades along Anzac Parade;
- Local road improvements and upgrades; and
- Landscape upgrades including Water Sensitive Urban Design

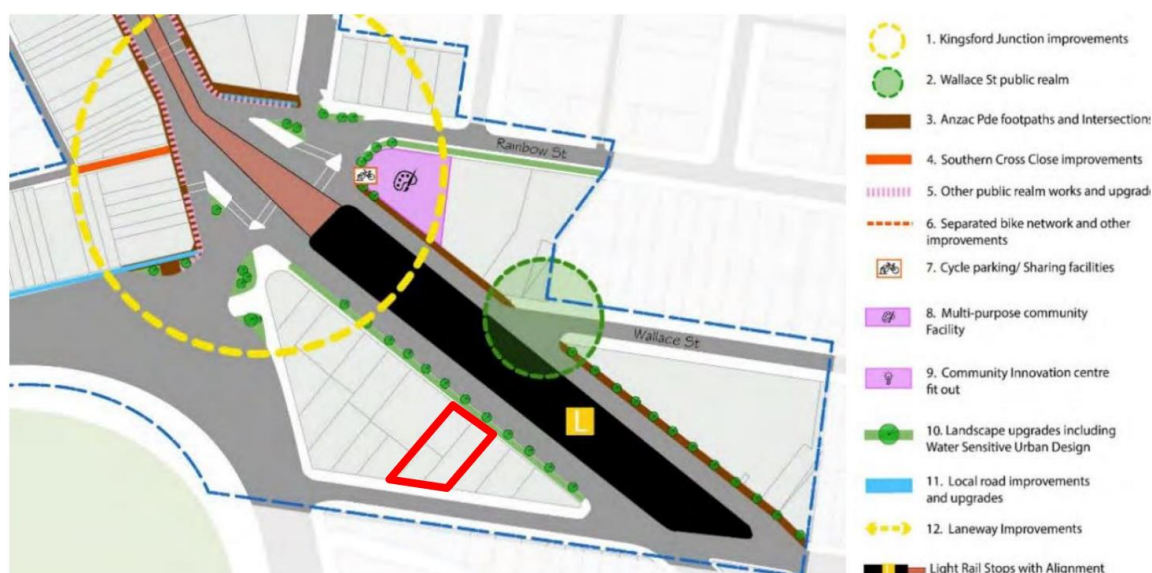


Figure 1: Extract of 'Kingsford CIC Map' on page 10 of 13 of the CIP Plan with site outlined in red

The letter of offer proposes works in kind in relation to landscape upgrades including Water Sensitive Urban Design and monetary contribution. The works in kind will be subject to further details being agreed on in terms of project scope, design and specifications. Should it become apparent that the works are not feasible or cannot be conducted at a reasonable cost to the applicant, or if Council requires a superior standard of works than proposed by the Applicant, then an equivalent monetary payment is to be made. Once the parties have negotiated a draft planning agreement it can be publicly notified in accordance with the EPA Act and the EPA Regulation. As a result of any submissions received, the agreement may be amended. The draft agreement and submissions may then be considered, and council may resolve to enter into the agreement.

Affordable Housing Levy Contribution

Council's *Kensington and Kingsford Town Centres Affordable Housing Plan* (AH Plan) aims to ensure that lower income households continue to live and work locally within Randwick LGA, to facilitate a socially diverse and inclusive community; and to support the economic functions of the Randwick Education and Health Strategic Centre. The letter of offer contains the affordable housing contributions which will also be subject to applicable conditions in the consent.

The letter of offer includes an affordable housing levy contribution through a monetary contribution which will form part of the development consent. The calculation of the affordable housing contribution is determined by multiplying the contribution rate of \$375 per sqm (applicable for applications lodged between 13 August 2020 to 13 August 2022) with the approved total residential floor area, which is approximately 5,028sqm, which equates to \$1,885,500 to be paid prior to the issue of a construction certificate.

Section 7.12 Development Contributions Plan: Kensington and Kingsford Town Centres

This Plan applies to development on land that is subject to a development consent or a complying development certificate within the Kensington and Kingsford town centres. This Plan authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay a levy based on the proposed cost of carrying out the development (i.e. 2.5% levy for cost of development greater than \$250,000).

The total cost of development is \$16,035,000 and the applicable Section 7.12 contribution levy to be paid to Council prior to the issue of a construction certificate would be \$400,875.

Status of the Application

The assessment of the application is in the final stages and will be referred to the Randwick Local Planning Panel for determination. It should be noted that should the letter of offer not be supported

by Council, the RLPP may still approve the application on its merits and without a community infrastructure contribution.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Outcome/Direction	Delivery Program actions
Outcome	4. Excellence in urban design and development.
Text	4a. Improved design and sustainability across all development.

Resourcing Strategy implications

No additional costs have been incurred as the Development Application is currently under assessment by Council Officers.

Conclusion

The letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement. The initial step in the process to deliver the CIC is for the applicant to make an offer to Council outlining their willingness to enter into a VPA to provide the Community Infrastructure, which will then form the basis of the formal VPA.

The offer identifies that the relevant works-in-kind and a monetary contribution will be provided in accordance with the Kensington and Kingsford Town Centre's Community Infrastructure Contributions and Affordable Housing Plan 2019.

In order to facilitate the subsequent VPA and for the application to proceed to determination, it is recommended that Council accept the letter of offer (attached).

Responsible officer: Chahrazad Rahe, Senior Assessment Planner

File Reference: DA/407/2021



CP26/23

1 August 2023

The General Manager
Randwick Council
30 Francis Street
RANDWICK NSW 2031

Dear Sir/Madam,

**REVISED LETTER OF OFFER – VOLUNTARY PLANNING AGREEMENT
IN ASSOCIATION WITH DEVELOPMENT OF NOS. 407-411 ANZAC PARADE and 6 STURT STREET,
KINGSFORD**

Apex Development Pty Ltd ('Apex') is the proponent of the mixed-use development application No. 407/2021 ('DA') made to Randwick City Council ('Council') for the land that it owns at Nos. 407-411 Anzac Parade and 6 Sturt Street, Kingsford.

Following recent discussions with Council as part of the DA407/2021, Apex has prepared this revised letter of offer in accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). This letter demonstrates Apex's offer to enter into a Voluntary Planning Agreement ('VPA') with Council in relation to the DA. It is proposed that the VPA will be finalised and executed following the grant of consent in relation to the DA. This letter provides adequate information to enable Council to consider the proposed VPA.

The Developer makes this Offer on an unconditional basis, and the offer made by the Developer is irrevocable. The Developer would agree to the regime in Clauses 9 and 10 of the attached Schedule.

This offer replaces all previous offers made in relation to this DA.

SUMMARY OF VPA

Pursuant to Clause 6.17 of the *Randwick Local Environmental Plan 2012* ('RLEP 2012') and the *Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan* adopted 10 December 2019 ('CIC Plan'), Apex offers to enter into a VPA for the delivery of community infrastructure.

Apex proposes to provide a part Works-In-Kind and part Monetary Contribution on the terms set out below.

1. PARTIES TO THE AGREEMENT

- Randwick City Council; and
- Apex Development Pty Ltd

2. LAND TO WHICH THE VPA RELATES

Nos. 407-411 Anzac Parade and 6 Sturt Street, Kingsford. The title particulars are as follows:

- Lot 1 and 2 in DP 506748 and Lot 1 in DP129533 and being the land in Certificates of Title Folio Identifiers 1/506748 and 2/506748.

3. DEVELOPMENT TO WHICH THE VPA RELATES

This DA seeks approval for a mixed-use development including commercial premises and boarding house accommodation at Nos. 407-411 Anzac Parade and 6 Sturt Street, Kingsford.

4. NATURE AND EXTENT OF DEVELOPMENT CONTRIBUTIONS AND TIMING OF DELIVERY

The intent of the Planning Agreement is to ensure that public benefits are provided in the form of provision, augmentation or improvement of open space, community facilities or other public facilities as determined by Council. This VPA is to be provided under Councils Policy entitled the '*Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan*'.

A) Community Infrastructure Contribution

In accordance with Clause 6.17 of the RLEP 2012 and CIC Plan, Apex offers to provide a Community Infrastructure Contribution calculated as follows:

Site Area	1,121m ²
Amount of additional Gross Floor Area ('GFA') above the maximum building height plane	423m ²
Community Infrastructure Contribution Rate	\$475 per 1m ²
Community Infrastructure Contribution value of additional GFA (excl GST)	\$200,925.00

The above calculation for the proposed Community Infrastructure Contribution value is based on the 'GFA Calculations above 24m' prepared by *Turner* dated 02.02.2023, which is attached to this letter of offer as **Annexure A**.

Annexure A is consistent with the Amended Architectural Plans prepared by *Turner*.

A part Works-In-Kind and part Monetary Contribution is proposed for delivery of the above Community Infrastructure Contribution value as follows:

- With reference to the 'Schedule of Community Infrastructure - 2019' on page 8 of 13 of the CIC Plan and the 'Kingsford CIC Map' on page 10 of 13 of the CIC Plan, Apex provides the below indicative values for the delivery of part Works-In-Kind and part Monetary Contribution associated with the DA and the Site:

Item	Proposed Works to be undertaken	Estimated Value	Proposed Delivery	Timeframe
------	---------------------------------	-----------------	-------------------	-----------

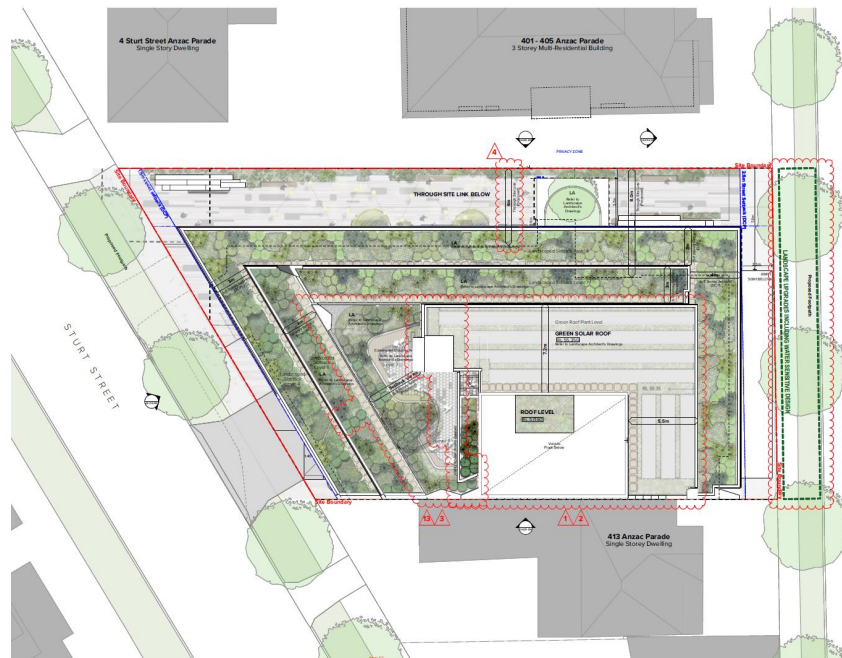
1.	Landscape upgrades including Water Sensitive Urban Design (See Figures 1 and 2 below)	\$TBC (a reasonable portion of the total cost of Item 1 'Landscape upgrades including Water Sensitive Urban Design')	Works-in-Kind	Prior to issue of any Construction Certificate
2.	Monetary Contribution	\$TBC (Final value to be confirmed following costing and scope clarification of Items 1-2 with Council)	Monetary Contribution	Prior to issue of any Construction Certificate
	Total Value	\$200,925.00		

The Developer would agree to the regime in Clause 1 of the attached Schedule.

- **Figure 1** Extract of 'Kingsford CIC Map' on page 10 of 13 of the CIC Plan with site outlined in red:



- **Figure 2:** Extract of Site Plan, Drawing DA-110-001 (Rev F) prepared by Turner dated 02.02.2023 identifying the proposed location for delivery of Items 1 (i.e. Landscape upgrades including Water Sensitive Urban Design).



- Apex proposes to meet with Council to refine the detail and scope of Items 1 and 2 and to confirm the estimated value of delivery post consent.
- Should through the process of detailing the project scope, design and specifications of item 1 (i.e. Landscape upgrades including Water Sensitive Urban Design) it become apparent that the works are not feasible or cannot be conducted at a reasonable cost by Apex, or Council requires a superior standard of works beyond what is proposed by Apex, than the equivalent value as outlined above will be paid via a monetary contribution instead of the Works-In-Kind currently proposed. This is offered on the proviso that any monetary contribution will be applied to the delivery of community infrastructure on the site to confirm that the DA will satisfy clause 6.17 of the RLEP 2012 (to permit the additional FSR and Height).
- Following the final costing and agreement of Works-In-Kind delivered as an offset to the total Community Infrastructure Contribution value, Apex proposes to pay any remaining amount as a monetary contribution.

B) Affordable Housing Levy Contribution

An Affordable Housing Contribution calculated in accordance with Clause 6.18 of the Randwick Local Environmental Plan 2012 is required. Clause 6.18 requires a monetary contribution to be provided and calculated in accordance with the *Kensington and Kingsford Town Centres Affordable Housing Plan*. This is calculated per the below, at the total floor area of a residential a development and will be provided as a monetary contribution as the development is classified as a boarding house per Clause 6.18(2)(a) and (4)(b). The Affordable Housing Contribution is to be calculated as follows:

Residential 'Total Floor Area'	5,028m ²
Affordable Housing Levy Contribution via Monetary Contribution = Residential 'Total Floor Area' x \$ 375m ² (incl GST)	\$1,885,500.00

Pursuant to s.2.4 of the AH Plan, the Affordable Housing Levy Contribution is to be made prior to the issue of an Construction Certificate via a Monetary contribution.

It is noted that the total residential floor area equates is shown in **Annexure B**.

5. APPLICATION OF SECTION 7.12

Section 7.11, 7.12 and 7.24 contributions will be payable for the proposed development in accordance with Council's adopted policy. An updated Cost Estimate Report prepared by *Newton Fisher Group* is provided in **Annexure C** of this VPA. The Section 7.12 Contributions will be at a rate of 2.5%, which equates to \$400,875.00 based on the total development cost.

6. FUTURE VPA

- If development consent is granted in relation to the DA, it is intended that this offer be consolidated and crystallised into a VPA with Council. The Developer would agree to the regime in Clause 6 of the attached Schedule.
- Any subsequent VPA will comply with the requirements of the EPA Act and Environmental Planning and Assessment Regulation and contain mechanisms for completion of any works and / or grant of proprietary interests (if necessary).
- The VPA will be registered by the Registrar-General on the title of the Land. The Developer would agree to the regime in Clause 7 of the attached Schedule.
- The VPA will contain mechanisms for the resolution of disputes and the enforcement of the agreement by the parties.
 - With regards mechanics for resolution, the Developer would agree to the regime in Clause 2 of the attached Schedule.
 - With regards to enforcement of the agreement, the Developer would agree to the regime in Clauses 3 and 4 of the attached Schedule.
- Council's exercise of its functions will not be fettered by the Planning Agreement, and there will be no obligation to grant consent. The Developer would agree to the regime in Clause 5 of the attached Schedule.
- Termination of this VPA is provided in Clause 11 of the attached Schedule.
- The revised draft letter of offer is to form part of the DA lodged with Council. Is a matter that is required to be considered by the consent authority in the assessment of the DA pursuant to s.4.15(1)(a)(iia) of the EPA Act.

7. COSTS

The Developer agrees to pay its own costs and the reasonable legal costs of the Council in connection with the negotiation, preparation, execution, exhibition, registration and stamping of the Planning Agreement. The Developer would agree to the regime in Clause 8 of the attached Schedule.



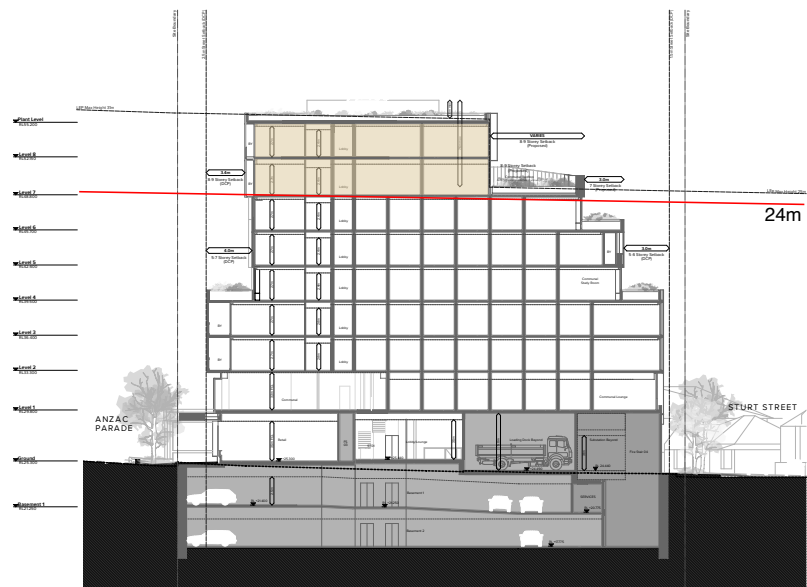
Yours sincerely,

Tom Chou – Project Manager - Apex Development Pty Ltd

CP26/23

Annexure A – GFA Calculations Above 24m Plan

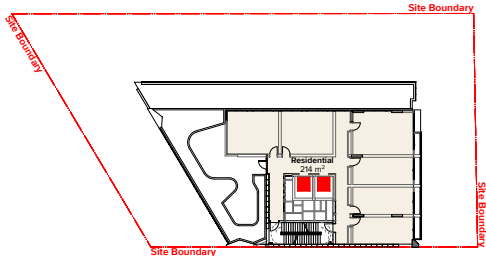
CP26/23



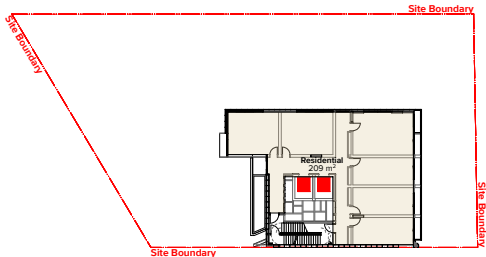
Sectional Diagram



Key Plan



Level 7



Level 8

GFA Summary

Residential	Level 07	214
	Level 08	209
Total GFA		423 m ²
Site Area		1,121 m ²

NOTES:
1. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
2. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
3. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
4. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
5. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
6. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
7. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
8. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
9. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.
10. The information contained in this document is for general information only and does not constitute an offer of any financial product or service.

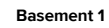
CLIENT
Apex Development Pty Ltd
151 Gale Road Maroubra NSW 2035
Australia

Amendments:
Item 1 Building Height reduced - - Architectural roof feature (ARF) deleted and plant consolidated
Item 2 Building Height reduced - - Tanks relocated to Basement
Item 3 Building Height reduced - Communal laundry relocated
Item 4 Through site link widened - width increased to 5m
Item 5 Sustainability - EV charging provided
Item 6 Waste - AWCIS system noted
Item 7 Waste - Loading dock clearance increased to 5m
Item 8 DEP (Safety) - F504 amended, Active frontage increased
Item 9 DEP (Amenity) - Communal area detailed
Item 10 Privacy issues addressed - Decorative frit pattern provided for privacy to adjacent development
Item 11 Required floor to ceiling heights noted
Item 12 Boarding Room Floor Area - room widths added, room area measurement shown
Item 13 Increased Setback and Area reduction Level 7 & 8
Item 14 Increased Setback and Area reduction Level 7 & 8 - Communal area changed to room

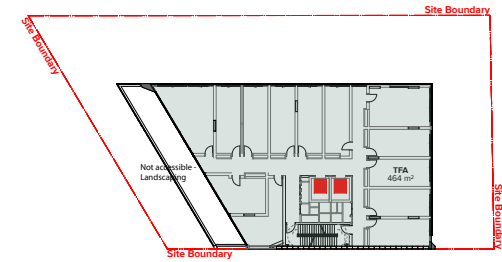
Project Title
407-411 Anzac Parade
407-411 Anzac Parade Kingsford NSW 2032 Australia
Drawing Title
GFA Diagrams
GFA above 24m - Level 7-8
Date
15.05.2023
By
ML
Checked By
ML
Approved By
DA-770-003
Project No.
220081
Drawing No.
B
Turner
Level 10000, Sydney Street
Sydney NSW 2000
Australia
T +61 2 9888 0000
F +61 2 9888 0001
turner@turner.com.au

Annexure B – Total Residential Floor Area

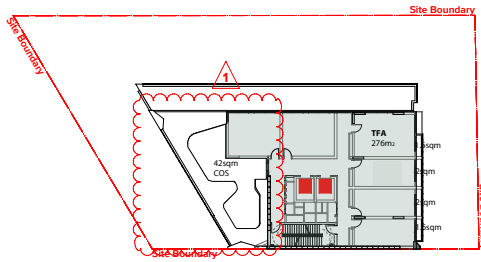
CP26/23



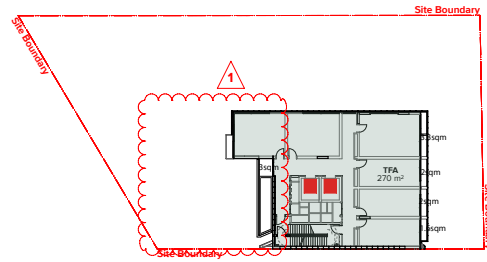
<p>NOTES</p> <p>THIS DOCUMENT IS THE PROPERTY OF TURNER & MCGILLWORTH CONSULTING ENGINEERS. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF TURNER & MCGILLWORTH CONSULTING ENGINEERS IS PROHIBITED. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF TURNER & MCGILLWORTH CONSULTING ENGINEERS IS PROHIBITED. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF TURNER & MCGILLWORTH CONSULTING ENGINEERS IS PROHIBITED.</p>	<p>CLIENT</p> <p>Apx Development Pty Ltd 151 Gale Road Maroubra NSW 2035 Australia</p>	<p>Amendments:</p> <p>Item 1 Building Height reduced - Architectural roof feature (ARF) deleted and plant consolidated</p> <p>Item 2 Building Height reduced - tanks relocated to Basement</p> <p>Item 3 Building Height reduced - Commercial laundry relocated</p> <p>Item 4 Through site link widened - widened to Item 5</p> <p>Item 5 Sustainability - EV charging provided</p> <p>Item 6 Waste - AWC's system noted</p> <p>Item 7 Waste - Loading dock clearance increased to 5m</p>	<p>Item 8 DEP (Safety) - F504 amended, Active frontage increased</p> <p>Item 9 DEP (Safety) - Commercial area detailed</p> <p>Item 10 Privacy issues addressed - Decorative fill pattern provided for privacy to adjacent development</p> <p>Item 11 Battered frontage to ceiling heights noted</p> <p>Item 12 Boarding Room Floor Area - room widths added, room area measurement shown</p> <p>Item 13 Increased Setback and Area reduction Level 7 & 8</p> <p>Item 14 Increased Setback and Area reduction Level 7 & 8</p> <p>Item 15 Increased Setback and Area reduction Level 7 & 8</p>
<p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p> <p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p>	<p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p> <p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p>	<p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p> <p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p>	<p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p> <p>Project No.</p> <p>Date</p> <p>Approved By</p> <p>Approved Date</p>



Level 6



Level 7



Level 8

Level	Unit Number	Balcony Size (sqm)	Area Greater than Minimum (sqm)
1	1.01	3.6	0
	1.02	3.6	0
	1.03	3.6	0
	1.07	12	8
	1.08	10	6
	2.01	4	0
2	2.02	5.6	1.6
	2.03	5.6	1.6
	2.04	5.6	1.6
	2.05	5.6	1.6
	2.06	8	4
	2.07	4	0
	2.09	4	0
	2.11	4	0
	2.13	4	0
	2.15	9	5
	2.16	12	8
	2.17 (Manager Room)	8	0
3	3.01	4	0
	3.02	5.6	1.6
	3.03	5.6	1.6
	3.04	5.6	1.6
	3.05	5.6	1.6
	3.06	8	4
	3.07	4	0
	3.09	4	0
	3.11	4	0
	3.13	4	0
	3.15	9	5
	3.16	12	8
	3.17	8	4
4	4.14	9	5
5	5.12	9	5
7	7.01	1.6	0
	7.02	2	0
	7.03	2	0
	7.04	1.6	0
	Communal Open Space	42	22
8	8.01	1.6	0
	8.02	2	0
	8.03	2	0
	8.04	3.3	0
	Communal Open Space (2)	3	3
Total: 99.8 (100)			

Total Floor Area Summary

Basement 02	249
Basement 01	145
Ground Level	362
Level 01	730
Level 02	699
Level 03	699
Level 04	514
Level 05	520
Level 06	464
Level 07	276
Level 08	270

Total Floor Area **4,928 sqm** (Excluding Balconies and Communal Open Space)

5,028 sqm (Including Balconies and Communal Open Space, over minimum requirement)

Annexure C – Cost Estimate Report

CP26/23

CP26/23



Apex Development Pty Ltd
C/- Turner Studio

8 June 2023

ATTENTION: Mr. Tom Chou

151 Gale Road,
Maroubra NSW

2035

Dear Tom,

RE: 407-411 ANZAC PARADE KINDGSFORD | DEVELOPMENT APPLICATION

To satisfy the requirements of the Development Application to Randwick City Council, we in our capacity as quantity surveyors have pleasure in confirming our estimate of the Total Development Cost for the above project.

The estimated Total Development Cost for the project is **\$16,035,000 including GST** and we attach an elemental summary in support of the estimate.

We have based our assessment on Architectural drawings prepared Turner dated February 2023.

We trust the foregoing is sufficient for to Randwick City Council; however, please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Chan'.

Michelle Chan;

Associate Director; BSc QS; AAIQS; MRICSfor

Newton Fisher Group

Encl.

© NEWTON FISHER GROUP – Quantity Surveyors and Project Finance Auditors
Level 3, 6 Railway Parade, Burwood NSW 2134 | PO Box 515, Burwood NSW 1805 | Tel +61 2 9744 2626
info@newtonfisher.com.au | www.newtonfisher.com.au | ABN 62 164 134 383

Cost Report Form



CP26/23

APPLICATION/REFERENCE NUMBER: _____

DATE: _____

ABOUT THIS FORM

A development application is to be accompanied by a report setting out an estimate of the proposed cost of carrying out the development.

The type of report required depends on the estimated cost of the development:

- If the estimated cost of the development is less than \$500,000 - a Cost Summary Report is required.
- If the estimated cost of the development is \$500,000 or more - a Detailed Cost Report (prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors) is required.

This form provides the templates for submitting your cost report. Depending on the cost of works (as detailed above) you are required to complete either:

- Attachment 1 (Cost Summary Report); OR
- Attachment 2 (Registered Quantity Surveyor's Detailed Cost Report)

Note: upon reviewing a cost summary report or detailed cost report, the Council may, at the applicant's cost, require a further estimate to be provided by a registered quantity surveyor.

HOW TO LODGE THIS FORM

This form must be submitted to Council with the relevant development application.

DEVELOPMENT APPLICATION DETAILS

Development Address: 407-411 Anzac Parade, Kingsford

Description of proposed development _____

APPLICANT'S DETAILS

Applicant's name: _____ Phone: _____

Applicant's address: _____

DETAILS OF PERSON PROVIDING THE COST REPORT

Title: ☐ Mr ☐ Mrs ☐ Ms ☐ Other: _____

Name: Michelle Chan Position: Associate Director

Qualification Associate Director; BSc (Hons)QS; AAIQS Licence No: 8928

GET IN CONTACT

Randwick City Council
30 Frances Street
Randwick NSW 2031
ABN: 77 362 844 121

Phone 1300 722 542
council@randwick.nsw.gov.au
www.randwick.nsw.gov.au

Attachment 1: Cost Summary Report
(Development cost of less than \$500,000)

ESTIMATE DETAILS

	(\$)
Demolition and alterations:	.....
Structure:	.....
External walls, windows and doors:	.....
Internal walls, screens and doors:	.....
Wall finishes:	.....
Floor finishes:	.....
Ceiling finishes:	.....
Fittings and equipment:	.....
Hydraulic services:	.....
Mechanical services:	.....
Fire services:	.....
Electrical services:	.....
Lift services:	.....
External works:	.....
External services:	.....
Other related work:	.....
Sub-total:	.....
Preliminaries and Margin:	.....
Sub-total:	.....
Consultant Fees:	.....
Other related development costs:	.....
Sub-total:	.....
Goods and Services Tax:	.....
TOTAL DEVELOPMENT COST:	.....

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices
- Included GST in the calculation of development cost

Signature: Date:

Name:

Position and Qualification :

**Attachment 2: Registered Quantity Surveyor's Detailed Cost Report
(Development cost of \$500,000 or more)**
DEVELOPMENT DETAILS

GFA – Commercial (m ²):		GFA – Parking (m ²):	2,257
GFA – Residential (m ²):	4,907	GFA – Other (m ²):	
GFA – Retail (m ²):	307	Total GFA (m ²):	7,471
Total development cost:	16,035,000	Total site area (m ²):	1,122
Total construction cost:	14,152,709	Total car parking spaces:	45
Total GST:	1,457,727		

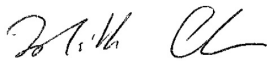
ESTIMATE DETAILS

Professional fees (\$):	424,564	Construction (Commercial):	
% of construction cost:	3	Total construction cost:	
% of demolition cost:	2.6	\$/m ² of site area:	
Demolition and site preparation:		Construction (Residential):	
Total construction cost:	98,244	Total construction cost:	5,768,203
\$/m ² of site area:	88	\$/m ² of site area:	5,141
Excavation		Construction (Retail):	
Total Construction cost:	297,240	Total construction cost:	271,539
\$/m ² of site area:	26	\$/m ² of site area:	242
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:	5,497,785	Total construction cost:	
\$/m ² of site area:	4,900	\$/m ² of site area:	
Fitout (Retail):		Parking:	
Total construction cost:	78,628	Total construction cost:	2,141,070
\$/m ² of site area:	70	\$/m ² of site area:	2,173
		\$/space:	54,185

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Signature:  Date: 08/06/2023

Name: Michelle Chan

Position and Qualification: Associate Director; BSc (Hons)QS; AAIQS Licence No: 8928

CP26/23

Job Summary



Client: Tom Chou		Details: 2023/06 - DA Estimate				
Project: Anzac Parade 407-411, Kingsford						
Code	Functional Area	% of Cost	Area	Unit	Rate	Total
1	Site Preparation	0.61	1,122	m2	88	98,244
2	Basement Car Parking	15.21	2,257	m2	1,080	2,438,310
3	Retail	2.18	307	m2	1,139	350,168
4	Boarding Units	67.19	4,907	m2	2,196	10,773,849
5	External Works & Services	3.07	279	m2	1,762	492,138
	<u>Total Construction Cost</u>	88.26				<u>14,152,709</u>
6	Professional Fees	2.65				424,564
	<u>Subtotal</u>	90.91				<u>14,577,273</u>
7	Goods & Services Tax (GST)	9.09				1,457,727
	<u>Total Development Cost</u>	100.00				<u>16,035,000</u>

Elemental Details



Client: Tom Chou		Details: 2023/06 - DA Estimate			
Project: Anzac Parade 407-411, Kingsford					
Code	Description	Quantity	Unit	Cost/m ²	Total
1	Site Preparation				
1.1	Site Preparation	11.42	%	10	11,220
1.2	Demolition	73.61	%	64	72,320
1.3	Preliminaries	10.20	%	9	10,025
1.4	Builder's Margin	4.76	%	4	4,678
1.5	Site Area	1,122	m ²		
	Site Preparation				98,244

CP26/23

CP26/23

Elemental Details



Client: Tom Chou Project: Anzac Parade 407-411, Kingsford		Details: 2023/06 - DA Estimate			
Code	Description	Quantity	Unit	Cost/m²	Total
2	Basement Car Parking				
2.1	Substructure	25.01	%	270	609,762
2.2	Columns	3.24	%	35	78,995
2.3	Upper Floors	13.67	%	148	333,431
2.4	Staircases	2.00	%	22	48,750
2.5	Roof	11.70	%	126	285,205
2.6	External Walls & Doors	3.25	%	35	79,230
2.7	Internal Walls & Doors	10.53	%	114	256,823
2.8	Wall Finishes	0.34	%	4	8,271
2.9	Floor Finishes	1.62	%	18	39,538
2.10	Ceiling Finishes	0.03	%	0	840
2.11	Fitments	2.69	%	29	65,476
2.12	Hydraulic Services	3.11	%	34	75,910
2.13	Electrical Services	1.91	%	21	46,487
2.14	Fire Services	4.10	%	44	100,054
2.15	Mechanical Services	1.83	%	20	44,620
2.16	Transportation Services				Included in Boarding Units
2.17	Preliminaries	10.20	%	110	248,807
2.18	Builder's Margin	4.76	%	51	116,110
2.19	Gross Floor Area (GFA)	2,257	m2		
2.20	Car Space No.	45	no.		
2.21	Cost per GFA m2 (\$)	1,081	\$/m2		
2.22	Cost per Space (\$)	54,185	\$/no.		
	Basement Car Parking				2,438,310

Elemental Details



Client: Tom Chou		Details: 2023/06 - DA Estimate			
Project: Anzac Parade 407-411, Kingsford					
Code	Description	Quantity	Unit	Cost/m ²	Total
3	Retail				
3.1	Substructure				N/A
3.2	Columns	3.07	%	35	10,757
3.3	Upper Floors	23.22	%	265	81,293
3.4	Staircases	2.86	%	33	10,000
3.5	Roof	7.14	%	81	25,000
3.6	External Walls & Doors	24.33	%	277	85,187
3.7	Internal Walls & Doors	9.45	%	108	33,100
3.8	Wall Finishes	0.00	%	0	0
3.9	Floor Finishes	5.22	%	59	18,279
3.10	Ceiling Finishes	0.82	%	9	2,874
3.11	Fitments	0.44	%	5	1,537
3.12	Hydraulic Services	1.76	%	20	6,180
3.13	Electrical Services	2.72	%	31	9,517
3.14	Fire Services	2.92	%	33	10,217
3.15	Mechanical Services	1.15	%	1,910	3,821
3.16	Transportation Services				N/A
3.17	Preliminaries & Site Establishment	10.20	%	116	35,731
3.18	Builders Margin	4.76	%	54	16,675
3.19	Retail Tenancy No.	2	no.		
3.20	Gross Floor Area (GFA)	307	m ²		
	Retail				350,168

CP26/23

CP26/23

Elemental Details



Client: Tom Chou		Details: 2023/06 - DA Estimate			
Project: Anzac Parade 407-411, Kingsford					
Code	Description	Quantity	Unit	Cost/m²	Total
4	Boarding Units				
4.1	Substructure				N/A
4.2	Columns	1.59	%	35	171,732
4.3	Upper Floors	13.03	%	286	1,403,509
4.4	Staircases	0.64	%	14	69,075
4.5	Roof	1.62	%	36	174,510
4.6	External Walls & Doors	13.41	%	295	1,445,181
4.7	Internal Walls & Doors	11.19	%	246	1,205,481
4.8	Wall Finishes	3.74	%	82	402,788
4.9	Floor Finishes	3.37	%	74	363,215
4.10	Ceiling Finishes	3.31	%	73	356,135
4.11	Fitments	5.67	%	124	610,583
4.12	Special Equipment	1.79	%	39	193,150
4.13	Hydraulic Services	8.25	%	181	888,965
4.14	Electrical Services	6.34	%	139	682,579
4.15	Fire Services	1.96	%	43	211,657
4.16	Mechanical Services	6.26	%	137	674,135
4.17	Transportation Services	2.86	%	63	308,000
4.18	Project Specific Works	0.00	%	0	0
4.19	Preliminaries	10.21	%	224	1,100,114
4.20	Builder's Margin	4.76	%	105	513,040
4.21	Unit No.	94	no.		
4.22	Gross Floor Area (GFA)	4,907	m2		
4.23	Cost per GFA m2 (\$)	2,196	\$/m2		
4.24	Cost per Boarding Unit (\$)	114,615	\$/no.		
	Boarding Units				10,773,849

Elemental Details



Client: Tom Chou		Details: 2023/06 - DA Estimate			
Project: Anzac Parade 407-411, Kingsford					
Code	Description	Quantity	Unit	Cost/m ²	Total
5	External Works & Services				
5.1	Roads, Footpaths & Paved Areas	12.25	%	216	60,272
5.2	Landscaping and Improvements	12.23	%	216	60,212
5.3	Walls, Fencing & Gates	0.00	%	0	0
5.4	External Stormwater Drainage	22.07	%	389	108,600
5.5	External Fire Protection	4.06	%	72	20,000
5.6	External Electric Light and Power	28.33	%	499	139,400
5.7	Project Specific Work	6.10	%	107	30,000
5.8	Preliminaries	10.20	%	180	50,218
5.9	Builder's Margin	4.76	%	84	23,435
5.10	External Area	279	m ²		
	External Works & Services				492,138

CP26/23

407-411 ANZAC PARADE KINGSFORD**PLANNING AGREEMENT****SCHEDULE OF CONDITIONS ACCOMPANYING LETTER OF OFFER****1 CIC Contribution**

1.1 Provision of Security

- (1) The Developer acknowledges and agrees that:
 - (a) Council, at any time prior to the approval of the detailed design of the CIC Works and for any reason, may provide written notice to the Developer that it no longer agrees with the CIC Works being carried out; or
 - (b) if the parties are not able to agree on the detailed design of the CIC Works, or if the Developer forms the view prior to commencing the CIC Works that the Developer cannot carry out the CIC Works at a reasonable cost, then the Developer may serve written notice on Council advising that it will no longer undertake the CIC Works.
- (2) Upon either event referred to in paragraph (1) occurring, the provisions of paragraphs (3) to (4) below have no effect and the Developer:
 - (a) is under no obligation to undertake the CIC Works; and
 - (b) is required to pay the full amount of the CIC Monetary Contribution.
- (3) Prior to Completion of the CIC Works, the Developer (at its own cost) must submit to Council a report from a Quantity Surveyor confirming the GST exclusive cost of the Completed CIC Works (**CIC Works Value**).
- (4) Upon Completion of the CIC Works:
 - (a) the amount of the CIC Monetary Contribution required to be paid by the Developer under the Planning Agreement is reduced by the CIC Works Value; and
 - (b) the Developer must pay to Council the difference between the CIC Monetary Contribution and the CIC Works Value.

1.2 Conduct of CIC Works

The Developer, at its cost, must:

- (1) obtain any required consent by a relevant Authority, for the construction and use of the CIC Works;
- (2) carry out and complete the CIC Works to the satisfaction of the Council; and

- (3) carry out and complete the CIC Works:
- (a) in accordance with the design and specifications agreed or determined to apply to the CIC Works;
 - (b) in accordance with any relevant development consent;
 - (c) in accordance with the requirements of, or consents issued by, any Authority;
 - (d) ensuring that:
 - (i) all necessary measures are taken to protect people, property, and the environment;
 - (ii) unnecessary interference with the passage of people and vehicles is avoided;
 - (iii) nuisances and unreasonable noise and disturbances are prevented; and
 - (iv) all relevant laws and regulations with respect to water, air, noise and land pollution (including 'pollution incidents') as defined under the *Protection of the Environment Operations Act 1997* (NSW) are complied with,
 - (e) in accordance with any Australian Standards applicable to works of the same nature as each aspect of the CIC Works; and
 - (f) in a proper and workmanlike manner complying with current industry practice and standards relating to each aspect of the CIC Works.

1.3 Design and specification of CIC Works

- (1) The Developer must:
- (a) consult with Council with respect to the development of the detailed design and specification with respect to the CIC Works; and
 - (b) ensure that the relevant design is consistent with, and has regard to, any relevant policies of Council as identified in the Development Consent.

2 Dispute Resolution

2.1 Notice of dispute

- (1) If a dispute or lack of certainty between the parties arises in connection with the Planning Agreement or its subject matter (**Dispute**), then either party (**First Party**) must give to the other (**Second Party**) a notice which:
 - (a) is in writing;
 - (b) adequately identifies and provides details of the Dispute;
 - (c) stipulates what the First Party believes will resolve the Dispute; and
 - (d) designates its representative (**Representative**) to negotiate the Dispute.
- (2) The Second Party must, within five (5) business days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person to negotiate the Dispute (the representatives designated by the parties being together, the **Representatives**).

2.2 Conduct pending resolution

The parties must continue to perform their respective obligations under the Planning Agreement if there is a Dispute but will not be required to complete the matter the subject of the Dispute, unless the appropriate party indemnifies the other parties against costs, damages and all losses suffered in completing the disputed matter if the Dispute is not resolved in favour of the indemnifying party.

2.3 Further steps required before proceedings

Subject to clauses 2.14 and 2.15 and except as otherwise expressly provided in the Planning Agreement, any Dispute must, as a condition precedent to the commencement of litigation, mediation under clause 2.5 or determination by an expert under clause 2.6, first be referred to the Representatives. The Representatives must endeavour to resolve the dispute within five (5) business days of the date a notice under clause 2.1(2) is served.

2.4 Disputes for mediation or expert determination

If the Representatives have not been able to resolve the Dispute, then the parties must agree within five (5) business days to refer the matter to mediation under clause 2.5 or expert determination under clause 2.6.

2.5 Disputes for mediation

- (1) Mediation must be conducted by a mediator agreed by the parties and, if the parties cannot agree within five (5) business days, then by a mediator appointed by the President of the Law Society of New South Wales for the time being.

- (2) If the mediation referred to in paragraph (1) has not resulted in settlement of the Dispute and has been terminated, the parties may agree to have the matter determined by expert determination under clause 2.6.

2.6 Choice of expert

- (1) If the Dispute is to be determined by expert determination, this clause 2.6 applies.
- (2) The Dispute must be determined by an independent expert in the relevant field:
 - (a) agreed between and appointed jointly by the parties; or
 - (b) in the absence of agreement within five (5) business days after the date that the matter is required to be determined by expert determination, appointed by the President of the Law Society of New South Wales for the time being.
- (3) If the parties fail to agree as to the relevant field within five (5) business days after the date that the matter is required to be determined by expert determination, either party may refer the matter to the President of the Law Society of New South Wales for the time being whose decision as to the relevant field is final and binding on the parties.
- (4) The expert appointed to determine a Dispute:
 - (a) must have a technical understanding of the issues in dispute;
 - (b) must not have a significantly greater understanding of one party's business, functions or operations which might allow the other side to construe this greater understanding as a bias; and
 - (c) must inform the parties before being appointed of the extent of the expert's understanding of each party's business or operations and, if that information indicates a possible bias, then that expert must not be appointed except with the written approval of the parties.
- (5) The parties must promptly enter into a document with the expert appointed under this clause 2.6 setting out the terms of the expert's determination and the fees payable to the expert.

2.7 Directions to expert

- (1) In reaching a determination in respect of a dispute under clause 2.6, the independent expert must give effect to the intent of the parties entering into the Planning Agreement and the purposes of the Planning Agreement.
- (2) The expert must:
 - (a) act as an expert and not as an arbitrator;
 - (b) proceed in any manner as the expert thinks fit without being bound to observe the rules of natural justice or the rules of evidence;

- CP26/23
- (c) not accept verbal submissions unless both parties are present;
 - (d) on receipt of a written submission from one party, ensure that a copy of that submission is given promptly to the other party;
 - (e) take into consideration all documents, information and other material which the parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
 - (f) not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
 - (g) issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party ten (10) business days to make further submissions;
 - (h) issue a final certificate stating the expert's determination (together with written reasons); and
 - (i) act with expedition with a view to issuing the final certificate as soon as practicable.
- (3) The parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:
- (a) a short statement of facts;
 - (b) a description of the Dispute; and
 - (c) any other documents, records or information which the expert requests.

2.8 Expert may commission reports

- (1) Subject to paragraph (2):
 - (a) the expert may commission the expert's own advisers or consultants (including lawyers, accountants, bankers, engineers, surveyors or other technical consultants) to provide information to assist the expert in making a determination; and
 - (b) the parties must indemnify the expert for the cost of those advisers or consultants in accordance with clause 2.6(5) of this deed.
- (2) The parties must approve the costs of those advisers or consultants in writing prior to the expert engaging those advisers or consultants.

2.9 Expert may convene meetings

- (1) The expert must hold a meeting with all of the parties present to discuss the Dispute. The meeting must be conducted in a manner which the expert considers appropriate.

The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.

- (2) The parties agree that a meeting under paragraph (1) is not a hearing and is not an arbitration.

2.10 Other courses of action

If the mediation referred to in clause 2.5 has not resulted in settlement of the dispute, the mediation has been terminated and the parties have not agreed to refer the matter to expert determination within five (5) business days after termination of the mediation, then either party may take whatever course of action it deems appropriate for the purpose of resolving the Dispute.

2.11 Confidentiality of information provided in dispute resolution process

- (1) The parties agree, and must procure that the mediator and the expert agree as a condition of his or her appointment:
- (a) subject to paragraph (2), to keep confidential all documents, information and other material disclosed to them during or in relation to the mediation or expert determination;
 - (b) not to disclose any confidential documents, information and other material except:
 - (i) to a party or adviser or consultant who has signed a confidentiality undertaking; or
 - (ii) if required by Law or any Authority to do so; and
 - (c) not to use confidential documents, information or other material disclosed to them during or in relation to the mediation or expert determination for a purpose other than the mediation or expert determination.
- (2) The parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
- (a) views expressed or proposals or suggestions made by a party or the mediator or the expert during the expert determination or mediation relating to a possible settlement of the Dispute;
 - (b) admissions or concessions made by a party during the mediation or expert determination in relation to the Dispute; and
 - (c) information, documents or other material concerning the dispute which are disclosed by a party during the mediation or expert determination unless such information, documents or facts would be discoverable in judicial or arbitral proceedings.

2.12 Final determination of expert

The parties agree that the final determination by an expert will be final and binding upon them except in the case of fraud or misfeasance by the expert.

2.13 Costs

- (1) Each party must contribute equally to the costs of any mediator appointed under clause 2.5.
- (2) If any independent expert does not award costs, each party must contribute equally to the expert's costs in making the determination.

2.14 Remedies available under the Act

This clause 2 does not operate to limit the availability of any remedies available to Council under the Act.

2.15 Urgent relief

This clause 2 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of the Planning Agreement.

3 Breach of this Planning Agreement

3.1 Breach Notice

If the Developer breaches the Planning Agreement, Council may serve a notice on the Developer (**Breach Notice**) specifying:

- (1) the nature and extent of the alleged breach;
- (2) if:
 - (a) the breach is capable of being rectified other than by the payment of compensation, what Council requires the Developer to do in order to rectify the breach; or
 - (b) the breach is not capable of being rectified other than by payment of compensation, the amount of compensation Council requires the Developer to pay in order to rectify the breach, and
- (3) the time within which Council requires the breach to be rectified, which must be a reasonable time or not less than ten (10) business days.

3.2 Events of Default

The Developer commits an **Event of Default** if it:

- (1) fails to comply with a Breach Notice; or
- (2) becomes subject to an Insolvency Event.

3.3 Consequences of Events of default

Where the Developer commits an Event of Default, Council may, in addition to any rights it has at Law:

- (1) exercise the Step in Rights so as to carry out any work specified in the relevant Breach Notice; or
- (2) call on the Security to the extent of any compensation claimed in a Breach Notice and not paid by the Developer.

4 Security

4.1 Provision of Security

- (1) The Developer must deliver to Council separate Bank Guarantees or other forms of security to the satisfaction of the Council:
 - (a) prior to the issue of a Construction Certificate in respect of the Development, for an amount equivalent to the Contribution Value for the CIC Works (**Works Securities**); and
 - (b) prior to the Completion of an item of CIC Works, for an amount equivalent to five per cent (5%) of the Contribution Value for that item of CIC Works (**Defects Security**),

(collectively referred to as the **Security**).
- (2) The Developer may satisfy its obligations (either in whole or in part), by directing Council to retain any Security held by Council which is required to be released by Council under the Planning Agreement.
- (3) If the parties have agreed that the Developer is to pay Council a Monetary Contribution in lieu of carrying out the CIC Works then no Security will be payable.

4.2 Replacement of Security

- (1) The Developer may replace any Security provided by it at any time, provided that the amount of that replacement is not less than that which is required to be provided under the Planning Agreement.
- (2) On receipt of a replacement Security, Council must immediately release the Security being replaced and return it to the Developer.

4.3 Council may call on Security

- (1) If the Developer commits an Event of Default then Council, without limiting any other remedies available to it, may call on any Security provided by the Developer.
- (2) If Council calls on any Security, it may use the amount so paid to it in satisfaction of any costs incurred by it in remedying the Event of Default.

4.4 Top up of Security

If Council calls on the Security, Council, by notice in writing to the Developer, may require the Developer to provide a further or replacement Security in an amount that, when added to any unused portion of any Security then held by Council, does not exceed the amount of the Security Council is entitled to hold at that time under the Planning Agreement.

4.5 Release of Works Securities

Unless:

- (1) Council has made or intends to make a demand against any Security provided by the Developer;
- (2) the Development Contribution on account of which that Security was provided has not been made; or
- (3) the Developer is in breach of the Planning Agreement at the relevant time,

Council, upon a written request being made by the Developer, must return the Works Securities within ten (10) business days of such a request being made.

4.6 Release of Defects Security

Unless:

- (1) Council has made or intends to make a demand against any Security provided by the Developer;
- (2) the relevant Defects Liability Period has not expired; or
- (3) the Developer is in breach of the Planning Agreement at the relevant time,

Council, upon a written request being made by the Developer, must return the Defects Security within ten (10) business days of such a request being made.

4.7 Occupation Certificate must be withheld

- (1) The Developer may only make, or cause, suffer or permit the making of, an application for an Occupation Certificate in respect of the Development if, at the date of the application, the Developer is not in breach of an obligation to make a Contribution under the Planning Agreement that is required to be made before that Occupation Certificate can be issued.
- (2) Any such Occupation Certificate must not be issued until such time as:
 - (a) the breach is rectified; or
 - (b) Council calls upon the Security provided by the Developer in respect of the Contribution to which the breach relates.

5 Position of Council

5.1 Consent authority

The parties acknowledge that Council is a consent authority with statutory rights and obligations pursuant to the terms of the Planning Legislation.

5.2 Document does not fetter discretion

The Planning Agreement is not intended to operate to fetter, in any unlawful manner:

- (1) the power of Council to make any Law; or
- (2) the exercise by Council of any statutory power or discretion,
(Discretion).

5.3 Severance of provisions

- (1) No provision of the Planning Agreement is intended to, or does, constitute any unlawful fetter on any Discretion. If, contrary to the operation of this clause, any provision of the Planning Agreement is held by a court of competent jurisdiction to constitute an unlawful fetter on any Discretion, the parties agree:
 - (a) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 5 is substantially satisfied; and
 - (b) in the event that paragraph (1)(a) cannot be achieved without giving rise to an unlawful fetter on a Discretion, the relevant provision is to be severed and the remainder of the Planning Agreement has full force and effect; and
 - (c) to endeavour to satisfy the common objectives of the parties on relation to the provision of the Planning Agreement which is held to be an unlawful fetter to the extent that it is possible having regard to the relevant court judgment.
- (2) Where the Law permits Council to contract out of a provision of that Law or gives Council power to exercise a Discretion, then if Council has in the Planning Agreement contracted out of a provision or exercised a Discretion under the Planning Agreement, then to the extent of the Planning Agreement is not to be taken to be inconsistent with the Law.

5.4 No Obligations

Nothing in the Planning Agreement will be deemed to impose any obligation on Council to exercise any of its functions under the Act in relation to the Development Consent, the Land or the Development in a certain manner.

6 Effective Date

6.1 Operation

The Planning Agreement operates:

- (1) as a deed from the date that it is executed by both parties; and
- (2) as a planning agreement for the purpose of the Act from the date that the Development Consent becomes operative.

7 Registration of the Planning Agreement

7.1 Registration of the Planning Agreement

The Developer acknowledges and agrees that:

- (1) the Planning Agreement must be registered on the title to the Land pursuant to section 7.6 of the Act; and
- (2) subject to clause 7.2, Council will undertake that registration at the cost of the Developer.

7.2 Obligations of Developer

- (1) The Developer, at its own expense, will promptly after the Planning Agreement comes into operation, and before the issue of any Construction Certificate for the Development, take all necessary and practical steps, and otherwise do anything that the Council reasonably requires, to procure:
 - (a) the consent of each person who:
 - (i) has an estate or interest in the Land (including, if still relevant, the consent of the Taiwan Business Bank the mortgagee over the Property at the date of this Offer, under mortgage AK265195); or
 - (ii) is seized or possessed of an estate or interest in the Land;
 - (b) the execution of any documents; and
 - (c) the production of any relevant title documentation,

to enable the registration of the Planning Agreement in accordance with clause 7.1.
- (2) The Developer, at its own expense, will take all necessary and practical steps, and otherwise do anything that the Council reasonably requires:
 - (a) to allow the lodgement of the Planning Agreement with the Registrar-General as soon as reasonably practicable after the Planning Agreement comes into operation but in any event, no later than thirty (30) business days after that date; and
 - (b) to allow the registration of the Planning Agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after the Planning Agreement is lodged for registration.

7.3 Discharge from the Register

The Council will provide a release and discharge of the Planning Agreement so that it may be removed from the folios of the Register for the Land (or any part of it) when:

- (1) the Developer's obligations under the Planning Agreement having been performed to Council's satisfaction; or
- (2) if the Planning Agreement is terminated or otherwise comes to an end for any other reason.

8 Legal Costs

8.1 Legal costs

The Developer agrees to pay its own costs and the reasonable legal costs of the Council in connection with the negotiation, preparation, execution, exhibition, registration and stamping of the Planning Agreement.

9 Unconditional and Irrevocable Offer

9.1 Unconditional Offer

The Developer makes the Offer on an unconditional basis.

9.2 Irrevocable Offer

The offer made by the Developer in this Letter of Offer is irrevocable.

CP26/23

10 Good Faith

10.1 Obligation to act in good faith

The parties must at all times:

- (1) cooperate and use their best endeavours to profitably and professionally give effect to their rights and obligations set out in the Planning Agreement;
- (2) not unreasonably delay any action, approval, direction, determination or decision which is required of them;
- (3) make approvals or decisions that are required of them in good faith and in a manner consistent with the completion of the transactions set out in the Planning Agreement; and
- (4) be just and faithful in their activities and dealings with the other parties.

11 Termination, Rescission or Determination

11.1 Termination

The Planning Agreement terminates in the following events:

- (1) The parties agree in writing to terminate the operation of The Planning Agreement at any time.
- (2) The Development Consent lapses.

11.2 Consequence of termination

Upon termination of The Planning Agreement:

- (1) all future rights and obligations of the parties are discharged; and
- (2) all pre-existing rights and obligations of the parties continue to subsist.

11.3 Determination

The Planning Agreement will determine upon the Developer satisfying all of the obligations imposed on it in full.

Director City Planning Report No. CP27/23

Subject: VPA Letter of Offer - DA/479/2021 - 390-396 Anzac Parade, Kensington

Executive Summary

- The subject Development Application No. DA/479/2021 at 390-396 Anzac Parade, Kingsford seeks consent for the demolition of the existing structures and the construction of a 9 storey mixed-use development with ground floor level retail premises and co-living (student accommodation) above comprising 153 rooms, 32 car parking spaces, 32 motorcycles spaces and 33 bicycle spaces.
- The subject application was lodged with Council on 11 August 2021 with the total estimated cost of the development being \$20,690,000.
- A letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions (CIC) Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement (VPA) including works-in-kind and a part monetary contribution. The affordable housing contributions are provided for under a separate plan and stipulate the required monetary contribution rate that is equivalent to 3% of the total residential floor area of the development.
- The proposed VPA will provide for a CIC contribution of \$409,165, an affordable housing contribution which equates to \$2,450,700 and a Section 7.12 development contribution of \$517,250.
- Should Council accept this offer, and the Randwick Local Planning Panel grant approval to the subject application, it would form the basis of a deferred commencement condition requiring a formal VPA to be publicly exhibited and subsequently agreed to by Council.

Recommendation

That Council agrees to the terms contained in the attached letter of offer subject to the:

- a) Randwick Local Planning Panel granting approval to the development; and
- b) subsequent endorsement of a Voluntary Planning Agreement.

Attachment/s:

1.  Final VPA letter of Offer - Additional - 390-396 Anzac Parade Kingsford

Purpose

This report provides details to Council a “letter of offer” (attached) from the Applicant for Development Application No. DA/479/2021 at 390-396 Anzac Parade, Kingsford.

The development application proposes the demolition of the existing structures and the construction of a 9 storey mixed-use development with ground floor level retail premises and co-living (student accommodation) above comprising 153 rooms, 32 car parking spaces, 32 motorcycles spaces and 33 bicycle spaces.

The letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement.

The proposed development seeks to benefit from the alternative height and floor space ratio provisions applicable by providing community infrastructure contributions in accordance with the provisions of Clause 6.17 of Randwick Local Environmental Plan 2012. The letter of offer confirms the Applicant's offer to Council to enter into a VPA to provide community infrastructure. As such, Council is required to determine its position on this offer prior to the determination of the development application by the RLPP.

Should Council accept this offer and the RLPP grant approval, the letter of offer would form the basis of a deferred commencement condition requiring a formal Voluntary Planning Agreement to be publicly exhibited and subsequently agreed to by Council. Further, the infrastructure items in the letters of offer would be subject of further detail in terms of scope, design, and specification.

Discussion

Community Infrastructure Contributions Plan

Council's Community Infrastructure Plan for the Kensington and Kingsford town centres provides for infrastructure, public domain and physical facilities that support the growth and function of the town centres and benefit the existing and new population as well as the wider Randwick population. The total value of the infrastructure that would be provided for in the two town centres is approximately \$37 million. The CIC for this development would be approximately \$409,165. It is important to note that the CIC contribution is based on GFA Calculations for the building that is over 7 storeys or 24m. The proposed development is 9 storeys in height.

The K2K strategy and its amending LEP was designed to allow additional height and density in the town centres and to capture that additional value through the CIC plan. The additional height and density were distributed across the town centres with the predominant height being 9 storeys and up to 17 & 18 storeys on the three key intersections. The CIC plan was a fundamental component of the overall strategy in that it allowed significant public benefits from the additional density.

The CIC Plan anticipates the provision of the following items and as shown in Figure 1:

1. Laneway improvements, comprising the delivery of a footpath and public domain works within the boundary of the site adjacent to Harbourne Lane and Middle Lane.
2. Anzac Parade footpaths and intersections, other public realm works and upgrades.



Figure 1: Extract of Kingsford CIC Map

The letter of offer proposes works in kind in relation to the Anzac Parade, Harbourne Lane and Middle Lane footpaths, public realm/domain works, and upgrades works with any residual amount to be paid as monetary contribution to Council. These items will be subject to further details being agreed on in terms of project scope, design and specifications. Should it become apparent that the works are not feasible or cannot be conducted at a reasonable cost to the applicant, or if Council requires a superior standard of works than proposed by the Applicant, then an equivalent monetary payment is to be made. Once the parties have negotiated a draft planning agreement it can be publicly notified in accordance with the EPA Act and the EPA Regulation. As a result of any submissions received, the agreement may be amended. The draft agreement and submissions may then be considered, and council may resolve to enter into the agreement.

Affordable Housing

The Kensington and Kingsford Town Centres affordable housing plan aims to ensure that lower income households continue to live and work locally within Randwick LGA, to facilitate a socially diverse and inclusive community; and to support the economic functions of the Randwick Education and Health Strategic Centre. The letter of offer contains the affordable housing contributions which will also be subject to applicable conditions in the consent.

The letter of offer includes an affordable housing levy contribution through a monetary contribution which will form part of the development consent. The calculation of the affordable housing contribution is determined by multiplying the contribution rate of \$375 per sqm (applicable for applications lodged between 13 August 2020 to 13 August 2022) with the approved total residential floor area, which is approximately 6,535.2m², which equates to \$2,450,700 to be paid prior to the issue of a construction certificate.

Section 7.12 Development Contributions Plan: Kensington and Kingsford Town Centres

This Plan applies to development on land that is subject to a development consent or a complying development certificate within the Kensington and Kingsford town centres. The Plan authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay a levy based on the proposed cost of carrying out the development (i.e. 2.5% levy for cost of development greater than \$250,000).

The total cost of development is \$20,690,000 and the applicable Section 7.12 contributions levy to be paid to Council would be \$517,250 to be paid prior to the issue of the construction certificate.

Status of the Application

The assessment of the application is in the final stages and will be referred to the Randwick Local Planning Panel for determination. It should be noted that should the letter of offer not be supported by Council, the RLPP may still approve the application on its merits and without a community infrastructure contribution.

Strategic alignment

The relationship with the City Plan is as follows:

Outcome/Direction	Delivery Program actions
Outcome	4. Excellence in urban design and development.
Direction	4a. Improved design and sustainability across all development.

Resourcing Strategy implications

No additional costs have been incurred as the Development Application is currently under assessment by Council Officers.

Conclusion

The letter of offer is required to be made to Council to satisfy the provisions of Council's Community Infrastructure Contributions Plan which provides for the delivery of infrastructure through the means of a Voluntary Planning Agreement. The initial step in the process to deliver the CIC is for the applicant to make an offer to Council outlining their willingness to enter into a VPA to provide the Community Infrastructure, which will then form the basis of the formal VPA.

The offer identifies that the relevant works-in-kind and a monetary contribution will be provided in accordance with the Kensington and Kingsford Town Centre's Community Infrastructure Contributions and Affordable Housing Plan 2019.

In order to facilitate the subsequent VPA and for the application to proceed to determination, it is recommended that Council accept the letter of offer (attached).

Responsible officer: Tegan Flannery, Senior Environmental Planning Officer

File Reference: DA/479/2021



24 July 2023

The General
Manager
Randwick
Council
30 Francis Street
RANDWICK NSW 2031

Dear Sir/Madam,

**LETTER OF OFFER – VOLUNTARY PLANNING AGREEMENT
IN ASSOCIATION WITH DEVELOPMENT OF NOS. 390-396 ANZAC PARADE, KINGSFORD**

This letter proposes the negotiation of a Voluntary Planning Agreement (VPA) between the applicant and Council. This letter provides preliminary information to enable Council to consider the proposed VPA. The works-in-kind and financial contributions identified below are unconditional and terms of this offer are irrevocable, upon the grant of Development Consent.

The VPA is to be in connection with a development application (DA) seeking consent for a mixed use development at Nos. 390-396 Anzac Parade, Kingsford.

Separate to the Section 7.11 contributions that will be payable, it is proposed to enter into a VPA to:

- seek approval for 861.4m² of residential gross floor area (GFA) above the 24m height limit (per Clause 6.17 of the Randwick LEP 2012) for the land in exchange for undertaking works-in-kind and monetary contributions towards community infrastructure if the DA is granted consent; and
- provide an Affordable Housing Contribution calculated in accordance with Clause 6.18 of the Randwick LEP 2012 and the Kensington and Kingsford Town Centres Affordable Housing Plan adopted 10 December 2019 (AHP)

The following sets out the key terms of the proposed VPA.

1. PARTIES TO THE AGREEMENT

- Randwick Council
- Pioneer Consultants Pty Limited and STW Property Group Trust

2. LAND TO WHICH THE VPA RELATES

Nos. 390-396 Anzac Parade, Kingsford (is Lot A in DP 408951, Lot 2 in DP 172178, and Lot A in DP 418774).

3. DEVELOPMENT TO WHICH THE VPA RELATES

Development Application for DA/479/2021 for a mixed use development including commercial premises and student accommodation at Nos. 390-396 Anzac Parade, Kingsford.

CP27/23

4. NATURE AND EXTENT OF DEVELOPMENT CONTRIBUTIONS AND TIMING OF DELIVERY

The intent of the Planning Agreement is to ensure that public benefits are provided in the form of provision, augmentation or improvement of open space, community facilities or other public facilities as determined by Council. This VPA is to be provided under Councils Policy entitled '*Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan*'.

The Planning Agreement is proposed to provide a contribution of works-in-kind and monetary contribution to a value of \$409,165.00 (excluding GST) being \$475.00 (excluding GST) per square metre (861.4m²) of residential GFA situated above the 24m height limit (refer to Appendix A).

The Community Infrastructure Contribution Rate will be indexed in accordance with the CIC Plan between the date of this Letter of Offer and the date that the Community Infrastructure Contribution is paid.

The part works-in-kind and part monetary contribution is proposed to be delivery as follows:

Item	Proposed works	Estimated Value	Proposed Delivery	Timeframe
1	Laneway improvements, comprising the delivery of a footpath and public domain works within the boundary of the site adjacent to Harbourne Lane and Middle Lane	\$TBC	Work-in-kind	Prior to release of the Occupation Certificate
2	Anzac Parade footpath, other public realm works and upgrades.	\$TBC <ul style="list-style-type: none"> Where the value of Item 1 (as confirmed by QS Report and agreed by Council) meets or exceeds \$409,165.00, the offer of Item 2 is withdrawn 	Work-in-kind	Prior to release of the Occupation Certificate
3	Monetary contribution	\$TBC <ul style="list-style-type: none"> Where the value of Item 1, or the combination of Items 1 and 2 (as confirmed by QS Report and agreed by Council) meets or exceeds \$409,165.00, there will be no monetary contribution as the required value of contribution will be satisfied. Where the total value of Item 1 and 2 (as confirmed by QS Report and agreed by Council) is less than \$409,165.00, the amount of the monetary contribution will be the difference between \$409,165.00 and the value of the works. 	Monetary contribution	Prior to release of the Construction Certificate
	TOTAL VALUE	\$409,165.00		

The laneway and Anzac Parade improvements are identified on the Kingsford CIC Map with extract below in Figure 1.

The footpath and associated public domain works within the site are illustrated in Figure 2 (extract of Ground Floor Plan Drawing TP01.02 Rev E prepared by Rothelowman architects).

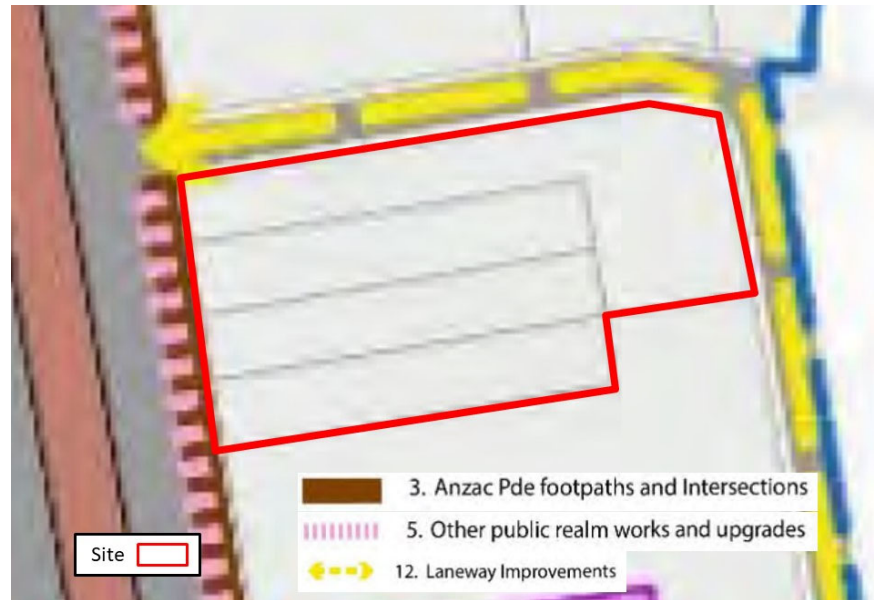


Figure 1: Extract from Kingsford CIC Map identifying site and laneway and Anzac Parade improvements

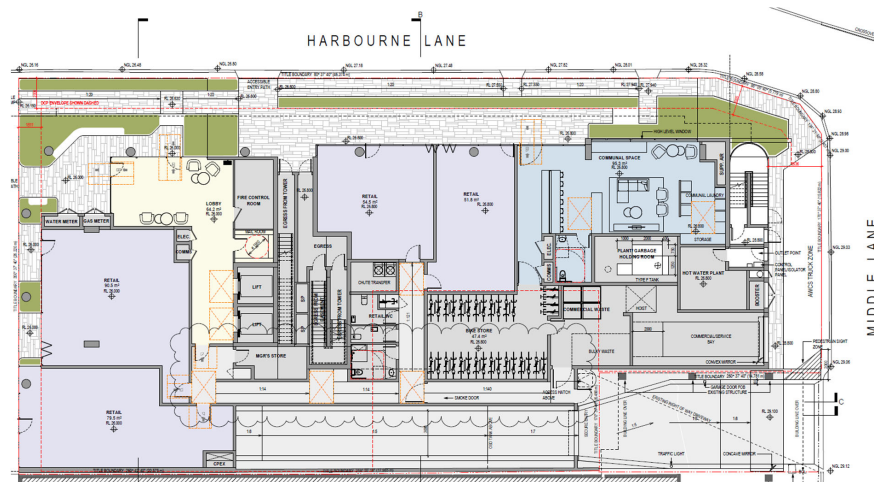


Figure 2: Footpath and associated laneway improvement works within the site boundary

CP27/23

The required monetary contribution is to be confirmed by Randwick Council via conditions of consent, and the final amount of the Community Infrastructure Contribution will be calculated using the indexed Community Infrastructure Contribution Rate. Separate to the consent will be the creation of a deed of agreement outlining the extent and timing of the VPA.

The applicant proposes to meet with Council to refine the detail and scope of Items 1 and 2 and to confirm the estimated value of delivery post consent. Following the final costing and agreement of Works-In-Kind delivered as an offset to the total Community Infrastructure Contribution value, the applicant proposes to pay any remaining amount as a monetary contribution.

5. APPLICATION OF SECTION 7.11 OR 7.12

Section 7.12 contributions will be payable for the proposed development in accordance with Council's adopted policy. The VPA will be separate to the Section 7.12 contributions payable.

The Cost Report prepared by Newton Fisher Group and dated 15 June 2023 which accompanies offer at Annexure C provides a cost of \$20,690,000 for the development. Based on a contribution rate of 2.5%, the S7.12 contribution will be \$517,250.00

6. AFFORDABLE HOUSING CONTRIBUTION

The Developer offers to make an Affordable Housing Contribution calculated in accordance with Clause 6.18 of the RLEP, and the Kensington and Kingsford Town Centres Affordable Housing Plan adopted 10 December 2019 (AHP).

The site and intended use are subject to the dedication of housing stock, calculated based on 3% of the total floor area as defined by section 2.5 of the AHP. The total area to be dedicated to Council is indicated below:

Total Floor Area	Contribution Rate (30 June 2023)	Total Contribution
6,535.2 square metres	\$375.00	\$2,450,700.00

The Developer understands and accepts that the above calculated affordable housing contribution will be adjusted: a) to reflect any change to the contribution rate prior to the issuing of development consent for the proposed development, and b) commensurate with the change in the median strata dwelling price between the time of consent and the time of payment (as per Section 2.10 of the AHP). This contribution is to be paid prior to the issue of a Construction Certificate.

7. COSTS

The Developer agrees to pay its own costs and the reasonable legal costs of the Council in connection with the negotiation, preparation, execution, exhibition, registration and stamping of the Planning Agreement.

8. OTHER MATTERS

- The Planning Agreement will comply with the requirements of the EPA Act and Environmental Planning and Assessment Regulation.
- The Planning Agreement will contain mechanisms for the resolution of disputes and the enforcement of the agreement by the parties.
- The Planning Agreement will be registered on the title of the Land prior to the issue of the construction certificate with respect to the development.
- The Planning Agreement will come into effect on the later of the Development Consent being granted in respect of the Development and the Planning Agreement being executed by all parties.
- The Planning Agreement must ensure that Council's exercise of its functions will not be fettered by the Planning Agreement in accordance with Section 7.4(9) of the EP&A Act.

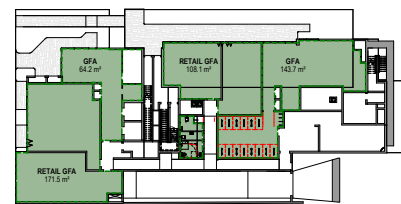
- f. The developer must reimburse Council for the costs of preparing, negotiating, executing, advertising, registration, administration, stamping and ongoing enforcement of the Planning Agreement and any documents related to the Planning Agreement. This also includes costs for any circumstances where the parties need to enter into a deed of variation to the Planning Agreement after the Planning Agreement has been exhibited and entered.

Yours sincerely

Property	Entity	Sole Director
Lot A DP 408951	STW Property Group Trust ABN 28 704 552 239 Trustee: STW Management Group Pty Ltd ABN: 13 639 721 225	 Tom Che-Sheng Chou PO Box 1255 Maroubra NSW 2035
Lot 2 in DP 172178	Pioneer Consultants Pty Ltd ABN: 51 069 291 461	
Lot A in DP 418774		

Annexure A: GFA plan
Annexure B: TFA plan
Annexure C: Cost Report

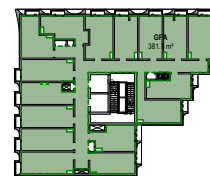
CP27/23



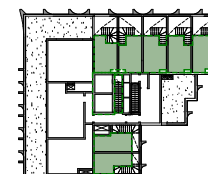
GROUND



LEVEL 3



LEVEL 6

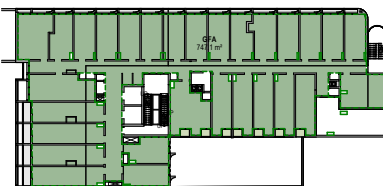


ATTIC

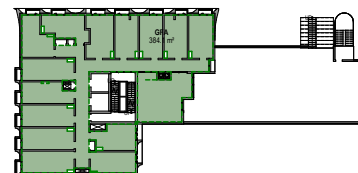
GROSS FLOOR AREA	
Level	Area
GROUND	503.2 m²
LEVEL 1	747.1 m²
LEVEL 2	794.4 m²
LEVEL 3	443.8 m²
LEVEL 4	384.1 m²
LEVEL 5	381.7 m²
LEVEL 6	381.7 m²
LEVEL 7	381.7 m²
LEVEL 8	383.5 m²
ATTIC	96.1 m²
TOTAL	4497.5 m²

FLOOR SPACE RATIO		
SITE AREA	FSR	GFA
1289.9m²	3.49	:1

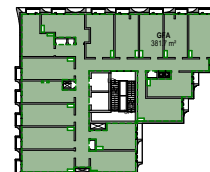
GROSS FLOOR AREA - ABOVE 24m CIC HEIGHT PLANE	
Level	Area
LEVEL 7	381.7 m²
LEVEL 8	383.5 m²
ATTIC	96.1 m²
TOTAL	861.4 m²



LEVEL 1



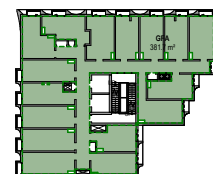
LEVEL 4



LEVEL 7



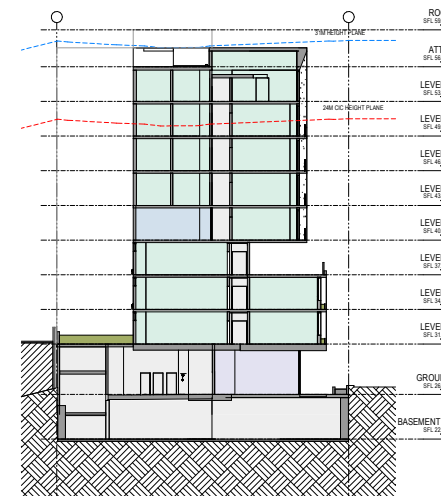
LEVEL 2



LEVEL 5



LEVEL 8



GFA section Diagram

GFA COUNTED ABOVE 24m
CIC HEIGHT PLANE

DA SUBMISSION

Revisions /
A 06.09.21 DA SUBMISSION
B 01.07.22 RP1 Submission
C 06.04.23 RP1 Submission
D 07.06.23 RP1 Submission

GT
GT
GT

Project /
Kingsford Student
Housing
390-396 Anzac Parade, Kingsford

Drawing / GFA

Project No / 220089

Date / 07.06.23

Author / GT

Scale / As
indicated

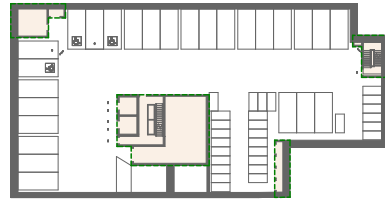
Drawing No / TP05.06 C

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

7/06/2023 11:49:56 AM

Disclaimer: Rothelowman Property Pty Ltd retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelowman Property Pty Ltd against all claims resulting from use of this document for any purposes other than its intended use. Unauthorised changes or reuse of the document on other projects without the permission of Rothelowman Property Pty Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



BASEMENT 01



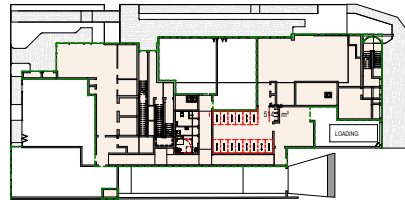
LEVEL 2



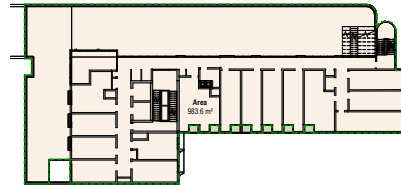
LEVEL 5



LEVEL 8



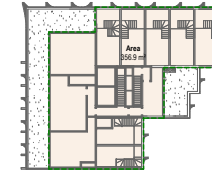
GROUND



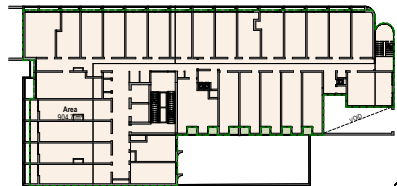
LEVEL 3



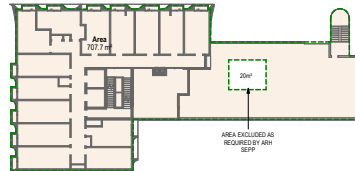
LEVEL 6



ATTIC



LEVEL 1



LEVEL 4



LEVEL 7

Total Floor Area	
Level	Area
BASEMENT 01	177.8 m ²
GROUND	517.7 m ²
LEVEL 1	904.7 m ²
LEVEL 2	953.7 m ²
LEVEL 3	983.6 m ²
LEVEL 4	707.7 m ²
LEVEL 5	487.1 m ²
LEVEL 6	487.1 m ²
LEVEL 7	487.1 m ²
LEVEL 8	471.9 m ²
ATTIC	356.9 m ²
	6535.2 m ²

DA SUBMISSION

Revisions /
 A 05.12.20 For Information
 B 06.04.22 RPI Submission
 C 07.06.23 RPI Submission

NW
 GT
 GT

Project /
**Kingsford Student
 Housing**
 390-396 Anzac Parade, Kingsford

Drawing /
Total Floor Area

Project No /
220089 Date /
07.06.23

Author /
NW Scale @ A /
1 : 300

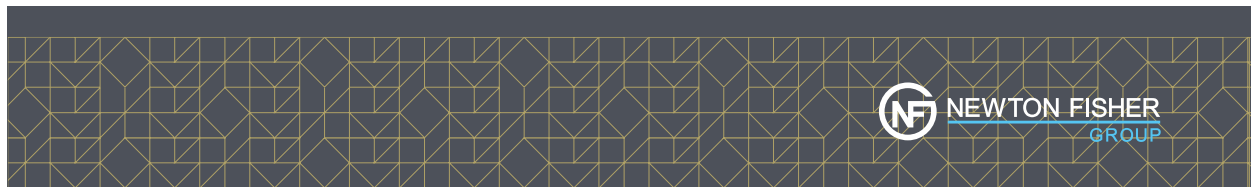
Drawing No /
TP05.09 B

rothelawman

Brisbane, Melbourne, Sydney
 www.rothelawman.com.au

16/06/2023 4:02:41 PM

Disclaimer: Rothelawman Property Pty Ltd retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelawman Property Pty Ltd against all claims resulting from use of this document for any purpose other than its intended use, unauthorised changes or reuse of the document on other projects without the permission of Rothelawman Property Pty Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 957



Pioneer Consultants Pty Ltd

15 June 2023

Attention: Mr Tom Chou

ACN: 51069291461

PO Box 123

Matraville NSW 2036

Dear Tom,

RE: 390-396 ANZAC PARADE, KINGSFORD | DEVELOPMENT APPLICATION

To satisfy the requirements of the Development Application to Randwick City Council, we in our capacity as quantity surveyors have pleasure in confirming our estimate of the total development cost for the above project.

The estimated Total Development Cost for the project is **\$20,690,000 including GST** and we attach an elemental summary in support of the estimate.

We have based our assessment on Architectural drawings prepared by Rothe Lowman Property Pty Ltd dated 7/06/2023

We trust the foregoing is sufficient for Randwick City Council; however, please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Chan', followed by a stylized flourish.

Michelle Chan

Associate Director;

BSc (Hons) QS; AAIQS; MRICS

AAIQS Licence No: 8928

Newton Fisher Group

Encl.

CP27/23

**Attachment 2: Registered Quantity Surveyor's Detailed Cost Report
(Development cost of \$500,000 or more)**
DEVELOPMENT DETAILS

GFA – Commercial (m ²):	472	GFA – Parking (m ²):	1,435
GFA – Residential (m ²):	5,661	GFA – Other (m ²):	
GFA – Retail (m ²):	472	Total GFA (m ²):	6605
Total development cost:	20,690,000	Total site area (m ²):	1290
Total construction cost:	18,264,089	Total car parking spaces:	32
Total GST:	1,880,909		

ESTIMATE DETAILS

Professional fees (\$):	545,002	Construction (Commercial):	
% of construction cost:	2.9	Total construction cost:	
% of demolition cost:	16.1	\$/m ² of site area:	
Demolition and site preparation:		Construction (Residential):	
Total construction cost:	119,729	Total construction cost:	7,087,512
\$/m ² of site area:	93	\$/m ² of site area:	5,494
Excavation		Construction (Retail):	
Total Construction cost		Total construction cost:	334,424
\$/m ² of site area:		\$/m ² of site area:	259
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:	8,525,455	Total construction cost:	
\$/m ² of site area:	6,609	\$/m ² of site area:	
Fitout (Retail):		Parking:	
Total construction cost:	124,056	Total construction cost:	2,072,913
\$/m ² of site area:	96	\$/m ² of site area:	1,607
		\$/space:	64,779

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost

Signature:  Date: 15/06/2023

Name: Michelle Chan

Position and Qualification : Associate Director; BSc (Hons) QS; AAIQS; MRICS
AIQS Licence No: 8928

Job Summary



Client: Pioneer Consultants Pty Ltd		Details: 2023.06.14 DA				
Project: Anzac Parade 390-396, Kingsford						
Code	Functional Area	% of Cost	Area	Unit	Rate	Total
1	Site Preparation	0.58	1,290	m2	93	119,729
2	Basement Car Parking	10.02	1,435	m2	1,445	2,072,913
3	Retail	2.22	472	m2	972	458,482
4	Boarding Units	71.62	5,661	m2	2,618	14,819,098
5	External Works & Services	3.84	292	m2	2,715	793,867
	<u>Total Construction Cost</u>	88.27				<u>18,264,089</u>
6	Professional Fees	2.63				545,002
	<u>Subtotal</u>	90.91				<u>18,809,091</u>
7	Goods & Services Tax (GST)	9.09				1,880,909
	<u>Total Development Cost</u>	100.00				<u>20,690,000</u>

CP27/23

CP27/23

Elemental Details



Client: Pioneer Consultants Pty Ltd		Details: 2023.06.14 DA			
Project: Anzac Parade 390-396, Kingsford					
Code	Description	Quantity	Unit	Cost/m²	Total
1	Site Preparation				
1.1	Site Preparation	11.55	%	10	13,830
1.2	Demolition	73.48	%	64	87,980
1.3	Preliminaries	10.20	%	9	12,217
1.4	Builder's Margin	4.76	%	4	5,701
1.5	Site Area	1,290	m2		
	Site Preparation				119,729

Elemental Details



Client: Pioneer Consultants Pty Ltd Project: Anzac Parade 390-396, Kingsford		Details: 2023.06.14 DA			
Code	Description	Quantity	Unit	Cost/m²	Total
2	Basement Car Parking				
2.1	Substructure	30.37	%	439	629,539
2.2	Columns	2.42	%	35	50,225
2.3	Upper Floors	5.83	%	84	120,914
2.4	Staircases	3.08	%	44	63,750
2.5	Roof	15.24	%	220	316,004
2.6	External Walls & Doors	5.11	%	74	105,955
2.7	Internal Walls & Doors	5.45	%	79	112,922
2.8	Wall Finishes	0.27	%	4	5,544
2.9	Floor Finishes	2.17	%	31	45,039
2.10	Ceiling Finishes				N/A
2.11	Fitments	2.12	%	31	43,951
2.12	Hydraulic Services	2.44	%	35	50,495
2.13	Electrical Services	1.43	%	21	29,543
2.14	Fire Services	6.42	%	93	133,076
2.15	Mechanical Services	2.69	%	39	55,723
2.16	Transportation Services				Included in Boarding Units
2.17	Preliminaries	10.20	%	147	211,522
2.18	Builder's Margin	4.76	%	69	98,710
2.19	Gross Floor Area (GFA)	1,434	m2		
2.20	Car Space No.	32	no.		
2.21	Cost per GFA m2 (\$)	1,445	\$/m2		
2.22	Cost per Space (\$)	64,779	\$/no.		
	Basement Car Parking				2,072,913

CP27/23

CP27/23

Elemental Details



Client: Pioneer Consultants Pty Ltd Project: Anzac Parade 390-396, Kingsford		Details: 2023.06.14 DA			
Code	Description	Quantity	Unit	Cost/m²	Total
3	Retail				
3.1	Substructure				N/A
3.2	Columns	3.60	%	35	16,509
3.3	Upper Floors	27.21	%	264	124,749
3.4	Staircases	0.98	%	10	4,500
3.5	Roof	0.00	%	0	N/A
3.6	External Walls & Doors	29.55	%	287	135,468
3.7	Internal Walls & Doors	5.62	%	55	25,751
3.8	Wall Finishes				Excluded
3.9	Floor Finishes	4.63	%	45	21,212
3.10	Ceiling Finishes	1.23	%	12	5,656
3.11	Fitments	0.51	%	5	2,358
3.12	Hydraulic Services	2.70	%	26	12,360
3.13	Electrical Services	3.81	%	37	17,488
3.14	Fire Services	2.97	%	29	13,608
3.15	Mechanical Services	2.34	%	2,551	10,206
3.16	Transportation Services				Included in Boarding Units
3.17	Preliminaries & Site Establishment	10.20	%	99	46,784
3.18	Builders Margin	4.76	%	46	21,832
3.19	Retail Tenancy No.	4	no.		
3.20	Gross Floor Area (GFA)	472	m2		
	Retail				458,482

Elemental Details



Client: Pioneer Consultants Pty Ltd		Details: 2023.06.14 DA			
Project: Anzac Parade 390-396, Kingsford					
Code	Description	Quantity	Unit	Cost/m ²	Total
4	Boarding Units				
4.1	Substructure				N/A
4.2	Columns	1.34	%	35	198,123
4.3	Upper Floors	11.92	%	312	1,766,518
4.4	Staircases	0.84	%	22	123,880
4.5	Roof	1.00	%	26	148,851
4.6	External Walls & Doors	11.00	%	288	1,629,569
4.7	Internal Walls & Doors	10.39	%	272	1,539,341
4.8	Wall Finishes	6.55	%	172	971,179
4.9	Floor Finishes	3.14	%	82	464,890
4.10	Ceiling Finishes	2.99	%	78	442,568
4.11	Fitments	7.30	%	191	1,081,723
4.12	Special Equipment	2.66	%	70	394,625
4.13	Hydraulic Services	10.06	%	263	1,490,610
4.14	Electrical Services	5.72	%	150	847,158
4.15	Fire Services	1.71	%	45	252,714
4.16	Mechanical Services	6.65	%	174	984,938
4.17	Transportation Services	1.78	%	47	264,000
4.18	Preliminaries	10.21	%	267	1,512,740
4.19	Builder's Margin	4.76	%	125	705,671
4.20	Unit No.	153	no.		
4.21	Gross Floor Area (GFA)	5,661	m ²		
4.22	Cost per GFA m ² (\$)	2,618	\$/m ²		
4.23	Cost per Boarding Unit (\$)	96,857	\$/no.		
	Boarding Units				14,819,098

CP27/23

CP27/23

Elemental Details



Client: Pioneer Consultants Pty Ltd		Details: 2023.06.14 DA			
Project: Anzac Parade 390-396, Kingsford					
Code	Description	Quantity	Unit	Cost/m²	Total
5	External Works & Services				
5.1	Roads, Footpaths & Paved Areas	5.46	%	148	43,338
5.2	Landscaping and Improvements	6.22	%	169	49,383
5.3	Walls, Fencing & Gates	32.19	%	874	255,575
5.4	External Stormwater Drainage	15.32	%	416	121,650
5.5	External Fire Protection	2.52	%	68	20,000
5.6	External Electric Light and Power	19.54	%	530	155,110
5.7	Project Specific Work	3.78	%	103	30,000
5.8	Preliminaries	10.20	%	277	81,007
5.9	Builder's Margin	4.76	%	129	37,803
5.10	External Area	292	m2		
	External Works & Services				793,867

Director City Planning Report No. CP28/23

Subject: Eastern Suburbs Electric Vehicle Infrastructure Strategy

Executive Summary

- This report seeks Council approval to exhibit the draft Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023 for public consultation
- This strategy has been drafted by Council staff across Randwick, Waverley, and Woollahra Councils as part of our 3-Council Regional Environment Program
- The strategy outlines a pathway to actively support and accelerate the transition to electric vehicles (EVs) for residents across the eastern suburbs
- The strategy has been drafted with extensive community consultation, analysis of the existing market and peer review by industry experts.

Recommendation

That:

- a) Council publicly exhibits the draft Leading the Charge – Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023 (see Attachment 1) for 28 days.
- b) Officers prepare a report to Council following the exhibition period.
- c) Council notes that this draft Strategy will also be reported by Waverley Council and Woollahra Municipal Council for exhibition.

Attachment/s:

1. [Draft Leading the Charge - Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023](#)

CP28/23

Purpose

This report seeks Council approval for the exhibition of the draft Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023 for public consultation as per Ordinary Council (Neilson / Said), CP81/22, that *Council*: notes the preparation of Randwick's draft public EV Charging Strategy, developed in conjunction with Waverley and Woollahra Councils as part of our 3-Council Regional Environment Program; and regular reports on progressing public electric vehicle chargers are provided to Councillors for noting.

Discussion

Preparation of the draft Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023 represents a major milestone for the 3-Council Regional Environment Program (comprising Randwick, Waverley and Woollahra Councils). The Strategy takes existing implementation and learnings from the range of public EV charging infrastructure installed to date, applying this cumulative knowledge into a consistent and innovative framework to progress such installations into the future. In Randwick's case, this draft strategy delivers on corporate goals and actions as well as contributing positively to improved amenity outcomes for our City, our neighborhoods and adjacent urban areas.

Randwick Council's Environment and Integrated Transport Strategies both establish objectives that support Randwick's continuing transition to and uptake of electric vehicles. These include:

- Objective 2, *Achieve a 60% reduction in greenhouse gas emissions (CO2 equivalent) across Randwick City by 2030 from a 2018 baseline* (Randwick's Environment Strategy);
- Objective 3, *Achieve an ownership rate of over 5,000 electric or hybrid vehicles (Integrated Transport Strategy); and*
- *Strategic action, 1.18, providing 5 new publicly accessible electric vehicle charging stations per year until 2031.*

The draft strategy provides the analysis and evidence that informs our Councils on the level of electric vehicle take-up expected across Randwick and the eastern suburbs, the numbers of public EV chargers required to service these EVs; and importantly, the types of chargers and the priority areas they should be deployed within each LGA.

The draft strategy establishes a better understanding of the role of Local Government in supporting infrastructure adoption to achieve EV take-up. It becomes clearer on the impact that insufficient numbers of EV charging stations will have on supporting EV take-up, especially across the eastern suburbs where more than 60% of residents live in apartments or townhouses and more than 50% reside in rental properties. NSW Government estimates that approximately 42% of Randwick properties will need access to on-street chargers.

While the analysis of generalized urban environments indicate the likelihood that much of the required EV charging will occur at home or work, the density of eastern suburbs dwellings and costs involved in chargers installed retrospectively for off-street parking means that on-street public EV charging stations will be necessary for our population for many years. By end of 2025, the draft strategy estimates that approximately 450 publicly accessible charging ports will be needed - 230 in Randwick, 120 in Waverley, and 100 in Woollahra LGAs. It is also clear that not all of these will be installed via the three Councils themselves.

Significant consultation has occurred in the preparation of the draft strategy. A large community survey with over 1,150 respondents was undertaken in 2021 across the three Council areas identifying demand and desired locations for charging points. Internal consultation occurred across Randwick, Waverley and Woollahra Council staff including Traffic and Transport teams as well as other Council staff. Finally, in addition to international research, officers consulted with a range of industry experts to ensure that the Strategy was up to date, relevant and can be implemented.

Charging Stations

Modelling from the City of Sydney's Resilient Sydney platform shows that emission reductions from EVs will form the single largest 'intervention' to reduce community greenhouse gas emissions (excluding emission reductions from grid renewables). The transition to EVs is predicted to reduce the emissions of Sydney's eastern suburbs by 33% by 2050. EV uptake is rapidly growing in the eastern suburbs with the number of EVs doubling year on year. This doubling is also reflected in EV charging sessions across our public charging infrastructure.

Although refueling or charging of vehicles is a private matter, Council understands visitor and driver behaviour and is working to integrate this knowledge across neighborhoods, town centres and popular destinations in the provision and prioritisation of public EV charging infrastructure. Councils play a crucial facilitation role for the different types of kerbside and on-street EV charging technology solutions. There has also been a shortage of private investment, market understanding and space in all types of these EV charging solutions.


The draft strategy outlines the different types of charging technologies available and the importance of matching the type of charger to the type of location considered for its installation. For example, an ultra-fast charger can charge an EV in as little as 15 minutes, while a slow wall mounted charger may take 8 hours. The site selection criteria for EV charging has been established to consider a variety of factors including capital cost of the charger, electricity cost, impact on the grid, parking needs and related public domain and amenity requirements. Slow to medium chargers can cost in the vicinity of \$10,000 to \$15,000 without complications while a fast charger can cost in the region of \$50,000 to \$89,000. Hence the mix of technologies and installers likely to be involved in meeting future demand and expectations.

The draft strategy proposes the 3-Councils continue to 'lead the charge' and trial a range of new and innovative implementation models and charging technologies. It aims to do this through:

1. Direct deployment of Council owned chargers in the public domain
2. Facilitating the installation of privately owned charging stations on public and private land.
3. Licensing of Council land/carparks, where appropriate, to private charge station operators.
4. Education, advocacy and awareness for local residents, businesses, tourists, and charge station providers.
5. Developing plans and related controls to increase the availability and accessibility of electric vehicle charging infrastructure in the community.

The draft strategy includes a map of where the chargers should be located, drilling down into the different charging types. It also outlines the guiding principles that should be followed when situating chargers. This includes principles covering equity, accessibility, impact on streetscape, strategic placement, ongoing support for mode shift (active transport) and finally, economic development benefits.

The following table from the draft Eastern Suburbs Electric Vehicle Infrastructure Strategy summarises the charging station types and operators currently represented across the eastern suburbs (but not included here is that Council's separate sustainability rebates or incentives for residents and businesses has so far resulted in installation of approximately 72 EV chargers).

	Charging the East	Multi-Function Poles	EV Street Side Charging Trial	JOLT	Future Fuels Fund	Supercharging Hub
Type	Slow 7 – 22 kW AC	Slow 7 kW AC	Slow 22 kW AC	Medium 25 kW DC	Fast 50 kW DC	Ultra-Fast 250 kW DC
Summary	Destination charging net-work	Integrated EV chargers on new multi-function poles	Installation of chargers on wooden street poles	Electrical kiosks retrofitted with chargers and advertisement	Installation of chargers supported by the Federal Government	Installation of six or more chargers accessible to all vehicle types
Owner	3-Councils	3-Councils	ARENA / Intelli-hub (1 year trial)	JOLT	Evie Networks & other private operators	Tesla
Current Chargers (Mar 2023)	12	5 (Waverley)	-	2 (Randwick)	2 (Waverley) 2 (Randwick)	-
Planned Chargers (Dec 2023)	20	10	20-30	4 (Randwick)	2 (Woollahra)	6 (Waverley)
Image						

An important result of the 3-Council alignment and cooperation on public EV infrastructure is a consistency in signage and line marking for EV spaces in the public domain. Regulatory authorities have been developing enforceable signage alongside our early application of technologies to understand and improve management of EV charging parking spaces.

Up to date signage will be installed shortly regulating new time limits for EV charging and ensuring spaces are utilized for charging purposes only. This will support the increasing number of drivers seeking access to EV infrastructure. Of course, each driver is required to pay for the supply of electricity delivered from our public charging stations. Our draft Strategy has considered tariff rates that are competitive and comparable within the market, with the aim of balancing cost recovery with support for EV take-up across the community.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:

Strategy	Integrated Transport
Outcome	A city with a transport network where sustainable transport options are the preferred choice for people
Objective	Achieve an ownership rate of over 5000 electric or hybrid vehicles by 2031
Delivery program commitment	Require the provision of electric vehicle and electric bicycle charging stations in new residential and commercial buildings, and investigate the feasibility of providing subsidies to encourage installation of charging stations in existing residential and commercial buildings by 2025.
Delivery program commitment	Provide 5 new publicly accessible electric vehicle charging stations per year until 2031.

Resourcing Strategy implications

Each of the 3 participating Councils has a budget allocation of between \$150,000 and \$190,000 for the current financial year for the installation of public EV charging infrastructure. Fortunately for local Councils across the board, there continues to be significantly more external funding becoming available to facilitate public EV charging technologies and solutions. Those Councils with expertise and with budget allocations for these technologies are expected to leverage well from these new and existing funding programs.

Policy and legislative requirements

It is proposed that the draft Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023 be exhibited for public consultation in line with Council's community consultation requirements. This includes a minimum period of 28 days and includes online engagement, notification of impacted stakeholders and physical exhibition of documents.

Relevant strategies taken into consideration includes:

- Randwick's Community Consultation guidelines
- Environment Strategy
- Integrated Transport Strategy.

Conclusion

Many aspects of the draft strategy have been underway across the eastern suburbs for some time, as reported previously to Council on a number of occasions. This strategy now formalizes much of the analysis and actions conducted to date and provides an informed basis on these previous and projected directions as we move forward. As outlined previously, the 3-Council Regional Environment Program has achieved one of the most progressive public EV charging networks in the country.

As the uptake of electric vehicles and their infrastructure continues to grow exponentially across Randwick City and the eastern suburbs, there is little doubt that Council needs to remain informed and active in the sector. The draft Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023 identifies Council's various roles and opportunities and further enables Randwick to work with industry and the community to accelerate and facilitate the uptake of electric vehicles.

Responsible officer: Sam Kelley, Sustainability Projects and Reporting Officer

File Reference: F2012/00398

Director City Planning Report No. CP29/23

**Subject: Variations to Development Standards under Clause 4.6 - 1
July to 31 July 2023**


Executive Summary

- The Department of Planning and Environment (DPE) released a Planning Circular in 2020 advising of the procedural and reporting requirements that must be followed when development standards are being varied.
- This report provides Council with details of Development Applications (DA) that were determined within the period from 1 July through to 31 July 2023 in which a variation to a development standard under Clause 4.6 of the Randwick Local Environmental Plan 2012 was approved.

Recommendation

That the report be received and noted.

Attachment/s:

1.  Clause 4.6 Register - July 2023

Purpose

The Department of Planning and Environment (DPE) released a Planning Circular on 5 May 2020 advising Councils of the following procedural and reporting requirements in relation to the administration of variations to development standards:

1. Proposed variations to development standards cannot be considered without a written application objecting to the development standard and dealing with the matters required to be addressed by the relevant instrument.
2. A publicly available online register of all variations to development standards approved by the consent authority or its delegates is to be established and maintained. This register must include the development application number and description, the property address, the standard to be varied and the extent of the variation.
3. A report of all variations approved (including under delegation) must be submitted through the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/reporting/online-submission-planning-data> within four weeks of the end of each quarter (i.e. March, June, September and December) in the form provided by the Department.
4. A report of all variations approved under delegation from a Council must be provided to a meeting of the Council meeting at least once each quarter.

Notwithstanding point 4 above, Council has resolved to provide monthly reporting on all variations.

Discussion

Clause 4.6 – Exceptions to Development Standards

Clause 4.6 is required to be addressed if a development application seeks to vary a development standard in the Local Environmental Plan. The consent authority (i.e. Council, Randwick Local Planning Panel, Sydney Eastern Planning Panel or NSW Land and Environment Court) must not grant consent for development that contravenes a development standard unless, a written request has been provided by the applicant addressing Clause 4.6 of the LEP. If Council (or the relevant consent authority) is satisfied that the Clause 4.6 request is adequately justified, it may grant consent to the development even though the proposal does not comply with the relevant standard.

Details of Variations

A table is attached to the report detailing all Clause 4.6 exceptions approved in the period between 1 July and 31 July 2023. Further analysis of the largest numerical variation for the relevant period is detailed below. It should be noted that a detailed assessment report is prepared for each DA with a Clause 4.6 exception and is publicly available through Council's website.

July 2023

Eight Clause 4.6 variations were approved in the July period (being 01 July through to 31 July 2023), with two (2) applications determined under delegation (less than 10%) and six (6) applications determined by Randwick Local Planning Panel (RLPP) due to variations greater than 10%.

Of the variations approved, the greatest extent of variation related to a development application for DA/388/2022 at 39 Arcadia Street, Coogee, in which a variation of 45% to the Height of Buildings development standard was approved. The RLPP supported the variation to the building height for the following reasons:

- The subject site contains a local heritage item pursuant to Schedule 5 of RLEP 2012 which comprises an existing Residential Flat Building (RFB) known as Ballamac House. In order to facilitate the retention and restoration of the heritage item, the increased height and majority of the floor space has been located to the eastern side of the site to ensure a visual distinction from Ballamac House and to minimise impacts upon the fabric and setting of the heritage item.

- As such, the proposed design has been developed specifically to respond sympathetically to Ballamac House and its urban context.
- The proposal is largely consistent with the planning controls within RLEP 2012, RDCP 2013, and the Apartment Design Guide, with the exception of those in relation to building height, and as such was considered to be compatible with the desired future character of the locality. Of particular note is that the proposal fully complies with the FSR development standard applicable to the site/development.
- Furthermore, the proposal presents as three storeys with a reduced top storey to Arcadia Street and Dunningham Reserve which is also consistent with the existing 4 to 9 storey residential flat buildings immediately within the vicinity the subject site.
- The topography of the subject site exhibits significant variations due to the extent of historic development in its surroundings, including different levels for the existing development, central alfresco courtyard area, driveway, rear pool area, and terraced landscaping. The site also slopes downwards from the level of Arcadia Street towards the south. The combination of these factors adds to the varying height non-compliances associated with the proposed development.
- The detailed assessment demonstrated that the resultant development would not result in any unreasonable impacts upon the amenity of adjoining and surrounding properties with regards to visual bulk, privacy, view loss and overshadowing.
- In view of the above, the proposal was found to be consistent with the objectives of the building height standard and the R3 zone, and it was considered that the site-specific circumstances warranted the variation in this instance.

In determining the application, the Panel noted that it was satisfied that a variation to the height control was acceptable and would not significantly impact upon the views or the amenity of neighbouring properties, and its impact upon the Heritage Item and the public domain generally was acceptable.

It should also be noted that development application DA/388/2022 was approved subject to a deferred commencement condition to delete the proposed northern addition to Ballamac House in order to avoid inappropriate impacts on views and the fabric of the heritage item.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:	
Service area	Development Assessment
Function	Assessment of Development Applications
Delivery program commitment	Assess and determine Development Applications, Modification Applications and Review Applications under the Environmental Planning and Assessment Act 1979

Resourcing Strategy implications

There is no direct financial impact for this matter.

Conclusion

This report provides details of the relevant applications subject to a variation to a development standard pursuant to Clause 4.6 of RLEP 2012 for the period specified in accordance with the reporting direction from the Department of Planning and Environment and Councils internal reporting requirements.

Responsible officer: Angela Manahan, Acting Manager Development Assessment

File Reference: F2008/00122

CP29/23

CLAUSE 4.6 REGISTER - July 2023														
DA number	Street No.	Street name	Suburb/Town	Postcode	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy	Approved by	Submissions	
													Objection	Support
DA/414/2022	26	Shackel Ave	CLOVELLY	2031	2: Residential - Single new dwelling	R2 - Low Density Residential	Clause 4.3 - Building height of 9.5m	Maintains compatible scale with neighbouring buildings and does not adversely impact in terms of overshadowing, privacy and views.	Building height is 10.226m or 7.58%;	NSW DPE	04-Jul-23	DEL	4	0
DA/47/2023	14	Broome St	MAROUBRA	2035	1: Residential - Alterations & additions	R2 - Low Density Residential	Clause 4.4 - FSR = 0.75:1	Maintains compatible scale with neighbouring buildings and does not adversely impact in terms of overshadowing, privacy and views.	FSR increased to 0.785:1 or 4.7%	NSW DPE	12-Jul-23	DEL	2	0
DA/388/2022	39	Arcadia St	COOGEE	2034	1: Residential - Alterations & additions	R3 - Medium Density	Clause 4.3 - Building height of 12m	Maintains compatible scale with neighbouring buildings and does not adversely impact in terms of overshadowing, privacy and views.	Building height is 17.41m or 45%;	NSW DPE	13-Jul-23	RLPP	29	0
DA/495/2022	1133	Anzac Pde	MATRAVILLE	2036	3: Residential - New second occupancy	R2 - Low Density Residential	Clause 4.4 - FSR = 0.5:1 Clause 4.1 - Minimum Lot Size	Maintains compatible scale with neighbouring buildings and does not adversely impact in terms of overshadowing, privacy and views.	FSR increased to 0.55:1 or 10.25%; Lot 1&2 - 281.66m ² or 29.5%	NSW DPE	13-Jul-23	RLPP	0	0
DA/511/2022	58	Dwyer Ave	LITTLE BAY	2036	1: Residential - Alterations & additions	R2 - Low Density Residential	Clause 4.4 - FSR = 0.5:1	Maintains compatible scale with neighbouring buildings and does not adversely impact in terms of overshadowing, privacy and views.	FSR increased to 0.58:1 or 15.7%	NSW DPE	13-Jul-23	RLPP	0	0
DA/142/2023	16	Napier St	MAROUBRA	2035	14: Other	R2 - Low Density Residential	Clause 4.1 - Minimum Lot Size	Minimise likely adverse impact of subdivision and development on the amenity of neighbouring properties and to ensure the lot sizes are able to accommodate development that is suitable for its purpose.	Lot 1 & 2 - 343.6m ² or 14.1%	NSW DPE	13-Jul-23	RLPP	1	0

DA/76/2023	16	Adams Ave	MALABAR	2036	14: Other	R2 - Low Density Residential	Clause 4.1 - Minimum Lot Size	Minimise likely adverse impact of subdivision and development on the amenity of neighbouring properties and to ensure the lot sizes are able to accommodate development that is suitable for its purpose.	Lot 1- 297.664m ² / Lot 2 - 315.736m ² or 25.58% & 21.06%	NSW DPE	13-Jul-23	RLPP	0	0
DA/490/2022	66	Coogee Bay Rd	RANDWICK	2031	1: Residential - Alterations & additions	R3 - Medium Density	Clause 4.4 - FSR = 0.9:1 Clause 4.3 - Building height of 12m	Maintains compatible scale with neighbouring buildings and does not adversely impact in terms of overshadowing, privacy and views.	FSR increased to 1.11:1 or 23.811% (Existing Variation - 1.02:1 or 13.3%) Building height increased to 13.095m or 9.125%	NSW DPE	13-Jul-23	RLPP	2	0

Director City Planning Report No. CP30/23

Subject: Randwick Junction Planning Proposal

Executive Summary





- Randwick City Council has prepared a draft Planning Proposal (Attachment 1) for the Randwick Junction Town Centre that seeks to amend the Randwick Local Environmental Plan 2012 (RLEP 2012) by creating new provisions relating to zoning, heritage, height of buildings, floor space ratio, design excellence, affordable housing, and active street frontages. These amendments to the RLEP are informed by a detailed review of existing planning controls, built form and heritage considerations, opportunities, and constraints.
- The draft Planning Proposal sets out the changes to achieve a future town centre that will have a strong economically viable commercial component; high standard of design excellence and sustainability; greater heritage protection; new areas of public domain, footpath widening; and a range of improvements including landscaping treatments, and greening opportunities. Changes proposed are: extension to the business zone; modest height increases on the majority of sites; changes to the maximum floor space ratio; new active street frontages; special heritage clause; affordable housing levy and minimum non-residential floor space.
- The Planning Proposal and its associated economic feasibility analysis undertaken by SGS; heritage assessment by City Plan Heritage; and inhouse urban design analysis were reported to the Randwick Local Planning Panel (RLPP) meeting on 8 June 2023. The RLPP unanimously resolved to advise Council that it supports the Planning Proposal and recognises the justification for revisiting controls given the improved accessibility of the town centre with the new light rail; significant development pressures and changes in precincts surrounding the town centre, and the need to balance existing character and heritage significance.
- The Panel further advised that, in relation to the Council's request for further measures to ensure that the integrity of heritage and contributory buildings are protected, "... *sufficient time has not been available to the Panel to provide a response to the level of detail required, given the breadth and complexity of the plan.*" Notwithstanding this, the Panel advised that it "*would welcome the opportunity to provide more detailed input at a convenient time.*" A subsequent separate meeting was held with Panel on 26 July 2023 to appraise the Panel of the details of the Planning Proposal and to receive the Panels feedback on the proposal. The Panel's input, including the protection of contributory buildings, has been assessed and satisfactorily addressed in the relevant section of this report.
- Additionally, the Panel was addressed by Mr Brian Jarvie, a co-owner of a commercial property at 60 High Street, and recommended that the material provided by Mr Jarvie prior to and during the meeting be forwarded to Council's Heritage Officer for consideration and advice. The submission detailing concerns regarding the proposed listing of 60 High Street as a contributory building has been received and Council officers have met with the land-owners. This matter has been addressed in the relevant section of this report where it is considered that the objection raised should be addressed as part of the Gateway public exhibition of the planning proposal.
- In view of the RLPP's unanimous support for the draft Planning Proposal, it is recommended that the draft Planning Proposal be endorsed by Council and be submitted to the Department of Planning and Environment seeking a Gateway Determination.

Recommendation

That Council:

- a) consider the advice provided by the Randwick Local Planning Panel at its meeting of 8 June 2023 and 26 July 2023 and endorse the attached draft Randwick Junction Planning Proposal to amend the Randwick LEP 2012.
- b) forward the attached draft Randwick Junction Planning Proposal to the Department of Planning and Environment as delegate to the Minister for Planning requesting 'Gateway Determination' under Section 3.34 of the Environmental Planning and Assessment Act 1979.
- c) exhibit the draft Randwick Junction Planning Proposal following 'Gateway Determination' in accordance with conditions of the Gateway Determination and bring back a report to Council detailing the results of the community consultation for final consideration by Council;
- d) authorise the Director, City Planning to make typographical, grammatical or formatting changes to the documentation prior to submission to the Department of Planning and Environment.

Click on the link below to view Attachment/s:

1. Randwick Junction Planning Proposal
2.   Resolution RLPP 8 June 2023
3.   Minutes of Meeting - RLPP - 26 July 2023

Purpose

The purpose of this report is to provide an overview of the draft Planning Proposal for Randwick Junction Town Centre and summarise the circumstances leading to the preparation of the Planning Proposal and recent advice received from the RLPP. With this overview, this report recommends that the draft Planning Proposal be endorsed by Council and be submitted to the Department of Planning and Environment seeking a Gateway Determination

Discussion

Background

The planning review process for the RJTC commenced in 2016 with background investigations and baseline information gathering. This review process culminated in the preparation of an Issues Paper which was endorsed by Council in June 2016. The Issues Paper provided a detailed review of existing conditions and identified a range of planning, urban design and public domain challenges affecting the town centre.

Randwick Junction Planning Strategy 2020

Based on the analysis in the Issues Paper, a Planning Strategy was prepared in 2020 which was publicly exhibited from 11 November to 8 December 2020. This included consultation with residential and business community groups, including the Randwick precinct committee; landowners; State government agencies and Waverley Council.

The draft Strategy sets the vision, actions, and strategies to guide balanced growth in the town centre and recommends planning changes to height and FSR. It aims to balance the significant heritage qualities and its local character with the need to plan for economically viable commercial floorspace to meet future expected demand for employment and economic activity whilst also providing for residential development including affordable housing.

In preparing the Strategy, discussions were held with property owners and stakeholders to inform them of the planning review process including research and analysis of the future role of RJTC in meeting and supporting the land use and employment demands of the surrounding health and education precinct and how the future role of the town centre will be shaped by this demand. Landowners were informed that planning controls under the Randwick Junction Strategy and its ensuing Planning Proposal, are primarily focussed on retail and commercial growth, with supporting residential development as well as public domain improvements and public benefits.

The key drivers of the Strategy remain relevant and valid for the Planning Proposal which are to:

- Develop appropriate planning controls for moderate increases in height and floor space that will enable the centre to support commercial activity, jobs growth, residential and affordable housing in line with regional and metropolitan strategies;
- Address affordable housing needs for key workers;
- Encourage development that is compatible with and sensitive to the heritage significance and character of the town centre and the Randwick Junction Heritage Conservation Area;
- Recognise and carefully manage larger consolidated sites where additional heights and floor space may be achievable subject to the delivery of public outcomes including affordable housing and design excellence;
- Recognise and outline improvements to public spaces, including footpath widening and new public gathering places, and encouraging interaction between people and activated spaces.
- Encourage streetscape renewal, laneway activation and night-time economy initiatives.
- Ensure a coordinated strategic approach to future development rather than ad hoc site-specific planning proposals.

A key component of the Strategy that has been adapted into the draft Planning Proposal is the delineation of the future built form of the town centre into three key typologies namely as follows:

- *Strategic sites* – these are sites that contain larger, consolidated floorplates and are less constrained by heritage considerations for mid-rise development envelopes; and/or are close to transport stops.
- *Infill sites* – sites that can be amalgamated for medium scale redevelopment that includes detracting, low sensitive heritage, and contributory properties.
- *Heritage sensitive sites* – sites that have valuable heritage items or contributory buildings that can only accommodate minor incremental development such that minimal increases or no change to the current height and FSR controls are proposed.

. The Strategy recommended the following essential urban design principles:

- A street wall height limit of up to 3 storeys especially along the main thoroughfares of Belmore Road, Alison Road, and Avoca Street;
- Additional fourth storey to be setback by 4m
- Potential for additional floorspace to the rear extensions and along laneways where applicable so that these are not visible from front streets where heritage streetscapes need to be preserved.

Council resolution – Draft Planning Strategy

At the Council Meeting on 27 April 2021, Council considered the draft Randwick Junction Strategy and resolved as follows:

- a) Defer the Randwick Junction Strategy and report back to Council on the findings of further feasibility analysis and fine grain urban design modelling against heritage values;
- b) Agree to incorporate the following heritage items in the draft Randwick Comprehensive Planning Proposal:
 - i. 1 Belmore Road, 167-171 Alison Road and 179-181 Alison Road, Randwick
 - ii. extend the curtilage of the heritage item at No 60 Belmore Road to include the adjoining address known as 25 Waratah Avenue Randwick

In line with Council's resolution, and as referred to above, Council engaged SGS Economics and Planning (SGS) to undertake detailed feasibility analysis of the building envelopes proposed for key opportunity and infill sites within the town centre as originally outlined in the Planning Strategy and further refined in the draft Planning Proposal. Additionally, Council engaged City Plan Heritage to provide a heritage assessment of the proposed building envelopes which has further guided the proposed built form outcomes contained in the draft planning proposal.

An Urban Design study has also been prepared inhouse that sets out the built form strategy for the town centre based on detailed 3D modelling to test and refine building envelopes across key strategic as well as fine grained sites as informed by the economic feasibility and heritage studies. These three key studies have been instrumental in guiding and informing the preparation of the Planning Proposal. The findings and recommendations of these studies are discussed in detail in relevant sections below.

The proposed amendments are generally supported by the feasibility analysis undertaken by SGS; heritage review by City Plan Heritage; and inhouse urban design analysis to ensure that any changes to built form controls would support reasonable feasible redevelopment that is sympathetic to the heritage values and significance of the Randwick Junction Heritage Conservation Area. Other supplementary technical studies for traffic/transport and flooding have also informed and shaped the draft Planning Proposal.

The heritage items identified in Council's resolution (i.e., 1 Belmore Road, 167-171 Alison Road, 179-181 Alison Road, and 25 Waratah Avenue) have now been incorporated in the finalised Randwick Comprehensive Planning Proposal and will be proposed to be listed in Schedule 5 of the Randwick LEP as heritage items in the near future pending Council's response to issues raised by the Department of Planning and Environment as detailed in the Council business report CP9/23 to the Council Meeting on 23 May 2023.

Council resolution – Draft Planning Proposal

At the Council Meeting on 23 May 2023, the draft Planning Proposal was presented for Council's consideration and endorsement in the Council business report CP10/23 (**Appendix 4** under separate cover), at which Council resolved to:

- a) endorse the draft planning proposal for the Randwick Junction Town Centre (Appendix 4) for submission to the Randwick Local Planning Panel for advice; and
- b) request that the Randwick Local Planning Panel consider further measures to ensure that the integrity of heritage and contributory buildings not categorised as “Highly valued heritage properties” (as per p.68 of the business paper) is protected.

RLPP resolution – Draft Planning Proposal

The draft Planning Proposal was considered by the RLPP at its meeting on 8 June 2023 where the Panel resolved as follows:

A. The Panel:

1. *Advises Council that in principle it supports the objectives and intent of the planning proposal, supported by appropriate technical studies and the Panel is satisfied that it meets the strategic merit test.*
2. *Recognises the justification for revisiting controls given the improved accessibility of the town centre with the new light rail; significant development pressures and changes in precincts surrounding the town centre, and the need to balance existing character and heritage significance.*
3. *Notes that it has been asked by Council to advise on further measures to ensure that the integrity of heritage and contributory buildings that are properties not categorised as ‘highly valued heritage properties’ (State Heritage Inventory and local heritage items) is protected. Sufficient time has not been available to the Panel to provide a response to the level of detail required, given the breadth and complexity of the plan.*
4. *Would welcome the opportunity to provide more detailed input at a convenient time.*

B. The Panel was addressed by Brian Jarvie and recommends that the material provided by Mr Jarvie prior to and during the meeting be forwarded to Council's Heritage Officer for consideration and advice.

A further meeting was held with the RLPP on 26 July 2023 which included a walking tour of Randwick Junction. At the meeting, key aspects of the Planning Proposal especially relating to the protection of contributory buildings were discussed. Following the meeting the Panel provided the following comments (with Council's response to relevant suggestions included) are as follows:

The Panel met with Council's strategic planning team as well as Council's independent heritage consultant and had the benefit of a guided walk through the Randwick Junction Town Centre followed by a detailed briefing on the Randwick Junction Planning Proposal (RJPP).

The Panel had previously been requested by Council resolution to “consider further measures to ensure the integrity of heritage and contributory buildings not categorised as ‘highly valued heritage properties’ is protected.”

The Panel supports the objectives and intent of the RJPP and recognises that it is supported by appropriate technical studies and is consistent with State, regional and district planning strategies. The Panel supports the holistic approach adopted in the RJPP and recognises the need to review the current controls given the improved accessibility of the town centre with the new light rail and proposed further public transport facilities together with significant development pressures and changes in precincts surrounding the town centre. It also recognises the importance of balancing these development pressures with existing character and heritage conservation.

The RJPP clearly identifies recognised heritage items as well as existing and proposed contributory items within the Randwick Junction Heritage Conservation Area. It also identifies several strategic sites within the town centre that are capable of accommodating additional development.

The RJPP proposes to protect highly valued heritage properties by essentially retaining the existing zoning, height and FSR controls in respect of those properties. In respect of other existing or proposed contributory items, the RJPP proposes a modest uplift in the height and FSR controls with the intention of providing an incentive for the restoration and conservation of those items. More significant uplift in both height and FSR controls is proposed for the identified strategic sites.

The Panel acknowledges that there is a choice to be made between spreading any additional development potential (through changes to the FSR and building height controls) rather than concentrating any additional development on strategic sites so as not to undermine the significance of those heritage or contributory items. It is the Panel's view that there should be a greater focus or concentration of development uplift on strategic sites that have greater capacity to accommodate additional floorspace. It is the view of the Panel that the current proposal enables additional development potential on various sites that may significantly compromise the heritage fabric and streetscape character. In this regard, the Panel would encourage Council to investigate the feasibility of implementing a heritage floorspace transfer scheme similar to that operating in the City of Sydney as this may prove to be a more effective heritage conservation incentive and urban design outcome for the town centre overall.

The Panel is also of the view that the extensive Marcellin College site is a key component of the town centre and should be recognised as a strategic site. It is not appropriate that the potential height and FSR of buildings on this site remains unlimited. A clause should also be included in any future LEP to require future development of this site and other large strategic sites to be preceded by a concept plan development application.

Whatever balance is ultimately struck between spreading or focusing development uplift within the town centre, it is the Panel's strong view that the actual achievement of such floor space and height bonuses must be linked with mechanisms to ensure that the RJPP's objectives of heritage conservation, public domain improvements and site consolidations are achieved as a prerequisite.

Whilst the Panel recognises and supports the need for a detailed block by block approach to development controls in the future DCP, it is concerned that reliance upon a DCP alone is likely to prove problematic. It should therefore be supported by enabling statutory provisions within the future LEP to provide more certainty.

Finally, it is the Panel's view that public domain improvements within the town centre should be focused on the main streets and pedestrian linkages between those major streets. Whilst activation of laneways and secondary streets on the periphery of the centre might be feasible and desirable in the longer term, they have an important service function and should not be given priority over other public domain improvements at the heart of the centre.

The Panel commends Council staff for the work undertaken to date on this important project and thanks them for their time and assistance in enabling the Panel to provide this additional feedback. We trust that the Panel's comments are viewed as constructive and assist with future refinement of the concepts and controls for this important town centre.

The meeting closed at 3:00pm."

Response to the RLPP comments

- Need for Marcellin College to have a strategic site concept plan

Clause 6.12 of the Randwick LEP already provides for the preparation of a site specific DCP for sites 10,000sqm or greater. This will ensure that the site is developed in a strategic approach such that, among other things, potential height and FSR of buildings on this site will be planned.

- Use of a heritage floorspace transfer scheme

The heritage floor space transfer scheme (HFTS) is a program mainly used by the City of Sydney (CoS) that aims to incentivise the conservation and maintenance of eligible heritage buildings in Central Sydney. Typically, the scheme provides for owners of eligible heritage-listed buildings to be awarded heritage floor space after preparing a conservation management plan and completing agreed conservation works. The feasibility of the scheme for Randwick Junction was investigated as part of the preparation of the draft Randwick Junction Planning Proposal (through meeting/discussions with CoS staff and research into its broader merits across the metropolitan area). This investigation found that the application of a heritage floor space transfer scheme to Randwick Junction would be unsuitable for the following reasons:

- A HFTS is suited to a CBD context where multiple redevelopment sites vis-à-vis widespread heritage listed buildings occur in an intensive setting. In the CoS, the scheme is only applied in the B8 Metropolitan Centre Zone. This is a zone that is highly urbanised and compact, different in density, scale and character to Randwick Junction.
- The HFT scheme is a highly involved and complex process that requires dedicated resources in Council to operate, manage and monitor primarily because of the need to ensure contractual obligations between parties are fulfilled and met. This includes, among other things:
 - Entering into a deed with the landowner of the heritage item and registering covenants on title to reinforce the positive and restrictive covenants that are to be placed on title, which limit any future redevelopment of the site to the total gross floor area and height of the conserved heritage item (restrictive covenant) and ensuring the ongoing conservation of the building by regular maintenance in accordance with the conservation management plan (positive covenant).
 - Monitoring and registering evidence of the transfer of heritage floor space including payment of stamp duty, sales price disclosure and transaction fees followed by the issuing of legal correspondence to heritage floor space buyers to confirm the transfer of heritage floor space.
 - Monitoring that the heritage floors space required to be allocated has been obtained by the buyer; recording this in a register maintained by Council and providing timely written correspondence that the relevant condition of development consent relating to this heritage floor space allocation has been satisfied.

The proposed heights and FSR in the Randwick Junction Planning Proposal have been tested and established via the relevant economic feasibility, heritage and urban design studies underpinning the Planning Proposal. The proposed heights and FSR are essentially concentrated on the designated Strategic Sites and moderated in the more sensitive infill parts of the town centre which will ensure that the broader heritage values and character of the town centre are protected. Adding further uplift in Strategic Sites to provide for a HFTS scheme would potentially have a more detrimental impact on the heritage townscape as it goes beyond the balanced and bespoke approach already established in the Planning Proposal.

- No. 60 High Street – contributory building status

The RLPP has forwarded a submission from the owners of the property at 60 High Street who have objected to the listing of their building as “contributory” under the draft Planning Proposal. The owners indicate in their submission that the building has been significantly altered such that there is minimal original fabric remaining and the building is in a deteriorating condition.

Council officers have subsequently met with Mr & Mrs Jarvie on two occasions. At these meetings, additional submissions have been provided to Council with supporting information including the reasons why the subject site would meet criteria for new housing in Randwick; data to show future increased population that will need housing in Randwick, which the subject site would be able to provide in conjunction with the adjoining sites; and the adverse impact of a development wall that will be built on the adjoining property at 62 High Street should this site be redeveloped under the new controls proposed in the Planning Proposal.

These submissions are acknowledged and should be properly assessed as part of the public exhibition process for the Planning Proposal following Gateway Determination.

Issues

Planning Process

A planning proposal is the first step to commence changes to the planning provisions relating to land. It is a formal application that sets out the objectives, intended outcomes, and justification for the proposed changes, and also details the community consultation to be undertaken.

The NSW Environmental Planning and Assessment Act 1979 (EP&A Act) and Regulations set out the process for amending the planning provisions (heritage) relating to land in NSW. Changes to the planning provisions can only be made via a formal amendment to the Randwick LEP.

Gateway Determination

If Council resolves to proceed with the subject Planning Proposal, it will be forwarded to the Minister for Planning for a 'Gateway Determination'. The 'Gateway Determination' is essentially a checkpoint for planning proposals, and enables those proposals that are not well founded, or not in the public interest to be stopped early in the process, before significant resources are committed in carrying out technical studies or investigations.

The Minister's 'Gateway Determination' will stipulate whether the subject Planning Proposal should proceed, whether it needs to be resubmitted, the timeframe for its completion (usually nine months from the date of the Determination), the community consultation requirements and State/Commonwealth agency requirements and whether a public hearing is needed.

Exhibition and Making of Amendments

Following the 'Gateway Determination', the Planning Proposal will be formally placed on public exhibition for comment. The final LEP and accompanying maps which amend the Council's principal planning instrument (i.e. the RLEP 2012) are made by the Minister for Planning (and notified on the NSW legislation web site) in accordance with the EP&A Act. Certain LEPs which are of local significance can be finalised by Council via delegation from the Minister (this is determined at the Gateway stage).

Location and context

The Randwick Junction Town Centre (RJTC), is focused on three key streets, being Belmore Road, High Street and Avoca Street, and has evolved as a vibrant, fine grain mixed use centre with a range of convenience retail, local services, community, and business uses. The centre also has a significant number of health/medical related uses due to its strong relationship with the adjacent Randwick Hospitals Campus.

The commercial strip has a predominant fine-grain built form with 2 to 3 storey buildings which are mostly shop top housing developments. The town centre also contains two large commercial anchors being the Royal Randwick Shopping Centre and Randwick Plaza alongside smaller businesses.

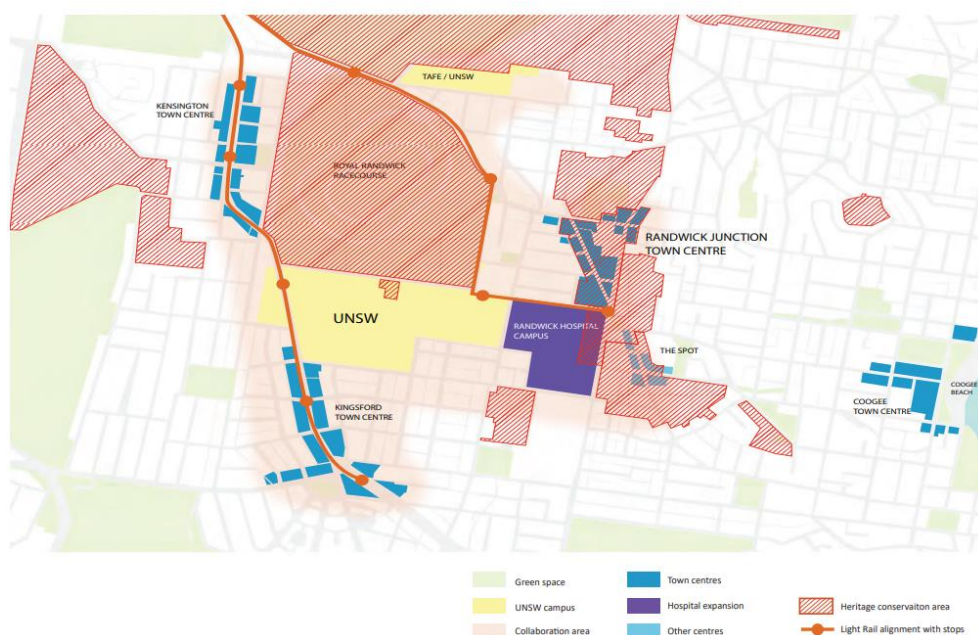


Figure 1: Randwick Junction Town Centre and locational context

The RJTC forms part of the wider Randwick Education and Health Strategic Centre (outlined in the Eastern City District Plan) which contains the cluster of the UNSW Kensington and the Randwick Hospital Campuses as the three main areas of projected employment growth in the Randwick City LGA through to 2056. The town centre is well serviced by public transport, with the High Street Light Rail stop and frequent bus routes to the CBD, Bondi Junction, Maroubra and Mascot, with connections to other parts of Sydney.

Local Planning Framework

Randwick Local Environmental Plan 2012

The Randwick Local Environmental Plan 2012 (RLEP 2012) is proposed to be amended by creating new provisions relating to zoning, heritage, height of buildings, floor space ratio, design excellence, affordable housing, and active street frontages.

The town centre is currently predominantly zoned R3 Medium Density Residential under RLEP 2012 with a maximum height limit of 12 metres and FSR of 2:1.

The Planning Proposal

Informed by the feasibility, heritage and urban design studies outlined above, and supported by traffic and flooding analysis, a draft Planning Proposal has been prepared (**see Appendix 5** under separate cover). It sets out the actions and recommendations to achieve the vision for sustainable commercial and residential growth to support the adjoining medical and education precinct while respecting the heritage significance of the RJTC.

Amendments to Randwick Local Environmental Plan 2012 (RLEP 2012)

The following amendments are proposed:

i. Zoning

It is proposed to generally retain the existing RLEP 2012 B2 Local Centre zoning which will be translated into a E2 Commercial Centre zone under the NSW Employment Reforms. The E2 zone is deemed to be the most suitable under the reforms to reflect the strategic intent of RJTC and its future role in the Randwick Health and Education Strategic Centre.

Five sites have been identified in the planning proposal as providing a logical extension to the RJTC. The sites are identified in red outline in Figure 21 and are summarised in the following table:

Site	Current Zone	Proposed Zone	Proposed Height	Proposed FSR
Nos. 119, 121, 123, 125 and 127-129 Alison Road	R3 Medium Density Residential	E2 Commercial Centre	18m (119-121 Alison Road) 24.5m (123-129 Alison Road)	2.5:1 3:1
1-5 Botany Street & 1-9 Silver Street	R3 Medium Density Residential	No Change (1-5 Botany Street and 1-5 Silver Street) E2 Commercial Centre (7 and 9 Silver Street)	18m	1-5 Botany Street and 1-5 Silver Street: 1.5:1 7-9 Silver Street: 2:1
144 Avoca Street	R3 Medium Density Residential	E2 Commercial Centre	18m	2:1
Nos. 42 – 44 Waratah Avenue, 63-69 Arthur Street & 9 Arthur Lane	R3 Medium Density Residential	E2 Commercial Centre	15m	42-44 Waratah Avenue: 1.25:1 Remaining sites: 1.5:1
62 High Street	R3 Medium Density Residential	E2 Commercial Centre	27.5m	2.75:1

Table 1: Proposed Zone Boundary Extension Sites

It is evident from Table 1 that the boundary extension at 1-5 Botany Street and 1-9 Silver Street will involve an uplift in FSR and Height of Building. This is proposed to enable the redevelopment of these sites at a scale that acknowledges the interface role this area plays, being positioned between residential and commercial uses. In addition to FSR and height uplifts, it is proposed to rezone two parcels on the corner of Silver and Elizabeth Streets to E2 Zone to deliver non-residential uses at ground floor, encouraging increased commercial activity in the north-western area of the centre. This rezoning also seeks to activate Elizabeth Street as a potential shared street. The remaining parcels along Silver Street are proposed to retain their R3 Medium Density Residential Zoning.

Based on heritage and urban design advice the following properties within the boundary of the study area are not proposed to be rezoned to E2 Commercial Centre (therefore will retain the R3 medium Density Residential zone):

- 66-68 Arthur St (proposed contributory)
- 17-19 Clara St (Heritage item)
- 56-58 and 60 High St (proposed contributory)
- 146-162 Avoca St
- 201-209 Avoca St
- 211-215 Avoca St

All the above properties are either heritage listed (in the Randwick LEP) or proposed to be included as contributory items. Following built form modelling and analysis, additional FSR is proposed for 66-68 Arthur St (refer to Figure 24 Floor Space Ratio Map).

Randwick Junction - Existing Zone Map

Randwick Junction TC PP - Draft 20 March 2023

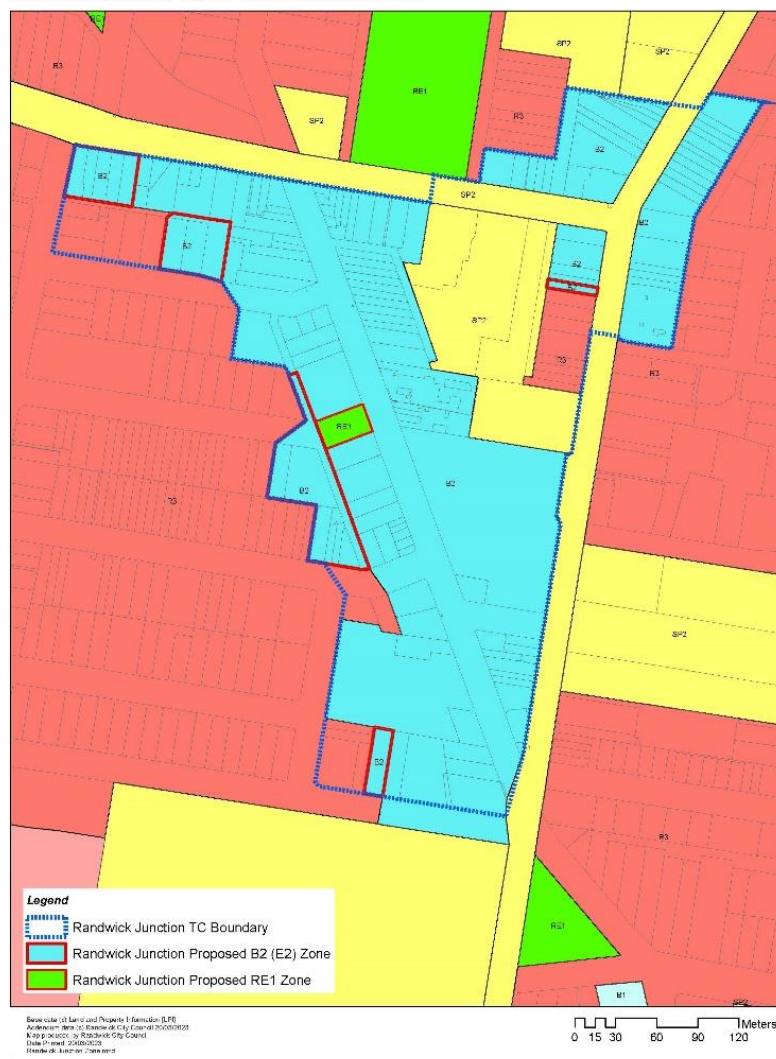


Figure 21: Proposed zone boundary sites

The sites to be rezoned are generally located on the edge of the town centre and rezoning of these sites would achieve a contiguous and consistent zoning by:

- Reflecting the existing pattern of retail/commercial uses
- Providing a defined edge to the business zoned land
- Strengthening RJTC by increasing opportunities for additional business uses/mixed uses to support future growth.

New built form controls for these sites to be incorporated in the draft DCP will provide a suitable height transition to surrounding residential areas.

Proposed Public Open Space Zoning – Waratah Plaza

Council is currently undertaking preparation works to create a new urban plaza in the heart of RJTC on Waratah Avenue which is part of the road reserve owned by Randwick City. The plaza will become an important civic space with the closure of Waratah Avenue to vehicles between Belmore Road and Arthur Lane. It will comprise 800m² of landscaped space and provide improved pedestrian and cycle access to Belmore Road and opportunities for public art and activations.

While overall Randwick City has a high provision of open space, highly urbanised centres such as RJTC have a lower provision of open space and recreational infrastructure, higher densities, and

limited land available to provide new parks to support new residents. As such, it is proposed to rezone Waratah Plaza from B2 to RE1 Public Recreation to formalise this civic space as public open space.

CP30/23

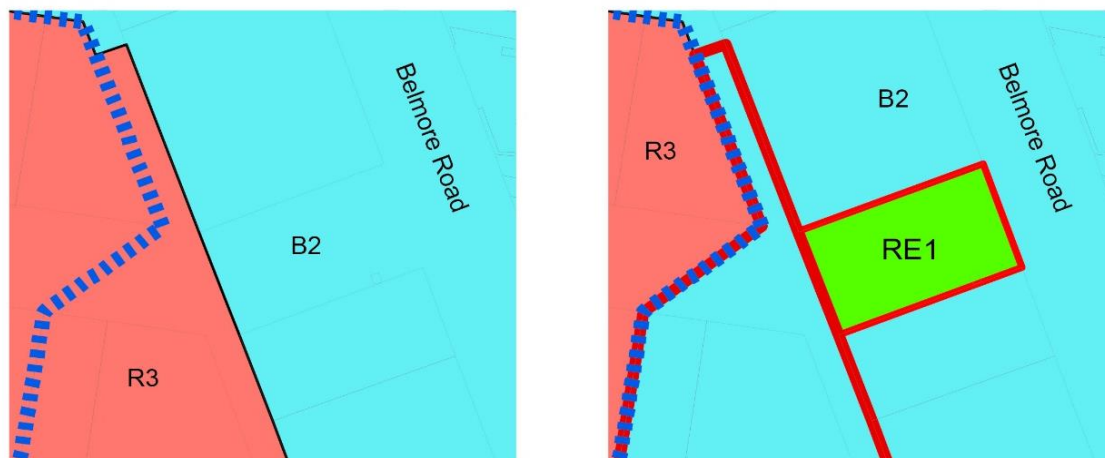


Figure 22: Existing and proposed RE1 Zone: Waratah Plaza

ii. Height

The RJTC currently has a maximum height of 12m under the RLEP 2012, with the exception of Marcellin College.

The proposed changes to maximum building height have been based on results from independent feasibility studies; architectural heritage reviews; urban design analysis; extensive 3D modelling and key view analysis to ensure that increased building heights and built form massing is viable and appropriate for the heritage context of RJTC. It is proposed that the following new maximum height of buildings height strategy be adopted based on the Built Form Framework as follows:

Highly valued heritage properties

No changes are proposed to the RLEP 2012 maximum height limit for sites that are listed on the State Heritage Register or locally listed heritage items that are of high sensitivity and/or that can be viewed from multiple streetscape perspectives and are therefore difficult to extend for alterations and additions (as distinct from properties with a single primary retail street façade). The following are designated highly valued heritage properties in the town centre:

- 143 and 145 Alison Road
- 11 Silver Street
- 1, 48-60, 128 and 141-143 Belmore Road
- 25 Waratah Avenue
- 17 and 19 Clara Street
- 110-116, 124, 146-162 and 147 Avoca Street.

Heritage and contributory buildings

It is proposed to make changes to the RLEP 2012 maximum height limit for certain heritage items and contributory buildings, to accommodate a moderate increase in height of up to two storeys above the existing height limit (equivalent to five storeys, 18m), subject to a heritage assessment as to the extent of the existing significant building fabric to be retained and the suitability of the proposed redevelopment regarding heritage considerations and design excellence. The proposed changes to the RLEP 2012 maximum height for these sites would generate additional residential/commercial capacity and offer incentives for landowners to preserve the valued heritage character of the ageing buildings.

Infill sites

It is proposed that infill sites adopt a new RLEP 2012 maximum height limit of approximately 18m (equivalent to 5 storeys) along the main thoroughfares of Belmore Road, Alison Road and Avoca Street with upper-level building setbacks of 4m above the predominant street wall (parapet) height that varies from block to block of between two and three storeys.

Strategic Sites

As outlined earlier, the identified strategic sites have larger floor plates, and relatively limited constraints to redevelopment. Accordingly, this planning proposal identifies new maximum building heights of between 6 and 10 storeys, as the larger site areas enable taller built forms to be achieved without substantial offsite impacts. The larger site areas allow for setbacks and transitioning in height to public streets, while still meeting internal, building-to-building setback requirements of the Apartment Design Guidelines (ADG).

It is proposed that the RLEP 2012 maximum height provisions be amended for the key sites as follows:

- **The Randwick Club:** 7 storeys (approximately 24.5m) in the middle of the block, stepping down to 5 storeys (approximately 18m) to the east and west of the city block. A 3 storey (approximately 12m) maximum height is maintained for the two heritage items within The Randwick Club site.
- **Royal Randwick Shopping Centre:** 7 storeys (approximately 28.5m - assuming larger floor to ceiling heights for ground and first retail uses) with relevant setbacks on higher levels.
- **Randwick Plaza and Gateway:** 10 storeys (approximately 34m) in a limited area at the corner of High Street and Belmore Road stepping down to 7-8 storeys (approximately 28.5m - assuming larger floor to ceiling heights for ground and first retail uses) across the remainder of the block.
- **Former Commonwealth Bank Site:** Maximum 6 storeys (approximately 21.5m) with setbacks on both the east and west street frontages.

Randwick Junction - Proposed Height of Building (HoB) Map

Randwick Junction TC PP - Draft 11 May 2023

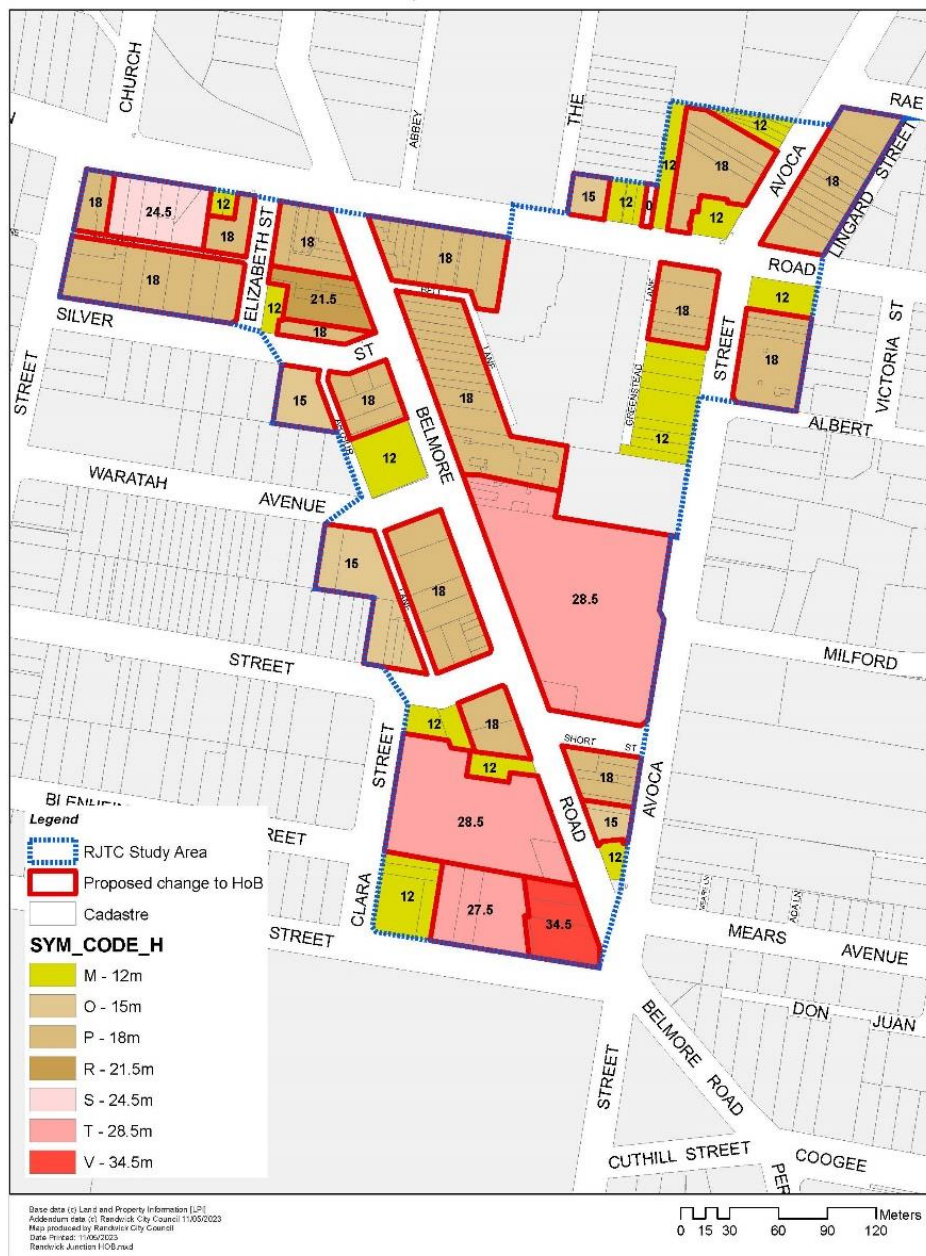


Figure 23: Proposed maximum height of buildings

iii. Floor Space Ratio

The RJTC currently has a maximum Floor Space Ratio (FSR) of 2:1 for the B2 Local Centre zoned areas and 0.9:1 for boundary extension sites currently zoned R3 Medium Density Residential zone under the RLEP 2012.

It is proposed to amend the RLEP 2012 Floor Space Ratio Maps to include changes to FSR across the RJTC to provide capacity for new jobs and housing. The proposed changes to the FSR maps have been informed by development feasibility and viability testing and urban design modelling to account for setbacks, likely future amalgamation patterns and solar access.

The Randwick Junction Town Centre Urban Design Report investigated a range of appropriate FSR's that would work in conjunction with the proposed revised building heights and achieve a good urban design outcome. Extensive 3D modelling, key view analysis and expert independent

architectural heritage reviews have been undertaken to ensure the proposed building massing is appropriate for the heritage context of RJTC.

The proposed FSRs are derived from the total floorplate area that was tested as part of the extensive 3D modelling process. The Gross Floor Area component of the FSRs was calculated using a 70% floorplate efficiency for all levels and uses. While higher efficiencies might be expected for commercial uses and in some residential uses, the more conservative 70% figure was utilised in the calculations for the following reasons:

- **Heritage Considerations:** As the majority of the town centre is within a Heritage Conservation Area and there are numerous heritage items and Contributory Buildings, the ability to achieve high floorplate efficiencies could potentially be limited by the need to retain and protect built form heritage
- **Site proportions:** Numerous sites within RJTC are of narrow or obtuse dimensions, limiting floorplate areas and potential design efficiencies
- **Further design controls:** While the 3D model does take into consideration building separation provisions under the NSW Apartment Design Guide and expert heritage input from City Plan Heritage consultants, the modelling only represents a preferred maximum built form mass for each site. The proposed FSRs for sites are maximums only, with final building envelopes determined through the application of additional DCP controls such as articulation, through site link requirements and landscape provisions which are likely to reduce the overall Gross Floor Area.

It is proposed that the new maximum Floor Space Ratios be adopted based on the Built Form Framework as follows:

Highly Valued Heritage Properties - No changes are proposed to the RLEP 2012 FSR for sites that are listed on the State Heritage Register or locally listed heritage items that are of high sensitivity and/or that can be viewed from multiple streetscape perspectives and are therefore difficult to extend for alterations and additions (as distinct from properties that have a primary retail street façade where additions could potentially be accommodated, setback behind the main street frontage). Generally, an FSR of 2:1 applies to these properties. Refer to Figure 3 – Planning Proposal Site Categories map for the location of the following designated highly valued heritage properties in the town centre:

- 143 and 145 Alison Road
- 11 Silver Street
- 1, 48-60, 128 and 141-143 Belmore Road
- 25 Waratah Avenue
- 17 and 19 Clara Street
- 110-116, 124, 146-162 and 147 Avoca Street

Heritage and Contributory Properties/Infill Sites – a modest uplift in density is proposed for development sites that include heritage items or contributory buildings and are not identified as highly valued heritage properties. Any uplift, above the existing FSR of 2:1, is subject to a heritage assessment to determine the extent of significant building fabric that is required to be retained – these sites are generally between FSR 2:1 to FSR 2.75:1.

Strategic Sites – these sites are larger and less constrained by heritage considerations, and this enables taller built form to be achieved without substantial offsite impacts. A modest uplift in density is proposed to permit mid-rise residential buildings – these sites are generally between FSR 2.75 and FSR 3.0:1, and are subject to higher proposed affordable housing contribution rates (see Table 2: Affordable Housing Contribution Rates) and to design excellence requirements.

Gateway Strategic Site – immediately adjoining the Randwick Light Rail station and marking the south gateway of the RJTC – the proposed mid-rise building would be between 8 and 10 storeys

(depending on whether the redevelopment is a fully commercial building or mixed use – this site is proposed to have an FSR of 4:1, and is subject to the highest affordable housing contribution rate (see Table 2: Affordable Housing Contribution Rates) and to design excellence requirements.

Sites located to the west of Arthur Lane and along the north side of Silver Street (currently have an FSR of 0.9:1) and are proposed to have FSRs between 1.25:1 and 1.5:1. This increase in density would enable the redevelopment of these sites, while acknowledging the interface role between residential and commercial land uses that these sites play.

The proposed FSRs are maximums and are intended to work with envelope provisions in the forthcoming RJTC section of Randwick DCP 2013. Further detail on the proposed FSRs is contained in Section 5.6.2 of the Urban Design Report. The following map (Figure 24) shows the proposed FSRs for the town centre.

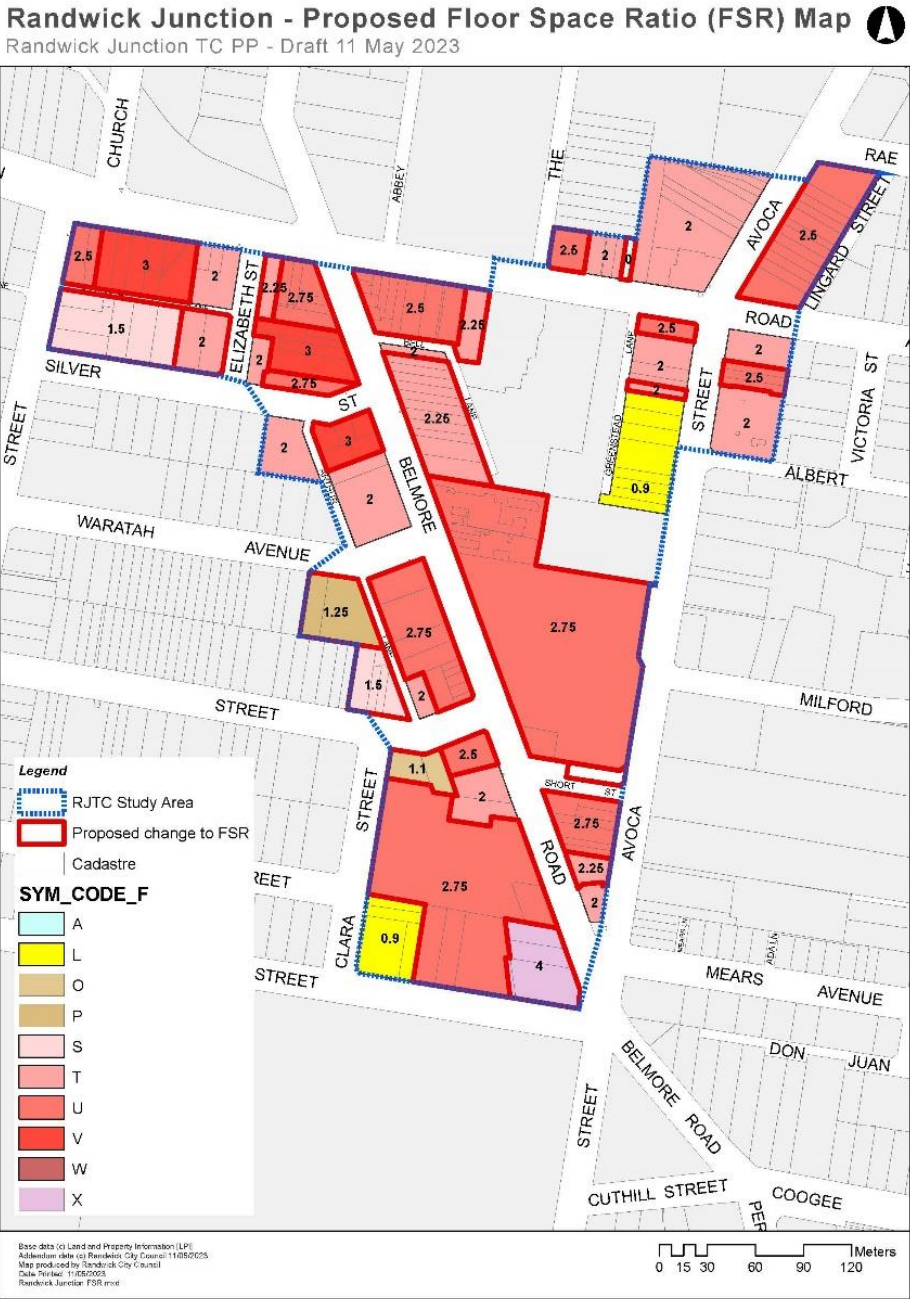


Figure 24: Proposed floor space ratio

Non-Residential Floor Space Ratio

Based on Council's desktop analysis of the existing commercial floorspace within the RJTC, employment is projected to grow from 3,977 jobs to 4,430 jobs. The figure for projected employment growth is based on the scenario of the town centre being fully developed under the new planning proposal controls and for a typical site, assuming at least one level of commercial floorspace is provided and for Strategic Sites, between one and three levels of commercial floor space.

Retail floorspace analysis undertaken in 2021 suggests COVID 19 has reduced the demand for retail floorspace across the LGA. By 2031, it is expected that retail floorspace will return to balance (with a small deficiency of 565 sqm), which is significantly less than pre-covid projections which indicated a deficiency (gap) of 7,193 sqm of retail floorspace.

Reduced demand for retail floorspace is largely due to an increased uptake of online retailing that has increased in popularity during the pandemic. Therefore, at least in the short-medium term there may be less demand for retail floorspace in the town centre, before it rebounds over the next 8-10 years, returning to pre-Covid levels of growth.

In addition to retail floorspace, SGS data indicates that demand for other commercial floor space and uses such as health, medical and support services is expected to continue to remain strong over the next decade as a result of the town centre's role in supporting the Randwick Health and Education Strategic Centre/ Collaboration Area.

A desk top analysis of RJTC's existing employment floor space has identified that the centre currently has a lower quantity of floor space than is required to service future health and education floor space requirements of the major institutions. Furthermore, under the current planning controls it is unlikely that additional employment floorspace can be generated to meet the supply deficit. To ensure a sufficient amount of employment floor space is provided for within RJTC to meet future needs, it is proposed to introduce a minimum non-residential FSR to the Strategic Sites identified in Figure 25.

The non-residential FSR has been informed by the Randwick Junction Economic and Feasibility Analysis (SGS, April 2023) and aligns with the recommended FSR therein. The non-residential FSR has generally been established based on a 70% floorplate efficiency, such that the non-residential floor space will be delivered over one, two or three floors depending on the particular location and urban role played by the particular development in the town centre.

CP30/23



Figure 25: Proposed non-residential FSR.

iv. Design Excellence

Strengthening design excellence provisions in Council's RLEP and RDCP and introducing new controls for future development will require best practice high quality architectural design within the town centre. This will contribute to an enriched experience for those using the town centre.

The consideration of 'design excellence' is currently a requirement under RLEP 2012 (clause 6.11) for proposals involving buildings over 15m in height, or for sites that are over 10,000m² in size or for land where a site-specific development control plan is required.

All new development will be expected to deliver a high standard of architectural design to contribute to an enriched experience of the RJTC. It is proposed to introduce a supplementary design excellence provision for the Royal Randwick and Randwick Plaza shopping centre Strategic Sites to require a design competition process be undertaken prior to DA lodgement, to ensure a performance benchmark in design innovation and sustainability is achieved for these important sites in the town centre. These sites require the resolution of multiple and complex design issues to ensure the desired public domain and public benefits are achieved.

The proposed provision would require Development Applications (DA) to be informed by an 'architectural competition process' undertaken by the proponent with independent expert input, prior to the lodgement of a formal DA.

A similar approach has been adopted for the Kensington and Kingsford Town Centres which has resulted in successful high calibre design outcomes. These Guidelines are proposed to be updated to have more general application to strategic sites within the town centre and will assist owners and proponents who are conducting competitions.

The proposed design excellence provision for an architectural design competition is not intended to apply to The Randwick Club and Former CBA strategic sites as these sites are smaller, less visually prominent, and less complex in their planning. Full details of the design excellence process can be found in the Architectural Competition Guidelines (prepared for the Kensington and Kingsford Town Centres). An example of a proposed design excellence clause is provided below:

Design excellence at Randwick Junction Town Centre

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the cultural, heritage, visual and built character values of Randwick Junction Town Centre.
- (2) This clause applies to development involving the erection of a new building or **external alterations to an existing building on land identified as “X” or “Y” on the Randwick Junction Strategic Sites Map.**
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) whether the development detrimentally impacts on view corridors and landmarks,
 - (d) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) streetscape constraints,
 - (iv) heritage considerations including the heritage significance of the site, and the relationship of the development to nearby heritage items, contributory buildings, and the broader Randwick Junction Heritage Conservation Area;
 - (v) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity, and urban form,
 - (vi) bulk, massing, and modulation of buildings,
 - (vii) street frontage heights,
 - (viii) environmental impacts such as sustainable design, overshadowing, wind, and reflectivity,
 - (ix) the achievement of the principles of ecologically sustainable development,
 - (x) pedestrian, cycle, vehicular and service access, and circulation requirements,
 - (xi) the impact on, and any proposed improvements to, the public domain,
 - (xii) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity and resource, energy, and water efficiency,
 - (xiii) visual and acoustic privacy and safety and security of the building.
- (5) Development consent must not be granted to the development to which this

v.

Heritage protection

To protect the heritage character and fabric of buildings that reflect the historical development of the RJTC and the Randwick Junction heritage conservation area, a new heritage provision in the RLEP 2012 is proposed to apply to development proposals on all sites within the Centre. A new heritage provision is justified as it will provide statutory surety that:

- Development proposals on all sites align with the findings and recommendations of the Heritage Assessment prepared by a City Plan Heritage.

- Any development that seeks to build to the new envelopes proposed in the Planning Proposal do so to a standard that respects the heritage significance of heritage items located either on or adjoining heritage items;
- Development proposals on all sites demonstrate that they respect and conserve the heritage significance of Randwick Junction heritage conservation area including associated fabric, settings and views.

The new LEP heritage clause provision will not only be consistent with the existing heritage provisions in Clause 5.10 Heritage conservation of the Randwick LEP but will also strengthen heritage provisions that will be specific to the heritage needs and significance the RJTC.

Accordingly, the new LEP heritage clause will include the following provisions specific to Randwick Junction:

- Engage heritage conservation as a guiding and integral principle of change and a paramount consideration in new developments in the town centre
- Create opportunities for the restoration and renewal of historic buildings and heritage items
- Design heritage interpretation including interpretation of fabric relevant to Randwick Junctions history as a commercial and suburban area which in turn creates a positive impact on visual amenity
- Shape the continuation of the town centre's cultural identity that in turn becomes a key element in the consolidation of Randwick historical identity and improvements to the wider economic value of the town centre.
- Rectify intrusive physical changes to Randwick Junction's heritage fabric to improve the appreciation of its significance and the aesthetics of its streetscapes
- Create opportunity to celebrate the rich Aboriginal cultural heritage of the Gadigal Nation and to integrate this into the design of the public domain and public art.

When applied to the development application process, future development proposals will need to demonstrate that the following criteria are satisfied:

- The overall design and conservation enhances the heritage attributes of the item or contributory building
- Any proposed works will contribute to the character of the Heritage Conservation Area
- The proposal achieves improvements to the public domain and enhances the streetscape

In summary, the draft Planning Proposal will provide a new heritage provision in the RLEP 2012 to ensure that all development within the RJTC achieves a high standard of conservation appropriate to the centre's history and cultural heritage both European and Aboriginal. This will guide opportunities for restoration, rectification and renewal of the unique heritage fabric of the RJTC.

vi. Affordable housing infrastructure in the RJTC

The draft planning proposal seeks to include an affordable housing provision in the RLEP 2012 for RJTC. The intended provision is pursuant to section 7.32 (1) of the EP&A Act, which allows a consent authority to impose an affordable housing contribution where a SEPP identifies there is a need for affordable housing.

The proposed affordable housing levy applicable for the properties in the RJTC is based on the advice provided in the Randwick Junction Economic and Feasibility Analysis (SGS Economics and Planning, Final Report, April 2023). The affordable housing levy that has been applied is not based on a standard percentage applied across RJTC. Rather, the affordable housing rates that

are proposed are applied dependent on the amount of uplift that has been afforded to the individual sites within RJTC.

The planning proposal seeks to include a new map to identify the sites by which the affordable housing contribution would apply. The intent of the draft provision is that development for residential purposes on identified sites identified within the Randwick Junction Affordable Housing Contributions Area must contribute towards affordable housing. The proposed affordable housing rates are guided by the feasibility analysis undertaken by SGS in terms of the building envelopes proposed for these sites. The affordable housing rates are shown in Figure 26.



Figure 26: Randwick Junction Affordable Housing Contributions Area

The affordable housing levy is to be introduced at the applicable rates for relevant sites for DAs lodged, from the date of commencement of the LEP amendments. The contribution rate is to apply to the total floor area intended to be used for residential purposes in all DAs on identified sites within RJTC, including adaptive reuse of existing floorspace and new floorspace.

To assist in determining total floor area that will be subject to the levy, it is intended that a definition be included in the clause and in the Affordable Housing Plan. An example of defining total floor area is provided below which has been taken from the *Sydney Local Environmental Plan 2012* Clause 7.13:

to mean the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following:

- (a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
- (b) any area of a balcony that is more than the minimum area required by the consent authority in respect of the balcony,
- (c) the maximum ancillary car parking permitted by the consent authority and any associated internal vehicular and pedestrian access to that car parking,
- (d) space for the loading and unloading of goods.'

The types of development to be excluded from a contribution for affordable housing would be listed in the clause and include: development for the purposes of public housing, affordable housing, community facilities and development for the purposes of residential accommodation that will result in the creation of a residential total floor area of less than 100 square metres.

In relation to the contribution for affordable housing, Council's preferred approach is by way of an in-kind dedication of completed units with any remainder being paid as a monetary contribution to the Council as per rates shown in Table 2: Affordable housing percentage equivalent monetary contribution:

Area	Affordable housing rate	Equivalent monetary value per m2 of residential floor space
Area 1	2%	\$ 265.00
Area 2	3%	\$ 397.50
Area 3	4%	\$ 530.00
Area 4	7%	\$ 927.50
Area 5	9%	\$ 1,192.50

Table 2. Affordable housing percentage equivalent monetary contribution rate

The rates shown in Table 2 are for the September Quarter 2022 median strata sale (as published in the latest Rent and Sales Report No. 141). Council will index the contribution rate twice a year (being first days of January and July) using the median strata sale price in the Randwick City LGA as published in the most recent Rent and Sales Report.

The proposed affordable housing levy will deliver approximately 31 affordable housing units (Council Officer estimate) over the next 20 years within RJTC, allowing low-middle income key workers to live in the area close to the hospital and education institutions which are major employment hubs.

vii. Active Frontages

To ensure future employment needs can be accommodated within RJTC, and to promote vibrancy and safety, it is important to ensure the town centre has active building frontages on the ground Floor level along its streets. The active frontage control will protect existing Ground Floor commercial uses and ensure that the town centre has active street frontages that will facilitate greater vibrancy and safety within the town centre's streets, laneways, and plazas. The proposed minimum non-residential FSR applicable to Strategic Sites will assist in accommodating additional non-residential floor space within the town centre.

An LEP active frontage provision is proposed for all sites within RJTC. This requirement is to be applied as per the proposed Active Street Frontages map (Figure 27) and would require that the ground floor of streets, laneways and plazas in the town centre accommodate retail or commercial floor space, while ensuring there is active visual engagement between the public domain and the ground floor of the building to facilitate vibrancy and passive surveillance.

A DCP control will supplement the proposed LEP active street frontage provision, to encourage developments to provide active frontages to mid-block links, secondary streets, and laneways where active frontages are preferred.

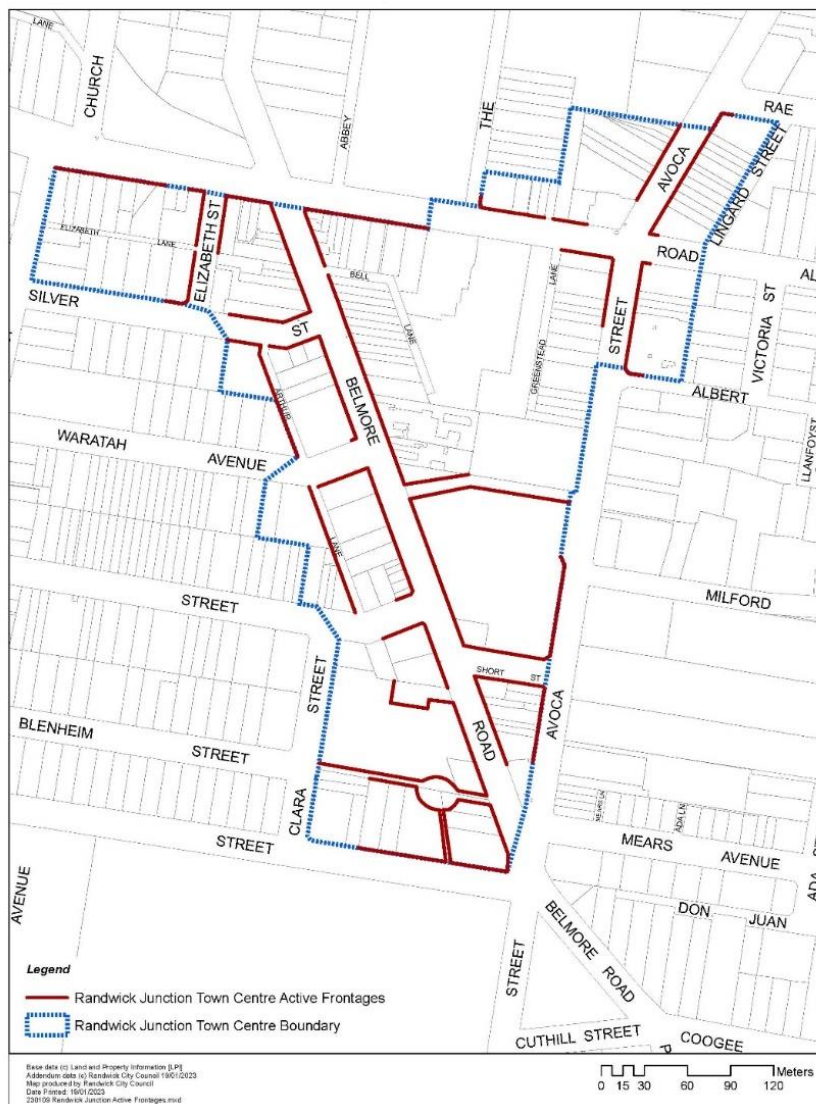


Figure 27: Proposed RJTC Active Frontages

Randwick Development Control 2013 (RDCP)

A new DCP to be prepared for the RJTC will provide guidance on the implementation of the planning proposal. The draft DCP will be provided to Councilors in a subsequent report, following the outcome of RLPP meeting and is intended to be placed on public exhibition with the planning proposal. In summary, the following provisions are to be included in the site specific DCP for RJTC which will become a new section in the Randwick DCP 2013:

- Existing and desired character
- Affordable Housing
- Built Form and building envelopes
- Design excellence
- Street walls
- Building setbacks
- Building depth and bulk
- Building exteriors
- Heritage and contributory buildings

- Awnings
- Public domain and access
- Active street frontages
- Site specific controls as required
- Parking.

Environmental initiatives to be included in the DCP, will result in a range of benefits, including:

- Reduced greenhouse gas emissions
- Reduced pollution arising from car usage and congestion
- Improved town centre aesthetics and pedestrian experience
- Health benefits from active transport
- Improved localised flooding impacts and reduced mains water use

The draft RJTC Planning Proposal supports a new planning framework for the town centre to guide growth and change over the next 15-20 years. This new planning framework will be implemented via proposed amendments to the Randwick LEP 2012 and supported by new DCP provisions which will allow for a higher intensity of development at appropriate locations and scale whilst also providing for community benefits including providing for the delivery of affordable housing dwellings for essential key workers.

The proposal aims for best practice architectural, heritage and environmentally sustainable design. It also includes principles of travel demand management, reducing the reliance on private vehicles and providing for enhanced public transport, pedestrian and cycle networks and car share, to facilitate sustainable access to/from the town centre.

Strategic alignment

The relationship with the City Plan is as follows:

Outcome/Direction	Delivery Program actions
Outcome	4. Excellence in urban design and development.
Direction	4b. New and existing development is managed by a robust framework.

Outcome/Direction	Delivery Program actions
Outcome	6. A liveable city.
Direction	6d. A strategic land use framework provides for our lifestyle changes and for a continuing, yet steady rate of growth across our City.

Outcome/Direction	Delivery Program actions
Outcome	7. Heritage that is protected and celebrated.
Direction	7a. Our heritage is recognised, protected and celebrated.

Resourcing strategy implications

The costs associated with the development of this work is in accordance with the 2019-20 and 2022-23 budget allocations.

Policy and legislative requirements

Preparation of the Planning Strategy and Planning Proposal for RJTC has been informed by the strategies and plans prepared under the Environmental Planning and Assessment Act 1979, Act, including the Greater Sydney Commission's Greater Sydney Region Plan (A Metropolis of Three Cities), the Eastern City District Plan and the Randwick Local Strategic Planning Statement.

Additionally, the planning proposal has been prepared in response to Council's endorsed Local Strategic Planning Statement (LSPS) – Vision 2040. The LSPS is the consolidated strategic vision for Randwick City to guide growth underpinned by clear planning priorities about where housing, jobs, infrastructure and open space should be located. The planning proposal is consistent with the following LSPS planning priorities:

LSPS Priorities	Comment
Planning Priority 1: Provide diverse housing options close to transport, services and facilities	<p>The planning proposal is consistent with this priority as follows:</p> <ul style="list-style-type: none"> Proposed changes to built form controls would result in 400 dwellings concentrated near the Sydney CBD to Southeast Light Rail, frequent bus services and hospital and education institutions The proposed affordable housing contribution would increase the amount of affordable housing options within RJTC to cater towards the housing needs of key workers and low income households.
Planning Priority 2. Increase the amount of affordable housing stock to retain and strengthen our community	<p>The proposed affordable housing levy will deliver approximately 31 affordable housing units (Council Officer estimate) over the next 20 years within RJTC, allowing low-income workers, key works and students to remain in the area close to the hospital and education institutions which are major employment hubs. An increase in the supply of affordable housing would help meet the needs of the growing number of smaller households living in Randwick, promote social integration, cohesion and diversity and allow people to stay within the community that they know as they move through different life stages.</p>
Planning Priority 3: Encourage development that responds to the local character and desired future character of our neighbourhoods	<p>The proposed built form controls have been carefully developed taking into account the unique heritage character of RJTC, and incorporate appropriate setbacks and building separation to maintain the integrity and setting of heritage buildings and contributory buildings.</p>
Planning Priority 4: Conserve and protect our unique built cultural heritage	<p>The additional heritage redevelopment controls would require landowners of heritage listed sites to conserve and restore the historic fabric of these buildings. A Development Application would only be granted where:</p> <ul style="list-style-type: none"> It can be demonstrated that a high standard of conservation appropriate to the significance of the site will be achieved

LSPS Priorities	Comment
	<ul style="list-style-type: none"> • The overall design and conservation enhances the heritage attributes of the item or contributory building • Any proposed works will contribute to the character of the Heritage Conservation Area • The proposal achieves improvements to the public domain and enhances the streetscape.
Planning Priority 7. Provide greater access and opportunities for walking and cycling	<p>Increasing densities close to public transport and major employment hubs encourages sustainable transport modes including walking and cycling. In addition, the Local Transport Study (LTS) recommends the following measures for RJTC which will be undertaken alongside the planning proposal process:</p> <ul style="list-style-type: none"> • Co-ordinate with Transport for NSW to regularly monitor traffic performance and investigate improvements at the Alison Road/Avoca Street intersection • Prepare a traffic circulation plan for RJTC seeking to distribute traffic more effectively according to each road's capacity, as well as Council's other non-traffic related objectives for particular streets • Develop a comprehensive public parking management plan for RJTC, setting the 'trigger' conditions aligned with the 'graduated parking management approach' • Co-ordinate with Transport for NSW in the investigation of a high-quality transport interchange – a holistic solution accounting for all users (light rail terminus, 2 x rapid bus stop pairs, cycleways, vehicle traffic, etc.) • Ensure that new high-density developments incorporate laneways and shared zones where possible to prioritise movement by people on foot • Upgrade zebra crossing at Belmore Road/Silver Street to a raised crossing • Investigate the feasibility of a signalised crossing at Avoca Street (either at or north of Milford Street), to enable new turning movements into the Royal Randwick Shopping Centre car park and to improve traffic circulation in RJTC • Conduct walking and intersection crossing counts at key locations on Belmore Road, in order to obtain baseline pedestrian data to inform potential future project delivery (e.g. road space reallocation) • Commence cycleway concept design process for Principal Bicycle Network routes, due to their high complexity and interaction with other road users

LSPS Priorities	Comment
<p>Planning Priority 8: Plan for strong connections for a 30 minute city</p> <p>Planning Priority 9: Focus economic development, innovation and job creation in our strategic centres</p>	<ul style="list-style-type: none"> Amend DCP to apply new parking rates to the RJTC and HIAs, at one third reduced rates on the TfNSW standard parking rates. <p>The planning proposal is consistent with this priority as concentrating growth around public transport will support the 30 minute city.</p> <p>The planning proposal would encourage economic development and job creation within the Randwick Health and Education Strategic Centre by:</p> <ul style="list-style-type: none"> Increasing the quantity of employment floor space that could be used for a variety of commercial uses including allied health and research Providing for affordable housing to encourage key workers, low income households and students to remain in the area Protecting non-residential uses through the application of an active street frontages clause Contributing towards urban renewal of larger strategic sites to attract businesses and jobs Overall revitalisation of the town centre through public realm improvements, laneway activations and civic spaces.
<p>Planning Priority 10: Support the long-term economic viability of our town and neighbourhood centres</p>	<p>The planning proposal would support the economic viability of RJTC by:</p> <ul style="list-style-type: none"> Introducing new built form controls to support revitalisation and urban renewal Providing for additional affordable housing and employment floor space to meet the needs of existing and new residents and workers Encouraging a mix of businesses by retaining the B2 Local Centre zone (E2 under the employment reforms) and extending the zoning to include additional boundary sites.
<p>Planning Priority 18: Reduce the consumption of energy and water</p> <p>Planning Priority 19: Manage our waste efficiently</p>	<p>The planning proposal is consistent with these priorities as higher sustainability benchmarks (including for energy, water and waste management) would be a requirement of the architectural design process.</p>

1. S9.1 Ministerial Directions

The Planning Proposal is consistent with the following Ministerial Directions (as detailed further in the table below):

- Implementation of Regional Plans – Direction 1.10
- Heritage Conservation – Direction 3.1
- Flooding – Direction 4.1
- Integrating Land Use and Transport – Direction 5.1
- Residential Zones – Direction 6.1
- Business and Industrial Uses – Direction 7.1

No	Direction	Comment
Focus area 1: Planning Systems		
1.1	Implementation of Regional Plans	Consistent. This planning proposal implements key priorities of the Sydney Metropolitan Plan which is the Regional Plan covering RJTC. The planning proposal is consistent with this plan by supporting the 30 minute city, integrating land use and transport, providing for additional affordable housing, and supporting jobs and economic growth within the Randwick Junction Strategic Centre.
1.2	Development of Aboriginal Land Council Land	Not applicable
1.3	Approval and Referral Requirements	Not applicable
1.4	Site Specific Provisions	<p>Justifiably inconsistent. The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The intent of the direction is to allow a certain land use or uses that are currently permissible within a given land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>In relation to the above, it is noted that this planning proposal proposes a non-residential FSR for the strategic sites to facilitate employment generating uses which is currently not mandated by the RLEP 2012. In addition, the planning proposal applies an architectural design competition provision to two strategic sites to deliver landmark buildings that offer public benefits.</p> <p>The proposed site-specific provisions would ensure long term protection and delivery of commercial floor space in order to meet Council's employment targets for RJTC. In the absence of the clause, Council is unable to mandate the requirements to deliver non-residential floor space as part of redevelopment of the town centre, which may result in a loss of employment generating uses and the employment targets not being met. In consideration of the above justification, the minor inconsistency is considered justifiable as the intent of the restrictive control is to ensure that the intended outcomes sought in this planning proposal are able to be delivered within RJTC.</p> <p>In relation to the proposed architectural design competition requirements, the provision will only</p>

No	Direction	Comment
		apply to the two strategic sites identified and is considered reasonable and appropriate given the landmark locations and need for each of the sites to accommodate public benefits and a high level of design excellence.
Focus area 1: Planning Systems – Place Based		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14	Implementation of Greater Macarthur 2040	Not applicable
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16	North West Rail Link Corridor Strategy	Not applicable
1.17	Implementation of the Bays West Place Strategy	Not applicable
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable
1.19	Implementation of the Westmead Place Strategy	Not applicable
1.20	Implementation of Camellia-Rosehill Place Strategy	Not applicable
1.21	Implementation of the South West Growth Area Structure Plan	Not applicable
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable

No	Direction	Comment
Focus area 2: Design and Place		
Focus area 3: Biodiversity and Conservation		
3.1	Conservation Zones	Not applicable
3.2	Heritage Conservation	<p>Consistent. This planning proposal supports the conservation of heritage within RJTC in the following ways:</p> <ul style="list-style-type: none"> All proposed built form controls have been underpinned by a comprehensive heritage peer review, to ensure that any changes to height and FSR are sympathetic to the heritage significance of the HCA and would deliver sensitive development outcomes Proposed additional heritage requirements would require the retention and restoration of historic fabric as part of the development process The planning proposal process has resulted in the identification of 12 proposed contributory buildings (City Plan Heritage 2023) in RJTC, which will be included in the DCP for suitable protection This planning proposal aims to encourage design excellence and facilitate high-quality built form outcomes in the town centre which are sympathetic to its heritage significance.
3.3	Sydney Drinking Water Catchments	Not applicable
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3.5	Recreation Vehicle Areas	Not applicable
3.6	Strategic Conservation Planning	Not applicable
3.7	Public Bushland	Not applicable
3.8	Willandra Lakes Region	Not applicable
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable
3.10	Water Catchment Protection	Not applicable
Focus area 4: Resilience and Hazards		
4.1	Flooding	Yes. Preliminary flooding analysis has been undertaken. A detailed flooding constraints analysis will be commissioned for the town centre to inform the preparation of site-specific block-by-block development controls to be included in the RJTC section of the Randwick DCP.
4.2	Coastal Management	Not applicable

No	Direction	Comment
4.3	Planning for Bushfire Protection	Not applicable
4.4	Remediation of Contaminated Land	Not applicable
4.5	Acid Sulfate Soils	Not applicable
4.6	Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure		
5.1	Integrating Land Use and Transport	<p>Yes. The planning proposal supports integration of land use and transport by increasing residential and employment floor space capacity within RJTC adjacent to and in walkable proximity to the Sydney CBD to South-East Light Rail, frequent bus service networks and major institutions.</p> <p>Clustering employment and housing in an area which has enhanced access to transport infrastructure reduces dependence on cars and supports the efficient and viable operation of public transport services.</p> <p>This planning proposal will maximise enhancements to existing and future walking and cycling infrastructure within the town centre by concentrating future jobs and dwelling growth where such infrastructure is intended to be delivered in the future. These opportunities will be investigated further as this planning proposal progresses and will be supported by comprehensive DCP controls, including a reduction in on-site parking rates within RJTC.</p>
5.2	Reserving Land for Public Purposes	Not applicable.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable.
5.4	Shooting Ranges	Not applicable.
Focus area 6: Housing		
6.1	Residential Zones	<p>Yes. This planning proposal facilitates increases in residential density and housing diversity throughout RJTC, which will assist in meeting dwelling targets established in the Eastern City District Plan and Randwick Housing Strategy. The proposed rezoning amendments are generally consistent with this Local Planning Direction as it will enable delivery of diverse and affordable housing that makes efficient use of existing infrastructure.</p> <p>This planning proposal will enable an overall uplift of residential density, providing capacity for 400 additional dwellings through increases in height and FSR as well as the 'up zoning' of zone boundary sites for inclusion in the RJTC. These sites are appropriate for increased residential densities as they are within walking distance of the light rail and</p>

No	Direction	Comment
		bus services, shops and services within RJTC and provide a logical extension to the town centre.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable.
Focus area 7: Industry and Employment		
7.1	Business and Industrial Uses	<p>Consistent. This planning proposal is consistent with the objectives of this Local Planning Direction as it will:</p> <ul style="list-style-type: none"> • Retain the business zoning of RJTC • Slightly expand the town centre through zone boundary rezonings, which in turn would increase the amount of employment lands and business uses within RJTC • Introduce a non-residential FSR for strategic sites to increase the amount of employment floor space within the centre • Introduce an active street frontage provision for sites across the town centre to ensure the ground floor of buildings is retained for employment purposes • Contribute to overall jobs growth within the Strategic Centre as per the Eastern City District Plan directions.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable.
Focus area 9: Primary Production		
9.1	Rural Zones	Not applicable
9.2	Rural Lands	Not applicable
9.3	Oyster Aquaculture	Not applicable
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

Conclusion

The draft Planning Proposal for the RJTC proposes changes to land use zones; modest height increases on nominated sites; setbacks (for envelope controls); active street frontages; affordable housing levy to achieve a future town centre that will have a strong and economically viable commercial component; a well-protected and enhanced heritage character, high standard of design excellence and sustainability, new areas of public domain, footpath widening and a range of improvements including landscaping treatments, and greening opportunities; and improved housing affordability.

The draft planning proposal seeks to implement the Planning Strategy vision for the RJTC which aims to achieve sustainable growth by balancing jobs and population growth forecasts with the need to protect its significant heritage value, streetscape, and local character.

The planning proposal has been based on the findings of a high-level economic feasibility analysis undertaken by SGS in 2022-23. The study indicates that the proposed heights and building envelopes are feasible for most of the Strategic and Infill sites as proposed in the Built Form Strategy (s.4.2 of the draft Planning Proposal), noting that the Built Form Strategy has been developed in response to the heritage and local character qualities of the town centre. The study also tested the viability of requiring affordable housing in the Strategic and Infill sites and generally found that a range of affordable housing rates can be feasibly applied commensurate with the overall viability of the FSR uplift in each of the sites. The economic feasibility underlying the proposed building envelopes is based on the primary aim of strengthening the economic role of the town centre with long term provision of employment generating commercial floor space.

A heritage analysis has also been undertaken by City Plan Heritage of the various increased height and density (FSR) scenarios, proposed under the Built Form Strategy of the draft Planning Proposal. The City Plan Heritage assessment supports the proposed building envelopes and provides key recommendations to ensure that the proposed envelopes preserve the integrity of the heritage fabric of individual buildings and of the town centre as a heritage conservation area, whilst allowing a moderate level of redevelopment to occur. Accordingly, to ensure that future development proposals within the RJTC align with the findings and recommendations of the Heritage Assessment, a new heritage provision in the RLEP 2012 will be introduced. The new provision will provide statutory assurance that all future development proposals achieve a high standard of conservation appropriate to the town centre's qualities and context; a desired future heritage character; and an enhanced town centre streetscape.

An Urban Design Study has been prepared to provide guidance for the Planning Proposal, through built form analysis and recommendations on principal planning standards. In particular, the study outlines the rationale for the design expectations and massing of future development in the town centre. The Study highlights existing and future challenges facing the town centre and seeks to respond to these by visualising and establishing the optimum overall built form and public domain for the town centre that will assist in addressing these challenges.

The recommended built form also responds to the valued heritage significance and 'fine grain' scale of the town centre and to the changing context of new public transport infrastructure (light rail) to the CBD; new health infrastructure currently under construction; and expected population and employment growth - in particular, the hospital and university employment hubs. The Urban Design Study has incorporated the findings of the economic feasibility study and heritage assessment and applied these to an extensive 3D modelling of the future town centre to test various scale and setback scenarios. The Urban Design Study has used this modelling to assist in visualising and establishing the optimum overall built form and public domain for the town centre as expressed in the draft Planning Proposal.

The planning proposal is also consistent with several key strategic directions on heritage conservation articulated in the state and local strategic planning framework including:

- Eastern City District Plan Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage
- The relevant planning priorities and actions of the Randwick Local Strategic Planning Statement
- Randwick City Plan Strategic directions/outcomes which focus on excellence in Urban design and development; creating a livable city and protecting and celebrating local heritage (Outcomes 4, 6 and 7, Directions 4b, 6d and 7a)
- A range of Ministerial Directions which require that Planning Proposals contain provisions to facilitate the implementation of regional plans; conservation of heritage; mitigation of flooding; integration of land use and transport; facilitate increases in residential density and housing diversity; and retention of business zoning and activities throughout the RJTC.

In view of the above, and considering the advice of the Randwick Local Planning Panel supporting the draft Planning Proposal, it is recommended that:

- the draft Planning Proposal for Randwick Junction be supported for submission to the Department of Planning and Environment requesting a Gateway Determination;
- the Planning Proposal be placed on public exhibition following receipt of the Gateway Determination.

Responsible officer: David Ongkili, Coordinator Strategic Planning

File Reference: F2015/00431

CP30/23

FOR ACTION

RANDWICK LOCAL PLANNING PANEL (PUBLIC)

8/06/2023

TO: PA to Manager Development Assessment (Halcro, Andrea)

Subject: Draft Planning Proposal - Randwick Junction Town Centre
Target Date: 29/06/2023
Notes:
Document No.: D04541759
Report Type: Report
Item Number: GR1/23

RESOLUTION:

- A. The Panel:
1. Advises Council that in principle it supports the objectives and intent of the planning proposal, supported by appropriate technical studies and the Panel is satisfied that it meets the strategic merit test.
 2. Recognises the justification for revisiting controls given the improved accessibility of the town centre with the new light rail; significant development pressures and changes in precincts surrounding the town centre, and the need to balance existing character and heritage significance.
 3. Notes that it has been asked by Council to advise on further measures to ensure that the integrity of heritage and contributory buildings that are properties not categorised as 'highly valued heritage properties' (State Heritage Inventory and local heritage items) is protected. Sufficient time has not been available to the Panel to provide a response to the level of detail required, given the breadth and complexity of the plan.
 4. Would welcome the opportunity to provide more detailed input at a convenient time.
- B. The Panel was addressed by Brian Jarvie and recommends that the material provided by Mr Jarvie prior to and during the meeting be forwarded to Council's Heritage Officer for consideration and advice.

CARRIED UNANIMOUSLY.[Open Item in Minutes](#)

This action sheet has been automatically been produced by Administrative Services using **InfoCouncil**, the agenda and minutes database.



**MINUTES OF RANDWICK LOCAL PLANNING PANEL MEETING
HELD ON WEDNESDAY, 26 JULY 2023**

CP30/23

Present:

Chairperson: Lindsay Fletcher

Expert Members: Helen Lochhead & Jason Perica

Community Representative: Mia Margarit Chow

Council Officers present:

Coordinator Strategic Planning Mr D Ongkili
Coordinator Strategic Planning Mr D Appleby

Declarations of Pecuniary and Non-Pecuniary Interests

NIL

General Reports

GR1/23 DRAFT PLANNING PROPOSAL - RANDWICK JUNCTION TOWN CENTRE

The Panel met with Council's strategic planning team as well as Council's independent heritage consultant and had the benefit of a guided walk through the Randwick Junction Town Centre followed by a detailed briefing on the Randwick Junction Planning Proposal (RJPP).

The Panel had previously been requested by Council resolution to "consider further measures to ensure the integrity of heritage and contributory buildings not categorised as 'highly valued heritage properties' is protected."

The Panel supports the objectives and intent of the RJPP and recognises that it is supported by appropriate technical studies and is consistent with State, regional and district planning strategies. The Panel supports the holistic approach adopted in the RJPP and recognises the need to review the current controls given the improved accessibility of the town centre with the new light rail and proposed further public transport facilities together with significant development pressures and changes in precincts surrounding the town centre. It also recognises the importance of balancing these development pressures with existing character and heritage conservation.

The RJPP clearly identifies recognised heritage items as well as existing and proposed contributory items within the Randwick Junction Heritage Conservation Area. It also identifies several strategic sites within the town centre that are capable of accommodating additional development.

The RJPP proposes to protect highly valued heritage properties by essentially retaining the existing zoning, height and FSR controls in respect of those properties. In respect of other existing or proposed contributory items, the RJPP proposes a modest uplift in the height and FSR controls with the intention of providing an

This is page 1 of the Minutes of the Randwick Local Planning Panel meeting held on 26 July 2023

MINUTES OF RANDWICK LOCAL PLANNING PANEL MEETING

26 JULY 2023

incentive for the restoration and conservation of those items. More significant uplift in both height and FSR controls is proposed for the identified strategic sites.

The Panel acknowledges that there is a choice to be made between spreading any additional development potential (through changes to the FSR and building height controls) rather than concentrating any additional development on strategic sites so as not to undermine the significance of those heritage or contributory items. It is the Panel's view that there should be a greater focus or concentration of development uplift on strategic sites that have greater capacity to accommodate additional floorspace. It is the view of the Panel that the current proposal enables additional development potential on various sites that may significantly compromise the heritage fabric and streetscape character. In this regard, the Panel would encourage Council to investigate the feasibility of implementing a heritage floorspace transfer scheme similar to that operating in the City of Sydney as this may prove to be a more effective heritage conservation incentive and urban design outcome for the town centre overall.

The Panel is also of the view that the extensive Marcellin College site is a key component of the town centre and should be recognised as a strategic site. It is not appropriate that the potential height and FSR of buildings on this site remains unlimited. A clause should also be included in any future LEP to require future development of this site and other large strategic sites to be preceded by a concept plan development application.

Whatever balance is ultimately struck between spreading or focusing development uplift within the town centre, it is the Panel's strong view that the actual achievement of such floor space and height bonuses must be linked with mechanisms to ensure that the RJPP's objectives of heritage conservation, public domain improvements and site consolidations are achieved as a prerequisite.

Whilst the Panel recognises and supports the need for a detailed block by block approach to development controls in the future DCP, it is concerned that reliance upon a DCP alone is likely to prove problematic. It should therefore be supported by enabling statutory provisions within the future LEP to provide more certainty.

Finally, it is the Panel's view that public domain improvements within the town centre should be focused on the main streets and pedestrian linkages between those major streets. Whilst activation of laneways and secondary streets on the periphery of the centre might be feasible and desirable in the longer term, they have an important service function and should not be given priority over other public domain improvements at the heart of the centre.

The Panel commends Council staff for the work undertaken to date on this important project and thanks them for their time and assistance in enabling the Panel to provide this additional feedback. We trust that the Panel's comments are viewed as constructive and assist with future refinement of the concepts and controls for this important town centre.

The meeting closed at 3:00pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Lindsay Fletcher (Chairperson)	Helen Lochhead
Jason Perica	Mio Margarit Chow

This is page 2 of the Minutes of the Randwick Local Planning Panel meeting held on 26 July 2023

Director City Services Report No. CS32/23

Subject: Draft Randwick City Council Play Space Strategy

Executive Summary

- Since 2020, Randwick City Council has delivered major studies and strategies that ensure the proper management and future planning for our local open spaces and recreation. These documents have been utilised to develop the draft Randwick City Play Space Strategy, 2023.
- This report provides background on the relevant strategic documents and other inputs including the 'Everyone Can Play' guideline from NSW government, used to assess Randwick's Play Spaces. The major components of the draft Strategy including future actions and recommendations are outlined in this report.
- Community consultation has been undertaken to determine community needs for play spaces. This feedback has been utilised to develop the draft Play Space Strategy.
- It is recommended that the draft Randwick City Council Play Space Strategy be adopted.

Recommendation

That the draft Randwick City Council Play Space Strategy be adopted.

Click on the link below to view Attachment/s:

1. Draft Randwick City Council Play Space Strategy

CS32/23

Purpose

The purpose of this report is to provide Council with a summary of the contents, outcomes, and recommendations / actions arising from the draft Randwick City Council Play Space Strategy. It also includes background on what strategies and guides have been utilised in the evolution of the draft Play Space Strategy and what research and assessments were undertaken to deliver the recommendations and actions.

Discussion

Introduction

The draft Play Space Strategy is a strategic document guiding the future priority upgrades and recommended actions to be undertaken to Randwick play spaces up to 2038. This document provides a summary of our existing playgrounds, play spaces and outlines ways to improve their quality to benefit the community. It provides direction on the where priority upgrades should occur, where we need more playgrounds and what elements need to be considered to improve the quality of play spaces.

The draft Play Space Strategy will guide the process for upgrading existing playgrounds and proposes suitable locations for new play spaces within the Randwick local government area for the period up to 2038. It also sets a framework for the installation of play trails across the city.

Background

The draft Play Space Strategy has evolved from several Council and NSW State government guiding documents, the primary sources being:

- Randwick City Open Space and Recreation Needs Study, December 2020
- Randwick City Open Space and Recreation Strategy, July 2021
- NSW Government “Everyone can play” Guidelines

To deliver the draft Play Space Strategy, council officers also undertook the following activities:

- onsite inspection of all Council managed playgrounds to gather data and make the required assessments
- research into current asset condition of the playgrounds from available asset management information
- consultation on the community’s aspiration for play spaces

Randwick City Studies and Informing Strategy

In 2020, the Randwick City Open Space and Recreation Needs Study was endorsed. This evidence-based study provided research and sets a framework for the future planning of Council’s open space and recreation network. It also provided data, research and recommendations that were utilised in the development of Council’s informing Open Space and Recreation Strategy. This Strategy provides a vision for the next 10 years on how Randwick City Council will deliver the variety of open space and recreational facilities for its community including specific recommendations for play spaces.

Key findings from the Open Space and Recreation Needs Study relevant to the draft Play Space Strategy are:

- *‘To deliver new play spaces within future new open space areas in Kingsford that responds to a wide age group including children and students.’*
- *‘Increase the amenity of play spaces across Randwick City including well maintained and increased shade, seating, water bubblers and toilets to enable families and children to stay longer.’*
- *‘Increase diversity of play spaces, including more challenging and adventure- focused play spaces, more destinational play spaces, for a range of ages and abilities.’*

Further, the Open Space and Recreation Strategy sets objectives, strategic approaches and the proposed outcomes relevant to future play spaces. The strategic approaches relevant to play spaces are:

Strategic Approach 1.2:

Review Council owned land and road reserves to identify opportunities for new parks and open space, prioritising areas that have undersupply or limited walking access to open space.

Strategic Approach 2.6:

Develop a Playground Plan that aligns with the NSW Government's Everyone Can Play guidelines, focusing on diversifying and expanding play spaces to include provision for all abilities play; equipment for a range of ages and nature based and adventure play.

Strategic Approach 3.11:

Identify suitable locations for 'play trails' to nearby playgrounds through playful features such as footpaths painted with games, colourful pots and benches and climbable features or public art.

The strategic approaches outlined above have been considered and addressed in the draft Play Space Strategy.

Community Consultation

In the development of the draft Play Space Strategy, Council undertook a consultation program to gather community ideas about what makes a great play space and where more play spaces are needed across the Randwick local government area.

The community were invited to share their ideas online, at our pop-ups and to drop pins on our online map on the 'Your Say' webpage. Community input was sought to determine what our residents and visitors think makes a great play space and to determine where they want us to build new play spaces. We were especially keen to hear from young people aged thirteen years and older to find out how we can create safe spaces where they can be outdoors, have fun and meet friends.

The consultation was open for six weeks from 15 May 2023 to 26 June 2023. The objectives for the community consultation were to:

- gather ideas for the type of play spaces residents and visitors enjoy
- determine where the community want new play spaces built
- determine the play spaces that the community want upgraded

Community consultation activities

Community engagement activities undertaken:

- Dedicated consultation webpage, 'Your Say', to view information, share an idea and/or use the interactive map
- Email to Your Say subscribers: 15 May 2023
- Randwick News (weekly email): Listed every week during consultation period
- Social media: 18 May, 19 May and 1 June 2023
- Email to key stakeholders
 - ❖ Childcare centres within the Randwick local government area
 - ❖ Preschools and primary schools within the Randwick local government area
 - ❖ Sydney Children's Hospital, Randwick
- Pop ups at Heffron Park and Coral Sea Park: 17 and 24 June 2023
- Video featuring the mayor: used on social media and in eNews
- Email to all Randwick City Precinct Committees
- Digital display screens at Randwick City libraries, Des Renford Aquatic Centre and Customer Service Centre
- Listing on Randwick City Council's *Current Consultations* webpage

- Councillor notification

Consultation outcomes

The consultation was open for approximately 6 weeks. During this time, the consultation generated:

- 389 visits to the Your Say Randwick webpage
- 54 ideas shared
- 90 pins dropped on the interactive map
 - ❖ 7 pins for toddler space (0-2 yrs)
 - ❖ 47 pins for kids space (3-12 yrs)
 - ❖ 36 pins for teenage zone (13+ yrs)

The online ideas board generated 54 ideas for what makes a great play space. The most common ideas shared included basketball hoops/courts, free water play, mountain bike/BMX tracks, handball courts, climbing walls, nature play, shaded areas with BBQs and places for small parties.

The key themes from the pins dropped are summarised in the table below.

Key themes from pins dropped	
Teenage zones (13+ years)	There is demand for more sports facilities, particularly basketball courts, tennis courts, cricket nets, and mountain bike or BMX tracks. Also mentioned included volleyball courts, swings suitable for teenagers, climbing zones with hand grip walls and ropes, and Ninja Warrior-style playgrounds.
Kids space (3-12 yrs)	Numerous requests to upgrade existing play spaces with a focus on adding natural elements and risky play activities to make them more engaging for children. Requests for water play areas and splash parks, nature play areas, tennis walls and handball courts. Requests for more seating and shade options, and fenced playgrounds to enhance safety for younger children.
Toddler space (0-2 yrs)	Incorporate imaginative play elements in parks, requests to upgrade existing play spaces to improve safety and add more play elements such as swings, bike tracks, water play and climbing.

The key themes have been considered in the draft Play Space Strategy and should be included in the development of future upgrades. This information will assist in making better decisions in what type of play spaces are designed and delivered in the city.

Draft Play Space Strategy Summary

There are currently 59 play spaces in Randwick City including the recently transferred Inglis Park Play Space, Randwick. Currently Council has no playground / spaces that are designated at a Regional level. We have four District level play spaces, five Neighbourhood level play spaces, thirty-two local parks and eighteen pocket size parks. These playgrounds are a significant resource to the city, however there is also a significant cost to maintain, replace and to increase the number of play spaces. The draft Play Space Strategy provides a tool for the management of these assets.

The draft Play Space Strategy includes information on:

- Overview of existing playgrounds
- Who the draft Play Space Strategy caters for?

- Where our playgrounds are located and how are they categorised
- The assessment and evaluation of play spaces against the NSW government “Everyone Can Play” principles
- Considers the condition of existing playgrounds when considering the priority for upgrading playgrounds.

The core objectives of the draft Play Space Strategy are to:

- Apply the principles of the NSW Public Spaces Charter in the delivery of play spaces.
- Address the needs identified in the Randwick Open Space and Recreational Needs Study 2020.
- Identify and categorise existing play spaces within Randwick City Council.
- Propose and categorise new play spaces within Randwick City Council.
- Implement DPE’s ‘Everyone Can Play’ guidelines as a toolkit for upgrading existing and creating new play spaces with the focus on three central questions: Can I get there? Can I play? Can I Stay?
- Ensure that the design and upgrade of place spaces is achievable and sustainable within Randwick City Council resources.
- Set priorities for the upgrading of playgrounds into play spaces.
- Ensure new and upgraded playgrounds meet community expectations.

The draft Play Space Strategy provides recommendations and action for the future development and management of the City’s plays paces including future acquisition requirements.

Recategorisation of Playgrounds

The draft Play Space Strategy includes details of what are the preferred inclusions for the different categories of play spaces. For example, car parking, toilets, picnic tables and BBQs. Following assessment of the play spaces, it is proposed to recategorise the play spaces to a higher category with accompanying facilities when they are due to be upgraded. The draft strategy proposes:

- that 2 pocket parks be recategorised as local play spaces
- to change 12 existing play spaces from ‘Local’ to ‘Neighbourhood’ when they are due for upgrade
- upgrade the category of two play spaces to a ‘Regional’ level when the play spaces are due for upgrade

Future Play Spaces

The Open Space and Recreation Needs Study provides data on where there is a need for more play spaces and this information has been included in the draft Play Space Strategy. The suburbs requiring new play spaces are:

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

The acquisition of future land by purchase or developer contribution is a complex process and the Play Space Strategy has not included specific recommendations for this aspect of improving the gap in the provision of play spaces.

Potential play spaces that have been identified include:

- Potential location for new playground at 140-154R Gardeners Rd, Kingsford
- Potential in Anzac Parade Open Space Corridor (Kensington to La Perouse)

- Potential to increase Kensington Park (John Calopedos Playground)
- Encourage high-density mixed-use developments (podiums and rooftop play) in line with Kensington to Kingsford (K2K) masterplan DCP Part D - section 20 part 20
- Incorporate play spaces in line with K2K development. Potential open spaces identified in:
 - ❖ Borrodale road widening, Kingsford
 - ❖ Market Site Corner (K2K reference)
 - ❖ Triangle Site Corner (K2K reference)
 - ❖ Town Square (K2K reference)

Summary of recommendations and actions

Table 10 from the draft Play Space Strategy is reproduced below and lists the recommended play spaces in Randwick City for priority upgrade in the next 10-15 years. The play spaces listed in the table were chosen for priority upgrade due to the following:

- Low scores for play space equipment and maintenance quality
- Low scores in the play space design evaluation in accordance with the NSW Everyone Can Play guidelines – ‘Can I Play’, ‘Can I Stay’ & ‘Can I get There’,
- Need requirements for play spaces within Randwick City suburbs as listed in Table 35 – ‘Benchmarking Council – managed play spaces within Randwick City (1:2,000) - Randwick Open Space and Recreational Needs Study’.

Play space Code	Order of priority	Play Space	Suburb	Proposed hierarchy
16	1	Alison Park Playground	Randwick	Local to Neighbourhood
1	2	Grant (Stan Windon) Reserve Playground	Coogee	District to Regional
51	3	Woomera Reserve Playground	Little Bay	Keep existing hierarchy
44	4	Paine Reserve Playground	Randwick	Local to Neighbourhood
40	5	Les Bridges Playground	Kensington	Pocket to Local
4	6	Writtle Park Playground	Randwick	Keep existing hierarchy
47	7	Shaw Reserve Playground	Kingsford	Keep existing hierarchy
48	8	South Maroubra Village Green Playground	Maroubra	Keep existing hierarchy
12	9	Hereward Reserve Playground	Maroubra	Keep existing hierarchy
34	10	Coogee Oval Playground	Coogee	Keep existing hierarchy

Table 10– Priority Playground / Play Space Upgrades

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Open Space and Recreation
Outcome	A community that is healthy and active

Objective	Maintain a community satisfaction* rating for coastal open spaces, coastal walkway, playgrounds and parks of 97%
Delivery program commitment	Develop a Playground Plan that aligns with the NSW Government's Everyone Can Play guidelines, focusing on diversifying and expanding play spaces to include provision for all abilities play; equipment for a range of ages and nature based and adventure play.

Resourcing Strategy implications

There are no direct resourcing implications for adopting the draft Play Space Strategy. Funding for play space upgrades will be nominated in future capital works programs.

Policy and legislative requirements

- ❖ Local government Act, 1993
- ❖ Crown Land Management Act, 2016
- ❖ Open Space and Recreation Strategy
- ❖ Local Strategic Planning Statement
- ❖ Open Space and Recreational Needs Study, 2020

Conclusion

A draft Play Space Strategy has been developed in accordance with the Open Space and Recreation Strategy to ensure the proper management and future planning for our local open space resources including play spaces.

The draft strategy utilised the findings of the Open Space and Recreational Needs Study, 2020 which outlined the growing need for additional play spaces and the type of play experiences.

By utilising the 'Everyone Can Play' guideline from the NSW government and the condition assessment of our existing play spaces, playgrounds and play spaces have been identified for priority upgrades over the next 10-15 years. The draft strategy also lists opportunities to improve our play spaces by proposing supporting facilities to better match the play space categorisation.

The draft Play Space Strategy provides a holistic assessment and will assist with future decision making around Randwick's Play Spaces.

Responsible officer: Kerry Colquhoun, Coordinator Open Space Assets

File Reference: F2023/00280

Director City Services Report No. CS33/23

Subject: Maroubra Road - Traffic Corridor Study

Executive Summary

- Following community concerns having been raised with the Council a traffic corridor study was undertaken of Maroubra Road, from Bunnerong Road to Malabar Road, Maroubra.
- The study analysed safety issues and the functional operation of this extent of Maroubra Road and proposes short, medium and long-term improvement options.
- Arising from the study are proposals at nine key Maroubra Road intersections:
 - Bunnerong Road
 - Royal / Hinkler Streets
 - Hannan Street
 - Walsh Avenue / Bruce Bennetts Place
 - Anzac Parade
 - Garden Street
 - Cooper Street / Mons Avenue
 - Flower Street
 - Malabar Road.
- A suggested staging of the implementation of these proposals is detailed within this report.
- It is recommended that these proposals be the subject of community consultation so as to seek local feedback, with a report on the results of the consultation ultimately being brought back to the Council for consideration.

Recommendation

That:

- a) the proposed treatments at nine (9) key Maroubra Road intersections are noted and endorsed for release for community consultation.
- b) a report be brought back to the Council detailing the outcomes of the consultation with recommendations on the proposed next steps along this Maroubra Road corridor.

Attachment/s:

Nil

Purpose

At its meeting held on 17 September 2019, the Council resolved as follows (Parker/Said):

“That:

- a) Council request that a report return to Councillors before the February 2020 Council Meeting containing measures recommended by the Randwick Traffic Committee, measures requested of RMS, or any other recent actions taken concerning vehicle and pedestrian safety at Maroubra Road between Malabar Road and Anzac Parade with a particular focus on the two intersections of Maroubra Road and Mons Avenue as well as Maroubra Road and Flower Street; and*
- b) in the event that a technical investigation or external action from RMS prevents this timeline from being met that Councillors be briefed on the status of investigations and an updated timeline provided.”*

At its meeting held on 24 March 2020, the Council further resolved, inter alia, (Parker/Andrews)

“That:

- a) an appropriate consultant be engaged to examine the Maroubra Road route (from Bunnerong Road to Malabar Road) and propose a recommended strategic vision for the future of Maroubra Road over the next 10 years;*
- b) the Maroubra Road Strategic Vision be finalised by February 2021 and identify priorities for the implementation of various Maroubra Road projects over a ten-year period; with individual projects being costed and itemised so that they may be placed into future budget considerations of the Council;”*

Discussion*

**(Much of this report contains pertinent extracts from the consultant’s report)*

The operation of parts of Maroubra Road has been of some concern to numbers of community members over recent years. Each day this major corridor carries over 20,000 vehicles west of Anzac Parade and some 12,000 vehicles east of Anzac Parade.

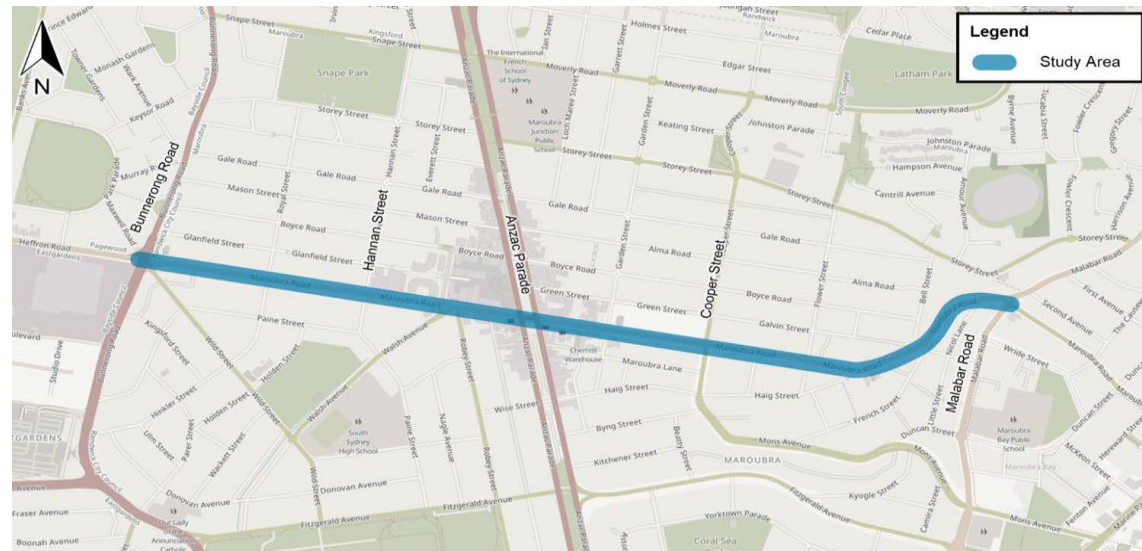
Maroubra Road, between Bunnerong Road and Malabar Road, is a multi-function transport corridor with varying levels of multi-modal movement and a range of different land use types along its length. It serves an important strategic role in the Eastern Suburbs of Sydney, providing an east-west connection between Maroubra Beach / South Coogee and Pagewood / Botany towards the Sydney Airport. Maroubra Road at Maroubra Junction intersects with the major north-south arterial corridor of Anzac Parade, linking commercial, residential and recreational destinations like Maroubra Beach and South Coogee.

Geometrically, the cross section of Maroubra Road is generally very wide which results in long crossing distances for pedestrian, cyclists and turning vehicles. This creates a number of challenges for road users when identifying safe gaps in the traffic stream, underpinned by the complications caused by numerous uncontrolled intersections (including four-way cross intersections), road alignment and on-street parking.

The local community has vocalised their concerns along the corridor, citing traffic-related issues including:

- Vehicle speeds regularly exceeding the speed limits
- Safety of pedestrian crossings
- Crashes and near misses
- Localised congestion ‘hot spots’
- An overall deficiency in the provision of pedestrian and bicycle rider facilities.

Bitzios Consulting was commissioned by the Council to undertake a corridor traffic study of Maroubra Road, with the intention of addressing localised issues along the road with a consistent corridor vision and character. The extent of the study area is shown in the following figure:



Corridor Study Area

Consultation Process

A very important component of the Study is community consultation. This consultation was conducted online using Council's *Your Say* website from 28 October to 28 November 2021. The website included three (3) options for participants to identify issues and make suggestions:

- Interactive mapping tool
- Discussion forum
- Ideas board.

Comments could also be submitted to Council's email or postal address.

The opportunity to participate was promoted via social media platforms eg. Facebook, Council's "Have Your Say" webpage and a letterbox drop to properties surrounding the corridor.

Outcomes:

Overall, the consultation process resulted in a high degree of community engagement, with a total of 207 people participating in the consultation via the following types of submissions:

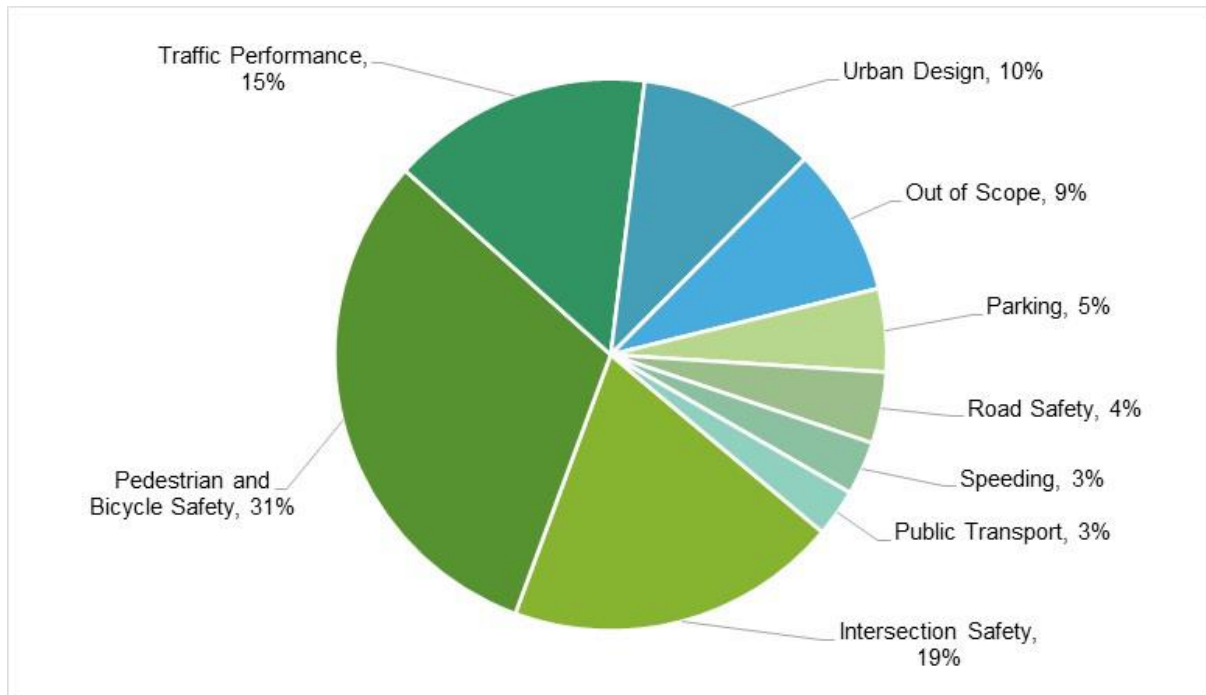
- Interactive mapping tool: 114 participants and 290 comments
- Discussion forum: 25 participants and 31 comments
- Ideas board: 29 participants and 50 comments
- Email/Mail submissions: 43 emails.

The majority of participants were local residents of the area, residing in either Maroubra or Maroubra Junction. All participants who provided their contact details were residents of the Randwick City LGA.

The 290 submissions received through Council's *Your Say* website and interactive map were broken down by key themes as detailed in the following Table.

Key Themes	Submissions	Proportion (%)
Intersection Safety	56	19%
Pedestrian Safety	49	17%
Traffic Performance	44	15%
Bicycle Safety	40	14%
Urban Design	30	10%
Out of Scope	25	9%
Parking	14	5%
Road Safety	12	4%
Speeding	9	3%
Public Transport	8	3%
School Traffic	3	1%
Total	290	100%

The breakdown of submissions by key themes is also shown in the following figure:



Crash History

One of the major takeaways from the community submissions is the importance of road user safety, with it featuring as a key theme in over half of the submissions. The major recurring issues which were raised included:

- Insufficient provision of pedestrian crossing opportunities
- Lack of cycling infrastructure and subsequent cycling hazards along the corridor
- Issues with driver speed compliance along the corridor
- Safety and traffic performance issues at key intersections like Royal Street, Hannan Street and Mons Avenue
- A concentration of community concerns regarding the intersection and adjacent pedestrian crossing at Flower Street.

The community submissions formed a core input into the identification of the existing traffic and transport issues as a part of the Maroubra Road corridor study.

The Study report goes into great detail regarding road safety:

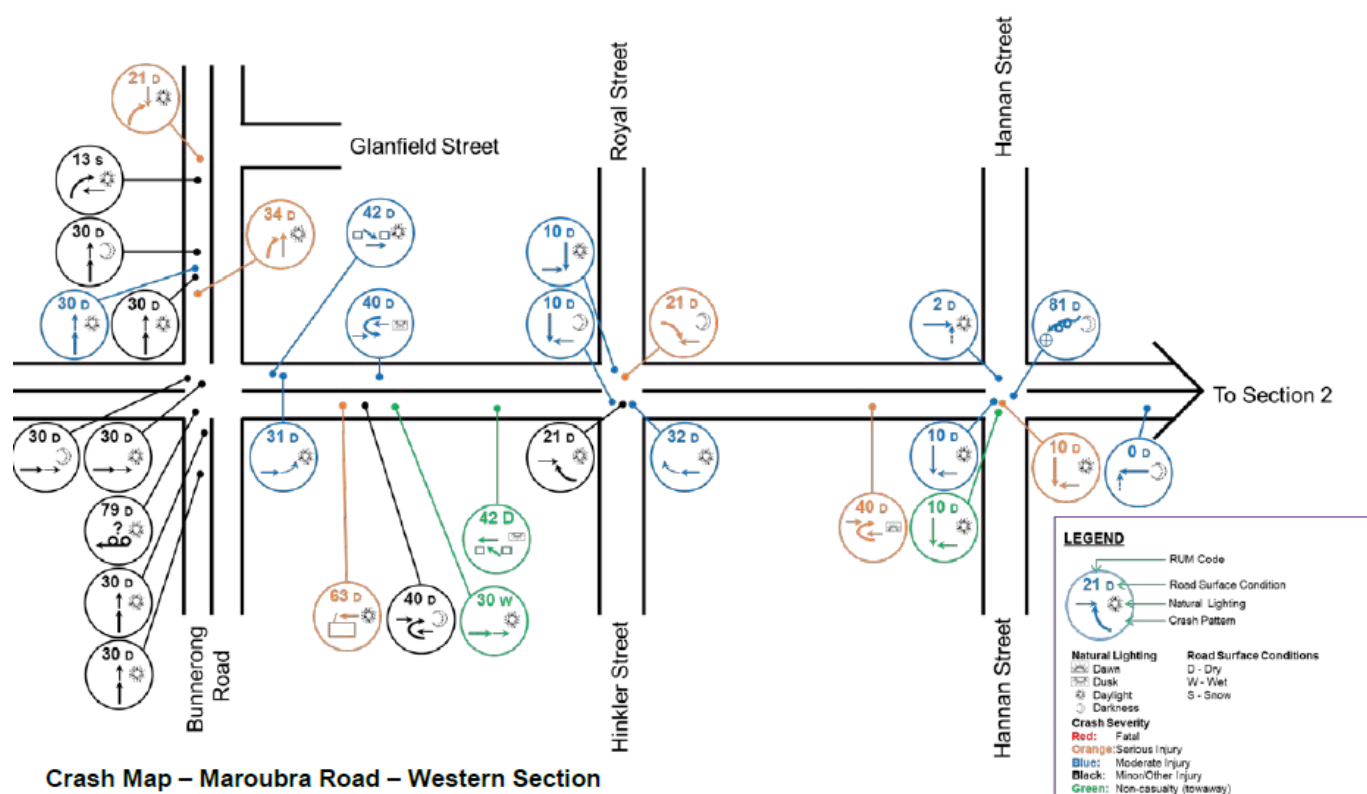
- Most crashes over a five-year period were clustered around the key intersections identified – with 80% of them resulting in injuries.
- The crashes involving pedestrians were centred around the Bruce Bennetts Place / Walsh Avenue intersection and the Anzac Parade intersection.
- The intersection with Anzac Parade has the highest number of crashes, with most of the crashes occurring on the eastern carriageway. The type of crashes primarily consists of right through crashes from Maroubra Road to Anzac Parade.
- The intersection with Cooper Street and Mons Avenue has a significant concentration of crash incidents, with nine (9) crashes that are mostly associated with turning traffic to and from Mons Avenue.
- The intersection of Flower Street reports two (2) crashes, both which resulted in minor injuries; neither crash directly involved any pedestrians.

Road Safety Assessment

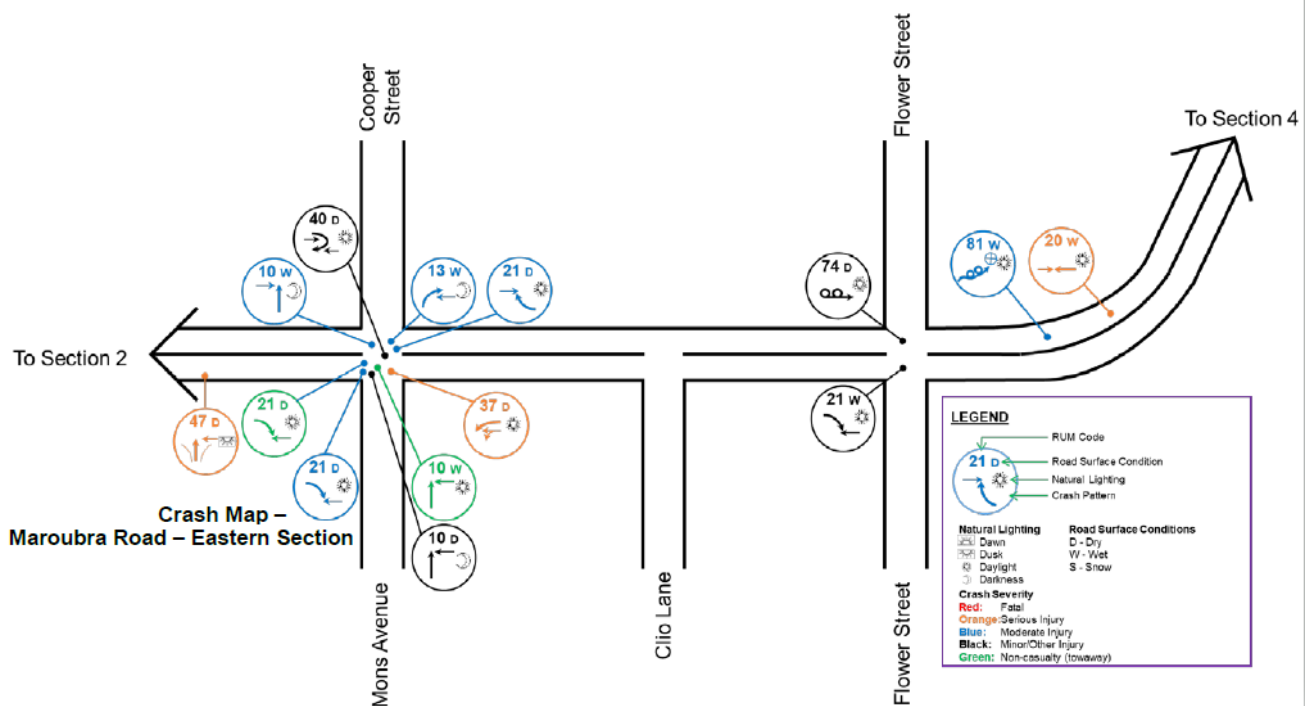
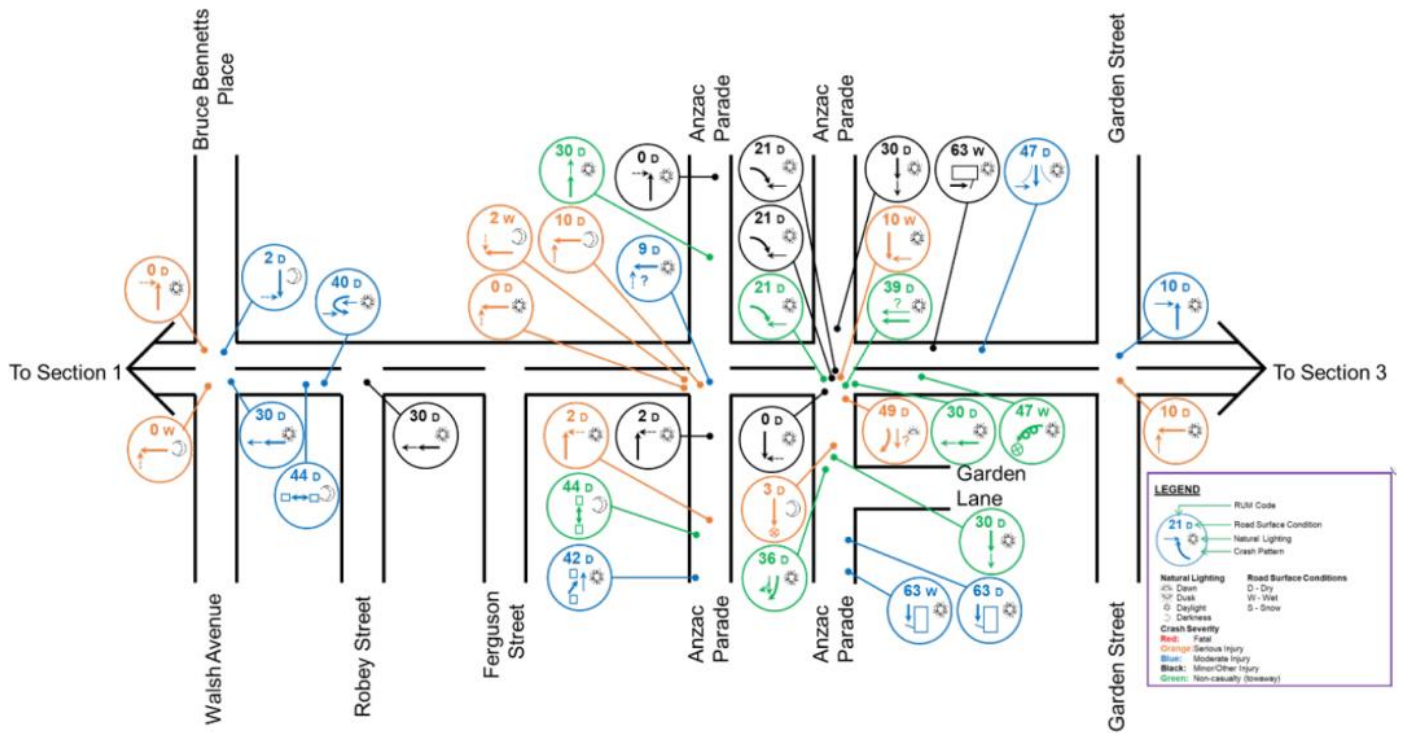
The Study goes into significant detail regarding a Road Safety Assessment. The main issues are:

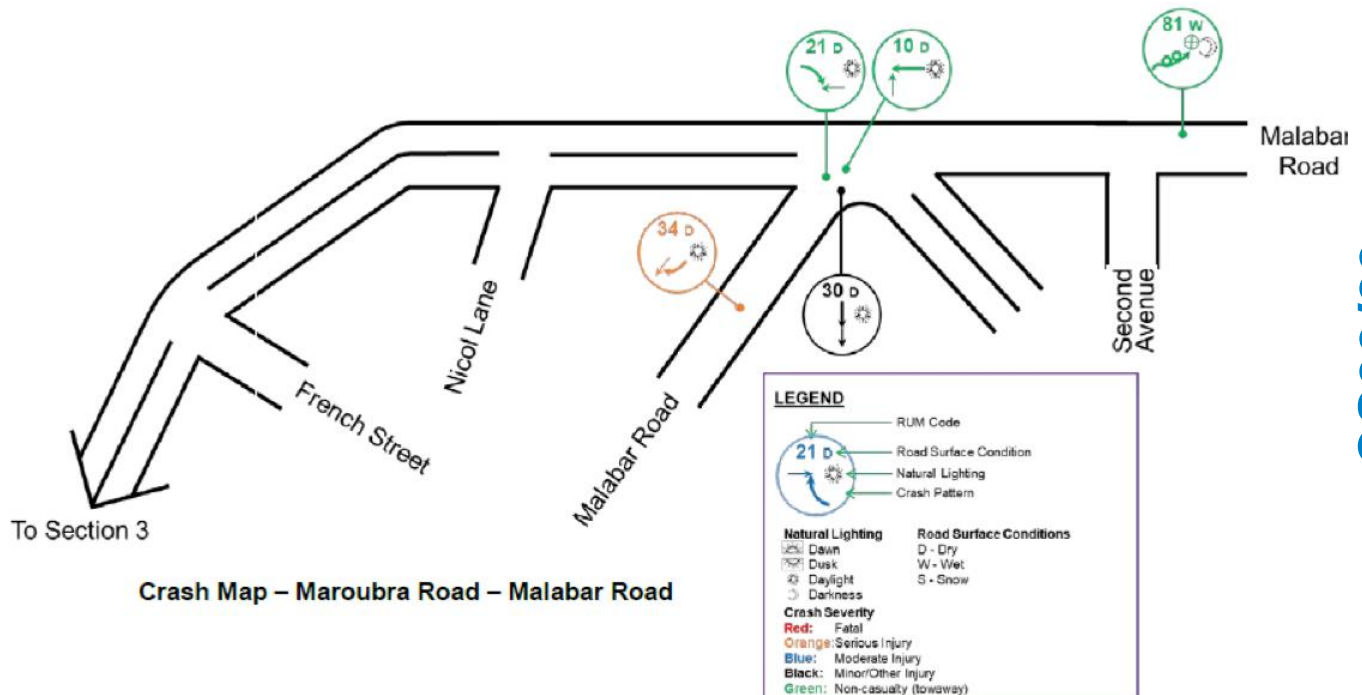
- Pedestrian Crossing Opportunities – there are only few such opportunities. This makes it very difficult to walk in the area and to even take a bus (if you can't easily cross Maroubra Road as a part of a return bus trip).
- Pedestrian Protection - Pedestrian protection at traffic signals refers to specific signal lanterns which allow turning traffic to be held by a red arrow for a minimum of the green walk time of an adjacent pedestrian crossing to ensure that pedestrians can step onto the road and establish their right of way. A lack of pedestrian protection facilities can result in side-pedestrian conflicts due to inattentive drivers.
- School Zone - A number of issues were identified at the existing School Zone for St Aidan's Catholic Primary School, east of Maroubra Road / Garden Street intersection.
- Signage and Visibility - Some missing warning signage was noted near the Flower Street intersection (these identified issues are being addressed currently). Additionally, the oft raised issue of morning sun glare was identified by the consultants.
- Priority controlled intersections were identified as problematic – with turning drivers have significant difficulties judging acceptable gaps in approaching traffic, on such wide roads.

The following pages show full details of the crashes along the full length of the Maroubra Traffic Corridor Study area, over a recent 5 year period.



CS33/23





CS33/23

Corridor Opportunities and Priorities

Following an assessment of many factors, the Study has identified the main traffic and transport issues for the Maroubra Road corridor. These are summarised below:

	Traffic Performance <ul style="list-style-type: none"> Long delays and queues around Maroubra Junction Road safety at key side roads like Royal Street, Hannan Street and Mons Avenue Short merge and conflict with cyclists at Malabar Road traffic signals.
	Pedestrian Safety and Amenity <ul style="list-style-type: none"> Lack of existing pedestrian crossing facilities at key points along the corridor Poor pedestrian safety due to wide road and multiple travel lanes Existing concerns regarding the Flower Street pedestrian crossing Lack of pedestrian protection timers at existing traffic signals.
	Cycling Connectivity <ul style="list-style-type: none"> Lack of continuous cycling facility along the Maroubra Road corridor Existing cycle routes have minimal to no dedicated infrastructure to support cyclists Poor connection to existing cycling facilities on either side of the corridor Lack of end-of-trip facilities at community centres and destinations
	Maroubra Junction <ul style="list-style-type: none"> Planned growth around potential new Metro station and other median infrastructure High-order conflict area between Movement and Place road characteristics Buses disrupt traffic flow through the Junction due to stopping and turning requirements Strategic vision required for Maroubra Junction as the precinct develops.
	Corridor-wide Concerns <ul style="list-style-type: none"> Poor maintenance of road line marking, road symbols and signage. Alignment of corridor in east-west direction causes sun glare issues during peak hours Adherence to new 50km/h speed limits due to perceived road environment

The Study explores a list of mitigation measures at each of the nine key intersections / locations. It proposes 15 opportunities and 36 potential treatment measures. Benefits and detriments of each option have been considered and subsequently these were categorised into three overarching corridor scenarios. The three scenarios examined were:

- 1- Pedestrian and Bike Rider Prioritisation
- 2 - Balanced Strategy

• 3 - Traffic Prioritisation

Ultimately, after a detailed assessment of the scenarios, including a multi-criteria analysis, Scenario 2 was selected as the preferred scenario for further investigation and refinement.

Proposed Cycleway

The Study identifies the opportunity for the implementation of an east-west cycleway along the southern edge of Maroubra Road. For most of the route the road width is sufficient to accommodate such a facility. However, design challenges and associated impacts, along the route - particularly at the complex Anzac Parade / Maroubra Road intersection - need further close attention. Accordingly, it is considered that the cycleway be not proposed at this time. It is further considered that the proposed pedestrian and traffic improvements, at the nine key locations identified, be specifically designed in such a manner to easily accommodate a future cycleway, along the southern edge of Maroubra Road. This will allow the easier implementation of a cycleway in the future, as the specific design challenges and resultant impacts are addressed.

The image below shows the initial key opportunities to improve the Maroubra Road corridor:

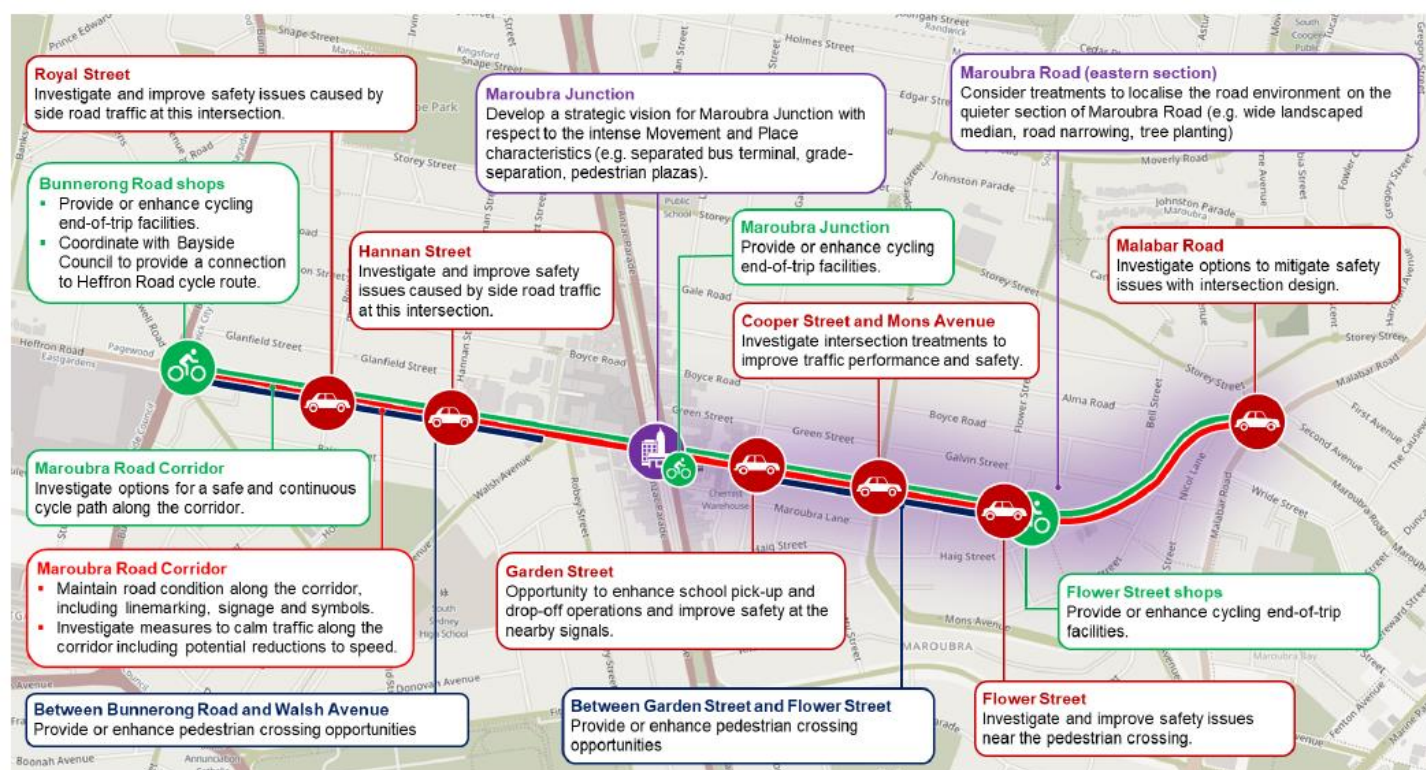


Figure 5.1: Opportunities to Improve the Maroubra Road Corridor

Final Recommended Measures

As a result of investigating the corridor improvement opportunities, and assessing the intersection design options, the recommended corridor scheme was developed to address the following general design principles (in order of priority):

- To improve road safety for all road users
- To provide strong benefits for pedestrians and cyclists along and across the road corridor
- To mitigate and ameliorate traffic performance and safety issues as a result of existing or future traffic pressures.

The recommended ultimate corridor scheme is shown in the following figure and table.

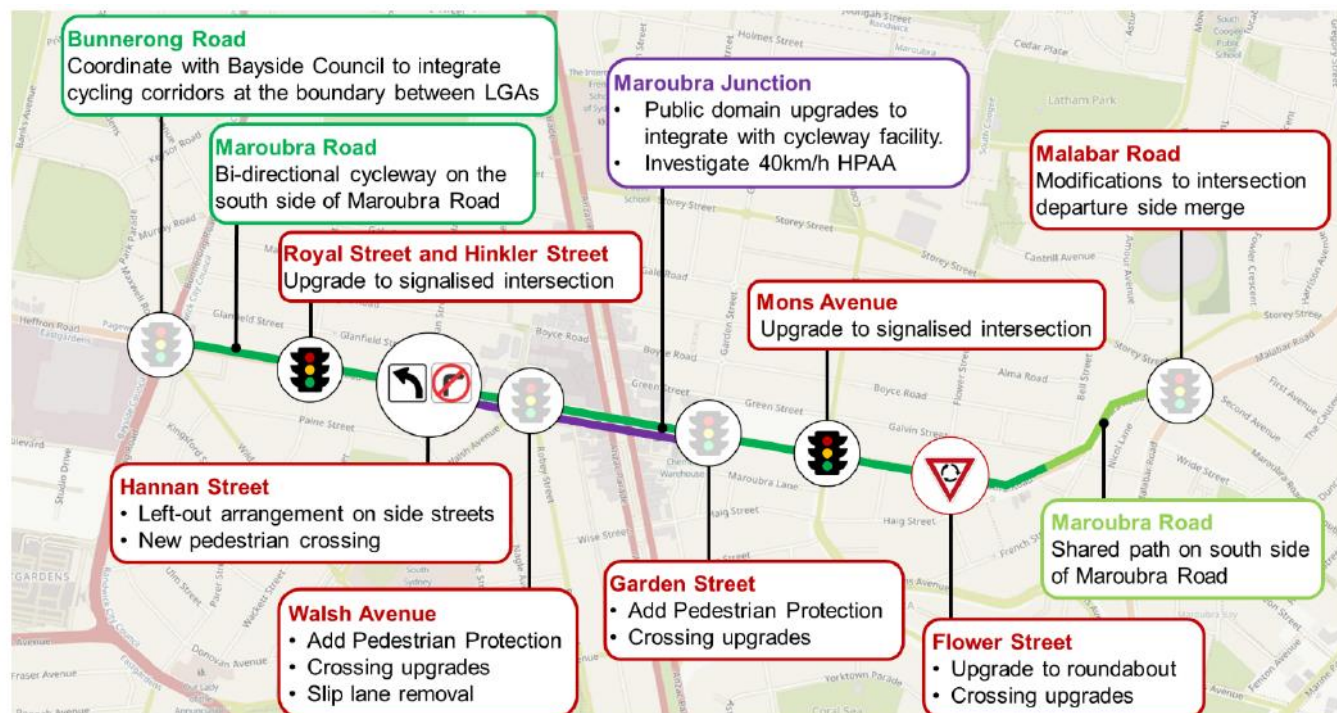


Figure 5.5: Recommended Upgrade Scheme for the Maroubra Road Corridor

Final Recommended Measures

Location	Proposed Treatment(s)	Rationale
Royal Street / Hinkler Street	<ul style="list-style-type: none"> Install new traffic signals 	<ul style="list-style-type: none"> Intersection upgrade is necessary to cater for existing and projected traffic demands This includes redirected traffic as a result of the Hannan Street treatment Provides a safer and protected pedestrian crossing facility at this location. Compared to Hannan Street, traffic signals at this location are better aligned with the road geometry and better support existing cycle routes.
Hannan Street	<ul style="list-style-type: none"> Convert side streets to left out only Install new pedestrian refuge islands across Maroubra Road. Install new pedestrian crossing across Hannan Street 	<ul style="list-style-type: none"> Restrict hazardous uncontrolled turning movements from the intersection Allows use of road space for improved pedestrian facilities in this location Road constraints on side streets complicate the installation of traffic signals.
Bruce Bennetts Place / Walsh Avenue	<ul style="list-style-type: none"> Upgrade signals with pedestrian protection Upgrade existing kerbside footpath to shared paths and crossings Remove slip lane 	<ul style="list-style-type: none"> Improves pedestrian safety at the intersection Facilitates a continuous cycling connection as the route transitions between on-road and off-road facilities Provide expanded kerbside area
Anzac Parade	<ul style="list-style-type: none"> Upgrade existing kerbside footpath to shared paths and crossings 	<ul style="list-style-type: none"> Facilitates a continuous cycling connection along the corridor where on-road facilities are not currently feasible Can be treated as an interim solution before the Maroubra Junction masterplan is developed and realised

Location	Proposed Treatment(s)	Rationale
Garden Street	<ul style="list-style-type: none"> Upgrade existing kerbside footpath to shared paths and crossings Upgrade signals with pedestrian protection Additional approach lanes on Garden Street Minor changes to intersection signal sequence (split phasing) 	<ul style="list-style-type: none"> Improves pedestrian safety at the intersection Removes reliance on filtered movements at the intersection, which was resulting in poor traffic performance and hazardous conditions Provides greater capacity on side streets on approach to intersection Facilitates a continuous cycling connection as the route transitions between on-road and off-road facilities
Cooper Street / Mons Avenue	<ul style="list-style-type: none"> Install new traffic signals Additional approach lanes on Mons Avenue and Cooper Street 	<ul style="list-style-type: none"> Intersection upgrade is necessary to cater for projected traffic demands Provides a safer and protected pedestrian crossing facility at this location Provides greater capacity on side streets on approach to intersection
Flower Street	<ul style="list-style-type: none"> Install new roundabout Upgrade painted median to physical median island with landscaping and tree planting Raised shared crossings on side roads Relocation and raising of existing pedestrian crossing over Maroubra Road 	<ul style="list-style-type: none"> Intersection upgrade is necessary to cater for traffic, pedestrian and cyclist movements at the intersection Cycling and pedestrian movements can be catered for with a series of 'bent-out' treatments across Flower Street Roundabout design will accommodate the existing pedestrian crossing Roundabout will have a calming effect on traffic near the pedestrian crossings Median enhances sense of place and improves streetscape
Malabar Road	<ul style="list-style-type: none"> Adjust merge arrangement at traffic signals on Malabar Road departure side Remove right turns into and out of Second Avenue 	<ul style="list-style-type: none"> Modification to the merge arrangement is necessary to alleviate safety risks caused by the short merge length and vehicle waiting to turn right Facilitates a smooth tie-in of the proposed Maroubra Road cycleway with the existing cycle lanes on Malabar Road
Along corridor	<ul style="list-style-type: none"> Install new continuous bidirectional cycleway on southern side of the road corridor with kerb separation Upgrade painted median to physical median island with landscaping and tree planting (between 	<ul style="list-style-type: none"> Facilitates a continuous cycling connection between Bunnerong Road and Malabar Road Provides a safe, well-designed, separated facility for cyclists Bidirectional design achieved the best outcome from a multi-faceted analysis of traffic and transport criteria Median enhances sense of place and improves streetscape Localises the road environment to reflect the lower Movement categorisation of this section. With coordination with landscaping and vegetation, can provide some

Location	Proposed Treatment(s)	Rationale
	Cooper Street and Flower Street)	

Staging

The consultants have provided a three-stage implementation plan for the Maroubra Road corridor strategy over the next 10 years:

- Short Term – to be actioned within the next 3 years
- Medium Term – to be actioned within the next 6 years
- Long Term – to be actioned within the next 10 years.

The proposed staging of works aims to plan the timing of further studies and engagement for design and construction phases. However, it is acknowledged that the planned timing may ultimately be changed through community consultation feedback, coordination with stakeholders and through funding application processes. The staging of the corridor upgrades should be reviewed annually and as works are implemented between the three stages.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Integrated Transport
Outcome	A city with a transport network where sustainable transport options are the preferred choice for people
Objective	Increase the active transport mode share to 35% by 2031, from a 2018-19 baseline of 26%
Delivery program commitment	Deliver a network of walking paths by 2031 informed by the Green Grid strategy and Active Transport Plan.
Delivery program commitment	Implement measures to increase safety for people riding bikes or walking in 5 locations each year until 2031, with priority given to identified crash sites.
Delivery program commitment	Investigate options to improve accessibility through large blocks and/or large developments, so as to enhance and strengthen our walking and bike riding networks, by 2027.
Objective	Reduce the proportion of private vehicle trips from the 2018-19 baseline of 58% to 45% by 2031
Delivery program commitment	Work with Transport for NSW to improve public transport service frequency and capacity by 2027.
Delivery program commitment	Work with Transport for NSW to address identified gaps in the public transport network (most notably in the south), by providing a public transport stop within 400m of all residential dwellings by 2029.
Delivery program commitment	Develop a program of works by 2023 to improve accessibility and amenity at public transport stops such as pedestrian crossings, lighting, shelter, and wayfinding signage, to improve overall customer experience of public transport.
Outcome	A city with a safe, efficient and sustainable road network that balances the needs of movement and place to ensure roads are used for their intended purpose
Objective	Achieve a 50% reduction in casualties on the road network from a 2018 baseline of 269 incidents by 2031
Delivery program commitment	Work with Transport for NSW to achieve the target of zero fatalities and serious injuries by 2056, under the Safe System approach.

Delivery program commitment	Work with TfNSW to review speed limits (differentiating between town centres and residential areas) in 2 identified areas each year until 2031.
-----------------------------	---

Resourcing Strategy implications

Funding of \$500,000 has been allocated within the current (2023/24) budget for a Maroubra Traffic Corridor Study Implementation project. The full costs of a 10-year roll-out of additional future projects identified (arising from the Study and community consultation), would likely be in the order of \$4M- \$6M and would need to be the subject of future reports to the Council. In addition, it should be noted that funding applications have been made to TfNSW to address redesign of a number of the key intersections along Maroubra Road. If successful, these grants will provide the Council with opportunities to accelerate implementation of the proposed improvements.

Policy and legislative requirements

All outcomes arising from the Study need to meet the legislative requirements for implementation of traffic / parking proposals. These proposals would be the subject of future reports through the Traffic Committee process.

Conclusion

The Maroubra Road Traffic Corridor Study has identified numbers of improvements which could be considered along the route. To better understand the views of community members, it is recommended that the supported proposals be released for consultation.

A report on the outcomes of the consultation would be the subject of a future report to the Council.

Responsible officer: Tony Lehmann, Manager Integrated Transport

File Reference: F2021/00206

Director Community & Culture Report No. CC17/23

Subject: Update on NOX Night Sculpture Walk funds - Proposed First Nations Event

Executive Summary

- The biennial NOX Night Sculpture Walk event was unable to be delivered in 2022-23 due to insufficient UNSW art student intake. This resulted in the event funding of \$190,000 being made available within the Economic Development and Placemaking budget.
- A Council resolution was endorsed in March 2023 for the funds to be carried over to 2023-24 for an alternative Arts and Culture event and/or art infrastructure. This Action also recommended the Arts and Culture Advisory Committee (ACAC) consider possible outcomes to produce an alternative event in the Arts and Culture calendar.
- The resolution requested a Report back to Council by August 2023 reporting on the findings of the ACAC and responding actions taking by Council staff.
- The Arts & Culture Committee met on 13 April 2023 and discussed potential scope and key elements of an alternative activation within the 2023-24 financial year. Discussion resulted in key agreed themes emerging as an activation that met several Arts and Culture Strategy objectives, honoured experimental principles of NOX and that primarily included a First Nations/Aboriginal focus and self-determined narrative/delivery plan.
- The authenticity and cultural ownership of this concept requires the engagement of an established Aboriginal curator/cultural programmer to develop concept and select artists.
- Due to the relatively limited pool of Aboriginal curators available to deliver this project and moreover the intense demands of Reconciliation Week, NAIDOC and the Garma festival, Council has not been able to yet engage a suitably experienced / established First Nations curator to lead the development of this event at the time of this Report.
- Council staff will continue to develop a delivery plan and scope for the alternative Event and will report back to Council accordingly.

Recommendation

That Council receives and notes this Report.

Attachment/s:

Nil

CC17/23

Purpose

At its meeting of 22 March 2023 Council resolved:

(Veitch/Said) that Council:

- a) *endorse the distribution of current 2022-23 funding of \$190,000.00 for NOX 2023 to be carried over into the 2023-24 budget toward future arts projects and/or art infrastructure;*
- b) *refer the matter to the Director Community & Culture and the Arts and Cultural Advisory Committee for consideration at their April meeting; and*
- c) *receive a report no later than the August 2023 ordinary Council meeting.*

This report provides Council with an update on the above. The report recommends that Council receive and note this Report providing an Interim Update on a proposed First Nations Event as an alternative to the postponed 22/23 biennial NOX arts event and note that a further Report to Council will be submitted once an Aboriginal curator is engaged.

Discussion

The NOX Night Sculpture Walk arts installation event at Randwick's Environment Park has been a regular fixture in Council's events calendar since 2015 and is one of the flagship significant Arts and Culture events. It is delivered in partnership between Council and UNSW through the Art and Design faculty, and is a confluence of sustainability, public art, live entertainment and placemaking.

However, the planned 2023 NOX event was unable to proceed due to lack of arts students to develop and install new/media sustainability works for the plein air exhibition. As such, the designated funding for this event remained unspent in the 2022/23 Economic Development and Placemaking budgets.

In response to the above motion the Arts and Culture Advisory Committee convened 13 April 2023 and was presented with the above resolution. A discussion was facilitated exploring alternative arts and culture initiatives that would reflect the new media/innovative principles of the NOX event whilst also presenting new opportunities aligned with the Arts and Culture Strategy.

The following concepts emerged as the key themes for an alternative event; namely:

- Reimagine NOX as Aboriginal event and generate an authentic First Nations experience
- Create an immersive event to share First nations Stories across the LGA and to celebrate and recognise importance of being on Country.
- Artists to come from this area/engage local artists.
- Discussion and ownership of concept is to be held with local Aboriginal communities.

The Committee also identified related objectives including permanent and interactive, live First Nations experiences at the La Perouse Museum, the production and performance of music as part of the event and the creation of a public space or site that can be curated by First Nations in the LGA – possibly the Environment Park in Randwick.

The Committee requested staff to report back with a concept and delivery plan for an Aboriginal cultural event. The Committee also noted that an Aboriginal cultural programmer / curator should be engaged to develop a concept for the Committee, prior to consultation.

Council staff have identified and reached out to a selection of high-profile Aboriginal curators to approach for discussions.

However due to the relatively limited pool of Aboriginal curators in NSW and moreover the intense workload demands on them due to extant projects, Reconciliation Week, NAIDOC and the Garma festival, Council has not yet been able to engage a suitable curator to lead the development of this

event at the time of this Report. This status was also reported to the Arts and Culture Advisory Committee on 13 July 2023.

This Report provides an interim update to Council whilst discussions continue with potential Aboriginal curators on the development of a concept that meets the above objectives, and a quote. This will be presented to the ACAC and subsequently to Council once a curator is engaged at a later date.

A plan for NOX in 2025 will be reported on separately.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Arts and Culture
Outcome	A creative and culturally rich city that is innovative, inclusive and recognised nationally
Objective	Establish a strong cultural identity for the Randwick LGA by 2031 that is inclusive and founded on the contribution of First Nations people by 2031
Delivery program commitment	Recognise, value and celebrate our First Nations history through a minimum of 5 targeted events, activities or programs each year.
Delivery program commitment	Increase by 10% the programs, activities and initiatives that preserve and tell the stories of the cultural heritage of the city by 2031.
Delivery program commitment	Identify appropriate venues and platforms for experimental artists and musicians to be creative by 2027.
Delivery program commitment	Increase by 20% the opportunities available to Council and external producers for outdoor performance and festival programming, street art and mural installations, to generate a lively street culture both day and night in each town centre by 2031.

Resourcing Strategy implications

The project budget for this initiative includes Curatorial engagement, Concept Development, Community Consultation, Artist engagement and production.

The \$190 000.00 will be funded by the 2023-24 NOX Night Sculpture unspent funding as a carry-over and has been allocated.

Conclusion

Council Officers will continue to develop a scope for an event to replace NOX 2023, as a potential alternative Arts and Culture event. Consultation with the Arts and Culture Committee had indicated that this be a significant First Nations event. Council staff have reached out to high profile but in-demand Aboriginal curators to develop a concept with a view to engage local artists.

This is an interim report as discussions prior to engagement of an appropriate and established curator are still ongoing at the time of this report. -

Responsible officer: Roxanne Fea, Acting Manager Economic Development & Placemaking

File Reference: F2023/00289

Director Community & Culture Report No. CC18/23

Subject: Alfresco Randwick Program

Executive Summary

- Alfresco dining in Randwick is a key Strategic Approach in the **Economic Development Strategy**. It is also the subject of a **Mayoral Minute** requesting a report back.
- For the purposes of this report alfresco dining refers to the activation of on-road space including concrete barriers and parklets. This type of activation has grown in popularity since COVID and is now widely seen across a number of Councils as a normal part of the outdoor dining program and supported by key state and local government authorities and businesses.
- This report investigates and proposes an Alfresco Randwick Program as a 12-month trial, modelled on other Council Alfresco programs across Sydney and informed by internal and external stakeholder discussions.
- The Program will constitute on-road activations for businesses that currently have compliance for outdoor dining, are situated in areas where on-road infrastructure is safe and benefits the local community and will be modest in scale to begin with, with a maximum of 10 participants in the 12-month trial period. Council has allocated funding for the 10 trial locations in the 23-24 budget.
- The Program will feature a branded framework including artwork on barriers commissioned by local artists via the Randwick Arts Listing and will be aligned with existing outdoor dining and footway trade Council processes.

Recommendation

That Council;

- a) approve a trial of the Alfresco Randwick Program as outlined in this report.
- b) approve the mode of delivery as outlined in this report and the three proposed businesses to initiate the trial.
- c) note that a subsequent report will come back to Council before the conclusion of the 12 month trial with a review of the program and making recommendations for its future.

Attachment/s:

Nil

CC18/23

Purpose

At its meeting on 27 September 2022 Council resolved;

(Mayor, Cr Parker) that Council brings back a report investigating the Inner West and City of Sydney Councils' models for alfresco dining with accompanying recommendation for a 2023-24 Budget allocation to be funded by Council.

This report is in response to the Mayoral Minute and outlines a proposed trial of an *Alfresco Randwick Program* of on-road dining. \$90 000.00 has been allocated in the 23-24 Economic Development budget for the trial.

Discussion

Alfresco Dining is widely recognised as a contributor to community wellbeing and a driver in the growth of the 24hr and visitor economy. It plays an important role in the character of a city by adding life and activity to its streets and reactivating spaces for the community and for businesses alike. It is something that was embraced as a post-covid recovery response in a number of different LGA's and has been successful in supporting businesses as well as offering community a way to embrace the outdoors.

Alfresco dining is identified as a component of Council's Economic Development Strategy in creating diverse activities and nighttime experiences.

Council Officers have investigated the key components of an Alfresco model for Randwick, informed by internal and external stakeholder discussions, comparative research and analysis of potential businesses that would meet the criteria for an Alfresco Program trial.

Comparative Research and Discussions

Council staff undertook comparative research exploring the outdoor dining programs of Waverley, City of Sydney, Inner West, Penrith and Northern Beaches Councils, revealing slightly different approaches but all with similar application processes and guidelines. All Councils were supportive of alfresco dining and see it as a part of their economic development and community engagement programs. However, each has a different fees & charges approach to outdoor dining and 'on road' alfresco activations.

Inner West and City of Sydney Councils have well established alfresco programs including 'on road' activations. Both Council's operate their 'on road' activation program at no cost to businesses, with strict criteria and reserve the right to remove an activation if it is not functioning or unused.

It is important to note the scale of resourcing City of Sydney commits to their alfresco dining program. The Council currently incorporates 'on road' activations as part of the standard outdoor dining approval process. They do not charge businesses for any outdoor dining activation as part of the City Revitalization Strategy.

Inner West have an additional approval process for 'on road' dining activations; they also do not charge but focus on businesses that don't have or cannot have outdoor dining.

The trial program and proposed process was tabled and approved at the August Randwick Traffic Committee meeting, held Tuesday 8 August 2023, with no major concerns being raised.

The Proposed Alfresco Randwick Program

Recognising the importance of outdoor dining as part of community wellbeing, economic growth, and the visitor economy and in light of discussions with other Councils and internal meetings a 12-month trial Alfresco Randwick Program has been designed with a focus on supporting, promoting and expanding Randwick's Outdoor Dining experience.

The Program, while recognising the individuality of business precincts across the City, would feature a branded framework, promoting the outdoor dining experience across the City, marketing and support aimed at increasing opportunities, reducing barriers, and improving experiences and, for eligible businesses, an increase to outdoor dining opportunities with 'on road' activation. It will be delivered as a distinct Economic Development and Placemaking program but also aligned with existing outdoor dining and footway trade Council processes.

It is important to note whilst Council encourages outdoor dining, it is responsible for maintaining standards for the safety, accessibility and appearance of its streets, footpaths and public spaces. The Alfresco Randwick Program 'On Road' Guidelines and approval process will set clear minimum standards to ensure that alfresco dining areas are planned, operated and maintained in an appropriate manner and that the needs of all users are balanced.

Incorporating Arts and Culture into the Program

The Program will have a strong brand and an aesthetic incorporating artwork from local artists on 'on road' activations and in marketing.

Similar to other Council models, invited artists from the local Randwick Arts Listing will develop digital artworks that will be transformed into decals on the concrete carriers, enlivening the look and feel of the activated spaces and providing an important aesthetic element to the alfresco experience.



Photo: Courtesy of City of Sydney on-road dining showing artwork display

Alfresco Randwick Processes and Guidelines

There will be no change to the current footway dining process and fee structure for Randwick businesses. This program instead provides a brand, marketing and support process overlay to the existing outdoor dining process. Council's current outdoor dining rules, obligations and processes will apply. There will, however, be an additional process introduced for businesses that wish to apply for an 'on road' activation.

In limited circumstances businesses may have the opportunity to expand their area through 'on road' dining or the hire of a mobile parklet.

Potential locations will be explored by Council along with the creation and promotion of an EOI process for businesses interested in expanding their outdoor dining experience. If there is an opportunity the respective business will be considered as a location for the program. Potential locations would include precincts where there the community has indicated a need, around complimentary businesses and/or existing outdoor dining areas and new businesses and businesses that are open during the day and after 6pm for night-time economy opportunities.

The 'on road' component of the program will center on maintaining the character of the precinct and streetscape and ensuring the activation:

- Is safe and protected from all road users.
- Allows for the footpath to be shared with other users and not impact pedestrian flow.

- Is accessible and doesn't compromise accessibility.
- Does not unreasonably impact on local amenity.
- Is attractive and well maintained.
- Contributes positively to the streetscape and precinct.

The Program will be governed by a policy that will work in partnership with the current Randwick Council footway dining process. The policy will provide a specific application, assessment and approval process introduced for businesses that wish to apply for an 'on road' activation.

Council will be responsible for the management of the heavy infrastructure including road barricades and the participating business will be responsible for the furnishing and operation of the dining area. The barrier equipment will be standard to each activation and the barricades will be decorated using local artists (as above) and designed to fit the amenity of each individual streetscape. The length of approval will be 12mths however Council may at any time terminate or temporarily suspend the approval under any of the following circumstances:

- Safety or Accessibility issues.
- Non-compliance with the outdoor dining license and associated conditions.
- Council requiring the space for other purposes.
- Unforeseen issues with the use of the outdoor dining area.
- Access for maintenance or works to the public domain.
- Requests from Police, Transport for NSW, Liquor and Gaming, or other external state agencies to cease use of the outdoor dining area.



Image: Courtesy of City of Sydney showing on-road dining diagram

Eligibility

The eligibility criteria for an 'on road' activation will be detailed and follow strict risk minimisation protocols with an internal review process involving appropriate internal sign-off. Involvement in the program will be via Expression of Interest.

Businesses that already have an outdoor dining permit will be able to apply through the specific 'on road' EOI form. Those that do not trade outdoors will need to follow the standard outdoor dining approval process and 'on road' activation concurrently.

For 'on road' activation, an application will be deemed ineligible if any of the following criteria are evident;

- Bus stops or bus zone.
- Roads with speed limits of more than 50km/hr
- Clearways
- Parking for Australia Post, police, fire, ambulance, or car share
- No stopping zone.
- Bike lanes

- Accessible parking
- In-road fire hydrant

Potentially suitable road spaces includes:

- Hourly parking, including metered parking.
- Permit exempt parking spaces.
- Drop off/pick up 15min parking.
- Loading zone
- Taxi zone
- No parking zone.

There will be other types of parking spaces that may or may not be suitable. Each street and precinct is unique and this is a complex issue that requires a detailed assessment. All applications will be considered on a case-by-case basis due to the complexity of the local town centre, streets and infrastructure, the specific context of the location, any parking restrictions, impact on residents and neighbouring businesses and the road environment.

Space reclaimed from the road area may be used for outdoor dining if the area is protected by vehicle-proof barriers appropriate to the speed of traffic. Businesses should leave a 0.5m clearance from the base of the concrete barrier to all furniture and equipment within the activation.

The 'on road' outdoor dining area may extend beyond the alignment of the business tenancy provided it is not in front of another food and drink premises, and the space in front of a non-food and drink premises is equally shared with any other food and drink premises that adjoins the non-food and drink premises.

Use of the road area for outdoor dining may be considered across the frontage of adjacent vacant retail tenancies, however approvals may be amended by Council if that vacant tenancy becomes occupied by a food and drink premises.

A combined application from a row of businesses can be made, which would have an impact of a 'precinct' of on road dining, however careful consideration would need to be given to the impact on other businesses, parking and residents. A combined approval need to demonstrate that the loss of parking will not have considerable negative impact.

The EOI form will require the business create a plan of the 'on road' activation, supply images of the area, liaise with adjoining businesses, and outline any other information pertinent to the activation. Council staff would first conduct a site assessment of the EOI based on the on-road criteria. If the EOI passes the first assessment it would move to the approval process.

1. Council staff inspect the site.
2. If the site is suitable, Council would contact the business and walk them through the next step: They will need to apply to amend the existing footpath dining permit or apply for one. They may also need to extend their liquor licence.
3. The application would go on notice for public consultation for 7 days on Council's website and notification sent to surrounding businesses and residents.
4. If there are no significant objections, the application will go to the Local Traffic Committee for approval and Council's Planning and Property Teams would be requested to comment.
5. When the application is approved, the businesses will be emailed a display notice and Council will be in contact to arrange the delivery of the concrete safety barriers.

NOTE: On-street parking is important issue to the community. The removal of a parking space is conditional upon it being used for outdoor dining. If a business's application is successful, they will have 3 days after the barriers are installed to start using the space and be required to keep the space activated.

Trial Launch Locations

Three businesses with existing outdoor dining approval have approached Council regarding 'on-road' activation. Consultation with the 3 businesses has taken place and each location has been discussed with Council's Local Traffic Committee (LTC). Following approval from LTC it is recommended that the trial start with these three businesses.

Dolce Fiori – 52 St Pauls St, Randwick (The Spot)

The 'on road' activation would be located adjacent to the business in the first parking space. This business is very proactive in the community and contributes to The Spot character and streetscape. The activation would allow the business to increase its lunch and dinner trade and boost the Night Time Economy offering in The Spot.

The business has an approved outdoor dining area but due to the nature of the 'on road' activation they will need to liaise with the neighbouring business and residents. LTC approved this site subject to surrounding resident consultation. Due to the nature of the 'on road' activation placement in the first available parking space they will need to liaise with the neighbouring business and residents.



The North End Cafe – 24 McKeon St, Maroubra

This Café previously had Council's parklet placed at the front and are an active part of the community at Maroubra Beach. The 'on road' activation would be placed adjacent to the EzyMart next door however they have already provided their support. The activation would allow the business to increase their breakfast and lunch trade and boost the local economy.

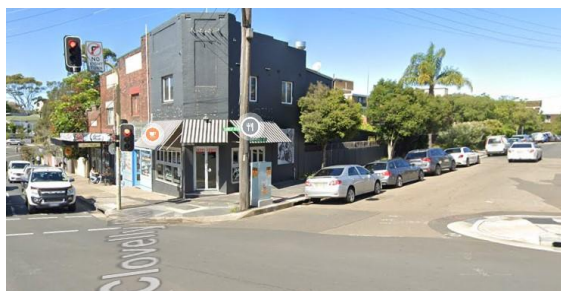
The business has an approved outdoor dining area. LTC approved this site however some repair work to the foot path will be needed.



Spaghetteria – St Marks Rd, Randwick

This restaurant approached Council to indicate their interest in expanding their outdoor dining area into St Marks Rd. There would be no impact on other businesses. The activation would allow the business to increase its lunch and dinner trade and boost the Night Time Economy offering along Clovelly Rd.

The business has an approved outdoor dining area however due to the proximity of Clovelly Rd Traffic Lights Transport for NSW will need to approve the 'on road' activation placement. LTC approved this site subject to approval from Transport for NSW. Installation of angle parking along St Marks Rd is also being considered.



CC18/23

Community Consultation

As this is a trial program no large-scale consultation is planned prior to the roll-out. However, prior to the operation of each Alfresco business, local community and businesses will be informed via face to face discussion and letter drop.

Further engagement with business and Chambers will occur over the period of the trial, and a QR survey from residents/users of the space. This is consistent with what other councils have enacted and in policy. Issues and feedback will be responded on as they arise.

Internal stakeholder consultations have taken place and will continue throughout the trial.

The process for approval states that the application for Alfresco would go on notice for public consultation for 7 days on Council's website and notification sent to surrounding businesses and residents prior to it being approved.

If there are no significant objections, the application will then go to the Local Traffic Committee.

Marketing

A key part of this Program is a new brand and a promotion campaign rolled out across the LGA. The design will feature local artists and be part of a collaboration with the Randwick Arts Listing. The marketing campaign will include digital promotion, signage, social media and some activations of the on-road alfresco areas.

Issues and Mitigations

Compliance – The expansion of outdoor dining with 'on road' activations increases compliance requirements of participating businesses and for Council.

Mitigation – Existing outdoor dining approval processes remain in place. Strict eligibility criteria apply. Approval process involves Traffic Committee, Planning and Property.

Approval – 'on road' activations require approval and advice from external agencies and across multiple Council departments.

Mitigation – Simple application with clear eligibility criteria supporting a rigorous assessment process in place. Close liaison with Integrated Transport, Planning and Property.

Road Safety – Proximity to road traffic.

Mitigation – T-Lock TransportNSW approved concrete barriers will be used. Traffic Committee involved in approval process.

Parking – Activation would reduce the number of spaces in a precinct.

Mitigation – activations only approved in areas where the loss of parking will not have considerable negative impact. This would form part of the ongoing evaluation of the trial.

Local Resident Impact – the expansion of outdoor dining increase noise and activity levels.

Mitigation – Existing operational restrictions remain. Participating business asked to include mindful ingress/egress messaging in their signage. This would form part of the ongoing evaluation of the trial.

Program Management – It is important to note similar programs run by other Councils have large teams with dedicated staff and contractors. Resourcing will involve a significant amount of staff time and require oversight from a central point.

Mitigation – Strict guidelines and procedures in place, management of program by Economic Development & Placemaking and small roll out of activations to ensure greater control.

Budget

The Alfresco Randwick Program trial has a dedicated budget allocation of \$90 000.00 in the 23/24 Economic Development and Placemaking Budget. This allows for 10 approved businesses to trial an 'on-road' activation at no cost for 12 months. The 3 businesses outlined in the report would launch the trial, with an additional 7 available through the EOI.

The budget outline is as follows;

Brand/Logo & collateral Design	\$2, 000
Artist engagement	\$5,000
Printing	\$2,500
Signage	\$2000
Activations & Presentations	\$3,000
On Road Infrastructure Support	\$5,000
On Road Alfresco Activation (10 @\$5k ea)	\$50,000
Waive of outdoor dining fees	\$13 000
contingency	\$7,500
TOTAL	\$90,000

Timing

Should the Alfresco Randwick trial be endorsed at the August meeting consultation will start around the 3 identified businesses Council Officers would commence the roll out of the trial program with first 3 alfresco partners and creation of Alfresco Randwick branding including engagement of local artist for designs. In November 23 to June 24 the roll out trial program for another 7 activations via EOI will take place and commence marketing campaign. A report would come back to Council in June/July 2024 as a review & evaluation of the trial. A budget would also be put forward pending the trial.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Economic Development
Outcome	A city with a 24-hour economy including diverse night time activities and experiences

Objective	Increase night time spending by 7% by 2032 Note: night time is defined as 6pm - 6am
Delivery program commitment	Prepare a program for the operation of food trucks and food vans or markets within suitable locations including requirements for safety, amenity and hours of operation by 2024.

Resourcing Strategy implications

The Alfresco Randwick Program trial has a dedicated budget allocation of \$90 000.00 in the 23-24 Economic Development and Placemaking Budget. This allows for 10 approved businesses to trial an 'on-road' activation at no cost for 12 months.

Policy and legislative requirements

The Alfresco Randwick Program trial 'on road' activation is classified as the use of a footway or public open space within the meaning of the *Roads Act 1993* as an outdoor dining area associated with lawful food and drink premises (i.e. restaurants, cafes, take away food and drink premises, etc).

Conclusion

Alfresco Dining is widely recognised as a contributor to community wellbeing and a driver in the growth of the 24hr and visitor economy. Consultation with internal stakeholders, discussions with businesses and comparative research and meetings with other LGA's shows there is scope and community desire for expanded outdoor dining opportunities in Randwick.

The Alfresco Randwick Program Trial has been developed with a focus on supporting, highlighting and increasing Randwick's Outdoor Dining experience through 'on road' activations.

Responsible officer: Richard Old, Economic Development Specialist

File Reference: F2022/00369

Director Community & Culture Report No. CC19/23

Subject: Community Partnerships Program 2023

Executive Summary

- The Community Partnerships funding program provides financial assistance to not-for-profit social service organisations for the purpose of delivering programs and activities that address the needs of residents experiencing disadvantage in Randwick Local Government Area. The program has a current allocated budget of \$200,000 per annum.
- Applicants may request funds not exceeding \$20,000.00 per year. Multi-year funding is available for up to three years, not exceeding a total of \$60,000.
- Community Partnerships opened for applications for the 2023-24 financial year on 23 June, closing on 23 July. Promotion for the round occurred through various Council platforms including the website, social media, information sessions and interagency communications.
- The amount available for allocation in 2023/24 is **\$139,964**. This figure considers previously approved funding allocations for multi-year projects from 2021 and 2022. It also includes a small amount in rollover funds from 2022.
- Council received thirteen (13) applications requesting a total of **\$191,188.60** for the 2023/24 financial year. Applications were assessed against the program's funding guidelines and assessment criteria.
- The assessment panel recommends nine (9) organisations to receive a total of **\$123,538.60** in funding from the 2023-24 Community Partnerships budget:
 - Bondi Beach Cottage
 - Counterpoint Community Services
 - Lokahi Foundation
 - Open Support
 - St Francis Social Services: Centre 360
 - St Laurence House
 - Story Factory
 - The Shepherd Centre
 - WAYS Youth & Family
- The assessment panel puts forward for Council's consideration, funding Lifeline Direct for **\$10 500.00**, who did not meet all the eligibility for the program but on merit are worthy of funding against the criteria and local area priorities.
- The remaining funds of **\$5,925.40** may be rolled over to the 2024-25 Community Partnerships budget.

Recommendation

That Council:

- a) Approve the allocation of \$123,538.60 to the 9 organisations listed above and detailed in this report.
- b) Approve the rollover of \$5,925.40 in remaining funds to the 2024-25 Community Partnerships budget; and
- c) Consider the additional funding of Lifeline Direct:
 - i. of \$10 500 for one year to fund the training of 3 Lifeline volunteer crisis supporters
 - or
 - ii. and determine not support the funding.

Attachment/s:

Nil

CC19/23

Purpose

The Community Partnerships program is now in its 13th year and is one of the funding streams of the Community Investment Program. With an allocated annual budget of \$200,000, it offers not-for-profit social service providers the opportunity to apply for financial assistance to implement and deliver projects to address the social needs of Randwick residents experiencing disadvantage.

Applicants may apply for up to \$20,000.00 per year. Up to three years of recurrent funding may be available for multi-year projects, up to a maximum of \$20,000 per year and a total of \$60,000.

The budget for Community Partnerships will increase to \$300,000 from 2024-25 as endorsed at the July 2023 Council meeting.

Discussion

The 2023-24 funding round opened on 23 June 2023 and closed on 23 July. The program was promoted on Council's website and social media pages, via email distribution to relevant networks and interagency's, and through delivery of two online information sessions.

Recurrent funding

In addition to the ten (10) organisations recommended for funding in this round, the allocated budget for 2023-24 will also fund four (4) organisations that are due to receive their recurrent funds for multi-year projects approved in the 2021-22 and 2022-23 rounds.

These include:

2021-22 (three-year funding, \$20,000 each):

- Kooloorra: Community Development Support Program
- Weave: Kool Kids Cultural Mentoring Program

2022-23 (three-year funding, \$20,000 each):

- Souths Cares: Nanga Mai Marri mentoring program
- South-Eastern Community Connect (SECC): DV and Housing Support initiative

Annual budget allocation	\$ 200,000.00
Rollover (2022-23)	\$ 19,964.00
Less recurrent funding commitments (approved in 2022-23)	\$ 40,000.00
Less recurrent funding commitments (approved in 2021-22)	\$ 40,000.00

Total budget available for 2023-24 allocation **\$ 139,964.00**

Reporting requirements

The program requires and expects a high level of accountability from funding recipients. This is achieved by undertaking a robust annual reporting process. If an organisation receiving recurrent funding is unable to meet its annual progress reporting requirements, funding for subsequent years will not be allocated, and will be returned to the budget. Organisations in receipt of recurrent funding are not eligible to submit another application until their funded project is completed and acquitted on an annual basis.

Local Area Priorities

Alignment with Local Area Priorities is key to the allocation of Community Partnerships funding, as per the Application and Funding Guidelines (s2.2). The current Priorities were identified through the [Randwick Social Study \(2021\)](#) and are listed below.

- Domestic and family violence
- Housing affordability and homelessness
- Aboriginal and Torres Strait Islander communities

- Young people: Education, employment and engagement
- In-home support services
- Mental health/social-emotional wellbeing

Assessment of 2023-24 applications

The assessment process was undertaken by a panel comprising of Council Officers with expertise in community services, and an independent external representative from South Eastern Sydney Local Health District (SESLHD), whose experience includes grants management and working with local priority populations. The Mayor was not part of the panel assessment for this round.

Each application was assessed against the following criteria:

1. Capacity to deliver the project
2. Relevance to Randwick's Local Area Priorities
3. Accessibility and inclusion for target groups
4. Capacity to monitor and evaluate impact/outcomes
5. A realistic and reasonable budget

Remaining funding

Based on the recommended allocation, only a small surplus (\$5,925.40) remains in the Community Partnerships budget for 2023-24. It is recommended this amount be rolled over into the 2024-25 budget.

Recommendation for recurrent funding: WAYS Youth & Family

This applicant is recommended to receive the requested \$4,490 for their program 'A WAYS Safe Summer', as described below.

This project has been supported by Council over an extensive period (in excess of 10 years) through the Community Partnerships stream. The project has historically been funded for only one year at a time, with the applicant submitting a new application in each round.

In discussion with the applicant, Council officers were advised that WAYS was unaware of the option to request multi-year funding. The program is expected to continue operations for the next three years at a minimum. The panel agreed this project has significant community benefit, meets the needs of a high priority group and is a meritorious application in the context of the current round. On this basis, it is recommended that 'A WAYS Safe Summer' receive dedicated funding for three years, instead of the initially requested one year. This is noted in the table below.

Other recommended requests for multi-year funding were initiated by the applicant.

Option for 1-year funding: Lifeline Direct

Lifeline Direct Eastern Suburbs is a volunteer crisis call centre based in Bondi Junction. Lifeline is a national organization, with a number of office locations. Lifeline Direct Eastern Suburbs applied for funding to train their volunteer crisis supporters. It costs \$3,500 to train one volunteer crisis supporter. When considering the eligibility, the panel noted that the eligibility states;

Applicants must:

Conduct the funded service or program within the boundaries of Randwick LGA; or predominantly service Randwick City residents.

Lifeline Direct is not conducted within the Randwick LGA nor does it predominantly service Randwick City Residents therefore does not meet this section of the Investment Program eligibility. However, Lifeline have provided data that shows that they get **6,100 calls** a year from residents in the Randwick LGA. This equates to 6% of total calls each year.

The panel considered that Lifeline does not meet all components of the eligibility however on merit meets the criteria of the Partnerships assessment, and there is a local impact demonstrated by a support service that improves the mental health and social-emotional wellbeing of residents. It is also noted that Council does install signage along the coastline with the free call phone number for Lifeline.

Council can determine to endorse recommendations outside of the guidelines, so the panel are putting forward to Council that whilst the guidelines are not met in their entirety there is merit in funding this organization and it meets the criteria of the program and local priority areas. On this basis the panel is putting forward for Council's consideration, funding for one year to Lifeline of \$10 500.00 which will fund the training of 3 volunteer crisis supporters.

Recommended funding allocations

A summary of the recommended allocations is provided below. A more detailed analysis of the recommended and non-recommended funding requests is provided under separate cover.

Applicant & Project Name	Description	Panel comments	To be funded (per year)	No. of years: Requested	No. of years: Recommended
1. Bondi Beach Cottage: Domestic & Family Violence Counselling Location: Onsite in Bondi and via outreach model (client's home and community locations)	Counselling and support activities for women impacted by domestic and family violence (DFV), with particular emphasis on supporting women and their children to find safety, cope with the trauma impacts of DFV, and explore options to re-engage socially.	A highly regarded service in the DFV sector. The organisation is based in Bondi but draws 35% of clients from Randwick LGA. The application indicated a strong focus on outcomes and ability to evaluate the program's impact. The inclusion of free childcare removes barriers to participation and will provide early education benefits to children at risk. DFV is one of Council's top funding priorities based on the Social Needs Study.	\$20,000	3	3
2. Counterpoint Community Services: Creating Safer Communities Together Location: Lexington Hub and Maroubra Estate	The initiative aims to address antisocial behaviour (ASB) among social housing residents in Randwick LGA. The project's goal is to enhance safety, wellbeing, and living conditions for vulnerable residents in Maroubra and nearby areas through an intensive case management and advocacy approach.	The organisation is highly experienced in working with social housing communities. They would be based initially at Lexington Hub and work closely with Council staff on this program. The specific focus on ASB is an identified gap in service delivery. It's a new program that will require coordination with existing services for maximum impact. Strong alignment with multiple areas of local priority need. One year of funding recommended.	\$20,000	3	1
3. Lokahi Foundation: Empowering Survivors of	The service supports female victim-survivors of domestic and family abuse to reclaim their lives through a	A service based in Bondi which draws 33% of its clients from Randwick LGA. The organisation is young and very small, but the panel agreed there is endless	\$18,500	3	1

Applicant & Project Name	Description	Panel comments	To be funded (per year)	No. of years: Requested	No. of years: Recommended
Domestic & Family Violence Location: Outreach model (client's home and community locations)	specialised case management service. Increasing the capacity of the service means supporting more women and children at risk of serious harm and homelessness.	unmet need relating to domestic and family violence. The lack of specialist services in the LGA leads to clients seeking support wherever available, as all organisations working in this space hold lengthy waitlists. Funding for DFV support is a top Council priority.			
4. Open Support: Community Connections Location: Bowen Library, Maroubra	The program is designed to combat increased post-pandemic levels of social isolation and loneliness in the community. Two 12-week group programs will be delivered at Bowen Library by suitably qualified practitioners, with the aim being to support isolated clients to re-engage with existing supports and services local to the area.	The organisation is affiliated with St Vincent's clinic but will operate this arm of the program in Randwick LGA. Connections have been made with Council's Community Development team, enabling referrals for vulnerable and disadvantaged residents. The program will reduce barriers to participation by providing transport. Social isolation is strongly linked to mental ill-health, and post-pandemic rates of isolation and distress have increased. Solid alignment with local area priorities.	\$15,470	3	1
5. St Francis Social Services (Centre 360): Youth Outreach Program Location: Outreach model (client's home and community locations)	A case management service targeting at-risk, vulnerable young people via an outreach model. Appropriately qualified workers will provide 1:1 assistance to facilitate clinical and personal support, access to material aid, attendance at essential appointments and engagement with the community.	The applicant is a highly regarded provider of youth and family support programs based outside the LGA, but working in an outreach capacity with young people across Council boundaries. A lack of intensive case management services for young people is recognised as a significant service gap in the local area. This program will target the most vulnerable, at-risk young people in Randwick LGA. Very strong alignment with local area priorities.	\$20,000	3	3
6. St Laurence House: YConnect Location: Kingsford and community locations	The YConnect program aims to connect young people with experiences of homelessness to their local community through fun and engaging activities. It provides an opportunity for participants to develop social skills, increase physical health and	The applicant provides supported accommodation for young people at risk of homelessness and disengagement from education at a site in Kingsford. This program provides wrap-around social support and life skills to build the capacity of this extremely vulnerable group. The amount requested is a small investment for a project that	\$6,430	1	1

CC19/23

Applicant & Project Name	Description	Panel comments	To be funded (per year)	No. of years: Requested	No. of years: Recommended
	improve mental wellbeing.	aligns extremely well with Council's local area priorities.			
7. Story Factory: Pride Inside Location: Matraville Sports High School	A series of creative writing and wellbeing programs for students at Matraville Sports High School, targeting those at risk of poor mental health and low literacy. The project involves production of creative works exploring themes of pride in one's personal and cultural identities.	A well-regarded organisation with robust evaluation processes in place. A similar project was funded previously, with an excellent acquittal report provided. The school's population includes a high proportion of Aboriginal and Torres Strait Islander students, and socio-economically disadvantaged families. A gap in the provision of non-sport-related activities in Randwick LGA, including creative pursuits, for young people was identified in recent community consultation. Strong alignment with local priorities.	\$10,423	1	1
8. The Shepherd Centre: Hear For You Location: National Institute of Dramatic Art (NIDA), Kensington	Hear For You develops the life skills and wellbeing of young people with hearing loss. Delivered by trained mentors with lived experience of hearing loss, it brings teenagers and young people together in a relaxed, fun environment, giving them the opportunity to connect with others experiencing similar challenges.	A reputable organisation providing specialist support for young people with hearing loss. The program has a strong focus on social inclusion. Being conducted at NIDA and targeting young people experiencing disability-related disadvantage aligns well with Council's Arts & Culture Strategy. It is a solid fit with local area priorities and Partnerships objectives.	\$8225.6	1	1
9. WAYS Youth & Family: A WAYS Safe Summer Location: Outreach model (various community locations)	A youth-led peer education program that aims to raise awareness of local support services, provide education about sexual health, alcohol and other drug harm minimisation and mental health. It provides potential job opportunities for young people to be employed as peer educators and conduct educational outreaches.	This program has been repeatedly funded over many years. It is recognised as a worthy investment by Council, that targets at-risk young people and provides training and employment opportunities alongside safety education. The amount requested is small and represents a contribution to the program's overall cost. The panel agreed this application aligns strongly with the priorities identified by Community Partnerships and should be funded in an ongoing capacity for three years.	\$4,490	1	3

Applicant & Project Name	Description	Panel comments	To be funded (per year)	No. of years: Requested	No. of years: Recommended
		Total for 2023-34	\$123,538.60		
		Total committed for 2024-25			\$44,490
		Total committed for 2025-26			\$44,490

CC19/23

Additional application for Council's consideration:

10. Lifeline Direct: Suicide Safer Eastern Suburbs Location: Phone- based	An Australian in crisis calls Lifeline every 30 seconds. 10-15% of calls currently go unanswered. This project will allow new volunteer Crisis Supporters to be recruited and trained to respond to increasing unmet need in the areas of mental health and psychological distress.	A life-saving mental health crisis service available nationwide. On further enquiry, the panel received advice that 6% of Lifeline's annual calls come from the Randwick LGA. Council has partnered with Lifeline to provide helpline signage at suicide hotspots along the LGA coastline, based on evidence this has a positive effect on help-seeking behaviour. Mental health is a local priority area for Council.	\$10,500	3	1
Total 2023/24			134 038.60		

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Inclusive Randwick
Outcome	A city where people can access social support and amenities whatever their ability and wherever they live
Objective	Increase by 10% the number of people who feel their social needs are being met by 2031 from the 2021 baseline
Delivery program commitment	Increase the promotion of Council's grant program for funding service providers.

Resourcing Strategy implications

The recommended expenditure is within the allocated budget for this purpose.

Policy and legislative requirements

Community Partnerships: Application and Funding Guidelines.

Conclusion

The Community Partnerships program plays an important role in providing support services to priority groups living in Randwick City. It does so by allocating funds to social service providers to increase community capacity and deliver much-needed services to residents experiencing disadvantage in the Randwick area.

All applicants will be advised of the outcome of their application following final determination by Council. This includes unsuccessful applicants, who will receive feedback specific to their application and, on request, advice relating to future applications or other funding opportunities available through Randwick City Council.

Responsible officer: Rachel Low, Senior Officer - Social Planning & Community Capacity

File Reference: F2021/00139

CC19/23

Director Community & Culture Report No. CC20/23

Subject: Matrville Carols 2023

CC20/23

Executive Summary

- In October 2022 Council resolved that a report come back on the Matrville Carols operational costs in order to investigate Council's possible support of the return of this community event in 2023.
- In response to this Resolution, Council staff met with representatives from the Matrville Carols Committee represented by Mr Carlos da Rocha in May 2023 to discuss the return of the Carols and what potential assistance might be needed by Council to support the event's production and delivery.
- Discussions resulted in confirmation that after a hiatus Matrville Christmas Carols will return on 9th December 2023 at Barwon Park.
- To produce a high standard Carols event and also to resource increasing production costs the Committee are requesting funding from Council as well as assistance in event production including increased diversity of suppliers
- The total funding being sought from Council for the return and production of the 2023 Matrville Carols includes a \$10,000 allocation from the Community Development budget, a further \$5,000 from Council funding for additional expenses, and support and waiving of fees.

Recommendation

That Council:

- a) notes there is \$10,000 allocated as a donation towards the 2023 Matrville Christmas Carols in 23-24.
- b) allocate an additional contribution of \$5,000.00 to the organizing committee to cover additional expenses associated with holding this event.
- c) provide in-kind assistance to the Carols Committee including support advice for assistance with AV and staging providers, food stallholders and infrastructure hire.
- d) waive the fees associated with: the Event Application Fee of \$696, Park Hire Fees of \$497, \$1300 for waste and cleaning and \$800 for traffic (total \$3293).
- e) help with promoting the Matrville Carols through Council's social media channels, e-news and website.

Attachment/s:

Nil

Purpose

At its meeting on 18 October 2022 Council resolved;

(Burst/D'Souza) that Council call for a report on the operation of the Matraville Carols and their cost.

This report outlines the operation of the Carols and their cost, and confirms the reinstatement of the Matraville Carols on 9 December 2023 at Barwon Park. It seeks Council approval for allocated and additional cash funding and further approval for the requested in-kind support for their event.

Discussion

The Matraville Carols have been in hiatus, and have not been held in 2020, 2021 or 2022. Instead, the funding allocation was put towards Christmas activations in Matraville Town Centre and a food truck event in Barwon Park. An allocation of \$10 000.00 has been included for a number of years.

Following Council's resolution Council Officers met with Mr. Carlos da Rocha, member of the Matraville Carols Committee on 31 May 2023 to discuss Council's involvement in the Matraville Carols.

The Matraville Carols Committee have further confirmed that they are planning towards holding the event in 2023. Note, a \$10,000 cash contribution has been allocated in the 23/24 Community Donations budget.

In addition to the cash contribution from Council the Committee have requested;

- An additional \$5000.00 in cash contribution towards the event to support an overall increase in the cost of holding events.
- Waiving of fees for the Activities and Events Application Fees of \$696 and Park Hire Fees of \$497
- Waiving of fees associated with: the Event Application Fee of \$696, Park Hire Fees of \$497, \$1300 for waste and cleaning and \$800 for traffic (total \$3293).
- Council's assistance in providing contact information for suppliers in order to improve the level of delivery for the benefit of the community.
- assistance in marketing the Matraville Carols through Council's social media channels, e-news and website platforms.

Outline of Matraville Carols proposed event

As per the minutes received from the Committee, Matraville Carols will take place on 9th December 2023 at Barwon Park. The Committee advises that the Carols budget is estimated to be \$35,000.00 to \$37,000.00 depending on costs infrastructure and entertainment provided.

The Matraville Carols events is planned to run for three hours from 5.30pm to 8.30pm. The Committee are also inviting local schools to participate. They have asked Council to assist the Committee with identifying local performers and food trucks to expand the entertainment for the event. The Mayor will also be invited to represent Council and the organisers will acknowledge council's support.

The Committee are exploring the possibility of other local businesses to sponsor to support the return of the event.

Council supported Christmas events

Alongside this request to support the Matraville Carols, Council has supported a number of other Christmas events on an annual basis, including:

Event	Organizer	Council Support
Carols by the Sea - Grant Reserve Coogee	St Nicholas Anglican Church	Fee Waiver
Clovelly Carols	St Luke's Anglican Church	Fee Waiver
South Maroubra Christmas Party, South Maroubra Village Green	Maroubra Chamber	\$10 000 from the Community Development Donations Budget & fee waiver

Council also delivers its own Coogee Carols event in Coogee on the Sunday closest to Christmas Day each year, as a major event in the Council calendar.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Economic Development
Outcome	A city with a 24-hour economy including diverse night time activities and experiences
Objective	Increase night time spending by 7% by 2032 Note: night time is defined as 6pm - 6am
Delivery program commitment	Prepare a program for the operation of food trucks and food vans or markets within suitable locations including requirements for safety, amenity and hours of operation by 2024.
Outcome	A city that empowers businesses to start, grow and thrive through a collaborative business culture
Objective	Increase by 20% the number of businesses that are members of a local network, chamber or association by 2032
Delivery program commitment	Facilitate a sustainable and active business network group/s e.g. Chamber/s which act as an advocate for business by 2023 to increase business engagement and provide networking, marketing and training opportunities.
Delivery program commitment	Identify and promote Randwick's night time activities and experiences through the City of Randwick's business initiatives such as the Shop Local marketing campaign and existing communication channels by 2024.

Resourcing Strategy implications

A \$10,000 cash contribution has been allocated in the 23-24 Community Donations budget.

The additional allocation of \$5000 in cash contribution and \$3,293 in waiving of fees is proposed to be allocated from the 23-24 Economic Development & Placemaking budget; and the in-kind support will be absorbed within existing resourcing.

Item	Total cost
Waiving of application fees & park hire fees & traffic & waste	\$3293.00
Council Officer advice/support	In-kind
Marketing and promotion support	In-kind
Additional allocation of \$5000 to cover increases in costs	\$5000.00
TOTAL ADDITIONAL SUPPORT REQUESTED	\$5000.00 cash contribution \$3293.00 in-kind/waiver

Policy and legislative requirements

N/A

Conclusion

The Matraville Carols is a well-regarded, grass roots community event delivered by the Matraville Chamber. The event has been missed by the community over the last few years and will embrace its return in 2023. In order for the committee to hold the Carols some additional support from Council Officers is being requested to ensure the event is delivered safely and is an engaging Christmas event for the local community. This event activates Barwon Park and draws a mostly family crowd from Matraville, Malabar & Chifley, working in conjunction with the houses in Barwon Crescent who are well known in Randwick City for putting a lot of effort into their Christmas lights displays.

Responsible officer: Kimberley Fernandes, PA to Manager Community Development

File Reference: F2023/00304

Director Corporate Services Report No. CO38/23

Subject: 2022-23 Budget Carry Overs

Executive Summary


- This report details the carry-over of budgets and related fundings totalling ~\$41.1m from the 2022-23 Budget into the 2023-24 Budget
- Transfer of the Asset Management System project budget \$400k, into the Information & Communication Technology reserve to fund the implementation of TechnologyOne SaaS project upgrade in 2023-24.
- The reserves movements and balances from this report including are included in the Draft 2022-23 Financial Statements to be tabled at the same Ordinary Council meeting as this report, 22 August 2023.

Recommendation

That Council:

- a) the 2022-23 funding Carry Over schedule of ~\$41.1m be adopted and budgets carry over to the 2023-24 financial year as per the attachment.
- b) approves the transfer of \$400k from the Asset Management System project budget into the Information & Communication Technology reserve to fund the TechnologyOne SaaS Upgrade project in 2023-24.

Attachment/s:

1.  2022-23 Carry Over Schedule

Purpose

The purpose of this report is to carry over unspent budget from the 2022-23 financial year to the new 2023-24 financial year and the transfer of Asset Management System Project budget not proceeding into the Information & Communication Technology Reserve.

Discussion

The Council undertakes a programmed and disciplined approach to financial planning and management. There are several projects that have not been completed as at 30 June 2022-23 and the funding allocation needs to be carried forward into 2023-24 financial year due to the following reasons:

- Projects have already commenced, and expenditure is committed.
- Grant funding has been received for projects spanning a timeframe beyond 30 June 2023.
- The funds were voted towards the latter part of the 2022-23 financial year, and the project has not yet commenced or been completed.
- Funding for the project is to be raised over more than one financial year.

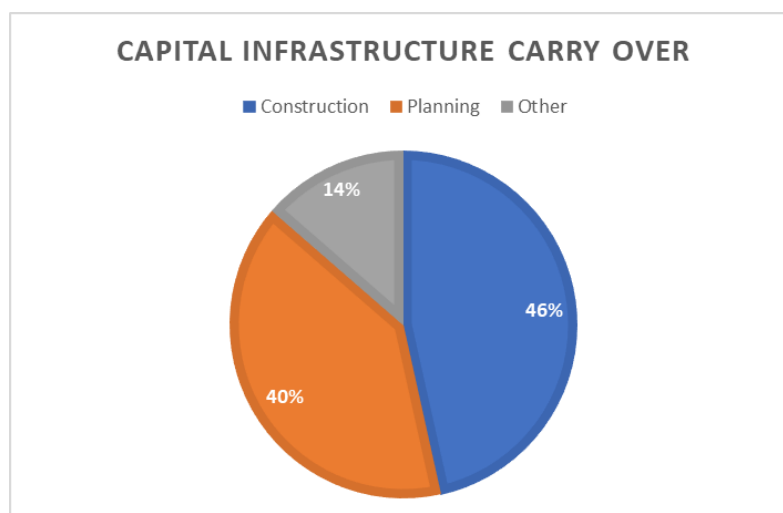
Attachment 1 contains the details of Council carryover projects.

The total budget proposed for carrying forward into the 2023-24 financial year is \$41,182,755. This amount was fully budgeted and funded in the 2022-23 budget. Funding sources include unexpended grants, section 7.12 contributions, internally and externally restricted reserve funds.

The carry over allocations will be added to the 2023-24 budget.

Major Carry Over Projects

Project Name	Amount
Building Works	\$24,745,828
Grant funded projects	\$3,823,220
Open space works	\$4,615,805
Roads and footpaths projects	\$5,964,284
Drainage works	\$ 248,801
Information and technology projects	\$ 1,108,733
Other projects	\$ 676,084
TOTAL	\$41,182,755



Council did not proceed with the Asset Management System project in late 2022-23 after the March QBRS. Additionally, the Council financial system TechnologyOne requires a significant upgrade in 2023-24. The budget of \$400k from the Asset Management System project is transferred to the Information & Communication Technology Reserve to fund the TechnologyOne SaaS project upgrade, to be included in the September 2023 QBRS.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:	
Service area	Financial Management
Function	Financial Management and Control
Delivery program commitment	Support Council's sustainable delivery of projects and services through sound Financial Management and Control, including long term financial planning, budget preparation, and financial performance monitoring.
Function	Accounting
Delivery program commitment	Manage and record the financial transactions arising from Council's activities, including the levy and collection of rates and charges, and the preparation of financial statements and returns.

Resourcing Strategy implications

There is no additional resource impact from this report.

Adoption of the recommendation formally carries over committed and unexpended 2022-23 budgets into the 2023-24 budget for the projects outlined in the attachment. These projects are fully funded.

Policy and legislative requirements

Local Government Act 1993; Part 3, Financial Management.
 Local Government (General) Regulation 2005; Part 9, Division 3, Budgeting by councils.
 NSW Government OLG, Local Government Code of Accounting Practice and Financial Reporting

Conclusion

That Council:

- c) endorses the carry overs. This will ensure the continuation of budgets and funding allocated to facilitate the delivery of the listed projects.
- d) approves the transfer of \$400k from the Asset Management System project budget into the Information & Communication Technology reserve to fund the TechnologyOne SaaS Upgrade project in 2023-24.

Responsible officer: Stephen Wong, Chief Financial Officer

File Reference: F2021/00364

CO38/23



End of Financial Year 2022-23

Carry Over Schedule 2022-23

PROJECTS ALLOCATED FUNDING IN 2022-23 BUDGET CARRIED OVER TO 2023-24 BUDGET SUMMARY			
Principal Activity	Carry Over Amount to 2023-24 Budget		
	General Funds	Restricted Funding (Reserves, Grants, Contributions)	Total Expenditure
	(\$)	(\$)	(\$)
PROJECTS IN PROGRESS	20,436,366	16,923,169	37,359,535
GRANT FUNDED PROJECTS	-	3,823,220	3,823,220
TOTAL	20,436,366	20,746,389	41,182,755

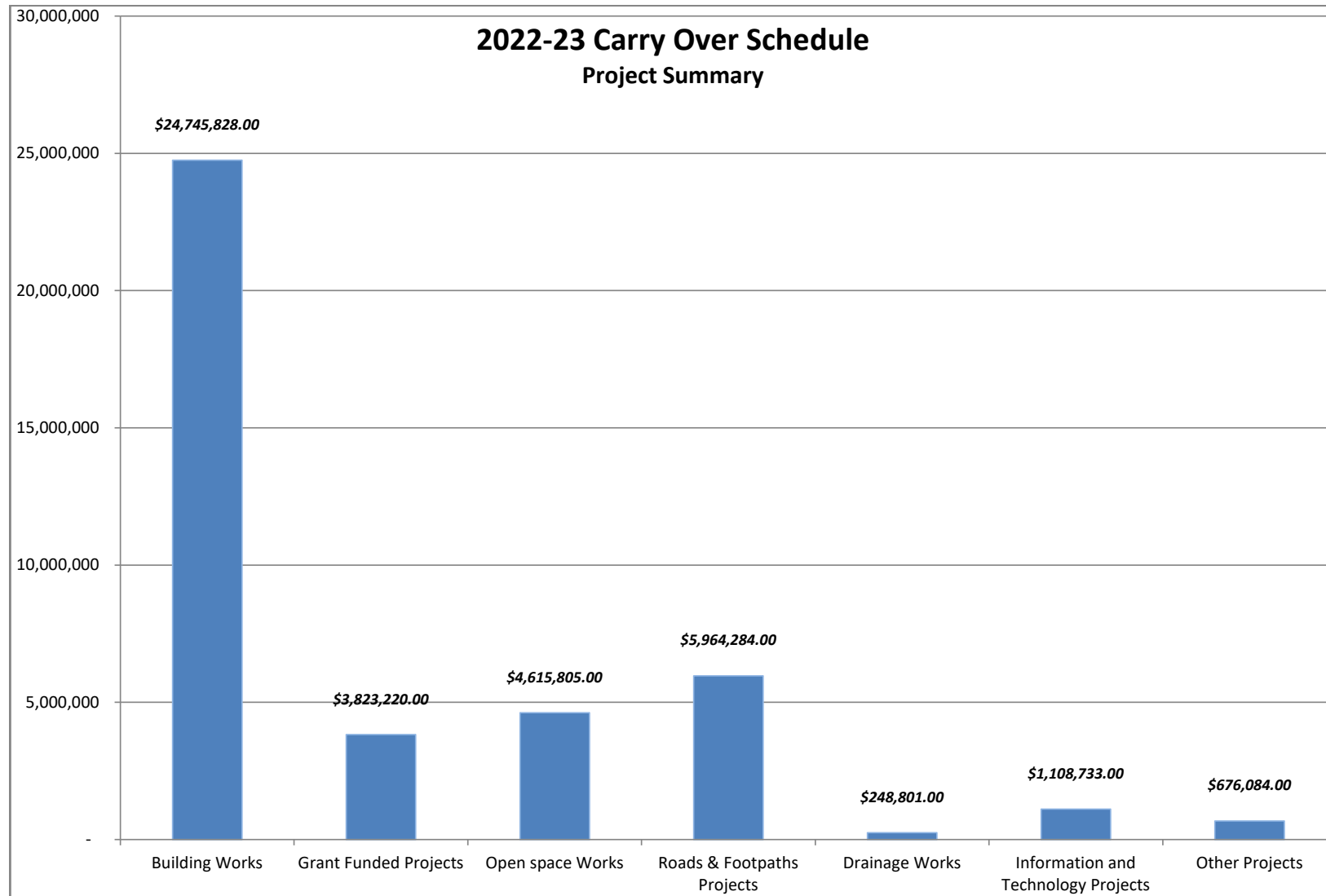
CO38/23

2022-23 Carry Over Schedule

Summary

Project	\$
Building Works	24,745,828
Grant Funded Projects	3,823,220
Open space Works	4,615,805
Roads & Footpaths Projects	5,964,284
Drainage Works	248,801
Information and Technology Projects	1,108,733
Other Projects	676,084
Total	41,182,755

Funding Source	\$
General Fund	20,436,366
Grants	3,823,220
Section 7.12	1,965,557
Environment Levy	1,041,744
Stormwater Levy	149,239
Our Community Our Future	2,411,175
Infrastructure Reserve	5,226,360
Infrastructure Loan Reserve	5,371,165
Building Levy	757,929
Total	41,182,755



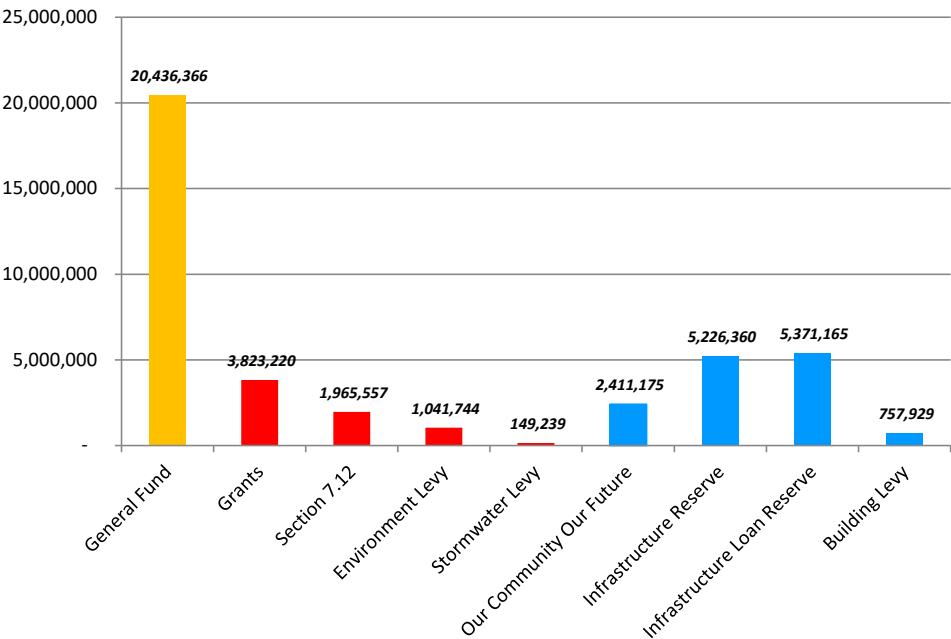
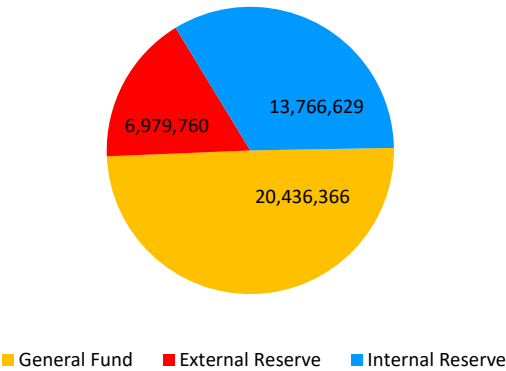
Attachment A

Page 4 of 9

CO38/23

2022-23 Carry Over Schedule

Funding Sources



PROJECTS ALLOCATED FUNDING IN 2022-23 BUDGET CARRIED OVER TO 2023-24 BUDGET DETAILED												
Project / Area	Comment	TOTAL 41,182,755	STATUS	GENERAL FUND					INTERNAL RESERVES			
				General Fund	Section 7.12	Environment Levy	Unexpended Grants	Stormwater Levy	Building Levy	Infrastructure Reserve	Our Community Our Future	Infrastructure Loan Reserve
20,436,3661,965,5571,041,7443,823,220149,239757,9295,226,3602,411,1755,371,165												
WORKS IN PROGRESS												
BUILDINGS CONSTRUCTION												
10047. Lionel Bowen Library	Stage 2 Second lift to Level 3 underway	324,904	Construction							324,904		
10199. Coogee Transit Amenities	At Planning Phase. Finalising Comparitive review of knockdown vs refurb for Council consideration	429,012	Planning								361,671	67,341
10328. Burrows Park Building	At Planning Phase. Community Consultation recently completed	248,716	Planning									248,716
10482. Maroubra Surf Club	Planning stage underway - Concept Designs Due December 2023	3,096,022	Planning	2,836,434						259,588		
10499. Matraville Youth & Cultural Hall	At Construction Phase. Works to complete by Nov 2023.	3,379,652	Construction							3,379,652		
10552. Pioneer Park Club House	At Planning and Design Phase. Works to complete by Dec 2023.	237,386	Planning	237,386								
10574. DRLC Des Renford Leisure Centre	At Construction Phase.	1,462,625	Construction	1,000,000		462,625						
10611. Randwick City Council Administration Building	At Planning and Design Phase. Tender to be advertised for head construction contractor in August 23	6,537,733	Construction	6,522,032					15,701			
10669. South Maroubra Surf Club Toilets	At Construction Phase. Works to complete by Aug 2023.	83,168	Construction						83,168			
10732. Malabar Memorial Hall	At Planning and Design Phase. DA submitted in October 2022	1,714,172	Planning	388,645					659,060	302,593	363,874	
10742. Randwick Literary Institute	At Planning Phase. Stakeholders consultation is underway.	500,000	Planning								500,000	
10745. Coogee Beach Amenities Facilities Lower Promenade	Construction - new rollers doors to be installed	494,241	Planning	128,284								365,957
10750. La Perouse Museum	NPWS discussions regarding lease arrangements	876,235	Planning									876,235
10752. La Perouse Toilets	Archaeology investigations ongoing	1,299,046	Planning	292,177	500,000						506,869	
10754. Southern Suburbs Youth Facility	At Planning Phase. Project Brief reported to Council. Council moved to defer the project for a future briefing	300,000	Planning									300,000
10860. Blenheim House - Cultural Centre	At Planning Phase. DA received, Construction Drawings underway	2,661,240	Planning								250,000	2,411,240
10959. Snape Park Amenities Upgrade	At Planning Phase.	488,280	Planning									488,280
10961. Malabar Pool Amenities	At Planning Phase. Reported to Council in July 23. In the process of submitting DA	613,396	Planning									613,396
OPEN SPACE CONSTRUCTION												
10171. Coastal Walkway	To be implemented in 2023-24	370,141	Planning	75,000		295,141						
10189. Playground Upgrades	At Planning and Construction Phase (Ella Reserve Playground, Alison Park Playground and Woomera Park Playground Renewal).	1,130,844	Construction	150,000	463,344					88,739	428,761	
10201. Dog Exercise Facilities	At Planning Phase.	30,000	Planning	30,000								
10255. Tree Planting	Tender for installation awarded in June 2023.	521,548	Construction	248,685	200,000	72,863						

Attachment A

Project / Area	Comment	TOTAL	STATUS	GENERAL FUND					INTERNAL RESERVES			
				General Fund	Section 7.12	Environment Levy	Unexpended Grants	Stormwater Levy	Building Levy	Infrastructure Reserve	Our Community Our Future	Infrastructure Loan Reserve
10408. Public Art Renewals & Repairs	Completed project planning and consultation.	33,000	Planning		33,000							
10486. Coogee Oval	At Planning Phase. Undertaking stakeholder consultation and project scoping.	350,000	Planning	350,000								
10652. Dune Restoration	Dune stabilisation projects, confirming scope	33,034	Construction		33,034		-					
10856. Tree Management System	Data collection underway.	94,561	Construction			94,561						
10955. Heffron Criterium Track Upgrade	At Planning and Design Phase. Concept design to be reported to Council in September / October	299,998	Planning	299,998				-				
10976. DRLC Splash Park	At Construction Phase.	845,214	Construction							845,214		
10992. Open Space Night Activation plan	At Planning Phase.	25,000	Planning	25,000								
10995. Bushland management program	At Construction Phase. Works to complete soon.	87,465	Construction		60,000	27,465						
11000. Vegetation and Native Habitat program	Construction Phase to follow.	120,000	Construction	120,000								
11080. McKeonSt Plaza Upgrade	CC 7/23 Council Meeting 18 April 2023. Works onsite commenced. Completed end of 2023	675,000	Construction	675,000								
DRAINAGE CONSTRUCTION												
10245. Drainage Capital Works	Completed planning and design. Construction works to follow.	149,239	Construction					149,239				
10878. Environmental Levy - GPT Upgrade works	Completed planning and design. Construction works to follow.	99,562	Construction	99,562								
ROADS CONSTRUCTION												
10129. Kerb & Gutter Rehabilitation Program	2083943. Aboud Avenue, Kingsford-East Side	171,622	Construction	171,622								
10157. Local Road Rehabilitation Program	Work in progress for below listed programs:- 2083967. Day Lane-Borrodale Rd to See St 2083977. Kenny Ave-Anz Pde (NB) to Anz Pd (SB) 2083980. Meeks Lane-Meeks St to Middle St 2083981. Loch Marree St-Holmes St to Nth end 2083984. See Lane-Harbourne Rd to Day Ln 2083986. Tay Lane-Anz Pde to Abbotsford Ln 2083987. Vale St-Arden St to The End 2219815. Belmore Rd - Short St to High St 2219818. Botany St - Rainbow St to Middle St 2219821. Clift Lane - Barry St to Fern St 2219829. Mount St - 159 Mount St to Dudley St 2219833. Rainbow St - Arden St to Denning St 2219834. Rainbow St - Malabar Rd to Hendy Ave 2219838. Victoria Lane - Raglan St to Napier St 2219841. Belmore Rd from Short St to Avoca St	1,567,922	Construction	1,567,922								
10170. Footpath Construction Program	2219783. Rehabilitation - Avoca Street, Randwick	204,020	Construction	138,093	65,927							
10184. Traffic Committee Works	2058554. Anzac / Franklin Signal Design	27,467	Planning	27,467								
10356. Bus Routes	2083948. Roundabout - Franklin St/Knowles Ave 2083950. St Pauls St to Soudan St	151,330	Construction	151,330								
10554. RetWall & Railing Program	Completed Planning Phase. Works to follow.	557,249	Construction	557,249								
10618. Bicycle Route Construction	At Planning and Consultation Phase. Works to follow.	276,142	Planning		187,053	89,089						
10765. Traffic and Road Safety Program	At Planning Phase. Consultation to follow.	206,952	Planning	206,952								
10858. Undergrounding Powerlines	At Design Phase. Consultation to follow. This funding is for the undergrounding of powerlines and streetscape upgrades at The Spot, Randwick.	1,632,884	Planning	1,236,264	396,620							

Attachment A

Project / Area	Comment	TOTAL	STATUS	GENERAL FUND					INTERNAL RESERVES			
				General Fund	Section 7.12	Environment Levy	Unexpended Grants	Stormwater Levy	Building Levy	Infrastructure Reserve	Our Community Our Future	Infrastructure Loan Reserve
10957. Clovelly Road Masterplan	At Design Phase. Consultation to follow.	326,579	Planning	300,000	26,579							
10964. Capital Works Design Package	At Design Phase.	100,000	Planning	100,000								
10987. Pedestrian Safety Improvement Program	Work in Progress	466,447	Construction	466,447								
10994. Maroubra Corridor Study Implement	At Planning Phase. Consultation and Design to follow.	250,000	Planning	250,000								
11009. TNSW Anzac Parade Bike Path	At Planning and Design Phase. Works to follow.	25,670	Planning							25,670		
INFORMATION TECHNOLOGY STRATEGY												
10871. IMT End User Equipment	Printers and Multifunction Devices \$82K purchase of production printers pursuant to T2023-17. Contract is in the process of being executed. Project was delayed while a review of the inhouse printing service vs outsourcing was performance Audio-visual Equipment-Caps\$26,733 This task is for the upgrade of the Audio-visual Services facilities in Margaret Martin Library and the Vonnie Young Auditorium at Lionel Bowen Library. The tender T2023-05 Audio-visual Services was delayed due to resource constraints but is anticipated to go to Council in August 2023, allowing four months for implementation.	108,733		108,733								
10989. Customer Relationship Management System	Research and analysis into the scope and functionality of a CRMS solution in the context of improving customer experience within Council has been conducted in FY23. The procurement activity and implementation did not commence due to other priorities, and is scheduled for FY24.	1,000,000		1,000,000								
OPERATING PROJECTS												
10208. Council Events	\$15,000 Brereton Place Opening-Event to be hold in August 2024 \$150,000 Matildas Screenings-Live screenings are 20 July to 20 August	165,000		165,000								
11052. RLI Flooring upgrades	Initial planning required separation of Main Hall flooring and heritage planning for remaining three floors to be managed by Projects	120,000		120,000								
10939. Economic Development Strategy	\$20K for Christmas in Randwick-Expansion of 23/24 program as discussed with GM requires addition to 23/24 budget \$15K for Spendmapp Subscription, Moving to new financial year to align with invoice and usage \$50K for McKeon St Plaza-Street As Shared Spaces-Final costs for activation of McKeon before permanent upgrade.	85,000		85,000								
20053. Arts and Culture	NOX future arts projects-This event did not happen and the Arts and Culture Committee are now planning an alternative event	190,000		190,000								
10436. Strategic Planning Projects-Operating	\$25,000 for Aboriginal Cultural Heritage Study-Project timeframe revised as resources being directed to heritage investigations in the Comprehensive LEP and dealing with IHO's. Consultancy work to prepare the Study and engagement strategy \$32,700 for Anzac Parade Heritage Study-Implement recommendations of the Anzac Pde Study relating to heritage Interpretation. Progress timeframe revised given prioritisation of other strategic projects including Comprehensive LEP, DCP and Randwick Junction \$23,384 for Comprehensive DCP-Unable to report and exhibit Stage 2 DCP until Stage 1 DCP was finalised. Carry over funds required for Stage 2 DCP studies and exhibition. Use of external mailing/printing firm. \$10,000 for Randwick Junction DCP-Exhibition of DCP is tied to Planning Proposal and not able to be progressed until reported to Council. Preparation of DCP and exhibition scheduled for November 2023. \$25,000 for Affordable Housing Strategy-Unable to spend funds until a joint Discussion Paper (with Waverley and Woollahra) is finalised and reported to Council. Specialist advice on the sub-regional affordable housing approach	116,084		116,084								
TOTAL WORKS IN PROGRESS		37,359,535		20,436,366	1,965,557	1,041,744	0	149,239	757,929	5,226,360	2,411,175	5,371,165
GRANT FUNDED PROJECTS												
10092. Biodiversity	WIRES - Wildlife Rescue Shelter project. Project has recently commenced with specialist architect approved -Major project is managing this project.	62,832					62,832					
10120. Roads To Recovery	Delay due to Additional Scope charge to K&G and footpath programs.	169,973					169,973					
10289. Library Local Priority Grant	Carryover library local priority grant for the Delays due to change Delay due to number of factors, getting facade engineer, now on board but designer competing projects, so will get underway in new financial year. Expected completion Date 30/6/22	408,457					408,457					
10356. Bus Routes	Postponed due RAB upgrade apron . Grant works to complete in23/24.	81,405					81,405					
10482. Maroubra Surf Club	At Planning and Design Phase. Grant funded works to follow.	1,000,000					1,000,000					

Attachment A

Project / Area	Comment	TOTAL	STATUS	GENERAL FUND					INTERNAL RESERVES				
				General Fund	Section 7.12	Environment Levy	Unexpended Grants	Stormwater Levy	Building Levy	Infrastructure Reserve	Our Community Our Future	Infrastructure Loan Reserve	
10899. Coogee Beach Stormwater Diversion	At Planning and Consultation Phase. Grant funded works to follow.	124,249					124,249						
10912. Waratah Street Plaza	At Planning and Consultation Phase. Grant funded works to follow.	1,912,304					1,912,304						
11007. Sustainable Waste	At implementation phase. Grant works to complete soon.	64,000					64,000						
TOTAL GRANT FUNDED PROJECTS		3,823,220		-	-	-	3,823,220	-	-	-	-	-	-
TOTAL RANDWICK CITY COUNCIL CARRY OVERS		41,182,755		20,436,366	1,965,557	1,041,744	3,823,220	149,239	757,929	5,226,360	2,411,175	5,371,165	

Director Corporate Services Report No. CO39/23

Subject: Investment Report - July 2023



Executive Summary

- This report outlines Council's investment portfolio and performance as at 31 July 2023.
- All investments have been made in accordance with the Act, Regulations and Council's Investment Policy.
- For the month of July, the total portfolio (T/Ds, FRNs, and Bonds) provided a return of +0.36% (actual) or +4.29% p.a. (annualised¹), compared to the benchmark AusBond Bank Bill Index return of +0.37% (actual) or +4.48% p.a. (annualised).
- Our overall investment return remains sound. Investment income received to 31 July is \$517,722 exceeding budget expectations and representing 12.24% of the current budget year to date.
- Cashflow will continue to be monitored closely, as the RBA expects to take further steps in the process of normalising monetary conditions over the coming months. Investments will continue to be managed to ensure liquidity to meet operational requirements.

Recommendation

That the Investment Report for July 2023 be received and noted.

Attachment/s:

1.   Certificate by Responsible Accounting Officer - July 2023

¹ The annualised rate is the rate for a one-year period, based on periodic rates.

Purpose

The Local Government (General) Regulation requires a written report to be provided to the Ordinary meeting of the Council giving details of all monies invested and a certificate as to whether the investments have been made in accordance with the Act, the regulations, and the Council's Investment Policy.

Discussion

As at 31 July 2023, Council held investments with a market value of \$145.17 million. The portfolio value decreased during July by \$5.70 million. The decrease is representative of a negative cash flow for the month reflecting the net effect of revenue receipts, rates, grants, and miscellaneous payments, offset by capital works expenditure and other operational payments.

The size of the investment portfolio varies significantly from month to month because of cash flows for the period. Cash outflows (expenditure) are typically relatively stable from one month to another. Cash inflows (income) are cyclical and are largely dependent on the rates instalment due dates and the timing of grant payments including receipt of the Financial Assistance Grants.

Cashflow continues to be closely monitored, ensuring that there is enough cash in the business to operate on a day-to-day basis, to:

- Ensure that Council maintains a balanced operating result;
- Ensure that payments are received on time to control debtors; and
- Manage and finance capital projects.

At the RBA's last meeting on 01 August 2023, the RBA:

- Decided to leave the cash rate target unchanged at 4.10 per cent.

Interest rates have increased by 4 percentage points since May last year. The RBA states *"The higher interest rates are working to establish a more sustainable balance between supply and demand in the economy and will continue to do so"*.

According to the latest data from the Australian Bureau of Statistics (ABS), the CPI rose 0.8 per cent in the June 2023 quarter and 6 per cent annually. CPI inflation is forecast to continue to decline to around 3.5 per cent by the end 2024 and to reach 3 per cent by late 2025.

The growth in the Australian economy has slowed and the GDP is forecast to slow to 1¼ per cent over 2024 and gradually increase to above 2 per cent by 2025. Despite the labour market easing a little, the conditions remain very tight, with the unemployment rate expected to rise gradually from its current rate of 3.5 per cent to around 4.5 per cent late next year.

The decision to hold interest rates steady this month provides the Board with more time to assess the state of the economy and the economic outlook and associated risks. The Board will continue to *"pay close attention to developments in the global economy, trends in household spending and the outlook for inflation and the labour market. The Board remains resolute in its determination to return inflation to target and will do what is necessary to achieve that"*.

On Call Funds

On Call, funds are held to meet Council's immediate cash flow requirements. The on-call balance at month end is \$10.55 million or 7.27% of the total portfolio.

Investment	Rating	Balance 1 July 2023	Movement	Balance 31 July 2023	Interest Rate
CBA	AA-	\$7,802,467	\$2,747,173	\$10,549,640	4.15%
Macquarie Bank	A+	\$2,367	-\$2,367	0	4.10%

Term Deposits

- At month's end the portfolio included \$108 million in term deposits.
- Term Deposits made up 74.40% of the total investment portfolio.
- Five term deposits totaling \$8.5 million matured in July 2023.
- No new term deposits were placed.
- As at end of July 2023, the term deposit portfolio was yielding 4.12% p.a. (up 15bp from the previous month).

	Rating	Balance 1 July 2023	Movement	Balance 31 July 2023	Date Invested	Date Maturity	Interest Rate
ICBC	A	\$2,000,000	0	\$2,000,000	9/09/2021	18/09/2024	0.94%
ICBC	A	\$1,500,000	0	\$1,500,000	27/09/2021	27/09/2023	0.60%
Westpac	AA-	\$1,000,000	0	\$1,000,000	10/11/2021	3/12/2025	1.70%
Westpac	AA-	\$1,000,000	0	\$1,000,000	10/11/2021	9/12/2026	1.88%
ICBC	A	\$2,000,000	0	\$2,000,000	11/11/2021	13/12/2023	1.22%
ICBC	A	\$1,000,000	-\$1,000,000	\$0	18/11/2021	5/07/2023	1.00%
ICBC	A	\$2,000,000	-\$2,000,000	\$0	2/12/2021	5/07/2023	1.00%
ICBC	A	\$2,000,000	0	\$2,000,000	2/12/2021	11/10/2023	1.10%
ICBC	A	\$2,000,000	0	\$2,000,000	2/12/2021	24/01/2024	1.36%
ICBC	A	\$2,000,000	-\$2,000,000	\$0	28/02/2022	12/07/2023	1.20%
ICBC	A	\$1,500,000	0	\$1,500,000	9/03/2022	25/10/2023	1.74%
CBA	AA-	\$1,500,000	-\$1,500,000	\$0	20/04/2022	26/07/2023	2.44%
CBA	AA-	\$1,500,000	0	\$1,500,000	20/04/2022	4/10/2023	2.60%
ICBC	A	\$1,000,000	0	\$1,000,000	20/04/2022	24/04/2024	3.13%
CBA	AA-	\$2,000,000	0	\$2,000,000	2/05/2022	1/11/2023	3.08%
ICBC	A	\$1,500,000	0	\$1,500,000	1/06/2022	31/01/2024	3.40%
SunCorp	A+	\$2,000,000	0	\$2,000,000	12/07/2022	17/01/2024	4.05%
Westpac	AA-	\$1,000,000	0	\$1,000,000	28/07/2022	13/03/2024	3.80%
Suncorp	A+	\$1,500,000	0	\$1,500,000	11/08/2022	3/04/2024	4.04%
NAB	AA-	\$1,500,000	0	\$1,500,000	11/08/2022	8/05/2024	4.05%
NAB	AA-	\$2,000,000	0	\$2,000,000	17/08/2022	27/03/2024	4.03%
NAB	AA-	\$2,000,000	0	\$2,000,000	17/08/2022	17/04/2024	4.03%
Westpac	AA-	\$1,500,000	0	\$1,500,000	24/08/2022	8/11/2023	4.16%
Westpac	AA-	\$1,500,000	0	\$1,500,000	24/08/2022	7/02/2024	4.22%
ICBC	A	\$2,000,000	0	\$2,000,000	24/08/2022	10/04/2024	4.30%
Suncorp	A+	\$2,000,000	0	\$2,000,000	31/08/2022	20/12/2023	4.16%
Westpac	AA-	\$2,000,000	0	\$2,000,000	31/08/2022	1/05/2024	4.24%
Westpac	AA-	\$2,000,000	0	\$2,000,000	31/08/2022	19/06/2024	4.25%
Westpac	AA-	\$2,000,000	0	\$2,000,000	31/08/2022	26/06/2024	4.25%
NAB	AA-	\$2,000,000	0	\$2,000,000	1/09/2022	20/03/2024	4.30%
Westpac	AA-	\$2,000,000	0	\$2,000,000	1/09/2022	12/06/2024	4.35%

C039/23

C039/23

	Rating	Balance 1 July 2023	Movement	Balance 31 July 2023	Date Invested	Date Maturity	Interest Rate
Suncorp	A+	\$2,000,000	-\$2,000,000	\$0	30/11/2022	19/07/2023	4.24%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	13/09/2023	4.51%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	18/10/2023	4.58%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	27/12/2023	4.71%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	3/01/2024	4.74%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	10/01/2024	4.74%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	23/12/2024	4.80%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	31/12/2024	4.80%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	8/01/2025	4.80%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	15/01/2025	4.80%
CBA	AA-	\$2,000,000	0	\$2,000,000	9/01/2023	22/01/2025	4.80%
CBA	AA-	\$2,000,000	0	\$2,000,000	12/01/2023	17/07/2024	4.67%
CBA	AA-	\$2,000,000	0	\$2,000,000	12/01/2023	25/09/2024	4.67%
CBA	AA-	\$2,000,000	0	\$2,000,000	12/01/2023	16/10/2024	4.67%
Suncorp	A+	\$2,000,000	0	\$2,000,000	12/01/2023	20/09/2023	4.45%
Westpac	AA-	\$2,000,000	0	\$2,000,000	12/01/2023	3/07/2024	4.60%
Westpac	AA-	\$1,500,000	0	\$1,500,000	25/01/2023	24/07/2024	4.40%
Westpac	AA-	\$1,500,000	0	\$1,500,000	25/01/2023	9/10/2024	4.38%
CBA	AA-	\$1,500,000	0	\$1,500,000	31/01/2023	15/11/2023	4.56%
CBA	AA-	\$1,500,000	0	\$1,500,000	31/01/2023	10/07/2024	4.63%
CBA	AA-	\$2,000,000	0	\$2,000,000	21/02/2023	31/07/2024	4.98%
CBA	AA-	\$2,000,000	0	\$2,000,000	21/02/2023	2/10/2024	4.98%
CBA	AA-	\$1,000,000	0	\$1,000,000	28/02/2023	12/03/2025	4.98%
Westpac	AA-	\$2,000,000	0	\$2,000,000	28/02/2023	18/06/2025	4.94%
Westpac	AA-	\$2,000,000	0	\$2,000,000	28/02/2023	25/06/2025	4.94%
NAB	AA-	\$1,500,000	0	\$1,500,000	2/03/2023	9/04/2025	4.95%
NAB	AA-	\$2,000,000	0	\$2,000,000	23/05/2023	23/10/2024	4.95%
CBA	AA-	\$2,000,000	0	\$2,000,000	01/06/2023	12/06/2024	5.06%
CBA	AA-	\$2,000,000	0	\$2,000,000	01/06/2023	19/06/2024	5.06%
Westpac	AA-	\$2,000,000	0	\$2,000,000	06/06/2023	29/01/2025	5.00%
Westpac	AA-	\$2,000,000	0	\$2,000,000	06/06/2023	05/02/2025	5.00%
NAB	AA-	\$2,000,000	0	\$1,000,000	08/06/2023	26/06/2024	5.34%
Suncorp	A+	\$2,000,000	0	\$2,000,000	14/06/2023	13/09/2023	5.02%
ING Direct	A	\$2,000,000	0	\$1,000,000	29/06/2023	26/10/2023	5.30%
NAB	AA-	\$2,000,000	0	\$1,500,000	30/06/2023	18/10/2023	5.21%
Total		\$116,500,000	-\$8,500,000	\$108,000,000			

Floating Rate Notes (FRNs)

- The portfolio includes \$25.015 million in floating rate notes, making up 17.23% of the total portfolio.
- FRNs are classified as “held for trading” and are required to be reported at the latest indicative market valuations at month end.
- The indicative market value of the FRNs as at 31 July 2023 increased by ~\$40 thousand.
- There were no new floating rate notes placed during the month.
- Council will continue to look at opportunities and new issuances as they become available, and switch if viable.

Investment	Rating	Purchase Price	Indicative Value 31 July 2023	Date Invested	Maturity Date	Interest Rate
Macquarie Bank	A+	\$2,000,000	\$2,004,387	07/08/2019	07/08/2024	90D BBSW + 80 bpts
Citibank	A+	\$1,000,000	\$1,000,867	14/11/2019	14/11/2024	90D BBSW + 88 bpts
NAB	AA-	\$2,000,000	\$2,007,035	21/01/2021	21/01/2025	90D BBSW + 77 bpts
Macquarie Bank	A+	\$2,000,000	\$2,002,909	12/02/2020	12/02/2025	90D BBSW + 84 bpts
UBS	A+	\$1,300,000	\$1,297,088	30/7/2020	30/07/2025	90D BBSW + 87 bpts
Bank of China	A	\$1,000,000	\$999,648	18/08/2020	18/08/2023	90D BBSW + 80 bpts
UBS	A+	\$3,000,000	\$2,954,354	26/02/2021	26/02/2026	90D BBSW + 50 bpts
CCB	A	\$1,000,000	\$997,847	11/03/2021	11/03/2024	90D BBSW + 58 bpts
ICBC	A	\$1,700,000	\$1,679,827	18/06/2021	18/06/2026	90D BBSW + 66 bpts
NAB	AA-	\$3,100,000	\$3,069,169	24/08/2021	24/08/2026	90D BBSW + 41 bpts
Suncorp	A+	\$1,750,000	\$1,726,899	15/09/2021	15/9/2026	90D BBSW + 48 bpts
CBA	AA-	\$1,500,000	\$1,495,835	14/1/2022	14/1/2027	90D BBSW + 77 bpts
Suncorp	A+	\$1,800,000	\$1,789,284	25/1/2022	25/1/2027	90D BBSW + 78 bpts
Rabobank Australia	A+	\$2,000,000	\$1,989,730	27/1/2022	27/1/2027	90D BBSW + 73 bpts
Total		\$25,150,000	\$25,014,878			

Fixed Bonds

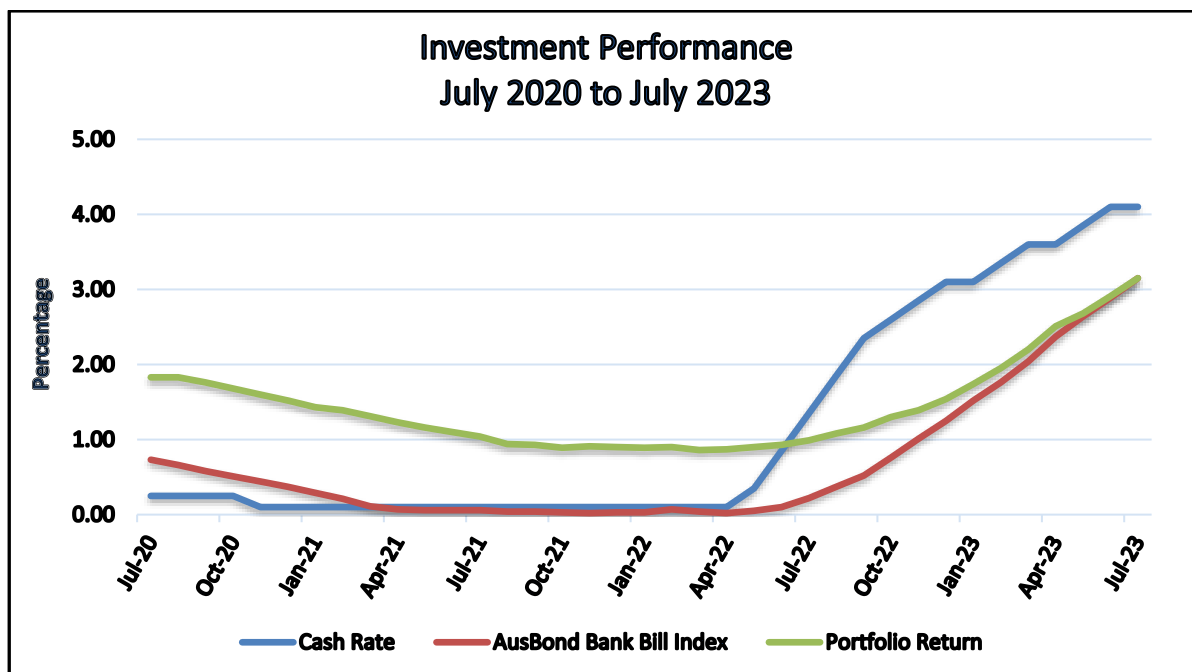
In August 2021, Council purchased, at a discount, \$1.8 million (face value) of the AAA-rated covered fixed bonds with ING Bank Australia. An attractive fixed coupon rate of 1.10% will be paid on a semi-annual basis on the \$1.8 million face value.

The indicative value is the value Council would receive at 31 July 2023 if it were to consider selling this investment prior to its maturity date. Selling prior to maturity would only be considered if a capital gain resulted while holding to maturity ensures a return of the full amount invested along with quarterly interest payments over the life of the investment.

Investment	Rating	Purchase Price	Indicative Value 31 July 2023	Date Invested	Maturity Date	Interest Rate
ING Bank	AAA	\$1,794,762	\$1,604,953	19/08/2021	19/08/2026	1.10%
Total		\$1,794,762	\$1,604,953			

Performance

The following graph shows the investment returns achieved against the AusBond Bank Bill Index and the official Reserve Bank of Australia (RBA) cash interest rate for the period July 2020 to July 2023.



For the month of July, a return of +0.36% (actual) or +4.29% p.a. (annualised²), slightly underperforming the benchmark AusBond Bank Bill Index return of +0.37% (actual) or +4.48% p.a. (annualised).

Over the past year, the combined term deposit and FRN portfolio returned +3.15% p.a., which is currently on par with the bank bills. Our current margins in comparison to benchmark, in the short term, may decline given our long-term tenure in term deposits. In turn, if interest rates fall quickly in the future, a positive impact compared to benchmarks will result due to the long term tenure in term deposits.

Performance	1 month	3 months	6 months	FYTD	1 year	2 year	3 year
Official Cash Rate	0.34%	1.00%	1.85%	0.34%	3.20%	1.73%	1.20%
AusBond Bank Bill Index	0.37%	0.97%	1.81%	0.37%	3.15%	1.67%	1.13%
Council's T/D Portfolio	0.35%	0.99%	1.88%	0.35%	2.99%	1.91%	1.59%
Council's FRN Portfolio	0.41%	1.18%	2.22%	0.41%	4.02%	2.70%	2.20%
Council's Bond Portfolio	0.09%	0.28%	0.54%	0.09%	1.10%	-	-
Council's Portfolio	0.36%	1.01%	1.92%	0.36%	3.15%	2.06%	1.72%
Outperformance	-0.01%	0.04%	0.11%	-0.01%	0.00%	0.39%	0.59%

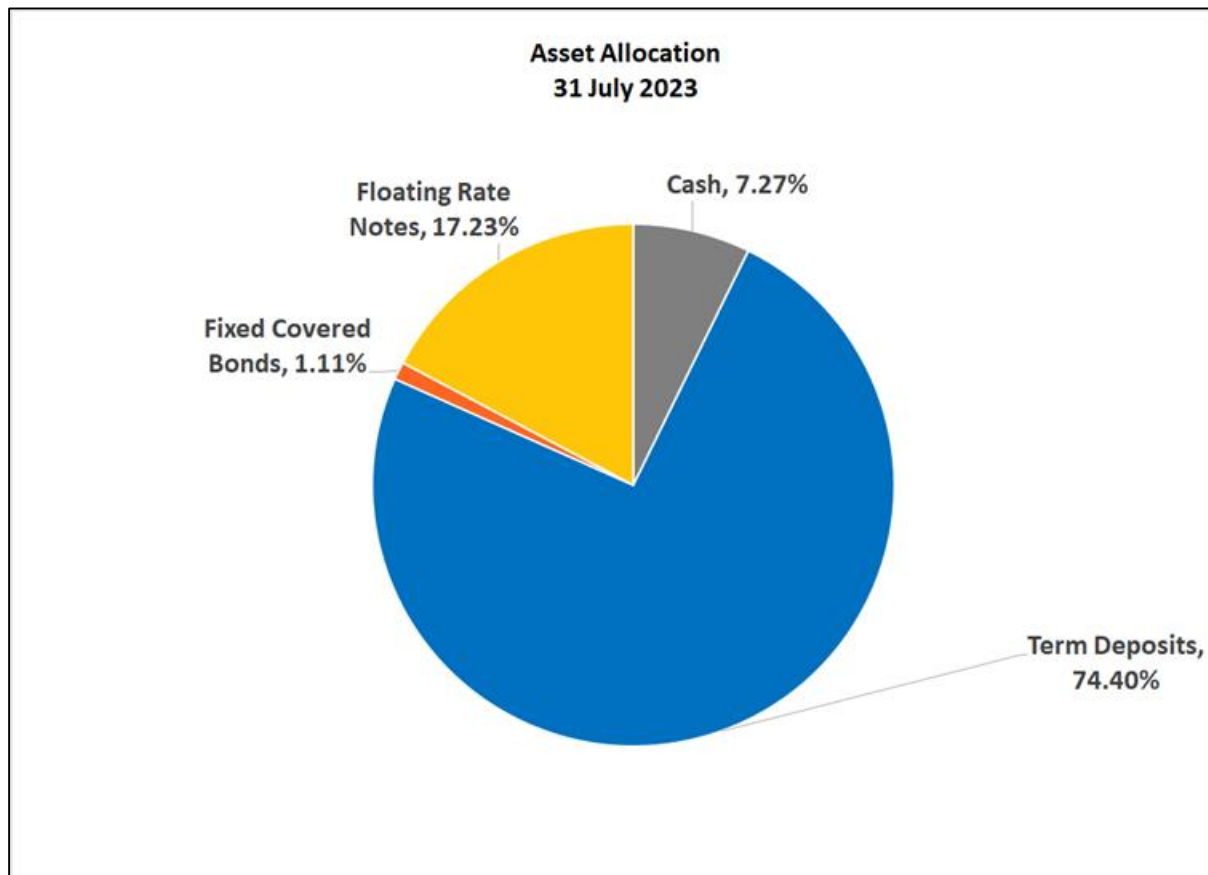
² The annualised rate is the rate for a one-year period, based on periodic rates.

Council's Portfolio and Compliance

Asset Allocation

Most of the portfolio is spread between term deposits (74.40%) and senior floating rate notes (17.23%). The remainder of the portfolio is held in the overnight cash accounts with CBA (7.27%) and the "AAA" rated fixed covered bond (1.11%).

The FRNs add additional liquidity and are generally accessible within 2-3 business days. FRNs are also dominated by the higher-rated ADIs which allows Council to maintain a bias towards the higher-rated banks.

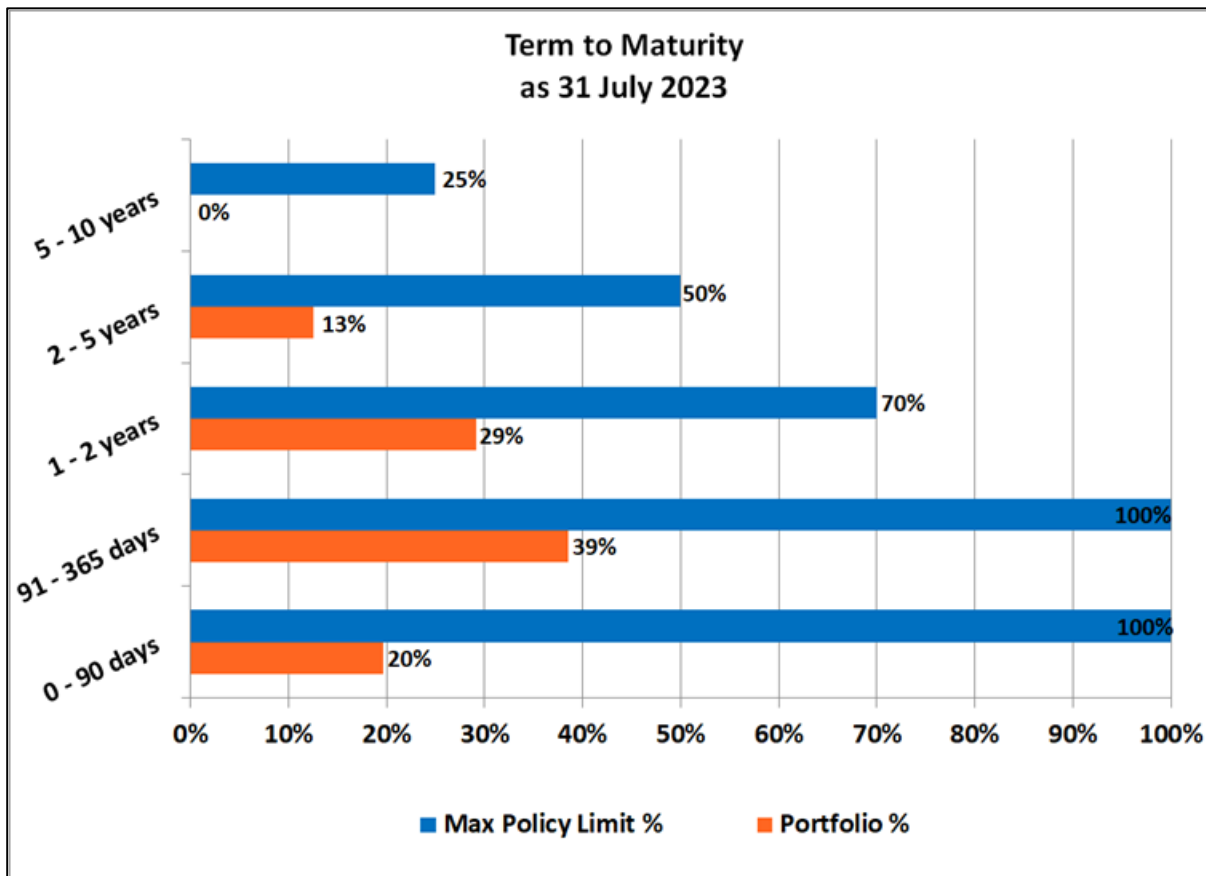


Term to Maturity

The portfolio remains diversified from a maturity perspective with a spread of maturities out to 5 years. Medium-term (2-5 years) assets account for around 12.61% of the total investment.

Compliant	Horizon	Invested	%	Min Limit	Max Limit
✓	0-90 days	\$8,549,288	19.67%	15%	100%
✓	91-365 days	\$55,997,847	38.57%	15%	100%
✓	1-2 years	\$42,312,286	29.15%	0%	70%
✓	2-5 years	\$18,310,051	12.61%	0%	50%
✓	5-10 years	\$0	0.00%	0%	25%

C039/23



The investment portfolio is regularly reviewed to maximise investment performance and minimise risk. Comparisons are made between existing investments with available products that are not part of the Council's portfolio. Independent advice is sought on new investment opportunities.

Credit Quality

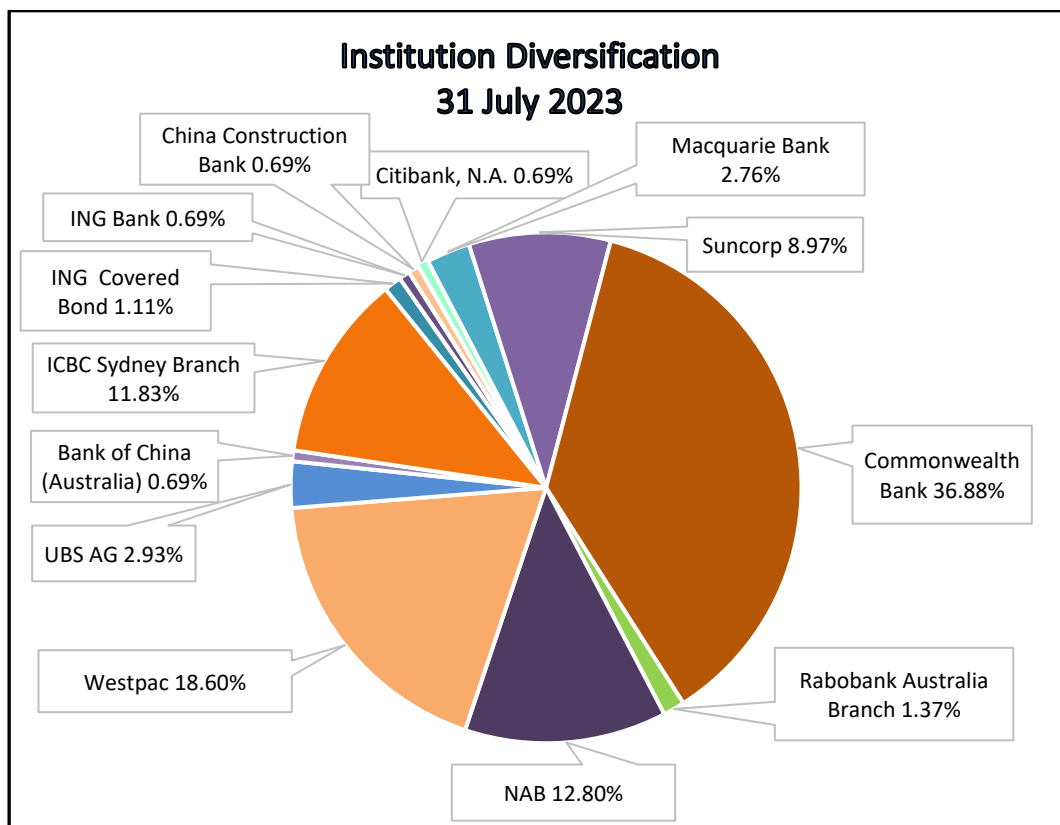
As at end of July, applying the long-term S&P ratings only, Council is compliant across all individual counterparties. The investment portfolio is entirely directly to assets rated "A" or higher, as per Council's adopted policy framework.

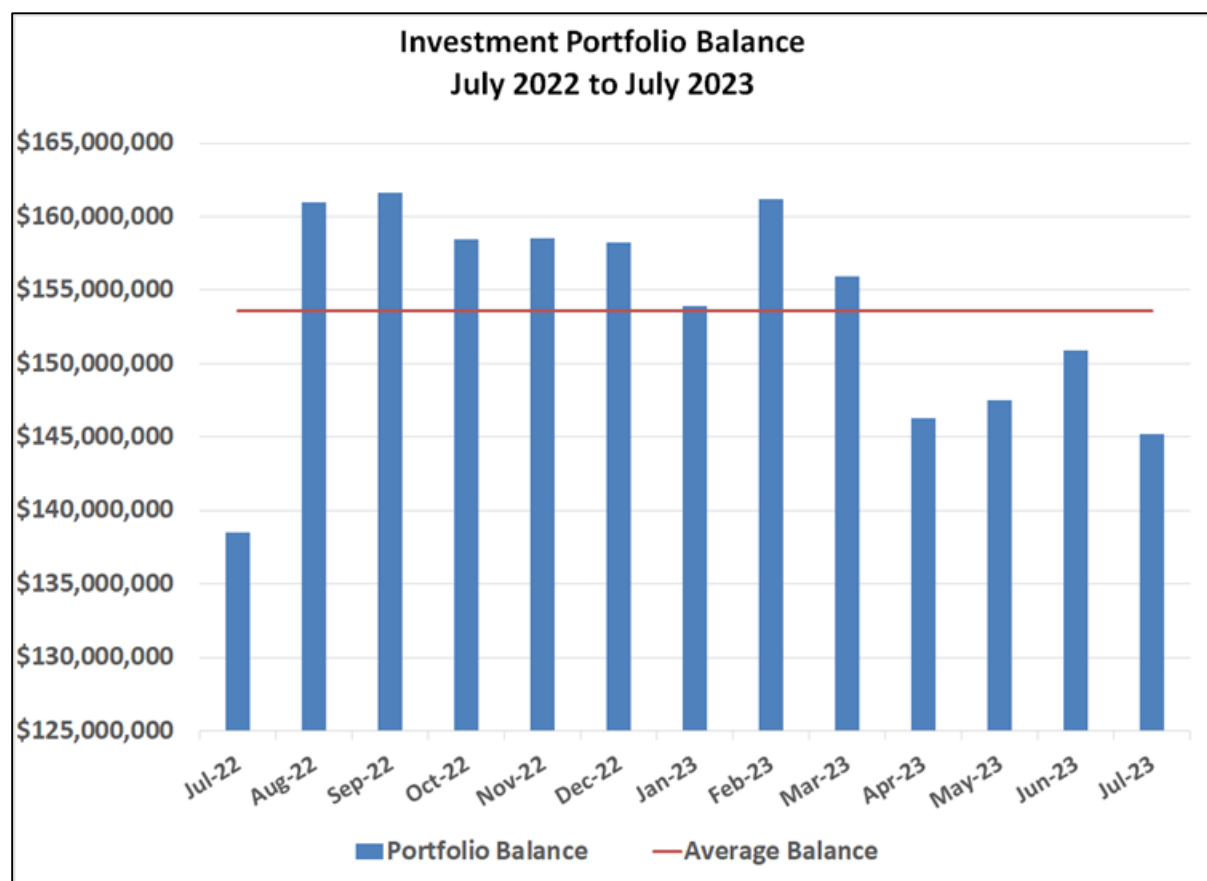
Compliant	Rating	Invested	Invested	Max. Limit	Available
✓	AAA Category	\$1,604,953	1.11%	100%	\$143,564,518
✓	AA Category	\$99,121,679	68.28%	100%	\$46,047,792
✓	A Category	\$44,442,839	30.61%	80%	\$71,692,738
✓	Unrated ADIs	\$0	0.00%	0%	\$0

Counterparty

The table below shows the individual counterparty exposures against Council's current investment policy based on long-term S&P ratings.

Compliant	Issuer	Rating	Invested	%	Max. Limit	Available
✓	ING Covered	AAA	\$1,604,953	1.11%	40%	\$56,462,835
✓	CBA	AA-	\$53,545,475	36.88%	40%	\$4,522,314
✓	NAB	AA-	\$18,576,204	12.80%	40%	\$39,491,584
✓	Westpac	AA-	\$27,000,000	18.60%	40%	\$31,067,789
✓	Citibank	A+	\$1,000,867	0.69%	25%	\$35,291,501
✓	Macquarie Bank	A+	\$4,007,295	2.76%	25%	\$32,285,072
✓	Rabobank Australia Branch	A+	\$1,989,730	1.37%	25%	\$34,302,638
✓	Suncorp	A+	\$13,016,183	8.97%	25%	\$23,276,185
✓	UBS AG	A+	\$4,251,442	2.93%	25%	\$32,040,926
✓	Bank of China	A	\$999,648	0.69%	25%	\$35,292,720
✓	China Construction Bank	A	\$997,847	0.69%	25%	\$35,294,521
✓	ICBC Sydney	A	\$17,179,827	11.83%	25%	\$19,112,541
✓	ING Bank	A	\$1,000,000	0.69%	25%	\$35,292,368





Restricted Funds (*Local Government Act 1993 s 409*)

Councils' preliminary calculations of restricted and unrestricted funds for 31 July 2023 are shown below. The comprehensive and final figures will be available once all end-of-financial-year journals are finalised. Unrestricted Cash is the cash that is readily available or convertible to cash for Councils' day-to-day management. The restricted cash is either externally or internally restricted. Externally restricted cash can only be spent as permitted in line with legislative responsibilities and/or contractual obligations, while internally restricted cash is to be spent on Council-specific funding commitments as per the operational plan and adopted Council budget.

Investment Portfolio Balance as at 31 July 2023		\$145,169,471
Restricted Cash	Internal	\$81,025,833
	External	\$51,676,388
Unrestricted Cash		\$12,467,250
Total Restricted & Unrestricted		\$145,169,471

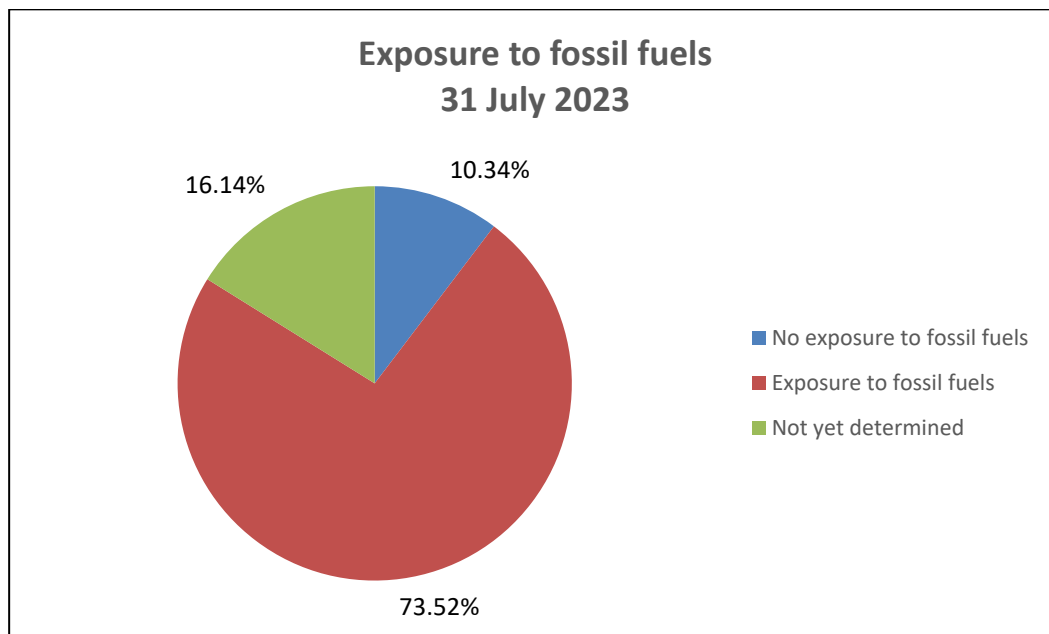
Green Investment

Council's investment policy includes guidelines that give preference to placing funds with institutions identified as not dealing with fossil fuel companies, where financial institutions offer equivalent investment returns with the same credit rating. The big four banks and other institutions rated A- and above have some exposure to fossil fuels. The banks with little or no exposure to fossil fuels are the lower-rated institutions. The current policy does not permit investments in these BBB-rated institutions.

Council's exposure to fossil fuel funds is shown below:

Counterparty	Credit rating	Funding fossil fuel	Position
ING Covered Bond	AAA	Yes	Loaned to fossil fuels in Australia since 2016
Commonwealth Bank	AA-	Yes	Loaned to fossil fuels globally since 2016
Nab	AA-	Yes	Loaned to fossil fuels globally since 2016
Westpac	AA-	Yes	Loaned to fossil fuels globally since 2016
Citibank	A+	Yes	Loaned to fossil fuels since 2016
Macquarie Bank	A+	Yes	Loaned to fossil fuels globally since 2016 and holds more than \$2.5 billion of shares in numerous coal, oil and gas companies
Rabobank	A+	No	Does not finance the primary production of fossil fuels
Suncorp	A+	No	Loans to fossil fuels in 2008/2009, but released the position statement that they have withdrawn from the sector
UBS	A+	Not yet determined	No Position provided
Bank of China (Australia)	A	Not yet determined	No Position provided
China Construction Bank	A	Not yet determined	No Position provided
ICBC, Sydney Branch	A	Not yet determined	No Position provided
ING Bank	A	Yes	Loaned to fossil fuels since 2016

Based on the portfolio balance of \$145.17 million at 31 July 2023, funding with green initiatives banks made up 10.34% of total investment, or \$15.01 million. Funding with banks that have exposure to fossil fuels constitutes 73.52%, or \$106.74 million. The remaining 16.14% is not yet determined as no position has been provided by the financial institutions.



Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:	
Service area	Financial Management
Function	Financial Management and Control
Delivery program commitment	Support Council's sustainable delivery of projects and services through sound Financial Management and Control, including long term financial planning, budget preparation, and financial performance monitoring.

Resourcing Strategy implications

The original budget provision for investment income is \$4,229,356 for the 2023-24 financial year. Income received to 31 July 2023 is \$517,723, representing 12.24% of the budget year to date. The steady portfolio balance and prior increases of interest rates continues to result in overall improved returns.

Policy and legislative requirements

Council is authorised by Section 625 of the Local Government Act to invest its surplus funds. Funds will only be invested in the form of investment notified by Order of the Minister dated 12 January 2011. The Local Government (General) Regulation prescribes the records that must be maintained in relation to Council's Investment Policy.

Conclusion

Funds are invested with the objective of capital preservation and maximising returns as per the Investment Policy for the 2023-24 financial year. Our current investment return remains strong. Investment income received to 31 July 2023 is \$517,732 representing 12.24% of the current budget year to date.

All investments as at 31 July 2023 have been made in accordance with the Local Government Act, the Regulations and Council's Investment Policy.

Responsible officer: Zorica Whitby, Financial Accountant

File Reference: F2016/06527

Randwick City Council

Investments

for the period ending 31 July 2023

Certificate by Responsible Accounting Officer

made pursuant to Clause 212(1)(b) of the Local Government (General) Regulations 2005

I hereby certify that all investments as at 31 July 2023 have been made in accordance with Council's Investment Policy (adopted Nov 2019).

I hereby certify that all investments as at 31 July 2023 meet the requirements of section 625 of the *Local Government Act 1993* including the Ministerial Investment Order (2011).

I hereby certify that all investments as at 31 July 2023, and this investment report, meet the requirements of clause 212 of the *Local Government (General) Regulation 2005*.



Stephen Wong
RESPONSIBLE ACCOUNTING OFFICER

3 Aug 2023

Date

CO39/23

Director Corporate Services Report No. CO40/23

Subject: Monthly Financial Report as at 31 July 2023







Executive Summary

- Monthly Financial Reports are produced as a means of monitoring the financial performance of the Council and ensuring that all appropriate financial controls are being adhered to.
- Council's liquidity remains sound as at 31 July 2023, with capacity to meet short term obligations as they fall due.
- Council's Chief Financial Officer, as the Responsible Accounting Officer, advises that the projected financial position is satisfactory.

Recommendation

That the Monthly Financial Report as at 31 July 2023 be received and noted.

Attachment/s:

1.   Monthly Financial Statements - Income Statement - July 2023
2.   Monthly Financial Statements - Balance Sheet - July 2023
3.   Monthly Financial Statements - Cash Flow Statement - July 2023

CO40/23

Purpose

Section 202 of Local Government (General) Regulation 2005 requires that the Responsible Accounting Officer of a council must:

- a) establish and maintain a system of budgetary control that will enable the council's actual income and expenditure to be monitored each month and to be compared with the estimate of the council's income and expenditure, and
- b) if any instance arises where the actual income or expenditure of the council is materially different from its estimated income or expenditure, report the instance to the next meeting of the council.

Discussion

This report provides the financial results of the Council as at 31 July 2023.

- **Income Statement** (Attachment 1):
The Income Statement summarizes the Council's financial performance year to date (YTD). The income statement presents the financial results for a stated period. The statement quantifies the amount of revenue generated and the expenses incurred by the Council as well as any resulting net surplus or deficit.
 - Borrowing costs is showing a negative \$89k due to the reversal of loan interest accrual taken up on 30th June which has not been paid in the financial year (timing difference).
 - Investment income of \$590k earned in the current period exceeded benchmark budget expectations. This is due to continued high interest rate environment and current amount of funds on deposit.
 - Capital grants and contributions exceeded benchmark due to receipt of \$1.16M funding as part of Federal Stimulus Road Safety Program School Zone Projects.

2023-24 Financial Performance Summary

	Original 2023-24 Budget (\$'000)	2023-24 July YTD (\$'000)
Income from continuing operations	\$191,689	\$16,419
Expenses from continuing operations	\$185,695	\$14,830
Net operating result for 2023-24	\$5,994	\$1,589
Net operating result before Capital Grants and Contributions for 2023-24	\$214	\$177

- **Balance Sheet Statement** (Attachment 2):
A Balance Sheet is a statement of the financial position of the Council that lists the assets, liabilities, and equity at a particular point in time. In other words, the balance sheet illustrates a Council's net worth. The balance sheet provides a snapshot of the finances (what it owns and owes) as of a specific date.
 - There are no unexpected material variances in the Balance Sheet for July.
- **Cash Flow Statement** (Attachment 3):
The Cash Flow Statement is a financial statement that shows how cash moves in and out of a Council's accounts via three main channels: operating, investing, and financing activities. The sum of these three segments is called net cash flow. The cash flow statement measures how well the Council manages its cash position, meaning how well the Council generates cash to pay its debt obligations and fund its operating expenses.

The current ratio is a liquidity ratio that measures Council's ability to pay short-term obligations or those due within one year. The current ratio as at 31st July 2023 is 3.51 compared to 2.95 as at 30 June 2023 (draft). The Council's target is a ratio equal to or greater than 1.5 based on the Long-Term Financial Plan. Our current ratio meets this target and indicates Council's liquidity remains sound at the end of July 2023. Together with a positive net operating result before Capital Grants and Contributions of \$177K, the financial position of the Council remains satisfactory.

Performance Ratio Summary

The purpose of the Performance Ratio Summary table is that it displays the key Financial Performance indicators as outlined by the Office of Local Government. It also provides indication of Council's financial performance, liquidity, and management of debt recovery. The indicators are as follows:

	Industry Benchmark	Original 2023-24 Budget	July 2023 YTD Actuals
Cash Expense Cover Ratio	>3 months	5.97 months	29.88 Months
Operating Performance Ratio	>=0.00%	0.84%	1.18%
Own Source Operating Revenue Ratio	>=60.00%	93.16%	89.58%
Unrestricted Current Ratio	>1.5	2.86X	2.10X
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	<5.00%	3.80%*	41.97%**

- CECR is a liquidity indicator which indicates the number of months Council can continue paying for its immediate expenses without additional cash flow. The Council measures liquidity on key performance indicators including the unrestricted Current Ratio (measure Council's ability to meet short term obligations as they fall due), Rates, Annual Charges, Interest Outstanding percentage (measurement of total rates and charges for collection) monthly, the Annual Budget and in our 10-year Long Term Financial Plans.

In general, a higher liquidity ratio shows the availability of higher cashflows which lead to a better coverage of outstanding debts. Liquidity refers to how easily or efficiently cash can be obtained to pay bills and other short-term obligations for the council. Assets that can be readily sold, like FRNs and bonds, are liquid. Councils need enough liquidity on hand to cover their bills and obligations so they can pay vendors, keep up with payroll, and maintain their daily operations. The Council's current liquidity health indicators exceed all benchmarks held by the OLG.

- Operating Performance Ratio measures Council's achievement of containing operating expenditure within operating revenue.
- Own Source Operating Revenue Ratio measures the degree of reliance on external funding sources such as operating grants and contributions.
- Unrestricted Current Ratio is to assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.
- Rates, Annual Charges, Interest and Extra Charges Outstanding Ratio assesses the impact of uncollected rates, annual charges, interest and extra charges on a council's liquidity and the adequacy of debt recovery efforts.

*3.80% is the anticipated target that will be achieved towards the end of this financial year as debt recovery management has been strong and on track to reach target.

**41.97% is within a range of reasonable result for this time of the year due to the 1st Instalment of Rates not yet due.

The Heffron Centre Project

At project completion, there was \$343,757 remaining in the project contingency account. The Heffron Centre was completed on 21 April 2023. Both the South Sydney Football Club and Belgravia Leisure Group have been in operation in the facility during this time. The Community response to the facility has been overwhelmingly supportive in all functions of the new asset. The project remains in a strong financial position with project close out and independent review activities remaining.

Des Renford Leisure Centre – DRLC

The Des Renford Leisure Centre's 2023-24 financial year has started off on a strong footing. The Financial year up until 31 July sees *User Charges & Fees* finishing at over 7% of the annual budget and expenses from continuing operations at 5% overall. These results see the DRLC P&L performing strongly as the new financial year commences.

The centre is also continuing to see strong growth in fitness passport admissions while term enrolments in LTS programs continue to grow, with current enrolments sitting at 3,350. Birthday party bookings at the centre are also tracking well ahead of budget forecasts.

The Splash Park project is continuing on time and on budget with practical completion of the project scheduled for 21 September 2023. Recent weeks have seen the erection of plant room infrastructure, sandstone retaining walls and the arrival of the slides and other feature equipment ready to be installed in the coming days.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:	
Service area	Financial Management
Function	Financial Management and Control
Delivery program commitment	Support Council's sustainable delivery of projects and services through sound Financial Management and Control, including long term financial planning, budget preparation, and financial performance monitoring.
Function	Accounting
Delivery program commitment	Manage and record the financial transactions arising from Council's activities, including the levy and collection of rates and charges, and the preparation of financial statements and returns.

Resourcing Strategy implications

The recommended Budget for 2023-24 is balanced and sustainable with a current budget operating result before capital contributions of \$214K. The Council's financial position remains sound. The Council continues to have a strong balance sheet demonstrated through the robustness of working capital and sound liquidity through healthy cash generation.

Policy and legislative requirements

Section 202 of Local Government (General) Regulation 2005.

Conclusion

The Council's Chief Financial Officer, as the Responsible Accounting Officer, advises that the projected financial position is satisfactory.

Responsible officer: Stephen Wong, Chief Financial Officer

File Reference: F2021/00364

CO40/23

C040/23



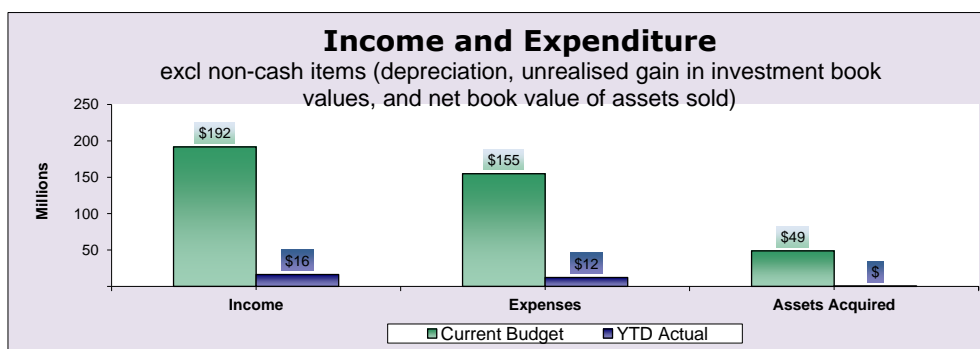
INCOME STATEMENT

For the period ended 31 July 2023

% OF YEAR EXPIRED
AT 31 Jul 2023

8%

	Original Budget (\$'000s)	Current Budget (\$'000s)	YTD Actuals (\$'000s)	% Spent or Earned
EXPENSES FROM CONTINUING OPERATIONS				
Employee Costs	82,711	82,711	6,956	8.4%
Borrowing Costs	625	625	(89)	-14.2%
Materials and Contracts	65,880	65,880	5,063	7.7%
Depreciation and Amortisation	30,851	30,851	2,571	8.3%
Other Operating Expenses	5,628	5,628	329	5.8%
Loss on Disposal of Infrastructure Assets	-	-	-	0.0%
Total Expenses from Continuing Operations	185,695	185,695	14,830	8.0%
INCOME FROM CONTINUING OPERATIONS				
Rates and Annual Charges	141,279	141,279	11,747	8.3%
User Charges and Fees	22,204	22,204	1,955	8.8%
Interest	4,429	4,429	590	13.3%
Other Revenues	6,311	6,311	276	4.4%
Other Income	4,356	4,356	140	3.2%
Operating Grants and Contributions	7,330	7,330	299	4.1%
Capital Grants and Contributions	5,780	5,780	1,412	24.4%
Gain on Disposal of Plant & Fleet Assets	-	-	-	0.0%
Total Income from Continuing Operations	191,689	191,689	16,419	8.6%
Net Operating Result - Surplus/(Deficit)	5,994	5,994	1,589	
FUNDING STATEMENT				
SOURCE OF FUNDS				
Surplus/(Deficit) from Operations - Accrual	5,994	5,994	1,589	26.5%
Add Back Non-Funded Transactions included in Operations above				
- Depreciation	30,851	30,851	2,571	8.3%
- Sales of Assets (Book Value)	3,186	3,186	-	0.0%
- Transfer - Internal Reserves	13,825	13,825	905	6.5%
- Transfer - External Reserves	7,029	7,029	3,785	53.8%
- Unrealised Gain/(Loss) on Market Value of Investments	-	-	56	0.0%
- Loan Borrowings	-	-	-	0.0%
Net Funds Available	60,885	60,885	8,794	14.4%
APPLICATION OF FUNDS				
Assets Acquired	48,808	48,808	419	0.9%
Loan Principal and Lease Repayment	3,523	3,523	-	0.0%
Transfer - Internal Reserves	3,427	3,427	169	4.9%
Transfer - External Reserves	5,001	5,001	138	2.8%
Total Funds Applied	60,759	60,759	726	1.2%
Total Funds Surplus/(Deficit)	126	126	8,068	





Randwick City Council
a sense of community

BALANCE SHEET

	Actual as at 31 July 2023 (\$'000s)	Draft as at 30 June 2023 (\$'000s)
CURRENT ASSETS		
Cash, Cash Equivalents & Investments	145,304	151,071
Receivables	11,276	12,792
Inventories & Other	1,840	1,881
TOTAL CURRENT ASSETS	158,420	165,745
NON-CURRENT ASSETS		
Receivables	626	626
Infrastructure, Property, Plant & Equipment	1,977,164	1,979,316
Right of Use Asset	227	227
TOTAL NON-CURRENT ASSETS	1,978,018	1,980,169
TOTAL ASSETS	2,136,438	2,145,914
CURRENT LIABILITIES		
Payables & Prepayments	23,741	34,722
Provisions	21,353	21,437
TOTAL CURRENT LIABILITIES	45,094	56,159
NON-CURRENT LIABILITIES		
Income received in advance	21,870	21,870
Borrowings	25,805	25,805
Lease Liabilities	238	238
Provisions	711	711
TOTAL NON-CURRENT LIABILITIES	48,624	48,624
TOTAL LIABILITIES	93,718	104,783
NET ASSETS	2,042,720	2,041,131
EQUITY		
Retained Earnings	893,987	892,398
Revaluation Reserves	1,148,733	1,148,733
TOTAL EQUITY	2,042,720	2,041,131

CO40/23

C040/23



STATEMENT OF CASH FLOW

	For the period ended 31 July 2023 (\$'000)	Draft for the year ended 30 June 2023 (\$'000)
Cash Flows from Operating Activities		
Receipts:		
Rates & Annual Charges	5,703	137,811
User Charges & Fees	1,119	35,625
Investment & Interest Revenue Received	1,029	3,290
Grants & Contributions	1,798	27,784
Bonds, Deposits & Retention amounts received	32	2,048
Other	687	24,601
Payments:		
Employee Benefits & On-Costs	(5,990)	(72,715)
Materials & Contracts	(6,681)	(73,136)
Borrowing Costs	89	(786)
Bonds, Deposits & Retention amounts refunded	126	(1,555)
Other	(3,316)	(16,156)
Net Cash provided (or used in) Operating Activities	(5,404)	66,811
Cash Flows from Investing Activities		
Receipts:		
Sale of Investment Securities	8,500	99,000
Sale of Infrastructure, Property, Plant & Equipment	-	821
Distribution of net share of interest from ventures and associates	-	-
Payments:		
Purchase of Investment Securities	-	(99,000)
Acquisition of term deposits	-	(11,500)
Purchase of Infrastructure, Property, Plant & Equipment	(419)	(58,585)
Net Cash provided (or used in) Investing Activities	8,081	(69,264)
Cash Flows from Financing Activities		
Receipts:		
Proceeds from Borrowings	-	-
Payments:		
Repayment of Borrowings	-	(3,061)
Principal component of lease payments	-	2
Net Cash Flow provided (used in) Financing Activities	0	(3,059)
Net Increase/(Decrease) in Cash & Cash Equivalents	2,677	(5,512)
plus: Cash & Cash Equivalents - beginning of year	8,007	13,519
Cash & Cash Equivalents - end of the period/year	10,684	8,007
Additional Information:		
plus: Investments on hand	134,620	143,064
Total Cash, Cash Equivalents & Investments	145,304	151,071

Director Corporate Services Report No. CO41/23

Subject: Draft Financial Statements 2022-23

Executive Summary


- The purpose of this report is to seek Council approval to refer the 2022-23 draft Financial Statements to the Audit Office of NSW for audit purposes.
- The fully audited 2022-23 Financial Statements will be brought back to Council for adoption at a future Council Meeting.
- Draft reserve movements and balances from 2022-23 Carry Over report, to be tabled at this Ordinary Council meeting have been included in the draft Financial Statements.
- The Draft Financial Statements show a Net Operating Result of \$25.673 million. The net operating result before capital grants and contributions is a surplus of \$9.743 million.

Recommendation

That in relation to the financial statements required in accordance with section 413 of the Local Government Act 1993 (the Act):

- a) Council resolves that in its opinion the General Purpose Financial Statements and Special Schedules for the year ended 30 June 2023:
 - have been properly drawn up in accordance with the provisions of the Act and the associated Regulations there under, the Australian Accounting Standards and professional pronouncements, and the Local Government Code of Accounting Practice and Financial Reporting;
 - to the best of the Council's knowledge and belief the statements present fairly the Council's operating result and financial position for the year and accords with the Council's accounting and other records; and
 - the Council is unaware of any matter that would render the financial statements false or misleading in anyway.
- b) Council declares that there are no business activities requiring the preparation of Special Purpose Financial Statements.
- c) the Statement by Councillors and Management for the General Purpose Financial Statements be signed by the Mayor, the Deputy Mayor, the General Manager and the Responsible Accounting Officer.
- d) the Financial Statements be referred to the Audit Office of NSW for audit.
- e) arrangements be made to place copies of the audited Financial Statements on public exhibition and the necessary advertisements be published.
- f) a copy of the audited Financial Statements be forwarded to the NSW Office of Local Government.
- g) the audited Financial Statements be presented at a meeting of Council to be held in accordance with Section 418 of the Act.

Click on the links below to view Attachment/s:

1. Draft Annual Financial Statements FY2022-23
2.  Financial Statements - Statement by Councillors & Management

Purpose

The purpose of this report is to seek Council approval to refer the 2022-23 Draft Financial Statements to the Audit Office of NSW for audit purposes. The audited 2022-23 Financial Statements will be brought back to Council for adoption at a future Council Meeting.

Council's financial statements for the year must be prepared and audited within four months after the end of the year concerned as per section 416(1) of the Act.

The statutory process that must be followed is:

1. The financial statements must include statements made by resolution of the Council and signed by the Mayor and at least one other Councillor as well as the General Manager and the Responsible Accounting Officer.
2. The financial statements must then be referred to the Council's Auditors and, once audited, they must be included in the Council's Annual Report.
3. Copies of the audited financial statements must be forwarded to the Office of Local Government by 31st October 2023.
4. As soon as practicable after Council receives a copy of the Auditor's report, the statements must be placed on public exhibition and notice given of a meeting at which Council proposes to present its audited financial statements together with the Auditor's report. (Section 418 of the Act).

Discussion

The Draft 2022-23 Financial Statements have been prepared in accordance with the Act and the associated Regulations, the Australian Accounting Standards, and the Local Government Code of Accounting Practice and Financial Reporting. The unaudited Financial Statements are provided under separate cover as Attachment 2 to this report.

The Income Statement in the Draft Financial Statements shows a Net Operating Result of \$25.673 million. The net operating result before capital grants and contributions is a surplus of \$9.743 million. Capital grants and contributions totalled \$15.930 million for the year.

Rates collections went on to recover by the end of the year, finishing with an Outstanding ratio of 2.89%, a sizeable drop from the 2021-22 result of 4.5% as well as the 2020-21 result of 3.80%. The benchmark for metropolitan Councils for this ratio is less than 5.00%.

Draft reserves movements and balances from 2022-23 Carry Over report, to be tabled at this meeting have been included in the Draft Statements for year-end closing.

Section 413(2) of the Act requires the Council to form an opinion as to whether the Council's Financial Statements reflect a true and fair position and that they have been drawn up in accordance with the Local Government Act and associated codes and standards. Statements to this effect have been prepared (refer Attachment 1) and will be presented for signature.

Subsequent to these Statements being signed, the Financial Statements will be referred to the Audit Office of NSW for audit. On completion of the audit, the final copies of the statements, including the audit report, will be circulated to all Councillors.

It is proposed that the audited financial statements be presented at a Council meeting as soon as practicable after receipt of the final audit report.

The Draft Financial Statements will also be forwarded to the Audit Risk and Improvement Committee (ARIC) to provide committee members with an opportunity to review the draft Financial Statements and submit any questions or feedback for consideration while the statements are with the Audit Office of NSW.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering services and regulatory functions:	
Service area	Financial Management
Function	Financial Management and Control
Delivery program commitment	Support Council's sustainable delivery of projects and services through sound Financial Management and Control, including long term financial planning, budget preparation, and financial performance monitoring.
Function	Accounting
Delivery program commitment	Manage and record the financial transactions arising from Council's activities, including the levy and collection of rates and charges, and the preparation of financial statements and returns.

Resourcing Strategy implications

The Council's financial position remains sound, with the Draft Financial Statements showing a Net Operating Result of \$25.673 million. The net operating result before capital grants and contributions is a surplus of \$9.743 million.

Policy and legislative requirements

- Local Government Act, 1993 and Regulations.
- Australian Accounting Standards.
- Office for Local Government, 2021-22 Code of Accounting Practice and Financial Reporting.

Conclusion

As soon as practicable after Council receives a copy of the Auditor's report, the Financial Statements will be placed on public exhibition and notice given of a meeting at which Council proposes to present its audited Financial Statements together with the Auditor's report, as per Section 418 of the Act.

Responsible officer: Stephen Wong, Chief Financial Officer

File Reference: F2022/01406

Randwick City Council

General Purpose Financial Statements

for the year ended 30 June 2023

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 22 August 2023.

Dylan Parker
Mayor
22 August 2023

Rafaela Pandolfini
Councillor
22 August 2023

Ray Brownlee
General Manager
22 August 2023

Stephen Wong
Responsible Accounting Officer
22 August 2023

Motion Pursuant to Notice No. NM50/23

Subject: Notice of Motion from Cr Olive - Notify residents of drop-off locations for empty medication blister pack recycling

Motion:

That Council:

- a) note most medication blister packs contain aluminium that can be recycled;
- b) note empty medication blister packs are often not recycled and end up in land fill;
- c) note the Randwick LGA has three collection centres for empty medication blister pack recycling;
- d) note that these collection centres are at Blooms the Chemist in Kingsford, Randwick and Coogee; and
- e) notify through their comms, particularly ENews, that residents can recycle their empty medication blister packs at these collection centres.

Background:

Medication blister packs are commonly a mix of aluminium and plastics that can be recycled to recover the aluminium but often ends in landfill. An episode of the popular television program, The War on Waste, focused on the lack of options for recycling medication blister packs and Randwick City Council has no facility to recycle them.

However, this work is being done by "Pharmacycle", a voluntary recycling program funded by participating pharmacies, industry sponsors and government organisations. In the Randwick LGA, there are collection points at Blooms the Chemist in Kingsford, Randwick and Coogee.

Many residents may not be aware of this service, so Council can contribute to this recycling effort by adding a notification in their comms of the drop-off locations for medication blister pack recycling.

<https://www.pharmacycle.com.au/>

<https://www.retailbiz.com.au/offline-retailing/blooms-the-chemist-introduces-blister-pack-recycling/>

Attachment/s:

Nil

Submitted by: Councillor Olive, East Ward

File Reference: F2020/00342

NM50/23

Motion Pursuant to Notice No. NM51/23

Subject: Notice of Motion from Cr Rosenfeld - Traffic safety issues at the corner of Garden St and Green St Maroubra

Motion:

That the Council Traffic Committee relook at traffic safety issues on the western corner of Garden St and Green St Maroubra. This will involve the following looking into the feasibility of:

- making Green St a one-way street running between Garden St and Anzac Parade in a westbound direction or
- cutting the kerb at the South Western corner of Green and Garden St

The reports will include consultation with the residents and businesses in this vicinity.

Background:

Several businesses located at the western corner of Green St and Garden St in Maroubra have mentioned that this intersection is unsafe as there is not enough room for traffic turning left into Green St from Garden St due to traffic regularly travelling from Green St in the opposite direction. Note that Green St is a thin street and hence struggles to allow turning traffic from both directions.

These issues were looked at by the Traffic Committee at the March 2023 meeting and, as a result, double lines were recently installed 45m down Green St from Garden St as well as cross intersection warning signs to alert drivers of the 2 way traffic. According to these nearby businesses these measures have not had the desired impact at all and they still see near misses on a very regular basis from motorists.



Source of funding:

2023-24 Operational Plan - Traffic Committee Works.

Attachment/s:

Nil

Submitted by: Councillor Rosenfeld, Central Ward

File Reference: F2023/02312

Motion Pursuant to Notice No. NM52/23

Subject: Notice of Motion from Cr Veitch - LGNSW 2023 Annual Conference Motion – Funding Council Disability Inclusion Action Plans

Motion:

That:

- a) Council endorses the following motion to be submitted to the Local Government NSW 2023 Annual Conference; and
- b) the General Manager be delegated the authority to make any minor amendments to the wording of this motion if requested by LGNSW and agreed to by the mover of the motion.

Text of LGNSW motion

That Local Government NSW calls on the NSW State Government to establish a grant program for NSW Councils that would enable councils to implement actions in their Disability Inclusion Action Plans.

Background:

There is very little funding available for councils to fully implement the actions detailed in their Disability Inclusion Action Plans (DIAPs).

Disability Inclusion Action Plans are the primary way in which councils can reduce and remove barriers for people with disability and foster more accessible and inclusive communities. They express an organisation's commitment to go beyond compliance and break down attitudinal, physical, communication and social barriers.

Assistance from the state government in the form of a grant program would enable more councils to implement more of their actions in a timely manner and for the benefit of local communities.

More than 4 million Australians, or around 18% of the population have a disability. Disability discrimination has serious impacts. Disabled people are more likely to live in poverty, have issues accessing quality, secure housing, and have barriers to employment and education. People with disability are diverse – they have different types and severities of disability and come from all socioeconomic and demographic groups.

Attachment/s:

Nil

Submitted by: Councillor Veitch, West Ward

File Reference: F2022/00218

Motion Pursuant to Notice No. NM53/23

Subject: Notice of Motion from Cr Veitch - LGNSW 2023 Annual Conference Motion – Mandating New Construction Codes for Accessibility

Motion:

That:

- a) Council endorses the following motion to be submitted to the Local Government NSW 2023 Annual Conference; and
- b) the General Manager be delegated the authority to make any minor amendments to the wording of this motion if requested by LGNSW and agreed to by the mover of the motion.

Text of LGNSW motion

That Local Government NSW calls on the NSW State Government to mandate new National minimum Construction Codes to improve accessibility in new homes.

Background:

Mandatory housing accessibility standards are being introduced into the National Construction Code in 2023. The new standards mean that new homes must incorporate seven key elements in order to meet minimal accessibility standards, and which include a step free entry and an easy access bathroom. Most states and territories have opted into the new standards following long campaigns by accessibility advocates, however the NSW Government has refused to adopt these new accessibility standards.

The National Construction Code is Australia's primary set of technical design and construction provisions for buildings. As a performance-based code, it sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings.

The Livable Housing Design is a key focus of the Code, providing minimum accessibility standards for new builds across Australia. The new standards were first published by Livable Housing Australia (LHA).

Universally accessible housing doesn't only benefit people with disability. Having a house or apartment that is accessible – means that a much wider range of people have their needs met, including older people, people with temporary impairments or accessibility needs following an illness or operation, and people with children and prams. Accessible housing means people's options when looking for somewhere to live aren't as hindered by the physical limitations of a property.

More than 4 million Australians, or around 18% of the population have a disability. Disability discrimination has serious impacts. Disabled people are more likely to live in poverty, have issues accessing quality, secure housing, and have barriers to employment and education. People with disability are diverse – they have different types and severities of disability and come from all socioeconomic and demographic groups.

https://livablehousingaustralia.org.au/wpcontent/uploads/2021/02/SLLHA_GuidelinesJuly2017FINAL4.pdf
<https://ncc.abcb.gov.au/>

Attachment/s:

Nil

Submitted by: Councillor Veitch, West Ward

File Reference: F2004/07630

NM53/23

Motion Pursuant to Notice No. NM54/23

Subject: Notice of Motion from Cr Veitch - LGNSW 2023 Annual Conference Motion – Encouraging Local Government Super Funds to support ethical investments

Motion:

That:

- a) Council endorses the following motion to be submitted to the Local Government NSW 2023 Annual Conference; and
- b) the General Manager be delegated the authority to make any minor amendments to the wording of this motion if requested by LGNSW and agreed to by the mover of the motion.

Text of LGNSW motion

That Local Government NSW:

1. actively encourage local government super funds Active Super and Vision Super (who are currently in merger negotiations) to divest from companies engaging in the extraction of fossil fuels, native forest logging, gambling, weapons manufacturers, and tobacco, and
2. actively encourage local government super funds Active Super and Vision Super to refrain from the practice of 'greenwashing', requesting that they not promote their funds as being environmentally friendly or ethical investors if they continue to invest in companies engaging in the extraction of fossil fuels, native forest logging, gambling, weapons manufacturers, and tobacco.

Background

Local government is constantly on the frontlines and doing the heavy lifting when dealing with severe weather events. We now accept that climate change contributes to more severe weather events which occur more frequently than previously. According to Resilience NSW, between 2019 and 2022/23, 128 NSW LGA's (ie 100%) were subject to Natural Disaster declarations related to bushfires, flooding and storms. The reality of climate change is upon us. In this context it is no longer acceptable for the retirement savings of local government sector employees to be invested in fossil fuel entities which are continuing to contribute to, and make worse, the effects of climate change.

<https://www.nsw.gov.au/disaster-recovery/natural-disaster-declarations>

In 2021 86% of Australians said they expected their superannuation, or other investments, to be invested responsibly and ethically.

Local government employees who are directed towards preferred superannuation funds deserve to have a default option which is environmentally and socially sustainable.

There needs to be much clearer regulation of the claims made by superannuation funds which cater for local government employees as to what is sustainable.

For example in it's [21/22 Responsible Investment Report](#) Active Super states that carbon capture and storage and the supply of gas are an acceptable part of a sustainable mix. We disagree that this meets current community expectations, particularly for a fund which states:

Unlike some super funds who offer 'socially responsible' or 'ethical' investment options within their broader portfolio, our responsible investment principles are applied to our ENTIRE range of products.

The [Market Forces website](#) identifies that local government super funds invest in the some of the 190 publicly listed companies included in their [Climate Wreckers Index](#).

Both Active Super and Vision Super are identified by Market Forces as having an exposure to the companies on the Climate Wreckers Index:

Active Super –High Growth	8.81%
Vision Super - Balanced Growth	7.41%
Vision Super Sustainable Balanced	4.71%

<https://www.marketforces.org.au/superfunds/>

Companies included in the Climate Wrecker Index include the following companies which are found in the investment disclosures of these super funds. including:

BHP, Rio Tinto, Santos, Woodside and others

The [Climate Wreckers Index](#) is made up of the 190 publicly-listed companies from all over the world with the biggest plans to expand the scale of the fossil fuel industry. Specifically, the list includes:

- The top 60 oil and gas producers by expansion plans
- The top 60 coal miners by expansion plans and coal reserves
- The top 30 companies by new gas power plant development plans
- The top 30 companies by new coal power plant development plans
- The top 10 companies by liquefied natural gas (LNG) import and export terminal development plans

Investment in companies associated with gambling

Investment in companies in the gambling industry is also common. Vision Super has the following gambling associated investments:

Aristocrat Leisure, The Lottery Corporation

Attachment/s:

Nil

Submitted by: Councillor Veitch, West Ward

File Reference: F2012/00347

Motion Pursuant to Notice No. NM55/23

Subject: Notice of Motion from Cr Chapple - LGNSW 2023 Annual Conference Motion – Support for Early Childhood Education in the Local Government Sector

Motion:

That:

- a) Council endorses the following motion to be submitted to the Local Government NSW 2023 Annual Conference; and
- b) the General Manager be delegated the authority to make any minor amendments to the wording of this motion if requested by LGNSW and agreed to by the mover of the motion.

Text of LGNSW Motion

That Local Government NSW commits to supporting councils to recruit and retain early childhood educators by:

1. calling on the NSW State Government to:
 - a) increase support for public early childhood education services, including extending the paid placement funding offered to ECT students to Diploma and Certificate III students, and;
 - b) support councils to expand high quality early childhood education and care through long daycare, out of hours care, pre-school, and occasional care.
2. bargaining with the United Services Union and its members in good faith to achieve an increase to wages for early childhood educators above inflation, as well as leave provisions and hazard pay that reflect the risk of infection associated with work in early childhood education.

Background:

Education is a right that should be available to every child from birth, and early childhood educators deserve fair remuneration, whether they are employed by private providers, the state government, or councils.

Local government is the largest provider of public early childhood education. Access to public early childhood education is vital to support working families, and the economic independence of women.

The sector is currently undergoing a crisis, with 74% of the workforce planning on leaving within the next three years due to low wages and high workloads, and relatively few students entering the sector to replace them. Unpaid placements currently require students to sacrifice thousands of dollars in pay to enter into a sector they are likely to then themselves leave.

There are large 'deserts', especially in regional NSW, where families cannot access services for their children, meanwhile even in suburbs with sufficient services the fees have been rising more quickly than wages.

The costs of addressing this crisis should be borne by state and federal governments, not by families through fee increases, by educators through job cuts and not by councils who face increasing financial pressure due to cost-shifting by state and federal governments.

Attachment/s:

Nil

Submitted by: Councillor Chapple, Central Ward

File Reference: F2004/06276

NM55/23

Motion Pursuant to Notice No. NM56/23

Subject: Notice of Motion from Cr Pandolfini - LGNSW 2023 Annual Conference Motion – Making use of existing under utilised space for creatives

Motion:

That:

- a) Council endorses the following motion to be submitted to the Local Government NSW 2023 Annual Conference;
- b) the General Manager be delegated the authority to make any minor amendments to the wording of this motion if requested by LGNSW and agreed to by the mover of the motion.

Text of LGNSW motion

That LGNSW calls on the NSW State government to;

- a) actively encourage local governments to identify under utilised space within their LGAs to make available for local creatives to use for residency space, studios, rehearsal space and exhibitions.
- b) actively encourage local governments to ensure spaces identified are fit for purpose, clean and affordable for creatives to use.
- c) actively encourage local government to get information and insight from existing programs and LGA's who already make space for creatives.

Background:

Extensive research into the state of the arts in Australia and NSW has shown that creatives are increasingly finding it difficult to practise and hone their crafts.

Common themes in research papers point to a lack of affordable and usable space, financial support and opportunities.

Local Government can assist and nurture creatives in their LGA's by looking into existing and underutilised space within their LGA's to see if it is viable to make space available for artists to use for residency space, studios, rehearsal space, exhibitions and so on.

LGA's need to ensure the spaces are clean, fit for purpose and affordable to get the most out of these programs.

There are already great examples across many LGA's of activation of existing and underutilised spaces and these programs can be used as a valuable resource to implement similar programs.

Attachment/s:

Nil

Submitted by: Councillor Pandolfini, North Ward

File Reference: F2023/00413

NM56/23

Motion Pursuant to Notice No. NM57/23

Subject: Notice of Motion from Cr Chapple - Delivery of Maroubra Beach Playground upgrade

Motion:

That Council:

- a) note the DRAFT Maroubra Beach Plan of Management and Masterplan is due to be reported to Council for endorsement in September 2023;
- b) note the current poor asset condition of the Maroubra Beach Playground and Outdoor Gym;
- c) endorse the replacement of the playground and outdoor gym as short term measures in the proposed Masterplan Action Plan; and
- d) consider a budgetary allocation in the 2024-25 Capital Works Program for the design of the new assets.

Background:

The playground at Maroubra Beach has been a cause for local community concern for many years. Likewise the gym is in need of frequent repairs and work as aging material becomes increasingly dilapidated.

There is a strong community interest in understanding if, given the urgency of these projects for the community, these can be delivered in the short term with delivery of the rest of the beach masterplan likely to be delivered in the next few years at best.

Source of Funding:

2024-25 Operational Plan and Budget.

Attachment/s:

Nil

Submitted by: Councillor Chapple, Central Ward

File Reference: F2021/00143

NM57/23

Motion Pursuant to Notice No. NM58/23

Subject: Notice of Motion from Cr Pandolfini - LGNSW 2023 Annual Conference Motion – Discouraging gas and solid fuel heating in new developments to mitigate global warming

Motion:

That:

- a) Council endorses the following motion to be submitted to the Local Government NSW 2023 Annual Conference; and
- b) the General Manager be delegated the authority to make any minor amendments to the wording of this motion if requested by LGNSW and agreed to by the mover of the motion.

Text of LGNSW motion

1. That Local Government NSW calls on the NSW State Government to consider the health implications of indoor and outdoor pollution from gas and solid fuel heating, including the estimated \$2 billion annual health costs of wood heating in Greater Sydney (more than \$10,000 per wood heater per year) and encourage local councils to follow Waverley's example of including the clauses a) and b) below in future development control plans:
 - a) ban Gas cooktops, gas ovens and gas space heating systems from new residential development, based on the harmful indoor and outdoor pollution caused by gas appliances. Instead, electric appliances must be installed and clearly marked on DA plans;
 - b) ban gas connections to new commercial development based on the harmful indoor and outdoor pollution caused by gas appliances. Instead, electric appliances must be installed and clearly marked on DA plans;
 - c) solid fuel heating and cooking systems are not permitted in any development;
2. Provide subsidies to assist current users of gas and wood heating to convert to clean, renewable energy and remove all unflued gas heaters from NSW Government schools as soon as practicable.

Background:

Gas is a dirty, expensive fossil fuel that is accelerating climate change, driving many households and businesses into energy poverty, and causing alarming impacts to human health.

Extensive research demonstrates that all-electric, gas-free homes and businesses are:

- Good for the climate, as less energy is needed to heat and cool electric, efficient homes and businesses, reducing our reliance on polluting gas.
- Good for our health, as electric appliances like stoves, heaters and cooktops don't produce the harmful toxins and pollution that gas ones do
- Cheaper to run, meaning lower energy bills

Under the Environmental Planning and Assessment Act 1979, NSW councils have the power to change their planning rules to require new developments be all-electric and gas-free, without state government approval. The [NSW Government's Sydney Air Quality Study](#), published March 2023, reports that the health costs of wood heater pollution in Greater Sydney exceed \$2 billion per year, or more than \$20,000 per heater year - see Table 8 below.

The 'Growing up in New Zealand' study found that every *additional woodstove per hectare increased by 7% the risk children under 3 would need hospital emergency treatment for all conditions except accidental injury.*

[Doctors for the Environment Australia's factsheet](#) provides evidence of the detrimental health impact of gas stoves and unflued gas heaters on our health.

The benefits of ensuring that new buildings - both residential and commercial - far outweigh the small costs of ensuring that our homes and workplaces are built to appropriate health standards.

Attachment/s:

Nil

Submitted by: Councillor Pandolfini, North Ward

File Reference: F2008/00363

NM58/23

Motion Pursuant to Notice No. NM59/23

Subject: Notice of Motion from Cr Pandolfini - Report into options of Council collaborating with UNSW Design students

Motion:

Report into options of Council collaborating with UNSW Design students. Including but not restricted to:

- a) Investigate council facilitating outcomes of the UNSW Student design from the Randwick City Council Urban Architecture & Design Awards into the community to encourage more innovative designs in town centres and parks;
- b) Discuss with the relevant UNSW Design faculty Dean and academics; and
- c) Identify locations that might be suitable.

Background:

Randwick City Council has one of Australia's most prestigious universities, UNSW with their main campus in the heart of our LGA. UNSW also has one of Australia's most innovative design faculties.

It would be great to see more tangible collaborations between UNSW and Randwick Council in the community.

Randwick City Council is proactive in promoting design excellence. We recognise the importance of well-designed buildings and places in creating an attractive, sustainable and liveable City. Council continues to work hard to ensure new building proposals are of a high quality and demonstrate good urban design outcomes for our City.

We provide a local planning framework that focuses on design quality.

Together with Waverley Council, we operate the Design Excellence Panel to provide independent, expert input on the design quality proposals for residential flats and other substantial developments.

We continue to host the 'Architecture Talks' series annually. This series aims to demystify architecture and facilitate dialogue between design professionals and the community.

Our biennial Architecture and Urban Design Awards are an important and highly anticipated component of our design excellence program. Randwick City was one of the first councils in metropolitan Sydney to introduce Awards of this nature. First launched in 2004, they coincided with the Year of the Built Environment.

The Awards recognise design excellence and aim to inspire better building design. They promote community awareness about urban design and architecture and recognise the talent of the architects and designers involved in enhancing Randwick City's built environment

In 2022 Council established a new category the UNSW Student Design Award – This award celebrates the course work and concept designs created by the urban designers of our future, fostered by the amazing teaching staff at UNSW, right here in Randwick City. I'd like to extend a special welcome to the UNSW students and staff here tonight.

In 2022 the inaugural winner designed public bike racks.

This report could investigate the possibility of installing designs like this within our Community so that we can start to see more innovative design and infrastructure within our LGA.

UNSW design award winner 2022



Attachment/s:

Nil

Submitted by: Councillor Pandolfini, North Ward

File Reference: F2014/00069

Motion Pursuant to Notice No. NM60/23

Subject: Notice of Motion from Cr Olive – Whale Walking Trail in the Randwick LGA

Motion:

That Council receive a report outlining options for a coastal Whale Walking Trail, including sculptures, the proposed whale watching binoculars and informational plaques about endangered whale species that migrate along the NSW / Randwick LGA coast, and in consultation with the La Perouse Local Aboriginal Land Council.

Background:

Since 1788, Australia has lost 39 mammal species alone. All extinct. It's an appalling record unmatched anywhere on Earth in the last 200 years. Sadly, this sobering wave of extinctions is far from over. Habitat destruction together with feral species impacts are decimating Australian wildlife. This dire situation led Federal Environment Minister Tanya Plibersek to state last year, as she pledged to end extinctions, that "the need for action [on extinctions] has never been greater."

Of the largest mammals on earth, the Southern Right Whale is listed under the EPBC Act as an endangered species. This magnificent creature can be seen off the coast at Malabar and Kamay, but you need to be lucky. It gets its name from the unfortunate-for-it reality that it was the "right" whale to hunt because of its slow swimming speed and high oil and baleen (bone) yields. It was almost hunted to extinction during the height of the whaling industry in Australia. Now that it is making a very slow recovery you might spot one off our coast in amongst the seemingly hundreds of Humpback Whales that dominate their shared pilgrimage.

The Australian Conservation Foundation (ACF) Community Eastern Sydney branch (over 300 community group members) is championing the Southern Right Whale as a local endangered species and fighting for it to be protected via stronger nature laws. Each year between April and November, Australia's eastern coastline comes alive with the spectacular acrobatic displays of Humpback Whales, and interspersed amongst them is the Southern Right Whale. After a summer of feeding on krill in Antarctic waters, these charismatic animals all migrate north to sub-tropical waters where they mate and give birth.

ACF Community Eastern Sydney would like there to be a public artwork, plaque or similar, to both celebrate and educate the public about the Southern Right Whale given its endangered listing, and potentially the other whale species we are lucky to be able to see along our coastline.

The Whale Trail

The vision is for The Whale Trail to evolve into one of the globe's great urban nature walks. Following and imagining the whale's journey would create an adventure for people, both young and old, as they hike alongside on our beautiful Eastern Beaches Coastal Walkway. The boon for tourism and local businesses is obvious.

However, as a unique natural pilgrimage, the coastal walk currently provides scant information on these marvellous creatures and does little to celebrate them. The Whale Trail could include a series of high quality, long lasting (> 20 yrs) plaques placed appropriately along the coastline and potentially sculptures bringing international acclaim to local artists, all supported with telescopes for viewing Southern Right and Humpback whales.

It is suggested that the signage should be free of advertising, express no political or commercial views or terminology, be 100% nature based and focussed solely on the whales themselves. Also, the plaques should be high quality as befits a world class spectacle e.g., engraved cut-outs of the whale designed by local Aboriginal and other artists could be a feature, accompanied by raised information metallic text.

Finally, The Whale Trail could become a monument to whale conservation through our efforts to highlight the Southern Right Whale's plight as an endangered species and the recovery of the Humpback Whale population.

Source of Funding:

2024-25 Operational Plan and Budget.

Attachment/s:

Nil

Submitted by: Councillor Olive, East Ward

File Reference: F2012/00347

Motion Pursuant to Notice No. NM61/23

Subject: Notice of Motion from Cr Said - Preparing for growth in football for the 2024 season

Motion:

That Council:

- a) complete an audit of community football (soccer) clubs that utilise sports fields within the boundaries of Randwick LGA by the deadline for winter season booking allocations in February 2024 which considers (including but not limited to) local resident participation, ground allocation, and usage;
- b) meet ESFA regarding ground allocations and resources for the 2024 season;
- c) note the recommendation in the Randwick City Council Open Space and Recreational Needs Study for an extra 5 sporting fields in the Randwick LGA to cope with current demand;
- d) bring back a report to Council which considers two or three fields to be upgraded to premium turf field, hybrid or synthetic fields with improved lighting and well maintained for representative or important matches;
- e) provide a briefing to Councillors in October 2023 on previous motions concerning improvement to female facilities and infrastructure for all female sports at RCC sporting grounds; and
- f) continue to maintain the support and harmony of all sports through the Sports committee and respond to the 'knock on effect of the Matilda's popularity' in female growth in all sports particularly junior sports.

Attachment/s:

Nil

Submitted by: Councillor Said, South Ward

File Reference: F2004/07111

NM61/23

Question with Notice No. QN6/23

Subject: Question with Notice from Cr Olive - Tree canopy coverage

Question:

1. Given the Greater Sydney Commission target of 40% tree canopy cover by 2040, what is Randwick City Council's strategy to meet this target as it relates to private land?
2. Does Council keep a record of Council-approved tree removals by owners on private land?
3. What is Council's strategy for monitoring changes in the total amount of tree canopy cover across the LGA?
4. Have any changes in total tree canopy cover relative to a benchmark year been noted?

Submitted by: Councillor Olive, East Ward

File Reference: F2005/00230

QN6/23