



# Finance, Community & Services Committee

Monday, 10 February 2025  
6:30 PM

## Agenda

## Finance, Community & Services Committee (FC&S)

Woollahra Council will be holding Committee meetings (i.e. Environmental Planning (EP), Finance, Community & Services (FC&S) and Strategic & Corporate (S&C) with The Mayor, Councillors and staff will be participating in person. Members of the public are invited to attend the Committee meeting in person or watch and/or listen to meetings live (via Council's website).

Members of the public may also submit late correspondence. Instructions on how to do this are provided below:

- **To watch and/or listen to the meeting live (from 6.30pm)**  
Details on how to watch and listen to the meeting live will be available at Council Agendas, Audio Recordings and Minutes.  
<https://www.youtube.com/@woollahracouncil5355/streams>
- **To request to address the Committee (pre-register by 10.00am on the day of the meeting)**  
Pre-register to address the Committee by 10.00am on the day of the meeting by using the relevant registration form on Council's website - [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)
- **To submit late written correspondence (submit by 10.00am on the day of the meeting)**  
Members of the public may submit late written correspondence on an agenda item being considered at the Committee meeting. If you wish to make a written submission on an item on the agenda, please email your submission to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by 10.00am on the day of the meeting.

Once registered you will be forwarded information on how to join the meeting via email.

The audio recording and late correspondence considered at the meeting will be uploaded to Council's website by 5.00pm on the next business day.

### Outline of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee Members and/or Staff to present apologies and/or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will invite member(s) of the public who registered to speak to address the Committee.
- Members of the public who have registered to address the Committee, will be allowed four (4) minutes in which to address the Committee. One (1) warning bell will be rung at the conclusion of three (3) minutes and two (2) warning bells rung at the conclusion of four (4) minutes. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (e.g. applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allocated four (4) minutes, the speaker will take no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation
- (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

### Disclaimer:

Councillors, staff and members of the public are advised that meeting are being lived streamed, accessible via a link from Council's website.

By speaking at a Committee Meeting members of the public consent to their voice, image and personal information (including name and address) being recorded and publicly available on Council's website. Accordingly, please ensure your address to Council is respectful and that you use appropriate language and refrain from making any defamatory statements or discriminatory comments.

Woollahra Council **does not** accept any liability for statements, comments or actions taken by individuals during a Committee meeting. Any part of the meeting that is held in closed session will not be recorded.

People connecting to this meeting by conferencing technology are reminded that under the *Local Government Act 1993*, the recording of meetings by a member of the public using any electronic recording device including a mobile phone or video camera is not permitted. Any person found recording without the permission of Council may be expelled from the meeting.

The audio recording of each meeting will be retained on Council's website for a minimum period of 6 months. After that period has passed, recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

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- Policies

### Recommendation **only** to the Full Council ("R" Items):

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- The voting of money for expenditure on works, services and operations.
- Rates, Fees and Charges
- Donations.
- Grants Program.
- Asset Rationalisation.
- Corporate Operations:
  - Statutory Reporting;
  - Adoption of Council's Community Strategic Plan, Delivery Program and Operational Plan;
  - Delegations; and
- Voluntary Planning Agreements (VPAs)
- Leases required to be determined by Full Council by specific legislative requirements.
- Matters which involve broad strategic or policy initiatives within responsibilities of Committee.
- Matters delegated to the Council by the Roads and Maritime Services.
- Residential Parking Schemes – Provision and Policies.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters not within the specified functions of the Committee.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards and substantive change."

### Delegated Authority to be determined at Committee level ("D" Items):

- General financial and corporate management of the Council, except those specifically excluded by statute, by Council direction or delegated specifically to another Committee. Note: This is not to limit the discretions of nominated staff members exercising Delegated Authorities granted by the Council.
- Statutory reviews of Council's Delivery Program and Operational Plan.
- Finance Regulations, including:
  - Authorisation of expenditures within budgetary provisions where not delegated;
  - Quarterly review of Budget Review Statements;
  - Quarterly and other reports on Works and Services provision; and
  - Writing off of rates, fees and charges because of non-rateability, bad debts, and impracticality of collection.
- Auditing.
- Property Management.
- Asset Management.
- Works and Services - Monitoring and Implementations.
- Legal Matters and Legal Register.
- Parks and Reserves Management.
- Infrastructure Management, Design and Investigation.
- Community Services and Programs.
- Cultural Programs.
- Library Services.
- Health.
- Licensing.
- Liquor Licences.
- Regulatory.
- Fire Protection Orders.
- Residential Parking Schemes (surveillance and administration).
- Traffic Management (Traffic Committee Recommendations).
- Waste Minimisation.
- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolution).
- Confirmation of the Minutes of its Meetings.
- Statutory reviews of Council's Delivery Program and Operational Plan.
- Any other matter falling within the responsibility of the Finance, Community & Services Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive change.

**Finance, Community & Services Membership:** 7 Councillors

**Quorum:** The quorum for Committee meeting is 4 Councillors

# Woollahra Municipal Council

## Notice of Meeting

06 February 2025

To: Her Worship the Mayor, Councillor Sarah Swan ex-officio

Councillors	Alexander Andruska	(Chair)
	Hugh Woodgate	(Deputy Chair)
	James Ardouin	
	Mary-Lou Jarvis	
	Harriet Price	
	Mark Silcocks	
	Toni Zelter	

Dear Councillors,

### Finance, Community & Services Committee – 10 February 2025

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Finance, Community & Services Committee** meeting to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Monday, 10 February 2025 at 6:30 PM.**

Members of the Public may:

- Register to address the meeting (via Zoom or in Person) by completing the relevant form available on Council's website: <https://www.woollahra.nsw.gov.au/files/assets/public/v/1/forms/code-of-meeting-practice-comp-public-forum-registration-form-items-not-on-the-agenda-2023-2024.pdf> and email the completed form to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by **10.00am on the day of the meeting.**
- Submit late correspondence for consideration by Councillors by emailing [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by **10.00am on the day of the meeting.**

Watch and listen to the meeting live via Council's website:

[https://www.woollahra.nsw.gov.au/council/meetings\\_and\\_committees/council\\_meetings/council\\_agendas\\_and\\_minutes](https://www.woollahra.nsw.gov.au/council/meetings_and_committees/council_meetings/council_agendas_and_minutes).

An audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

Regards,

Craig Swift-McNair  
General Manager

# Finance, Community & Services Committee

## Agenda

1. Opening
2. Acknowledgement of Country (Gadigal People and Birrabirragal People)
3. Leave of Absence and Apologies
4. Disclosures of Interest

### **Items to be Decided by this Committee using its Delegated Authority**

- 5.1 Confirmation of Minutes of Finance, Community & Services Committee - 9 December 2024
- 5.2 Confirmation of Minutes of the Woollahra Local Traffic Committee Meeting held 4 February 2025

### **Items to be Submitted to the Council for Decision with Recommendations from this Committee**

- 6.1 Feasibility Report for Swimmable Harbour
- 6.2 Delivery Program 2022/23 To 2025/26 And Operational Plan 2024/25 Progress Report December 2024
- 6.3 Capital Works Program - Quarterly Progress Report December 2024
- 6.4 2024-25 Budget Review for the Quarter ended December 2024
- 6.5 Monthly Financial Report - 30 Nov 2024.
- 6.6 Monthly Financial Report - 31 Dec 2024  
Investment held as at 31 Jan 2025
- 6.7 Financial Impact of Cost Shifting from other Levels of Government 2023-2024
- 6.8 Update report on a Youth Voice to Council
- 6.9 Woollahra Grants Program 2025/26 Round and Woollahra Outgoing Sponsorship Program 2025/26 Round.
- 6.10 Ausgrid Easement - Alexandria Integrated Facility & Community Association DP270785 (SC99-004)

**Item No:** 5.1  
**Subject:** CONFIRMATION OF MINUTES OF FINANCE, COMMUNITY & SERVICES COMMITTEE - 9 DECEMBER 2024  
**Author:** Sue O'Connor, Governance Officer  
**Approver:**

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**Purpose of the Report:**

THAT the Minutes of the Finance, Community & Services Committee of 9 December 2024 were previously circulated. In accordance with the guidelines for Committees' operations it now necessary that those Minutes be taken as read and confirmed.

**Alignment to Delivery Program:**

11.3 Ensure effective and efficient governance and risk management.

**Recommendation:**

THAT the Minutes of the Finance, Community & Services Committee of 9 December 2024 be taken as read and confirmed.

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**Executive Summary:**

This report presents the Finance, Community & Services Committee of 9 December 2024 be taken as read and confirmed.

**Discussion:**

The Finance, Community & Services Committee of 9 December 2024 are presented to the Committee as a procedural matter. Any matter arising from the Minutes can be discussed. A copy of the Minutes are proved as **Attachment 1**.

**Options:**

Submission of Minutes to the Finance, Community & Services Committee is a procedural matter for the adoption of the Minutes.

**Community Engagement and / or Internal Consultation:**

No internal or external consultation has taken place in the preparation of this report.

**Policy Implications:**

There are no direct policy implications as a result of this report.

**Financial Implications:**

There are no direct financial implications as a result of this report.

**Resourcing Implications:**

There are no direct resourcing implications as a result of this report.

**Conclusion:**

The Minutes are presented for confirmation.

**Attachments:**

1. FC&S Minutes - 9 December 2024



# Finance, Community & Services Committee

Monday, 9 December 2024  
6:30 PM

## Minutes

Unconfirmed

# Finance, Community & Services Committee Meeting

Monday, 9 December 2024

## MINUTES

### Attendance

Present:

Councillors: Alexander Andruska (Chair)  
James Ardouin  
Mary-Lou Jarvis  
Harriet Price  
Hugh Woodgate  
Toni Zeltzer

Staff: Craig Swift-McNair - General Manager  
Emilio Andari - Manager, Engineering Services  
Jennifer Chenhall - Manager, Governance & Risk  
Micaela Hopkins - Team Leader, Environment & Sustainability  
Rhys Johnson - Governance Coordinator  
Zubin Marolia - Manager, Property & Projects  
Sue Meekin - Director, Corporate Performance  
Vicki Munro - Manager, Community & Culture  
Carolyn Nurmi - Governance Officer  
Tom O'Hanlon - Director, Infrastructure & Sustainability  
Patricia Occelli - Director, Community & Customer Experience  
Denise Syme - Resource Management Coordinator

Also in Attendance: Councillor Parmegiani (non-voting member), Councillor Regan (non-voting member), Councillor Torsten (non-voting member), and Councillor Witt (non-voting member).

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**1. Opening**

The Chair declared the Finance, Community & Services Committee of 9 December 2024 open and welcomed Councillors, staff and members of the public who are watching and listening to this evening's meeting.

**2. Acknowledgement of Country (Gadigal People and Birrabirragal People)**

The Chair read the following Acknowledgement of Country:

*I would like to acknowledge that we are here today on the land of the Gadigal and Birrabirragal people, the traditional custodians of the land. On behalf of Woollahra Council, I acknowledge Aboriginal or Torres Strait Islander people attending today and I pay my respects to Elders past, present and emerging.*

**3. Acknowledgement of the Sovereign of the Day (King Charles III)**

The Chair read the following Acknowledgement of the Sovereign of the Day (King Charles III):

*I also acknowledge the King of Australia, King Charles III.*

**4. Leave of Absence and Apologies**

Apologies were received and accepted from the Mayor, Councillor Swan and Councillor Silcocks, and leave of absence granted.

**5. Disclosures of Interest**

NIL

**6. Items to be Decided by this Committee using its Delegated Authority**

**6.1. Confirmation of Finance, Community & Services Minutes - 11 November 2024**

**(Councillor Ardouin/Councillor Jarvis)**

**239/2024 Resolved:**

THAT the Minutes of the Finance, Community & Services Committee Meeting of 11 November 2024 be taken as read and confirmed.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

**For the Motion**

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

**Against the Motion**

None

**6.2. Confirmation of Minutes of the Woollahra Local Traffic Committee Meeting held 3 December 2024**

**(Councillor Price/Councillor Andruska)**

**Note:** The Committee amended the Resolution.

**246/2024 Resolved:**

THAT the Recommendations 9.1-9.4 contained in the minutes of the Woollahra Local Traffic Committee held on Tuesday 3 December 2024 be adopted, subject to the amendments made to item 9.3 during the Finance, Community & Services Committee meeting held on 9 December 2024.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

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**9.1 Hargrave Street, Paddington - Timed Loading Zone and Resident Permit Parking Restrictions**

**(Councillor Price/Councillor Andruska)**

**Resolved:**

THAT:

- A. The installation of a ten (10) metre 'Loading Zone 7am-3pm Monday to Friday' on the southern side of Hargrave Street, Paddington starting west of the existing 'No Stopping' zone in front of 159 Hargrave Street, Paddington be approved; and
- B. The replacement of the existing 6.2 metre 'P15 minute 8am-5pm' restriction on the northern side of Hargrave Street, east of Taylor Street, Paddington with '1P 5pm-11pm Thursday to Sunday Permit Holders Excepted' be approved.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

## 9.2 Cranbrook Road, Bellevue Hill - No Stopping Restriction

(Councillor Woodgate/Councillor Jarvis)

### Resolved:

THAT 'No Stopping' restrictions be signposted on the northern side of Cranbrook Road, Bellevue Hill, east from its intersection with Cranbrook Lane, for a distance of 10 metres as shown in Attachment 1, to reinforce the statutory requirements and improve traffic safety at this location.

### The Motion was put and Carried.

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

#### **For the Motion**

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

#### **Against the Motion**

None

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## 9.3 . Locations Across Woollahra Municipality - Parking Restrictions for Electric Vehicle Charging Stations On Street Poles and in Car Parks

Note: The Committee amended Part A of the Resolution.

(Councillor Jarvis/Councillor Price)

### Resolved:

THAT Council:

A. Approve the installation of electric vehicle charging stations with respective parking restrictions at the following locations, as shown in Attachment 1:

1. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 2 parking bays on the western side of Riddell Street near 28 Lennox Street, Bellevue Hill;
2. '4P 8am-6m Electric Vehicles Only While Charging' restrictions for 2 parking bays on the southern side of Stanley Street near 251 Edgecliff Road, Woollahra;
3. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the eastern side of Quarry Street, within the 90 degree angle parking spaces near 2-4 Quarry Street, Paddington;
4. '2P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the eastern side of Dillon Street, within the 60 degree angle parking spaces near 90 Boundary Street, Paddington;
5. '2P 8am-10pm Electric Vehicles Only While Charging' restrictions for 4 parking bays within the 90 degree angle parking spaces in Lyne Park car park near 550 New South Head Road, Rose Bay;
6. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 2 parking bays on the eastern side of Old South Head Road, opposite 288 Old South Head Road, Watsons Bay;
7. '2P 8:30am-6pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the western side of Wilberforce Avenue, opposite 12 Wilberforce Avenue. Rose Bay;
8. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the eastern side of Bay Street, near 69 Bay Street, Double Bay.

- B. Install '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 2 parking bays in the existing mobility parking bays in the car park via Manion Avenue, Rose Bay and relocate these mobility parking bays to an alternate location within the car park to improve accessibility, as shown in Attachment 2.
- C. Install '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 2 parking bays on the western side of New Beach Road, near Sir David Martin Reserve, Darling Point, subject to electrical feasibility, or on the eastern side of New Beach Road, near 7-9 New Beach Road, Darling Point, as a contingency location, as shown in Attachment 3.
- D. Delegate authority to the Manager, Engineering Services to modify the signage should onsite circumstances warrant changes.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Jarvis,  
Councillor Price, Councillor Woodgate

**4/2**

***Against the Motion***

Councillor Ardouin, Councillor Zeltzer

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**9.4. Albemarle Lane, Rose Bay - Shared Zone Design Plan**

**(Councillor Jarvis/Councillor Woodgate)**

**Resolved:**

THAT:

- A. The design plan for the 'Shared Zone' with associated signs and line markings in Albemarle Lane, Rose Bay (as per attached Attachment 1 - Design Plan) be approved, subject to 'End Shared Zone' (R4-5) and 'Park In Bays Only' (R5-65) signage be incorporated in the design plan; and
- B. The Shared Zone in Albemarle Lane, Rose Bay, meet the requirements of a Category 2 'Shared Zone', as per NSW Technical Direction TD 00030:2023, and be referred to Transport for NSW (TfNSW) for final consideration and approval.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

**7. Items to be Submitted to the Council for Decision with Recommendations from this Committee**

**7.1. Bus Shelter Advertising - Minor Changes to Approved Locations**

**(Councillor Jarvis/Councillor Ardouin)**

**240/2024 Recommendation:**

THAT Council:

- A. Notes that 4 out of the 39 Council approved bus shelter advertising locations cannot proceed under the Bus Shelter Advertising Services Agreement (the Contract);
- B. Approves the 3 identified substitute sites as outlined in this report and proceeds with the installation of new bus shelters with advertising screens at these new locations; and
- C. Supports that negotiations are continued with Council's contractor to identify a final substitute site.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

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**7.2. Landowner's Consent - To permit the licensee to operate a Bring Your Own (BYO) Alcohol at Camp Cove Kiosk, Watsons Bay**

**(Councillor Ardouin/Councillor Woodgate)**

**244/2024 Recommendation:**

THAT Council:

- A. In its capacity as landowner, grants consent to a six month trial of BYO alcohol for patrons of the Camp Cove Kiosk Watsons Bay; and
- B. Undertakes community consultation during this trial period to review the impacts received on the area; and
- C. Subject to no objections being received, grant consent to the Licensee, Denim Collaborations Pty Ltd to vary the lease condition prohibiting the service of alcohol; and
- D. Undertakes a revaluation of any additional licence fee to reflect any benefit for removing the licence condition restricting the service of alcohol; and
- E. Ensures all costs associated with the variation of the lease are borne by the Licensee.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

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**7.3. Post Public Exhibition - Draft Woollahra Arts and Culture Strategy and Action Plan, 2024-2028**

**(Councillor Ardouin/Councillor Jarvis)**

**242/2024 Recommendation:**

THAT Council:

- A. Note the submissions received in relation to the draft Woollahra Arts and Culture Strategy and Action Plan, 2024-2028 report that was placed on public exhibition from 21 August to 18 September 2024.
- B. Adopt the draft Woollahra Arts and Culture Strategy and Action Plan, 2024-2028, **(Attachment 1)** noting changes made in response to the feedback received during the consultation period **(Attachment 2)**.
- C. Incorporate into the Woollahra Arts and Culture Strategy and Action Plan 2024-2028, investigations into pathways to unlock additional world-class spaces for arts and culture, in particular for performing arts.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

#### 7.4. Woollahra Libraries Annual Report 1 July 2023 to 30 June 2024

(Councillor Woodgate/Councillor Price)

**243/2024 Recommendation:**

THAT Council receive and note the annual report of Woollahra Libraries for the period 1 July 2023 to 30 June 2024.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

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#### 7.5. Monthly Financial Report - 31 Oct 2024 - Investment held as at 30 Nov 2024

(Councillor Ardouin/Councillor Price)

**245/2024 Recommendation:**

THAT Council:

- A. Receive and note the Monthly Financial Report – October 2024.
- B. Note that the Council's 12-month weighted average return for October 2024 on its direct investment portfolio of 5.12% (LM: 5.13%, LY: 4.79%) exceeds the benchmark 90-day AusBond Bank Bill Index of 4.50%.
- C. Note that the interest revenue for the year to date October 2024 is \$1.89M, exceeding our year to date budget of \$1.01M for the same period.
- D. Receive and note the list of Council's investments held as of 30 November 2024.

**The Motion was put and Carried.**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

***For the Motion***

Councillor Andruska, Councillor Ardouin,  
Councillor Jarvis, Councillor Price,  
Councillor Woodgate, Councillor Zeltzer

**6/0**

***Against the Motion***

None

**Conclusion of Meeting**

There being no further business the meeting concluded at 07:48pm.

**We certify that the Minutes of the Finance, Community & Services Committee Meeting held on 09/12/2024 and confirmed by the Finance, Community & Services Committee Meeting on 10/02/2025 as correct.**

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**Chairperson**

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**Secretary of Committee**

Unconfirmed



**Item No:** 5.2  
**Subject:** **CONFIRMATION OF MINUTES OF THE WOOLLAHRA LOCAL TRAFFIC COMMITTEE MEETING HELD 4 FEBRUARY 2025**  
**Author:** Emilio Andari, Manager Engineering Services  
**Approver:** Tom O'Hanlon, Director Infrastructure & Sustainability

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**Purpose of the Report:**

For the Committee to consider the recommendations of the Woollahra Local Traffic Committee.

**Alignment to Delivery Program:**

6.3 Ongoing responsiveness to traffic congestion, noise and speeding.

**Recommendation:**

THAT the Recommendations 9.1-9.3 contained in the minutes of the Woollahra Local Traffic Committee held on Tuesday 4 February 2025 be adopted.

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**Executive Summary:**

This report presents the Woollahra Local Traffic Committee Minutes held on 4 February 2025 for consideration by the Finance Community & Services Committee of 10 February 2025. The minutes are presented as **Attachment 1**.

**Discussion:**

This report presents items on traffic and parking related matters on public roads, and/or road related areas, which were considered at the Woollahra Local Traffic Committee meeting held on 4 February 2025. The minutes of this meeting are presented as **Attachment 1**.

**Options:**

Council may resolve in line with the recommendations as included in this report or, Council may choose to resolve in some other manner.

**Community Engagement and / or Internal Consultation:**

There is no community engagement and/or internal review on this report.

**Policy Implications:**

There is no policy implications on this report.

**Financial Implications:**

There is no financial implications on this report.

**Resourcing Implications:**

There is no resourcing implications on this report.

**Conclusion:**

The minutes are presented for consideration by the Finance, Community & Services Committee.

**Attachments:**

1. Local Traffic Committee Minutes - 4 February 2025
2. Woollahra Local Traffic Committee Agenda 4 February 2025



# Woollahra Local Traffic Committee

Tuesday, 4 February 2025  
10:00 AM

## Minutes

# Woollahra Local Traffic Committee

Tuesday, 4 February 2025

## Minutes

### Committee Members:

Present:	Emilio Andari	(Woollahra Municipal Council)	(Chair)
	Taskira Islam	(Transport for NSW)	
Staff:	Ever Fang	(Woollahra Municipal Council)	
	Coen O'Shannessy	(Woollahra Municipal Council)	
	Velsamy Sankaran	(Woollahra Municipal Council)	
	Tracey Jurcevic	(Woollahra Municipal Council)	

### 1. Opening

The Manager of Engineering Services declared the Woollahra Local Traffic Committee of 4 February 2025 open and welcomed Committee Members.

### 2. Acknowledgement of Country (Gadigal People and Birrabirragal People)

The Chair read the following Acknowledgement of Country:

*I would like to acknowledge that we are here today on the land of the Gadigal and Birrabirragal people, the traditional custodians of the land. On behalf of Woollahra Council, I acknowledge Aboriginal or Torres Strait Islander people attending today and I pay my respects to Elders past, present and emerging.*

### 3. Leave of Absence and Apologies

Sgt Anthony Leeson (Eastern Suburbs Police)  
Alex Greenwich MP (Member for Sydney)  
Kellie Sloane MP (Member for Vacluse)

### 4. Confirmation of Minutes

The minutes of Meeting No.12/24 held in Tarralbe Room, Double Bay, and via teleconference on Tuesday, 3 December 2024 were confirmed by Taskira Islam.

### 5. Matters arising from Minutes of Previous Meeting

Nil.

### 6. Woollahra Local Traffic Committee recommendations not adopted or amended by Woollahra Council Finance, Community & Services Committee

Nil.

### 7. Extraordinary Meeting

Nil.

### 8. Late Correspondence

Nil.

**9. Items to be Recommended to the Finance, Community and Services Committee by the Woollahra Local Traffic Committee for Consideration**

**9.1. Birriga Road, Bellevue Hill - Mobility Parking and Timed Parking Restrictions**

**Recommendation:**

THAT Council:

- A. Install two (2) 2.5 metre wide 'Mobility Parking' spaces with accompanying shared space and kerb ramps on the western side of the service road off Birriga Road, Bellevue Hill, opposite Bellevue Hill Public School, immediately north of the existing cul-de-sac, as indicated in Attachment 1.
- B. Install three (3) additional '1P 8am-9:30am 2:30pm-4pm School Days' parking spaces for a total six (6) spaces on the western side off the service road off Birriga Road, Bellevue Hill opposite Bellevue Hill Public School, immediately north of the proposed 'Mobility Parking Spaces', as indicated in Attachment 1.

**Committee Vote:** Unanimous Support

**9.2. Bellevue Road, Bellevue Hill at Buller Street - Pedestrian Crossing Audit**

**Recommendation:**

THAT the following alterations be carried out at the pedestrian crossing in Bellevue Road, Bellevue Hill at Buller Street, to improve conditions for pedestrians and bring this facility in line with Austroads Guide to Traffic Management - Part 6, Australian Standard 1742.10, TfNSW Australian Standard Supplements and TfNSW Technical Directions, including the following actions:

1. The faded transverse lines for the crossing (PX lines), approach markings (piano keys) and dividing (barrier) lines (BB lines) be repainted for the crossing with Bi-directional Raised Retro-reflective Pavement Markers (RRPMs) provided at 5m spacing, as shown in Attachment 1.
2. Zig-zag advance markings be installed for 50m on both approaches to the crossing, as shown in Attachment 1, to improve awareness of the crossing.
3. Damages/missing Pedestrian Crossing signs (R3-1) be reinstalled on both sides of Bellevue Road, Bellevue Hill, approaching the crossing and replaced with fluoro type to improve visibility.
4. Pedestrian Crossing Ahead signs (W6-2) be provided on both sides of Bellevue Road, Bellevue Hill, approximately 50m ahead of the crossing, as shown in Attachment 1, to improve awareness of the crossing.
5. Pedestrians sign (W6-1) be provided on the eastern side of Buller Street, approximately 50m north of its intersection with Bellevue Road, Bellevue Hill, as shown in Attachment 1, to warn motorists of the presence of pedestrians and improve safety at this location.
6. The nighttime illumination levels be measured in accordance with AS/NZS 1158.4 and remedied as required as part of Council's lighting audit project.

7. Council's Open Space and Trees Department be requested to undertake site inspection and arrange for trees obstructing pedestrian lights to be pruned as required to improve lighting at this location.

**Committee Vote:** Unanimous Support

### **9.3. Locations Across Woollahra Municipality - Parking Restrictions for Electric Vehicle Charging Stations On Street Poles and in Car Parks**

**Recommendation:**

THAT Council:

- A. Approve the installation of electric vehicle charging stations with respective parking restrictions at the following locations, as shown in Attachment 1:
  1. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 2 parking bays on the western side of Greycliffe Avenue, opposite 2 Greycliffe Avenue, Vaucluse;
  2. '2P 8am-10m Electric Vehicles Only While Charging' restrictions for 2 parking bays in Woollahra Golf Club Carpark at 50 O'Sullivan Road, Rose Bay;
  3. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the northern side of Bellevue Road, opposite 150 Bellevue Road, Bellevue Hill;
  4. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the western side of Elizabeth Street, opposite 65 Elizabeth Street, Paddington;
  5. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the western side of Albemarle Avenue, near 35 Albemarle Avenue, Rose Bay;
  6. '4P 8am-11pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the eastern side of Ormond Street, opposite 12 Ormond Street, Paddington.
- B. Delegate authority to the Manager, Engineering Services to modify the signage should on-site circumstances warrant changes.

**Committee Vote:** Unanimous Support

## **10. Items for Discussion by Committee Members**

### **10.1. Transport for NSW Funded Project Status**

**Recommendation:**

THAT the information be received and noted.

## **11. General Business**

Nil.

**12. Conclusion of the Meeting**

There being no further business the meeting concluded at 10:26 am.

**We certify that the pages numbered 1 to 5 inclusive are the Minutes of the Woollahra Local Traffic Committee Meeting held on Tuesday 4 February 2025.**

\_\_\_\_\_  
**Chairperson**

\_\_\_\_\_  
**Secretary of Committee**



# Woollahra Local Traffic Committee

Tuesday, 4 February 2025  
10:00 AM

## Agenda



### **Woollahra Local Traffic Committee:**

The Woollahra Traffic Committee is not a Committee of Woollahra Municipal Council, but a Committee set up as a requirement of Transport for NSW (TfNSW).

Council has been delegated certain powers from TfNSW with regard to traffic matters upon its local roads. A condition of this delegation is that Council must take into account the Traffic Committee recommendations.

There are four permanent members of the Traffic Committee, each of whom has a single vote only.

The members are:

1. NSW Police
2. Transport for NSW (TfNSW)
3. State Member of Parliament (for the location of the issue to be voted upon)
4. Woollahra Municipal Council

All Traffic Committee recommendations are referred to Council's Finance, Community & Services Committee for adoption and approval.

If Council wishes to proceed contrary to the recommendations of the Traffic Committee, the TfNSW and Police have the right to appeal Council's decision before the Regional Traffic Committee. Council must notify the TfNSW and the Police and give them 14 days to decide whether they propose to lodge an appeal on the matter in question.

Any action relative to any issue under appeal to the Regional Committee must then cease until the matter is determined.

The Regional Traffic Committee is chaired by an independent chairperson and submissions and representations are welcomed from all interested parties.

### **Outline of Meeting Protocol & Procedure:**

- The Chairperson will call the Meeting to order and ask Traffic Committee members and Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda and discuss items which have been called upon by member(s) of the public in the gallery.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Traffic Committee.
- If person(s) wish to address the Traffic Committee, they are allowed three (3) minutes in which to do so. Comments should be directed to the issues at hand.
- If there are persons representing both sides of a matter (e.g. supporter/objector), the objector speaks first.
- At the conclusion of the allotted three (3) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Panel from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Traffic Committee will discuss the matter (if necessary), and arrive at a resolution.

### **Woollahra Local traffic Committee Membership:**

NSW Police, Transport for NSW (TfNSW), State Members of Parliament (for the location of the issue to be voted upon) and Woollahra Municipal Council.

### **Quorum:**

2 Panel Members

# Woollahra Municipal Council

## Notice of Meeting

30 January 2025

To: Members of the Woollahra Local Traffic Committee

Cc: The Mayor,  
All Councillors

Dear Sir/Madam

### Woollahra Local Traffic Committee – 4 February 2025

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Woollahra Local Traffic Committee** to be held in the **Tarralbe Room, 536 New South Head Road, Double Bay, on Tuesday, 4 February 2025 at 10:00 AM.**

Regards,

Emilio Andari  
**Manager – Engineering Services**

# Woollahra Local Traffic Committee

## Agenda

1. Opening
2. Acknowledgement of Country (Gadigal People and Birrabirragal People)
3. Leave of Absence and Apologies
4. Confirmation of Minutes
5. Matters arising from Minutes of Previous Meeting
6. Woollahra Local Traffic Committee recommendations not adopted or amended by Woollahra Council Finance, Community & Services Committee
7. Extraordinary Meeting
8. Late Correspondence

### **Traffic & Parking Matters on Local Roads**

#### **Items to be Recommended to the Finance, Community and Services Committee by the Woollahra Local Traffic Committee for Consideration**

- 9.1 Birriga Road, Bellevue Hill - Mobility Parking and Timed Parking Restrictions
- 9.2 Bellevue Road, Bellevue Hill at Buller Street - Pedestrian Crossing Audit
- 9.3 Locations Across Woollahra Municipality - Parking Restrictions for Electric Vehicle Charging Stations On Street Poles and in Car Parks

#### **Items for Discussion by Committee Members**

- 10.1 Transport for NSW Funded Project Status
11. General Business
12. Conclusion of the Meeting

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**Item No:** 9.1  
**Subject:** **BIRRIGA ROAD, BELLEVUE HILL - MOBILITY PARKING AND TIMED PARKING RESTRICTIONS**  
**Author:** Coen O'Shannessy, Traffic & Transport Engineer  
**Approver:** Ever Fang, Traffic & Transport Team Leader  
Emilio Andari, Manager Engineering Services

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**Purpose of the Report:**

To create reasonable access for Mobility Permit holders and improve parking conditions in this area.

**Alignment to Delivery Program:**

6.2 Management of public parking on-street and off-street.

**Recommendation:**

THAT Council:

- A. Install two (2) 2.5 metre wide 'Mobility Parking' spaces with accompanying shared space and kerb ramps on the western side of the service road off Birriga Road, Bellevue Hill, opposite Bellevue Hill Public School, immediately north of the existing cul-de-sac, as indicated in Attachment 1.
- B. Install three (3) additional '1P 8am-9:30am 2:30pm-4pm School Days' parking spaces for a total six (6) spaces on the western side off the service road off Birriga Road, Bellevue Hill opposite Bellevue Hill Public School, immediately north of the proposed 'Mobility Parking Spaces', as indicated in Attachment 1.

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**Executive Summary:**

Council has received an application for a 'Mobility Parking' space adjacent to property No.2 Birriga Road, Bellevue Hill. The applicant has completed an application form with a certificate/letter from the family doctor indicating that the applicant needs to park in close proximity to the residence due to permanent medical conditions.

It was originally proposed to install a 6 metre 'Mobility Parking' space on the northern side of Birriga Road, Bellevue Hill, immediately west of the existing driveway to property No.2B Birriga Road, Bellevue Hill. Consultation for the proposal was undertaken between 14 May and 28 May 2024, where three (3) submissions were received expressing general support for a 'Mobility Parking' space however raised concerns on the proposed location due to existing parking conditions and safety issues.

Subsequently, Council's Traffic and Transport Engineers have undertaken further investigations to explore alternative locations. Considerations were given to the matters raised together with the existing site constraints and the proximity to a school to achieve the best outcome. A revised proposal has been developed to recommend installing mobility parking spaces on the service road, between Birriga Road and Victoria Road, Bellevue Hill, to accommodate accessibility demand for local residents and visitors to this area, including parents and staff of Bellevue Hill Public School. In addition, it is recommended to extend the existing timed hour parking restrictions from three (3) to six (6) spaces to facilitate a higher turnover rate due to the high parking demand near a school.

### **Discussion:**

Birriga Road, Bellevue Hill, near the vicinity of the applicant's property predominantly consists of unrestricted parking. It was observed during a site inspection that on-street parking is highly utilised in this area and parking options are reduced at certain times of the day.

An investigation and community consultation were undertaken for a proposed 'Mobility Parking' space on the northern side of Birriga Road, south of Victoria Road. This proposal however did not proceed due to lack of community support and alternatives were investigated. It is now proposed that mobility parking spaces be installed on the western side of Service Road off Birriga Road immediately north of the cul-de-sac in the angled parking. This location was identified as the ideal location to accommodate accessibility demand and benefit both local residents and visitors to this area, including parents, children and staff of Bellevue Hill Public School. Shared space and kerb ramps are proposed to accompany the 'Mobility Parking' spaces, as per AS 2890.5 to assist with mobility requirements.

In addition, this location provides access to Bellevue Hill Public School and services patrons of the local businesses on Bellevue Road as well as other local residents. Field inspections identified high parking demand, particularly during school pick-up and drop-off hours. It should also be noted that Council has received a number of complaints regarding long-term parking of trucks in this area, which creates more challenges to find available parking. To facilitate a higher parking turnover as well as improve access to the nearby school, the existing '1P 8am-9:30am 2:30pm-4pm School Days' restrictions will be extended from three (3) to six (6) spaces and shifted to north of the proposed mobility parking spaces to better accommodate access to the mobility parking spaces.

A concept design for the proposed layout is presented in Attachment 1, which includes two (2) 'Mobility Parking' spaces, six (6) timed parking spaces and eighteen (18) unrestricted spaces.

### **Options:**

Nil

### **Community Engagement and / or Internal Consultation:**

The original proposal for a 6 metre 'Mobility Parking' space near 2B Birriga Road, Bellevue Hill, was advertised between 14 May and 28 May 2024, where three (3) submissions were received, raising concerns on parking availability in this area and safety issues. The revised proposal was then undertaken on 11 November 2024. A notification letter for the proposal was sent to owners and occupiers of nearby residencies and properties and a corflute sign was displayed onsite to capture visitors to this area. The consultation sign and letter advise that interested parties can make a submission and can attend and address the Woollahra Local Traffic Committee if they so wish. The closing date for submissions ended on 25 November 2024. Four (4) submissions were received in relation to the proposal with two (2) in favour of the proposal, including Bellevue Hill Public School, one (1) in general support however with some concerns and one (1) objection.

The submissions expressed difficulty in finding on-street parking in this vicinity. Concerns were raised with the loss of available parking with suggestions to reduce 'Mobility Parking' to one (1) space or relocate the space further away from this area. Issues were also raised regarding commercial vehicle parking and lack of Residents' Permit Parking Scheme in this area, particularly with Bellevue Hill Public School nearby. The response from the Bellevue Hill Public School was in support of the proposal but agreed with the concerns related to commercial vehicle parking in this area.

Council's Traffic & Transport Engineers acknowledge that high parking demand exists in this area however note the proposed parking arrangements are aimed at balancing the needs of different stakeholders in this area. Noting the Mobility Permit holders will be taking up legal on-street parking spaces should they park their vehicles in this area, providing designated 'Mobility Parking' spaces therefore does not create additional loss of parking. The proposed location is in close vicinity to Bellevue Hill Public School and near local businesses in Bellevue Road and the proposal is anticipated to benefit patrons, local residents as well as school children, parents and staff with accessibility needs. The provision of two (2) 'Mobility Parking' spaces will better utilise the shared space and comply with Australian Standards AS 2890.5 to accommodate mobility requirements.

It should also be noted that the proposal includes extension of the existing timed parking restrictions from three (3) spaces to six (6) spaces, which is envisaged to increase parking turnover and elevate some of the parking pressures at this location. A Permit Parking Scheme however cannot be reviewed by investigating one street in isolation and requires extensive community engagement, parking surveys and parking demand/supply studies. The request has been noted and will be included in future investigations to improve parking in this area.

**Policy Implications:**

Nil

**Financial Implications:**

Council's Block Grant for Traffic Facilities.

**Resourcing Implications:**

Nil.

**Conclusion:**

To create reasonable access for Mobility Permit holders and improve parking conditions in this area, it is proposed to install two (2) mobility parking spaces, accompanying shared space and kerb ramps, as well as additional three (3) timed parking spaces on the service road off Birriga Road, Bellevue Hill, as shown in Attachment 1.

**Identification of Income & Expenditure:**

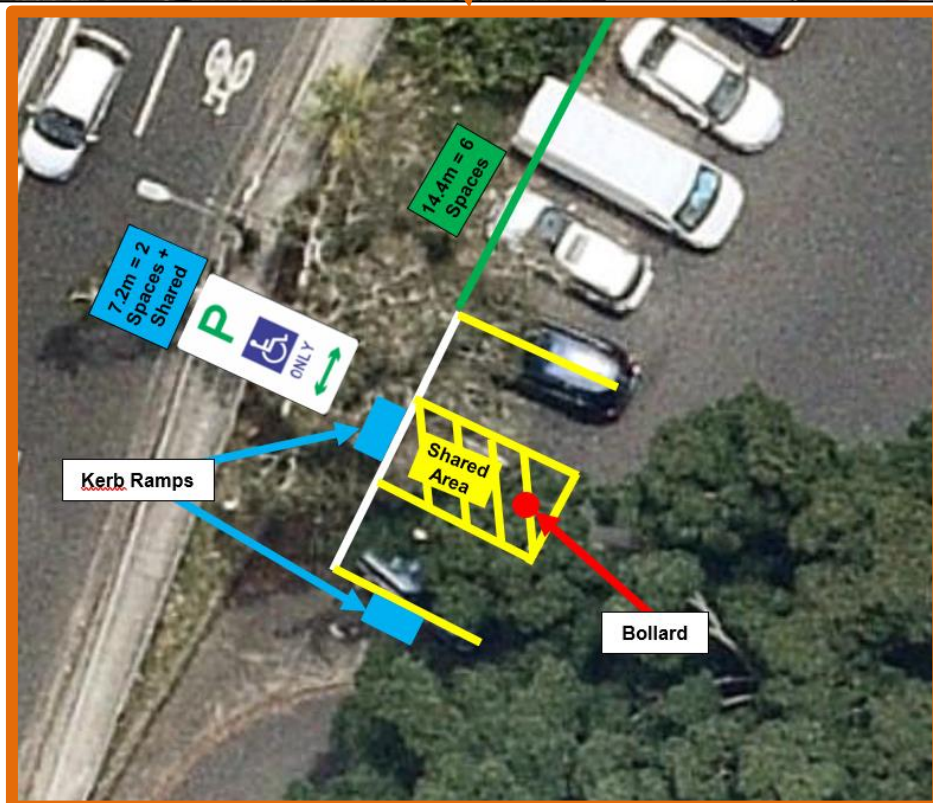
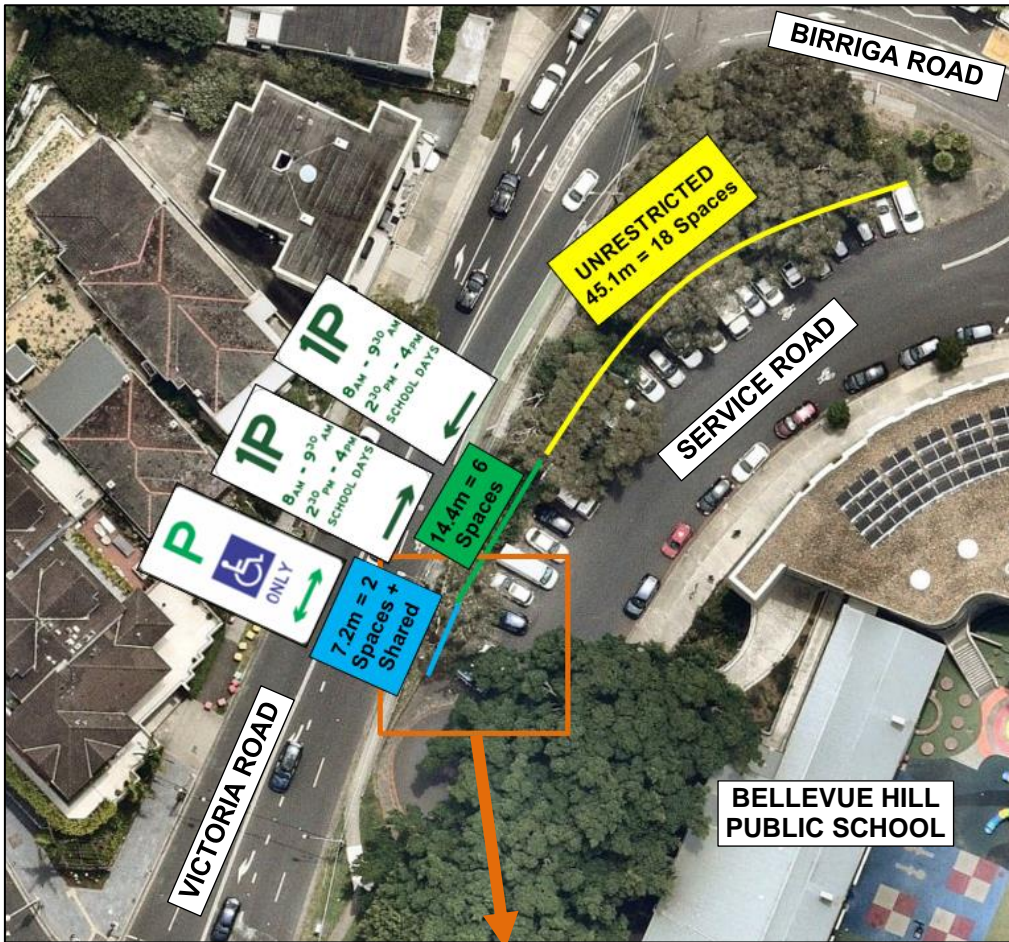
Council's Block Grant for Traffic Facilities.

**Attachments**

1. Locality Map - Birriga Road, Bellevue Hill

### Attachment 1 – Locality Map

Service Road, Bellevue Hill – Mobility Parking and Timed Parking Restrictions



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**Item No:** 9.2  
**Subject:** **BELLEVUE ROAD, BELLEVUE HILL AT BULLER STREET - PEDESTRIAN CROSSING AUDIT**  
**Author:** Velsamy Sankaran, Traffic & Transport Engineer  
**Approver:** Ever Fang, Traffic & Transport Team Leader  
Emilio Andari, Manager Engineering Services

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**Purpose of the Report:**

To audit the existing raised pedestrian crossing in line with Australian Standards, Austroads Guides and TfNSW Standard Supplements and Technical Directions.

**Alignment to Delivery Program:**

6.1 Facilitate an improved network of accessible and safe active transport options.

**Recommendation:**

THAT the following alterations be carried out at the pedestrian crossing in Bellevue Road, Bellevue Hill at Buller Street, to improve conditions for pedestrians and bring this facility in line with Austroads Guide to Traffic Management - Part 6, Australian Standard 1742.10, TfNSW Australian Standard Supplements and TfNSW Technical Directions, including the following actions:

1. The faded transverse lines for the crossing (PX lines), approach markings (piano keys) and dividing (barrier) lines (BB lines) be repainted for the crossing with Bi-directional Raised Retro-reflective Pavement Markers (RRPMs) provided at 5m spacing, as shown in Attachment 1.
2. Zig-zag advance markings be installed for 50m on both approaches to the crossing, as shown in Attachment 1, to improve awareness of the crossing.
3. Damages/missing Pedestrian Crossing signs (R3-1) be reinstalled on both sides of Bellevue Road, Bellevue Hill, approaching the crossing and replaced with fluoro type to improve visibility.
4. Pedestrian Crossing Ahead signs (W6-2) be provided on both sides of Bellevue Road, Bellevue Hill, approximately 50m ahead of the crossing, as shown in Attachment 1, to improve awareness of the crossing.
5. Pedestrians sign (W6-1) be provided on the eastern side of Buller Street, approximately 50m north of its intersection with Bellevue Road, Bellevue Hill, as shown in Attachment 1, to warn motorists of the presence of pedestrians and improve safety at this location.
6. The nighttime illumination levels be measured in accordance with AS/NZS 1158.4 and remedied as required as part of Council's lighting audit project.
7. Council's Open Space and Trees Department be requested to undertake site inspection and arrange for trees obstructing pedestrian lights to be pruned as required to improve lighting at this location.



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## Executive Summary:

Council has received request from the local community to undertake reviews on the existing raised pedestrian crossing in Bellevue Road, Bellevue Hill at Buller Street. An audit of the pedestrian crossing at the above location has been carried out in line with Austroads Guide to Traffic Management - Part 6, Australian Standard 1742.10, TfNSW Supplement to Australian Standard, TfNSW Supplement to Austroads Guide and TfNSW Technical Directions to ensure safety of the general public using this crossing.

The report will comment on the following components of pedestrian crossings as they relate to the codes of practice referred to above:

1. Pedestrian Crossing Form.
2. Access Ramps.
3. Signage.
4. Pavement Marking.
5. Lighting.

## Discussion:

### 1. Pedestrian Crossing Form

The existing crossing facility in Bellevue Road, at Buller Street, Bellevue Hill, has been constructed in the form of a raised pedestrian crossing with kerb extensions. The location of crossing is appropriate and considered in a pedestrian desired crossing line and the existence of a pedestrian crossing imposes a legal requirement on vehicular traffic to give way to pedestrians. The raised crossing with kerb extensions provides improved visibility for approaching drivers to observe pedestrians on or about to use the crossing. In addition, kerb extensions reduce crossing distance and improve safety of pedestrians. This is particularly beneficial at this location within Bellevue Hill Village and in close vicinity to Bellevue Hill Public School.

This section of Bellevue Road is approximately 12.4m from kerb-to-kerb, with kerb extensions of 2.8m at both sides of the crossing. The remaining trafficable road width is 6.8m, with each direction measured to be 3.4m. These widths contribute to traffic calming at this location and are considered satisfactory.

It was noted during the pedestrian crossing audit process that pedestrians were using the crossing appropriately and not crossing Bellevue Road at other inappropriate locations. Motorists were observed to slow on the approach and stop at the pedestrian crossing to give way to pedestrians.

A review of Transport for NSW (TfNSW) crash data was also undertaken and did not identify any crash recorded at this location or in close vicinity in the last five-year period available (2020-2024), however noting crash data would not capture unreported accidents or near misses.

### 2. Access Ramps

Kerb extensions on both sides consist of kerb ramps for full crossing width of 3.6m leading to the footpaths. The dimensions and slope are considered satisfactory as per TfNSW Supplement to Australian Standard - 1742.10 Manual of Uniform Traffic Control Devices (Part 10).

### 3. Signage

Kerb extensions of 2.5m or wider warrant a reduced 'No Stopping' distance on the approach as per

TfNSW TDT 2002/12c. The approach 'No Stopping' signs on both sides are installed at the tangent point of the kerb extension and kerb line as per TfNSW TDT 2011/01a. The departure 'No Stopping' distances on both sides were measured and deemed satisfactory.

Double-sided Pedestrian Crossing signs (R3-1) are required on both sides of the crossing as per TfNSW Supplement to Australian Standard - 1742.10 Manual of Uniform Traffic Control Devices (Part 10). It was noted during the audit that the sign on the northern side of Bellevue Road facing the approach is missing and the signs on the southern side are bent. The missing or damaged signs should be reinstalled and be replaced with fluoro type to improve visibility.

AS1742.10 requires a Pedestrian Crossing Ahead sign (W6-2) to be provided where visibility of the crossing is obstructed. Given the road geometry and that drivers' visibility of the subject crossing may be obstructed by tree foliage, the provision of W6-2 on both approaches is considered necessary and should be fluoro-yellow colour to improve visibility. In addition, it is recommended that Pedestrians sign (W6-1) be provided 50 metres ahead of the intersection in Buller Street to alert road users of change of road environment and improve awareness of the crossing.

#### 4. Pavement Marking

Pedestrian crossing is measured to be 3.6m in width as per TfNSW Supplement to Australian Standard - 1742.10 Manual of Uniform Traffic Control Devices (Part 10). Transverse Lines for the crossing (PX lines) with approach markings (piano keys) are provided as per TfNSW Delineation, Section 7 - Transverse Lines and Pedestrian Facilities.

Dividing (barrier) lines (BB lines) are provided on both sides of the crossing and are measured to be 20m to the west and 4.2m to the east extending to the adjacent intersections with Buller Street.

The PX lines, piano keys and BB lines are however faded and should be repainted with bi-directional Raised Retro-reflective Pavement Markers (RRPMs) provided at 5m spacing along BB lines.

It is recommended in TfNSW Delineation, Section 7 - Transverse Lines and Pedestrian Facilities that zigzag advance markings be provided where sight distance is inadequate. Noting the crossing is located west of a bend and there is a curve on the road alignment towards the western approach of the crossing, the provision of zigzag lines are considered necessary to improve awareness of the crossing.

#### 5. Visibility & Lighting

Road lightings are provided on both sides immediately adjacent to the crossing. The night time illumination levels will be measured in accordance with AS/NZS 1158.4 and remedied as required as part of a separate lighting audit project.

Tree canopy on both sides of the crossing may compromise the required lighting level. It is therefore requested that Council's Open Space and Trees Department inspect the site and arrange for trees obstructing pedestrian lights to be pruned as required to improve lighting at this location.

#### **Options:**

Nil.

#### **Community Engagement and / or Internal Consultation:**

Nil.

**Policy Implications:**

Nil.

**Financial Implications:**

The implementation of the sign and pavement markings will be funded by Council's Block Grant for Traffic Facilities.

**Resourcing Implications:**

Nil.

**Conclusion:**

As discussed above, it is recommended that the faded transverse lines for the crossing (PX lines), approach markings (piano keys) and dividing (barrier) lines (BB lines) be repainted for the crossing with Bi-directional Raised Retro-reflective Pavement Markers (RRPMs) provided at 5m spacing. Damages/missing Pedestrian Crossing signs (R3-1) be reinstalled on both sides of Bellevue Road, Bellevue Hill, approaching the crossing and replaced with fluoro type to improve visibility.

Zig-zag advance markings as well as Pedestrian Crossing Ahead signs (W6-2) on both approaches in Bellevue Road and Pedestrians sign (W6-1) in Buller Street should be installed to improve awareness of the crossing.

To improve lighting near this pedestrian crossing, it is requested that Council's Open Space and Trees Department undertake site inspection and arrange for trees obstructing pedestrian lights to be pruned as required. In addition, it is requested that night time illumination levels of the existing two (2) pedestrian lights adjacent to the crossing be measured in accordance with AS/NZS 1158.4 and remedied as required as part of Council's lighting audit project.

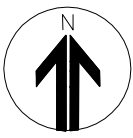
The overall project will deliver an improved pedestrian facility that complies with Australian Standards, Austroads Guides and TfNSW Standard Supplements and Technical Directions.

**Identification of Income & Expenditure:**

Council's Block Grant for Traffic Facilities.

**Attachments**

1. Locality Map - Bellevue Road, west of Buller Street, Bellevue Hill



### **Proposed Upgrades**

- Repaint faded Pedestrian Crossing Lines (PX) and Piano Key Lines.
- Repaint faded double barrier Centre lines (BB Lines) and install Bi-directional raised Retro Reflective Pavement Markers (RRPM) at 5m spacing.
- Install Zig-Zag Lines at least 50m
- Replace the damaged & Missing R3-1
- Install W6-2 and W6-1
- Illumination levels of existing lights will be adjusted as per AS/NZ 1158.4 and Council Lighting Audit.

Proposed upgrades of the existing Pedestrian Raised Crossing at Bellevue Road near Buller Street, Bellevue Hill

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**Item No:** 9.3  
**Subject:** **LOCATIONS ACROSS WOOLLAHRA MUNICIPALITY - PARKING RESTRICTIONS FOR ELECTRIC VEHICLE CHARGING STATIONS ON STREET POLES AND IN CAR PARKS**  
**Author:** Ever Fang, Traffic & Transport Team Leader  
**Approver:** Emilio Andari, Manager Engineering Services

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**Purpose of the Report:**

To provide electric vehicle charging stations to the local community

**Alignment to Delivery Program:**

6.2 Management of public parking on-street and off-street.

**Recommendation:**

THAT Council:

- A. Approve the installation of electric vehicle charging stations with respective parking restrictions at the following locations, as shown in Attachment 1:
1. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 2 parking bays on the western side of Greycliffe Avenue, opposite 2 Greycliffe Avenue, Vacluse;
  2. '2P 8am-10m Electric Vehicles Only While Charging' restrictions for 2 parking bays in Woollahra Golf Club Carpark at 50 O'Sullivan Road, Rose Bay;
  3. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the northern side of Bellevue Road, opposite 150 Bellevue Road, Bellevue Hill;
  4. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the western side of Elizabeth Street, opposite 65 Elizabeth Street, Paddington;
  5. '4P 8am-8pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the western side of Albemarle Avenue, near 35 Albemarle Avenue, Rose Bay;
  6. '4P 8am-11pm Electric Vehicles Only While Charging' restrictions for 1 parking bay on the eastern side of Ormond Street, opposite 12 Ormond Street, Paddington.
- B. Delegate authority to the Manager, Engineering Services to modify the signage should on-site circumstances warrant changes.

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**Executive Summary:**

Randwick, Waverley and Woollahra Council recently endorsed Leading the Charge - the Eastern Suburbs Electric Vehicle Infrastructure Strategy 2023, which outlines a pathway to actively support and accelerate the transition to Electric Vehicles (EVs) in the Eastern Suburbs. The Strategy also identifies the required EV infrastructure needed through to 2030 and determines where and how to implement such infrastructure across the three Council areas to meet the growing numbers of EVs on our roads.

Community consultation (Round 3) has been undertaken for nine (9) proposed locations to install public electric vehicle charging stations in the Woollahra LGA. Based on the results, this report is seeking approval for six (6) of these sites.

**Discussion:**

There are currently 4,000 EVs registered in Waverley, Woollahra, and Randwick LGAs. This number is projected to increase to over 10,000 by 2025, and to more than 35,000 by 2030. These proposed chargers will be funded through the NSW Government Kerbside Charging Grants and will be installed, owned and managed by either by Council or by private companies PLUS ES and EVX under license. These private companies will also be responsible for the installation of Council approved linemarking and signage.

Parking Implications

The street pole charging stations will be installed on Ausgrid owned street poles and use 22 kW AC chargers that can charge an average electric car to 80% in around 4 hours. Statistics from Charging the East network which comprises of 20 charging stations (22kW AC) identify an average charge time of 2 hours and 22 minutes. It is therefore recommended that electric vehicle charging bays should generally consist of 4P timed parking restrictions to accommodate the charging needs. Subject to the type of charging stations and its capacity, electric vehicle charging parking restrictions will apply to up to one (1) or two (2) spaces adjacent to the station.

The charging station for Woollahra Golf Club Carpark will use 50 kW DC chargers that can charge an average electric car to 80% in around 30-45 minutes. In light of the high parking demand in this area, it is recommended to reduce the permissive parking period to 2 hours for this site to facilitate a high turnover rate.

The charging stations installed throughout Waverley, Woollahra and Randwick include a mixture of designated and undesignated charging spaces. Designated electric vehicle charging spaces include a charger, as well as parking signage and linemarking. These spaces are for electric vehicles only while charging. Some charging spaces, such as some of those provided by PLUS ES, are undesignated. Any vehicle, including non-electric vehicles, can park here. Only designated charging spaces are included in the consultation and referred to Local Traffic Committee for review as these sites require a change to the existing parking restrictions. An example of the designated parking signage is shown below.

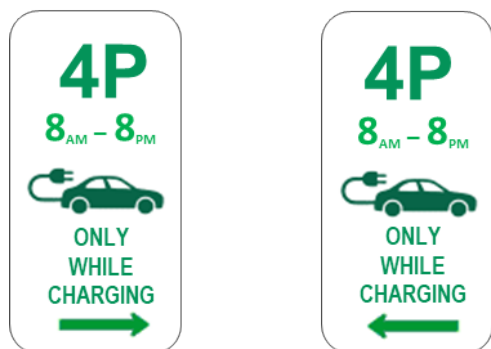


Image 1: Example Designated Parking Signage

Linemarking

The recommended linemarking for designated charging spaces is shown below. This is based on the Transport for NSW (TfNSW) Electric Vehicle Pavement Marking, which is the same design but with a blue logo instead of green. A green has instead been recommended based on consultation with TfNSW staff which found that the blue colour may cause confusion due to its similarities to the disabled linemarking design.

The TfNSW sign details states that 'This sign is not a 'prescribed traffic control device'. This sign may be installed by Council on the network they manage without seeking traffic committee or

written approval from Transport for NSW'.

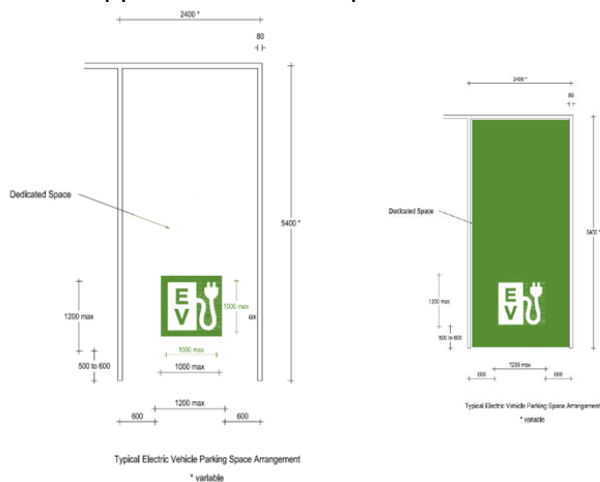


Image 2: Recommended Linemarking for AC (left) & DC (right) Charging Spaces

### Options:

Nil.

### Community Engagement and / or Internal Consultation:

Council officers undertook community consultation on the proposed public electric vehicle charging locations from 19 November to 10 December 2024. Consultation activities included signage installed at the proposed locations, letter drops to nearby residents and online promotions through eNews and social media. All communications directed residents to a 'Have Your Say' page shared by Waverley, Woollahra and Randwick Councils. This Have Your Say page included an interactive map for residents to review the proposed locations and write comments.

Council received 38 submissions via the Have Your Say page and via emails and phone calls. A summary of the consultation outcomes and recommendations can be found in Attachment 2 – Charging Station Locations and Community Consultation Results. Based on the feedback received, Council officers have made recommendations to Local Traffic Committee for each site to whether or not approve the proposed parking restrictions for each site. Noting that for some sites where changes to parking restrictions is not recommended, Council officers will either identify an alternative location or further investigate the demand for a charger in this area.

### Policy Implications:

Nil.

### Financial Implications:

For Council owned and operated chargers, the costs associated with the electric vehicle charger installations, maintenance, signage and linemarking are paid by Council with grant funding from the NSW Government.

For private companies EVX, PLUS ES, and EVIE Networks, the costs associated with the electric vehicle charger installations, maintenance, signage and linemarking will be covered by the installer. An annual fee will also apply to these charging bays per designated parking bay.

**Resourcing Implications:**

Nil.

**Conclusion:**

It is recommended that electric vehicle charging stations with associated parking restrictions be approved for the identified locations as discussed above, and authority be delegated to the Manager, Engineering Services to modify the signage should on-site circumstances warrant any changes.

**Attachments:**

1. Locality Map - Multiple Locations for Proposed EV Charging Bays
2. Charging Station Locations and Community Consultation Results



**Attachment 1**  
**Multiple Locations – Locality Map for the Proposed EV Charging Bays**

1. Greycliffe Avenue, Vaucluse



2. O'Sullivan Road, Rose Bay (within Woollahra Golf Club Carpark)



3. Bellevue Road, Bellevue Hill



4. Elizabeth Street, Paddington



5. Albemarle Avenue, Rose Bay



6. Ormond Street, Paddington



## Attachment 2 – Charging Station Locations and Community Consultation Results

Site Name	Nearest Street Address	Type	Consultation Supportive	Consultation Unsupportive	Existing Parking Restrictions	Proposed Parking Restrictions	Consultation Feedback	Traffic Committee Recommendation
Neilson Park - Greycliffe Ave	Opposite 2 Greycliffe Ave, Vaucluse NSW 2030	COUNCIL 2 x 22 kW AC charging spaces	0	1	Unlimited	4P EV Only 8AM-8PM	Location is adjacent to Neilson Park on Greycliffe Ave. One consultation submission about location being busy in summer.	Install the proposed parking restrictions for 2 charging spaces.
Woollahra Golf Club - Carpark	50 O'Sullivan Rd, Rose Bay NSW 2029	COUNCIL 2 x 50 kW DC charging spaces	0	0	Unlimited	2P EV Only 8AM-10PM	Location is in the public carpark on O-Sullivan Rd, near the Woollahra Golf Club. No consultation comments were received for the location.	Install the proposed parking restrictions for 2 charging spaces.
Bellevue Hill - Bellevue Rd	Opposite 150 Bellevue Rd, Bellevue Hill NSW 2023	PLUS ES 1 x 22 kW AC charging spaces	0	0	Unlimited	4P EV Only 8AM-8PM	Location is adjacent to public stairs and nature strip on Bellevue Rd. No consultation comments were received for this location.	Install the proposed parking restrictions for 1 charging space.
Paddington - Elizabeth St	Opposite 65 Elizabeth St, Paddington NSW 2021	PLUS ES 1 x 22 kW AC charging spaces	0	0	Unlimited	4P EV Only 8AM-8PM	Location is adjacent to a substation and residential property. No consultation comments were received for this location.	Install the proposed parking restrictions for 1 charging space.

Rose Bay - Albemarle Ave	35 Albemarle Ave, Rose Bay NSW 2029	PLUS ES 1 x 22 kW AC charging spaces	0	4	1P 7AM-9AM (Mon) (permit holders excepted)	4P EV Only 8AM-8PM	Location is adjacent to a parking area on Albemarle Ave. Nearby residents are generally supportive of the electric vehicle charger rollout but have concerns that this location may impact (and be impacted by) the new Woolworths development.	Install the proposed parking restrictions for 1 charging space.
Paddington - Ormond St	Opposite 12 Ormond St, Paddington NSW 2021	COUNCIL 2 x 22 kW AC charging spaces	9	17	2P 8AM-11PM (permit holders excepted)	4P EV Only 8AM-11PM	Location is adjacent to Juniper Hall on Ormond St. Consultation found many residents strongly supportive and unsupportive of the location. Supporting submissions said that there were many electric vehicles in the street which would use the charger, and that it was well located near shops and residents without garages to charge their vehicles. Unsupporting submissions said that the street was narrow and that parking availability is already limited for local residents.	Install the proposed parking restrictions for 1 of the 2 charging spaces.
Edgecliff - Arthur St	1 Arthur St, Edgecliff NSW 2027	COUNCIL 2 x 22 kW AC charging spaces	1	14	2P 8AM-6PM (Permit holders exempted)	4P EV Only 8AM-6PM	Location is adjacent to grass verge near apartments at Edgecliff Centre. Strong community opposition due to narrow cul-de-sac location with limited parking, and concerns about elderly resident access. Council is not aware of any chargers planned in the nearby Edgecliff Centre car park, despite multiple resident requests for this location.	Do not change parking. Find alternative location.
Paddington - Paddington St	76B Paddington St, Paddington NSW 2021	PLUS ES 1 x 22 kW AC charging spaces	1	1	2P 8AM-11PM (Permit holders exempted)	4P EV Only 8AM-8PM	Location is adjacent to residential property. Nearby location found to me more suitable (Elizabeth Street site).	Do not change parking. Find alternative location.
Woollahra - Jersey Rd	135 Jersey Rd, Woollahra NSW 2025,	EVX 2 x 22 kW AC charging spaces	2	3	Unlimited	4P EV Only 8AM-8PM	Location is adjacent to Goethe-Institut Sydney, on Jersey Rd. Consultation found some local support from electric vehicle owners, but concerns that it is too close to another charger already installed 200m away on Quarry St.	Do not change parking. Reconsider in future if demand requires another charger in this location.



**Item No:** 10.1  
**Subject:** **TRANSPORT FOR NSW FUNDED PROJECT STATUS**  
**Author:** Ever Fang, Traffic & Transport Team Leader  
**Approver:** Emilio Andari, Manager Engineering Services

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**Purpose of the Report:**

Monthly Update on Transport for NSW Funded Projects

**Alignment to Delivery Program:**

6.1 Facilitate an improved network of accessible and safe active transport options.

**Recommendation:**

THAT the information be received and noted.

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**Executive Summary:**

The NSW Government provides regular funding under a number of programs for road safety, pedestrian and cycling improvements. These funds are made available through Transport for NSW (TfNSW) and the Federal Government. Woollahra Municipal Council has been successful with three projects for the 2024/2025 financial year. The total funds being provided to Woollahra Municipal Council is \$962,701 and the following table provides a summary of these projects.

<b>TfNSW Project Number</b>	<b>PROJECT NAME</b>	<b>Program Approved</b>	<b>Approved Funding Allocation</b>	<b>Type of Funding</b>	<b>Monthly Status</b>
P.0092456	<b>Rose Bay Centre</b> Construction of a High Pedestrian Activity Area	Safe Speeds in High Pedestrian Activity and Local Areas	\$383,000	100% State	Design Stage
P.0092457	<b>Queen Street, Woollahra</b> Construction of a High Pedestrian Activity Area	Safe Speeds in High Pedestrian Activity and Local Areas	\$451,000	100% State	Design Stage
P.0092235	<b>Albemarle Lane, Rose Bay – Shared Zone</b> Construction of a Shared Zone	Active Travel to School Infrastructure Improvement	\$128,701	100% State	Design Stage

**Attachments**

None

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**Item No:** 6.1  
**Subject:** **FEASIBILITY REPORT FOR SWIMMABLE HARBOUR**  
**Author:** Paul Fraser, Manager Open Space & Trees  
**Approver:** Tom O'Hanlon, Director Infrastructure & Sustainability

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**Purpose of the Report:**

To advise the Council of the feasibility report provided on a Swimmable Harbour in the western area of the LGA and seek Council endorsement for further investigation of Yarranabbe Park as the proposed site for a harbour swim enclosure.

**Alignment to Delivery Program:**

5.1 Enhance council provided community facilities to foster connections between people and place and enhance quality of life.

**Recommendation:**

THAT Council:

- A. Notes the Swimmable Harbour feasibility report prepared by Civile Consultancy and Nicole Larkin Design Architecture for Yarranabbe Park and McKell Park.
- B. Proceed with detailed design, investigation and community consultation on a swimming enclosure at Yarranabbe Park (Design Option B).
- C. Explore and apply for any relevant grant funding to deliver such a project and continue discussions with City of Sydney Council officers to explore the possibility of a joint project that is utilised by residents of both council areas.
- D. Transfer funding from the current Capital Works budget for the Yarranabbe Park Northern Plaza and Harbour Stairs (Project 01339) to fund the preliminaries as referenced in B.
- E. Receive a follow up report presenting the community consultation post exhibition summary.

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**Executive Summary:**

A Notice of Motion was adopted on 13 February 2023, to undertake a feasibility report on creating a more accessible, safe and swimmable harbour, including identifying potential locations, with the focus of the report to be on the western harbour area of the LGA.

This report provides an update on the findings of the initial water testing and the feasibility report undertaken by Civile Consultancy and Nicole Larkin Design Architecture and recommends to further investigate Yarranabbe Park as the location for a harbour swimming enclosure.

## Discussion:

The following section outlines the steps taken in the ongoing investigation of a Swimmable Harbour site in the western area of the LGA and presents the findings of the feasibility study. It recommends further investigation of Yarranabbe Park as the location for a harbour swimming enclosure and the allocation of necessary funding for the next steps and approvals related to Option B of the proposed concepts.

## Council Resolution

At the Council meeting on 13 February 2023, the full Notice of Motion adopted stated:

*THAT Council:*

### A. Notes:

1. *That its harbour beaches and pools (including Camp Cove Beach, Parsley Bay, Murray Rose Pool/Redleaf Beach and Watsons Bay Baths) are much adored and well utilised Council facilities;*
2. *The popularity of swimming throughout the LGA (as identified in Council's draft Recreation Strategy (dated January 2023));*
3. *That the LGA has:*
  - i. *no public indoor or outdoor swimming centres;*
  - ii. *picturesque waterways, extending approximately 16km from Rushcutters Bay to Watsons Bay; and*
  - iii. *a rich history of providing public access to the harbour for swimming.*
4. *The improvement to water quality in the harbour and advances in technology to monitor pollution and water quality;'*
5. *That the harbour and its waterways are a valuable public asset;*
6. *The importance of exercise for physical and mental health and wellbeing;*
7. *The recent decisions by the:*
  - i. *Canada Bay Council to open Bayview Park on the Parramatta River;*
  - ii. *City of Sydney to open Pirrama Park, Pyrmont; and*
  - iii. *the NSW State Government to:*
    - a. *open Marrinawi Cove, Barangaroo for bathers and swimmers; and*
    - b. *explore opening a floating swimming pool at Nawi Cove, Barangaroo.*
8. *That the harbour and its adjacent waterfront areas provide residents with respite from the impacts of the warming climate change.*

### B. Resolves:

1. *To commission a report subject to funding being considered and approved as part of the 2023/24 Budget process to investigate the feasibility (or otherwise) of creating a more accessible, safe and swimmable harbour, including identifying potential locations, with the focus of the report to be on the western harbour area of the LGA;*
2. *That Council staff also:*
  - i. *explore and apply for any relevant grant funding to deliver such a report; and*
  - ii. *liaise with relevant City of Sydney Council officers to explore the possibility of a joint investigation of the potential for swimming opportunities at Rushcutters Bay and surrounds.*
3. *To advance and amend Action Item 4.7 in the draft Recreation Strategy to: 'provide improved facilities (including accessible access) at our harbour beaches, bays and inlets to support swimming and relaxation, including seating, showers and safety facilities'.*

In order to progress to a feasibility study, Sydney Water was engaged to conduct water testing through their Urban Plunge Program at Yarranabbe Park, McKell Park, and Steyne Park. This water testing is required to determine if the proposed locations are suitable for further investigation of a harbour swimming site.

### **Harbour Water Testing and Feasibility Study**

Various water tests were carried out, including assessments of microbial quality, bacteria, algae, temperature, chemicals, and turbidity at the 3 above mentioned sites.

The results showed that McKell Park and Yarranabbe Park had the best water quality, meeting the primary contact guidelines for swimming. These two locations were selected for the feasibility study, as requested in B.1 of the above Council resolution. Given Steyne Park had poorer results it was removed from the feasibility study.

Following these results, a consultant team was engaged to conduct a feasibility study, which included assessments of ecology, physical hazards, and heritage considerations. The team also developed broad concept designs and estimated project costings for McKell Park and Yarranabbe Park.

The final Feasibility Study is complete (Annexure 1) with the following findings summarised below.

### **Yarranabbe Park**

Given the area's historical industrial land use and stormwater discharge from the urban catchment into Rushcutters Bay, the consultants conducted a preliminary due diligence assessment of the sediment in the bay to understand the existing harbour sediment at Yarranabbe Park. Samples were taken from waters up to approximately 1 meter deep at low tide. The testing aimed to determine the presence and concentration of potential contaminants in the sediment that could pose a health risk to swimmers, either through direct contact or ingestion.

Ingestion of sediment is most likely to occur in shallow waters when bathing activities stir up sediment, leading to the re-suspension of contaminants that swimmers could ingest. During sediment sampling, the harbour was found to contain predominantly sandy sediment, with isolated pockets of silty sand. No materials such as bricks or glass were encountered in the testing area. Seven sediment samples were taken, and laboratory analysis indicated that, due to the area's historical land use and ongoing stormwater discharge into the bay from the urban catchment, there may be some level of sediment contamination that could pose a health risk. A key finding from the sediment health risk assessment was that for certain contaminants of concern, the concentrations exceeded recommended exposure levels.

Following the results from the sediment assessment, the consultants recommend that any proposed swim site at Yarranabbe Park be designed to minimise contact with the sediment. Specifically, the design should include deeper water access, ideally more than 2 meters deep, to restrict swimmers from accessing shallow areas. This approach is similar to the one being adopted for Callan Park in Leichhardt (Inner West Council).

In addition to this, a detailed assessment of the site was undertaken. The following points have been considered and informed the recommended design options and will further need to be taken into consideration when undertaking final designs and investigations:

- The Rushcutters Bay harbour baths (at Yarranabbe Park) were built in 1902 - as an extension to the newly completed seawall. The bathing facility housed a separate women's bathing facility and was locally known as the Farmer's Baths. The baths operated until the 1970s.

- Rushcutters Bay seawall is a State Heritage listed item. It was constructed between 1883 and 1899. The seawall is considered an integral part of the major nineteenth-century public works land reclamations in Rushcutters Bay. The wall plays an integral role in the park due to its aesthetic composition of the seawall and its fundamental role in the park's original form. There are a number of breaks in the existing wall to provide access to the water between Rushcutters Bay Park and Yarranabbe Park. This includes: D'Albora Marina, Sir David Martin Reserve, for the historical bath, portions of wall were also removed to provide access to marinas for the Sydney 2000 Olympics.
- Works at the site are required to be consistent with the Conservation Management Strategy (CMS) for Rushcutters Bay Park and Yarranabbe Park prepared by GML for Woollahra Council in 2022.
- The Sydney Harbour Foreshore and Waterways Area Development Control Plan identifies a set of criteria for proposed swimming enclosures in the harbour. Design constraints for swimming enclosures include:
  - The enclosure does not alienate public use of the waterway and foreshore;
  - The enclosure does not impede tidal flow;
  - The enclosure should not extend beyond 13m beyond Mean High Water Mark (MHW) or adjacent landing facilities.
- Sydney Water undertook water quality monitoring over 6 events over a period of 2-3 weeks. Samples were collected in November 2023 to understand the baseline water quality conditions of the harbour at Yarranabbe Park. The results showed that enterococci levels (a key indicator of water quality) was consistently low at Yarranabbe Park and met the threshold criteria for swimming.
- Yarranabbe Park is in a relatively well protected bay in the south, east and westerly directions.
- Notes the Yarranabbe Park Plan of Management and the resolution of Council to undertake a harbour access staircase at the northern end of the park.

Further to the sediment assessment, additional site constraints were also identified and need to be further investigated and considered:

- There are approximately 100 private mooring spots adjacent to Yarranabbe Park in the Rushcutters Bay harbour. The closest mooring locations are approximately 30m away from the seawall. The existing moorings currently provide a constraint to expansion of the swim site to the west as well as a potential safety hazard to people using a swim site.
- The existing public jetty is located along the seawall and is currently used to provide pickup and drop off access to the park for private vessels and water taxis.
- The existing bathymetry of Rushcutters Bay indicates that 2m depth are achieved at approximately 20 to 30m from the seawall which restricts the amount of deep water available. This can restrict some uses of the swim site, particularly with tidal variation reducing depths at low tide. For context, Design Option B recommends the use of the existing Yarranabbe Wharf which is approximately 30m into the harbour.
- The Northern Plaza of Yarranabbe Park has a proposed upgrade and has previously considered steps down to the water's edge. Given a swimming enclosure provides access to the harbour (the original intent of the Yarranabbe Harbour Stairs project) and increased recreational opportunities, proceeding with both projects can not be supported.

A review of Sydney swim sites was undertaken to gain an understanding of the potential scale, size and infrastructure of a harbour swim site at Yarranabbe Park. These sites included:

- Bayview Park Baths, Concord
- Watsons Bay Baths, Watsons Bay
- Woolwich Baths, Woolwich
- Forty Baskets Beach, Balgowlah

## **Summary of design options for Yarranabbe Park**

Due to the harbour sediment screening assessment results, it was recommended any design minimises contact with sediment in the harbour. This could be provided by a pontoon access to deeper water zones and with a netted enclosure restricting access to shallow water. The swim site could incorporate shallow areas of water over the pontoon which provides accessibility for a wide range of ages and abilities (e.g. similar to the Watson Bay baths accessible ramp with an expanded shallow swimming area).

The report outlines two preliminary concept designs which respond to the site constraints and opportunities at Yarranabbe Park. The proposed concepts are preliminary only and are provided to illustrate the potential location and scale of a proposed swim site at Yarranabbe Park based on a consideration of the site constraints.

### **Design Option A - Yarranabbe Park Netted Enclosure (85m Enclosure with Northern Entry, No Pontoon)**

The following design elements include:

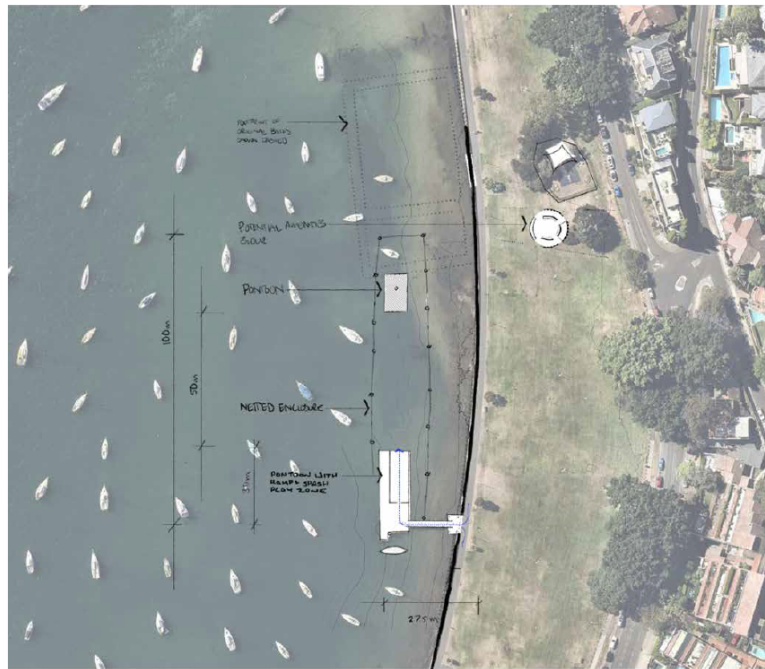
- a swim site which extends from the existing public jetty to the previous location of the historical baths.
- a netted swimming enclosure that restricts access to shallow water.
- use of the existing pontoon to provide an access point to the southern end of the swim site enclosure which avoids a new penetration of the sea wall consistent with the CMS and which also provides access to deeper water.
- a new entry (through previous seawall entry at former Olympics jetty entrance) at the northern end opposite the playground to provide a stepped access and benches providing a range of depths and shallow water catering for all ages and abilities and with an opportunity for an accessible ramp entry.
- opportunities for ecological sea wall enhancements along the vertical wall and rocky substrate at its base.
- consideration of relocating a number of moorings to allow for a wider pool and access to deeper water in the Bay.
- optional extension of existing southern wharf for further recreational opportunities.
- opportunity for a centrally located amenities and change rooms which can service the swim site, playground and park.
- adjustment of the location of the swim enclosure may be required following the completion of a detailed bathymetric survey.



### Design Option B - Yarranabe Park Netted Enclosure (100m Enclosure)

The following design elements include:

- a swim site which extends from the existing public jetty to the location of the historical baths.
- a netted swimming enclosure which restricts access to shallow water.
- use of the existing pontoon to provide an access point to the southern end of the swim site enclosure which avoids a new penetration of the sea wall which supports the CMS and which also provides access to deeper water.
- a new floating structure that hinges off the existing pontoon (or opportunity to reconstruct), which provides shallow water access catering for all ages and abilities with an accessible ramp into the water.
- opportunity to upgrade gangway and pontoon.
- a large pontoon and lounging deck, located at the northern end of the netted area.
- opportunities for ecological sea wall enhancements along the vertical wall and rocky substrate at its base.
- consideration of relocating a number of moorings to allow for a wider pool and access to deeper water in the Bay.
- opportunity for a centrally located amenities and change rooms which can service the swim site, playground and parkland.
- adjustment of the location of the swim enclosure may be required following the completion of a detailed bathymetric survey.



## McKell Park

Following a detailed assessment of McKell Park, the following points were considered in review of the site:

- A wharf was located at the end of Darling Point Road, constructed during the 1840s and demolished around 1965.
- The Lansdowne Bathing House was constructed by 1890, with a dressing room, and was accessed from the main house by a flight of stairs. A boathouse was added between the public wharf and bath house in the early 20th century using a rubble reclamation as fill to the foundation. The sandstone foundations of this boathouse remain visible in the park and foreshore.
- After the demolition of the Lansdowne residence in 1904, the Canonbury residence was constructed. During this time, the bathing pool and dressing room were also upgraded with the inclusion of a formalised entry. In addition, a seawall with reclamation infill was completed along the remaining waterfront. The residence had been approved for demolition by the 1980s.
- There is a strong history of private baths along the foreshore of Darling Point. The remains of the bath and boathouse at McKell Park are historically and archaeologically significant.
- The Darling Point Ferry Wharf Upgrade proposes an accessible route of travel from Darling Point Road through to Darling Point Wharf. The new access includes a new path through Darling Point Reserve, a lift from street level down to the foreshore and a foreshore path connecting Darling Point Reserve to McKell Park.
- The Sydney Harbour Foreshore and Waterways Area Development Control Plan identifies a set of criteria for proposed swimming enclosures in the harbour. Some key constraints include:
  - The enclosure does not alienate public use of the waterway and foreshore.
  - The enclosure does not impede tidal flow.
  - The enclosure should not extend beyond 13m beyond MHWL or adjacent landing facilities.
- The DCP proposes that any development in the area integrates vegetation with land developments to minimise the contrast between natural and built elements. Existing maritime uses are to be preserved, and new developments should maintain compatibility with existing structures. Additionally, significant natural features along the foreshore are to be preserved, and views of these features should be maintained.



- Sydney Water undertook water quality monitoring over 6 events over a period of 2-3 weeks. Samples were collected in November 2023 to understand the baseline water quality conditions of the harbour waters off McKell Park. The results showed that enterococci (a key indicator of water quality) was consistently low at McKell Park and met the threshold criteria for swimming. This is consistent with its open location close to the ocean and high degree of mixing.

The following site constraints were also considered:

- The works associated with the proposed Darling Point Ferry Wharf upgrade (undertaken by Transport for NSW - Wharf Upgrade Program) are essential for any proposed swim site at McKell due to accessibility needs and requirements. At this stage there is no timing for this to proceed.
- The 'Remains of Bath House and the site of jetty' in McKell Park is listed as a Heritage Item on the Sydney Regional Environmental Plan (SREP) 2005.
- A submarine cable connects to Clark Island, located to the west of McKell Park (exact location to be confirmed).
- The sea bed consists of natural bedrock with large rocky rubble at the base of the seawall. There is also building refuse, broken glass and similar found along the near shoreline along the foreshore.
- The bathymetry of the existing harbour indicate that it takes 20m to achieve a depth of 2m from the base of the seawall.
- 10m from the base of the seawall are identified as Key Fish Habitats.
- The ferry wharf is in close proximity and restricts available area for a swim site due to the requirements for buffers from ferry travel paths. The service stops at Darling Point Wharf varies over the time and day of the week and typically has typically a frequency of every 30min to 1hour.
- The Darling Point Wharf upgrade will improve access to the boat hose and bath house area but will reduce the available turf and seating space along the foreshore with the provision of a new path east of the bath house remains and connecting to the ferry wharf.

A review of swim sites was undertaken to gain an understanding of the potential scale, size and infrastructure of a harbour swim site at McKell Park. These sites included:

- Fairy Bower Rockpool, Manly
- McIvers Ladies Baths, Coogee
- MacCallum Seawater Pool, Cremorne Point

On the basis of all the above information, McKell Park is not a viable option to proceed further investigation. The main constraint is the accessibility issues to any proposed swim site adjoining Darling Point Reserve. It is noted the proposed Transport for NSW Harbour Wharf Upgrade project for Darling Point Ferry Wharf would adequately address these access issues, however there is no timing associated with that project.

Considering the recommendation of this report requests that Yarranabbe Park be considered as the site for further investigation, this report does not discuss the design options at McKell Park put forward by the Consultants. These options are however included in the Feasibility Report.

### **Recommended Next Steps**

Given the increased recreational opportunities at Yarranabbe Park and the significant site constraints at McKell Park (mainly accessibility down to the harbour), this report recommends proceeding with Yarranabbe Park (Design Option B) as the preferred site and concept design for further investigation, detailed design, and community consultation. Upon satisfactory completion of these steps, a further report is proposed to be presented to Council.

The report supports Design Option B for Yarranabbe Park for several reasons, including:

- Offering a larger recreational swimming space.

- Providing a pontoon, which enhances recreational opportunities.
- Utilising the existing wharf for access, with the potential to extend it to facilitate shallow water access suitable for all ages and abilities.
- Eliminating the need to create an access break in the Rushcutters Bay Park Heritage Seawall.

The report further recommends that the approved funding of \$400,000 in the current FY24/25 Capital Budget for the Yarranabbe Park Northern Plaza and Harbour Stairs project (01399) be redirected to support the preliminaries and detailed design of the proposed swim site at Yarranabbe Park. The Northern Plaza and Harbour Stair Access project aimed to facilitate easy public access and interaction with the harbour, a goal now more effectively achieved by the Swimmable Harbour project, which also offers additional recreational opportunities in swimming. Proceeding with both projects simultaneously cannot be supported.

To complement the feasibility study the consultants have undertaken high level costings for the two viable options at the Yarranabbe Park swim site. These costings are based on concept sketches and no costs have been provided from Suppliers.

Yarranabbe Park - Design Option A.

Description	Total Cost
Preliminaries	\$300,000
Swimming Zone	\$1,907,500
Park Upgrades	\$225,000
Contingency (40%)	\$853,000
<b>TOTAL</b>	<b>\$3,405,000</b>

Yarranabbe Park - Design Option B (Recommended Option).

Description	Total Cost
Preliminaries	\$300,000
Swimming Zone	\$1,360,000
Park Upgrades	\$225,000
Contingency	\$754,000
<b>TOTAL</b>	<b>\$2,639,000</b>

In addition to these costs, the Consultants have also recommended the need and opportunity for a centrally located amenities and change rooms which could service the swim site, the playground and the park. This is not considered as part of this report.

Should Council approve the recommendations in this report the following steps are required:

- Further site analysis and detailed design
  - detailed bathymetric survey - obtaining measurements of the depth of the harbour (similar to mapping topography of land).
  - additional studies include geotechnical assessment, fisheries, marine aquatic ecology assessment, heritage (include aboriginal heritage assessment), accessibility, traffic assessment.
  - dive/sonar study (for underwater hazards) and underground services assessment.
  - detailed design of preferred option of swim site.
  - further exploration of grant funding available and continued discussions with City of Sydney.
- Detailed design and QS cost estimate.
- Community Consultation and Engagement.
- Report to Council; outlining post exhibition results, and if acceptable, requesting Council approval to lodge a Development Application. This report would also outline further financial details including sourcing funding for the project.
- Required approvals:

- Planning approval
- Heritage approval
- Roads and Maritime approval
- Fisheries approval
- Harbour Master approval (Port Authority)
- Royal life saving swim site safety assessment.
- Long term water quality monitoring.
- Procurement and Construction.

### **Planning Approval Pathway**

Council's Executive Planner has provided the following advice relating to the planning approval pathway required.

*The provision of a swim site at Yarranabbe Park would include:*

1. *Works within Yarranabbe Park (Crown land) which is zoned RE1 Public Recreation under the Woollahra Local Environmental Plan 2014 (WLEP 2014) and is listed as a State heritage item.*
2. *Works within Sydney Harbour (Transport for NSW land) which is zoned W5 Water Recreation under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP).*

*Part 2 (Permitted or prohibited development) of the WLEP 2014 sets out development that is permitted with or without consent within the RE1 zone, and Part 6.3, Division 2, subdivision 6.27 of the B&C SEPP sets out development that is permitted with or without consent within the W5 zone.*

*The proposed works do not constitute developments permitted without consent as set out under the WLEP 2014 and the B&C SEPP. Furthermore, the proposed works are not permitted without consent under section 2.73 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as the works are partially located on land (Sydney Harbour) which is not controlled by Council, and one of the preliminary design concepts includes demolition of a building that is part of a State heritage item. Therefore, the current proposal would require Development Consent.*

*The proposal will form an integrated development which will require approval from the following NSW state Government agencies:*

1. *Heritage Council of NSW (due to the State Heritage listing of the site)*
2. *Department of Primary Industries (Fisheries) (due to location of the site within a fish habitat).*

*Notwithstanding the above, Council staff will explore whether there are any mechanisms, which would enable the proposal to be undertaken as development without consent under the T&I SEPP.*

### **Options:**

Council may resolve in line with the recommendation(s) as included in this report or, Council may choose to resolve in some other manner.

### **Community Engagement and / or Internal Consultation:**

#### **Internal and External Stakeholders**

In preparing this report, internal consultation with the following teams was undertaken:

- Open Space & Trees
- Environment & Sustainability
- Heritage
- Planning.

Should Council adopt the recommendations of this report, on-going consultation with these teams will continue. In addition to these internal teams, external stakeholders will be consulted with including:

- City of Sydney
- Sydney Water
- Swim Site Activation Technical Working Group (chaired by Sydney Water and includes NSW Health, DPE Contaminants and risk, EPA and Council stakeholders)
- Roads and Maritime Services
- Fisheries NSW
- Port Authority of NSW
- Heritage Council of NSW

### **Community Consultation**

Should Council adopt the recommendations of this report, and the designs and investigations are progressed and acceptable, an extensive community consultation process would be undertaken. Furthermore, in addition to this consultation, should the project progress to a development application, further public exhibition of that application will be undertaken.

### **Policy Implications:**

The Swimmable Harbour proposal is included in the adopted Recreation Strategy. Action 4.7 notes the resolution and states, *"Provide improved facilities (including accessible access) at our harbour beaches, bays and inlets to support swimming and relaxation, including seating, showers and safety facilities"*

The proposal is also included in the Yarranabbe Park section of the Crown Lands Generic Plan of Management. The action associated with this proposal states, *"To commission a report to investigate the feasibility (or otherwise) of creating a more accessible, safe and swimmable harbour, including identifying potential locations, with the focus of the report to be on the western area of the the LGA."*

There are no other policy implications as a result of this report.

### **Financial Implications:**

Should Council resolve with the staff recommendation there is a financial cost for further investigation studies, detailed design, and other required documentation for the preparation of a Development Application. The consultants have estimated the preliminaries required for this project in the vicinity of \$300,000.

As noted in the Discussion section of this report, it is recommended to redirect \$400,000 from the Yarranabbe Park Northern Plaza and Harbour Stair Access project (01339) to fund the further investigations and necessary detailed documentation required to proceed with the project. Considering both projects simultaneously is not supported as a swimming enclosure not only meets the original aim and objective of the Yarranabbe Park Harbour Stairs project but provides additional recreational opportunities.

The Consultants have advised in the feasibility report that the costing of Option B is in the vicinity of \$2.6M. Given the high cost of this project, Recommendation C. states the need to explore and apply for any relevant grant funding to deliver the project and continue discussions with City of Sydney Council officers to explore the possibility of a joint project that is utilised by residents of both council areas.

In the proposed follow up report this will be further discussed and options for funding this project will be outlined.

**Resourcing Implications:**

All administration support is undertaken by Council's Open Space & Trees team.

Should the Council adopt the recommendations in this report, the project will be managed internally by staff from Open Space & Trees and Capital Projects teams.

**Conclusion:**

This report responds to an adopted Notice of Motion, to undertake a feasibility report on creating a more accessible, safe and swimmable harbour, including identifying potential locations, with the focus of the report to be on the western harbour area of the LGA.

The report provides an update on the work which has been undertaken so far, provides an update on the findings of the feasibility report undertaken and recommends to further investigate Yarranabbe Park as the location for a harbour swimming enclosure.

**Attachments:**

1. Woollahra Swimmable Harbour Feasibility Report

2025

# WOOLLAHRA SWIM SITES

## FEASIBILITY REPORT



NICOLE LARKIN  
DESIGN ARCHITECTURE



Woollahra  
Municipal  
Council

**Client:** Woollahra Municipal Council  
**Project Name:** Woollahra Harbour Pool  
**Project Number:** 2414  
**Date:** January 2025

**Report Contact:** David Knights  
**Report Authors:** David Knights, Jess Garment, Nicole Larkin  
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Revision	Status	Date	By	Checked
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# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND

Woollahra Council boasts a rich history of public access to the harbour for swimming and aquatic activities, with its foreshore offering extensive picturesque views.

Woollahra Council enjoys a picturesque coastline extending approximately 16 kilometres from Rushcutters Bay to Watsons Bay. The eastern areas of the Council feature a number of publicly accessible beaches and swimming spots, including the harbour swim sites at Murray Rose Pool/Redleaf Beach and Watson Bay Baths. The western portion of the Local Government Area (LGA) currently lacks similar facilities.

Woollahra Council currently has no public indoor or outdoor aquatic centres.

There is a strong historical precedent for public access to the harbour for swimming.


Recent improvements in water quality and advancements in pollution monitoring technology have been made.

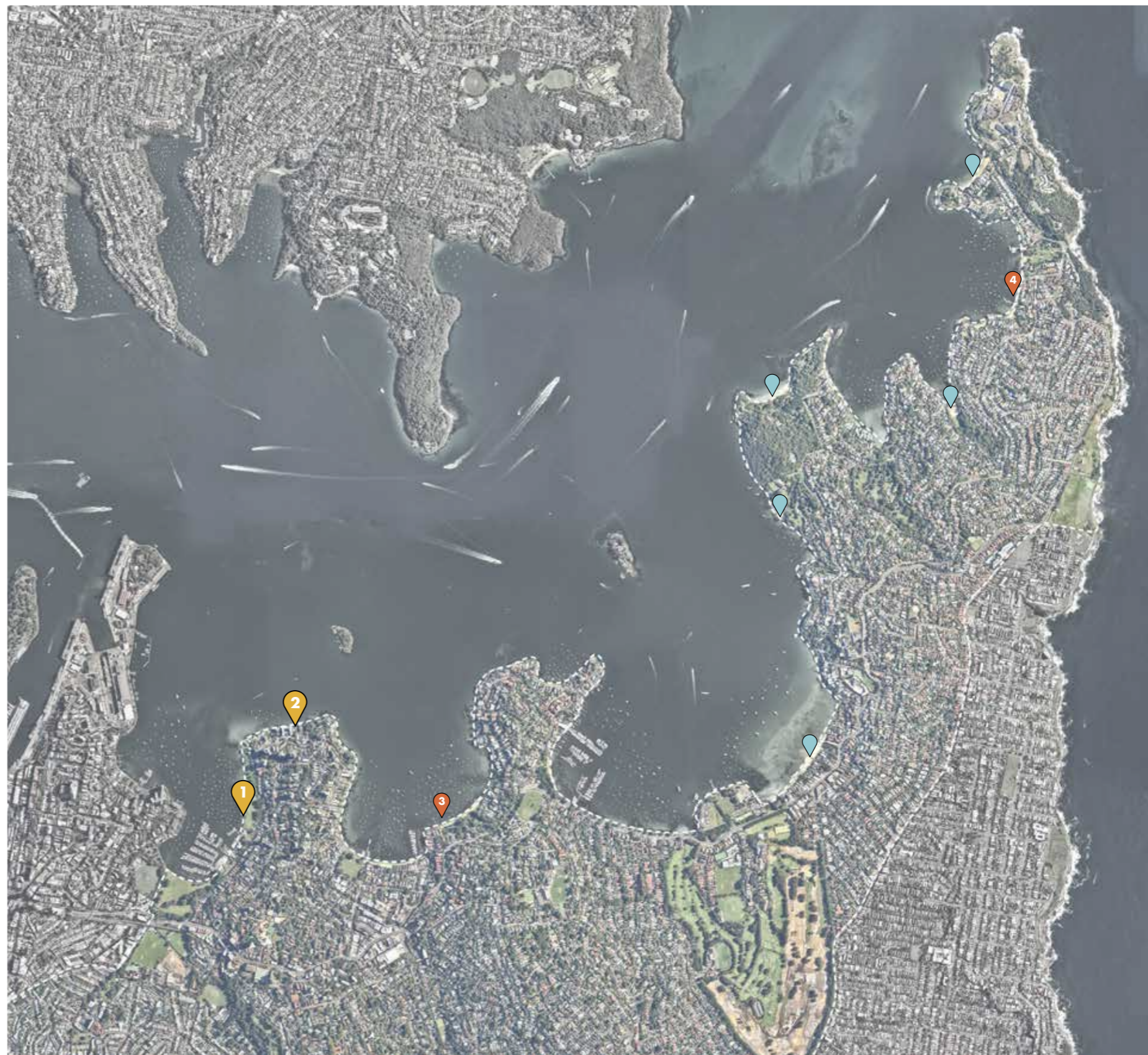
The harbour and its waterways are recognized as valuable public assets, highlighting the importance of exercise for physical and mental health and well-being.

Woollahra Council is currently considering options for how to create a more accessible, safe and swimmable harbour. This report summarises the initial investigations into the feasibility of swimming at harbour sites adjacent to Yarranabbe Park and McKell Park to achieve these aims. The two sites are shown in the figure on the right.

This investigation also developed broad concept designs for the Yarranabbe Park and McKell Park locations. The approach to the design for both sites is a 'light touch' design which is sympathetic to the current site and their location and respect the site's heritage.

### LEGEND

- 1** Yarranabbe Park Swim Site
- 2** McKell Park Swim Site
- 3** Murray Rose Pool (Redleaf Pool)
- 4** Watsons Bay Baths
-  Other beaches within LGA
-  Woollahra Municipal Council boundary



## 1.2 PROJECT SUMMARY

A Council Notice of Motion was adopted in February 2023 to undertake a feasibility study for additional swimming sites in the Western Harbour area of the LGA including identifying potential locations.

Woollahra Council investigated three locations including Yarranabbe Park in Rushcutters Bay, McKell Park in Darling Point and Steyne Park in Double Bay. As part of these investigations Council worked with Sydney Water and the Urban Plunge Program to investigate water quality at the three sites which found that water quality was most suitable at Yarranabbe Park and McKell Park and suitable for primary contact.

Based on this, Council resolved to further investigate these two sites.

Yarranabbe Park is a vibrant community park in Rushcutters Bay, with stunning views of the harbour, well-maintained green spaces, and access to walking paths that connect residents and visitors to the waterfront.

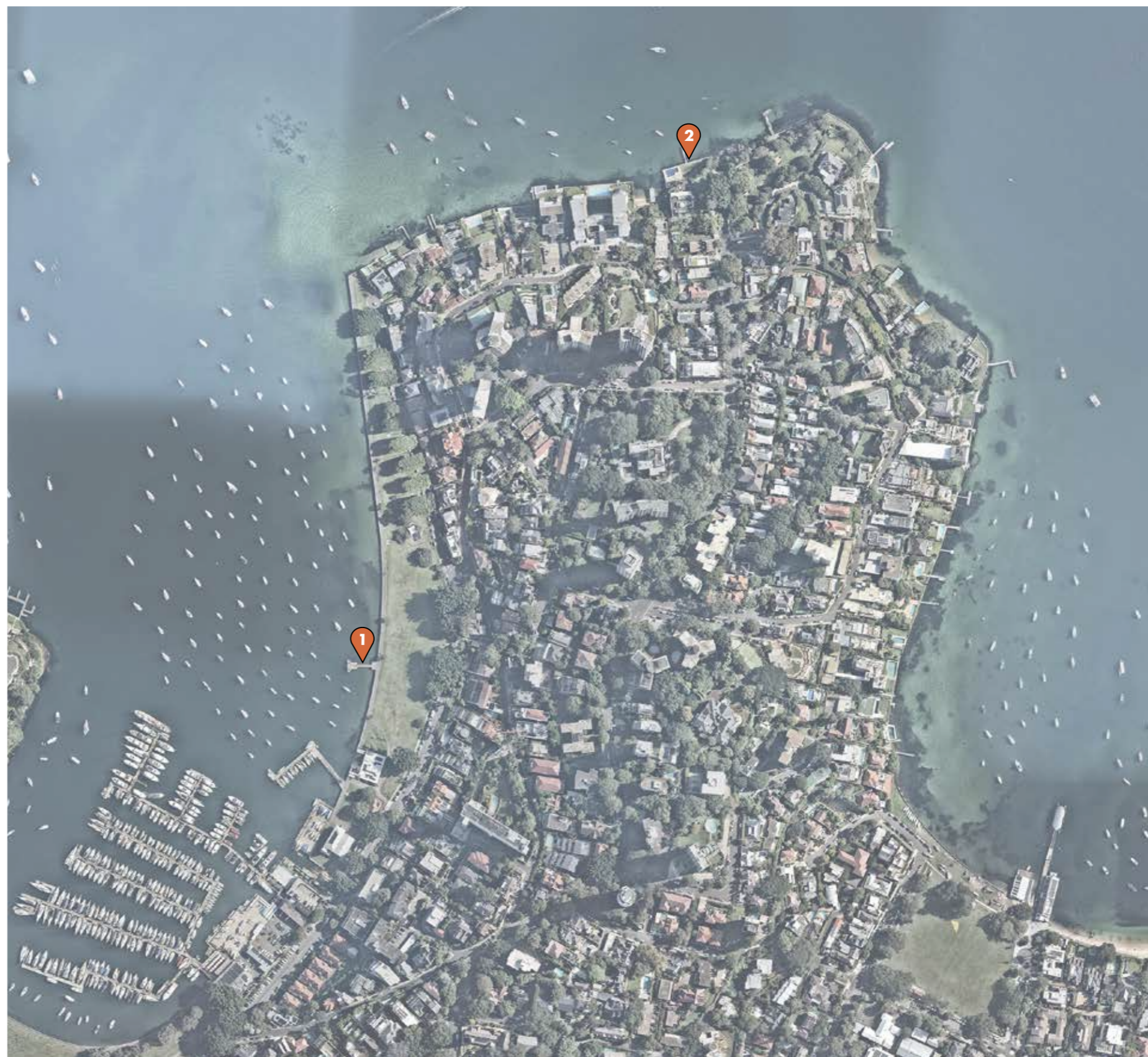
Yarranabbe Park is the preferred location as it offers the best recreational opportunities which would serve the community. Yarranabbe Park has a long history of swimming associated with the site. In clear contrast to McKell Park, Yarranabbe Park has a larger available open water area, offers a calm sheltered swim site, provides sufficient open space to support a swim site, more accessible foreshore, better access to public transport, and significantly less overall constraints.

McKell Park is a scenic waterfront park in Darling Point, featuring beautiful views of Sydney Harbour, historical remnants of early swimming facilities, and lush landscaping that invites community use and recreation. McKell Park is significantly constrained in its available open water area for swimming, is an exposed open location on the harbour subject to greater wave action, has limited available open space on the foreshore and currently has poor access to the foreshore and swim site.

The following sections of this report summarise the outcomes of the feasibility study including a review of physical, cultural and ecological values for each site.

### LEGEND

- 1 Yarranabbe Park Swim Site
- 2 McKell Park Swim Site



## 2. YARRANABBE PARK



## 2.1 SITE ANALYSIS

### 2.1.1 EXISTING SITE

Yarranabbe Park is a linear reserve located on the eastern side of Rushcutters Bay in Darling Point. The park is a largely open, level, grassed area with an asphalt pathway that runs continuously along the length of the seawall. The park also includes a playground, small exercise station and seating. An avenue of significant mature trees provide valuable shade and amenity along New Beach Rd.

The Park is popular in the local community for a wide range of passive recreation activities including walking and picnicking on the foreshore and taking in the picturesque views over the Harbour.

A public jetty and small pontoon located along the seawall, which provide pickup and drop off access to the park for kayaks and other watercraft, private vessels and water taxis. Within the Bay there are approximately 100 private moorings across the bay.

To the south of the park is Sir David Martin Reserve, Rushcutters Bay Park, the D'Albora Marina, RANSA boat shed and the Cruising Yacht Club which are all well used community facilities.

The land was reclaimed from the harbour in the late 1880's. The original shoreline was located where New Beach Rd is today. Due to the historical reclamation of land, the land based component of the Park contains no remnant vegetation or natural physical features.



#### LEGEND

- |   |                        |   |                   |
|---|------------------------|---|-------------------|
| A | RANSA Boatshed         | ● | Seawall           |
| B | Sculpture              | ● | Jetty             |
| C | Promenade and sea wall | ● | Playground        |
| D | Open grassed lawn area | ● | Ex. Trees         |
| E | Exercise equipment     | ● | Mooring locations |
| F | Playground             |   |                   |

## 2.1.2 ACCESS AND MOVEMENT

Yarranabbe Park makes up part of the Rushcutters Bay Foreshore walk. The foreshore path generally follows the historical seawall apart from a short section in the vicinity of D'Albora Marina.

New Beach Road has restricted kerbside parking adjacent to Yarranabbe Park. Four hour timed parking is provided directly adjacent to the Park and two hour timed parking is provided on the eastern side adjacent to residence, with exceptions for residential permit holders. During site visits to the Park, occupancy rates for the parking along New Beach Road was observed to be high.

Given its relatively small size, there are no off-road car parking facilities within Yarranabbe Park or nearby Rushcutters Bay Park.

Yarranabbe Park is well served by public transport. The Park can be accessed via bus stops on New South Head Rd. The 328 bus route - Bondi Junction to Darling Point via Edgecliff stops at Yarranabbe Park on New Beach Road. Edgecliff Station is also in close proximity to Yarranabbe Park. It is approximately 1200m (17 minute) walk following New Beach Rd and New South Head Rd.

### LEGEND

-  Foreshore Path
-  Pedestrian route from Edgecliff Station to Yarranabbe Park



## 2.2 CONTEXT

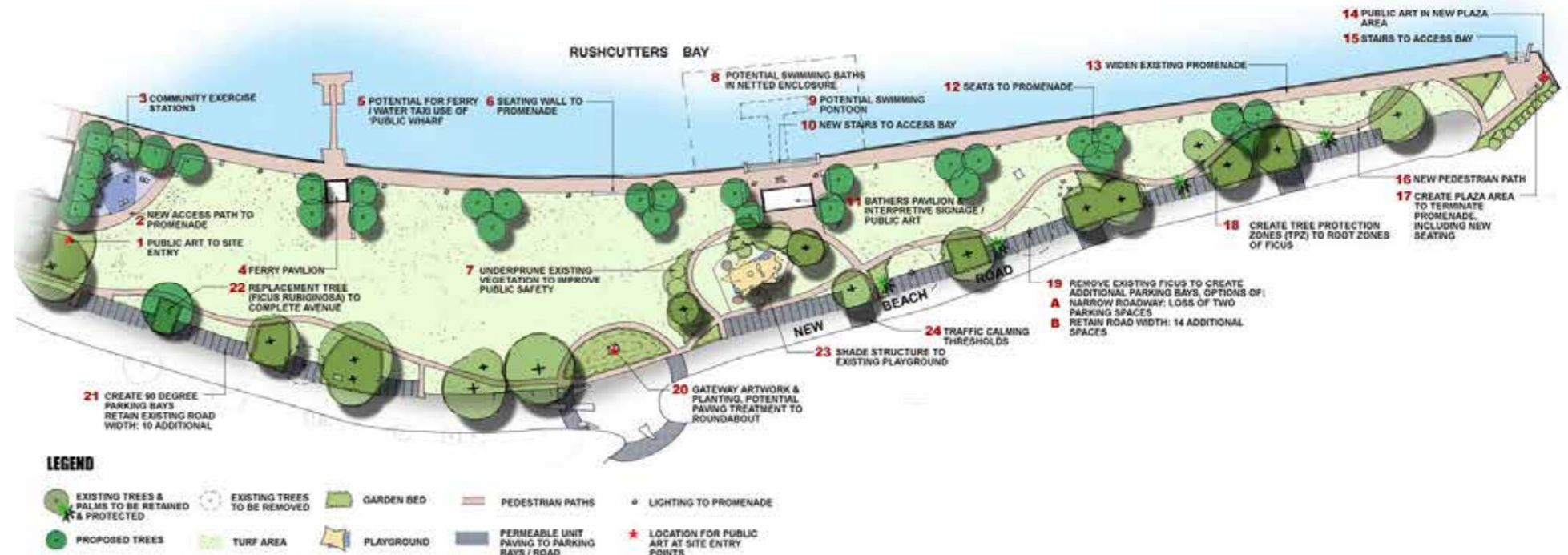
### 2.2.1 MASTERPLAN

#### 1. Yarrabbe Park Plan of Management Masterplan, 2012

The Plan of Management proposes a swimming enclosure off the existing sea wall, harbour stairs, a swimming pontoon and adjacent bathing pavilion (8, 9, 10 & 11).

- (8) potential swimming baths in netted enclosure;
- (9) potential swimming pontoon;
- (10) new stairs to access bay; &
- (11) bathers pavilion & interpretive signage/public art

In response to the Masterplan vision for swimming some members of the community have previously raised issues with regard to the suitability of swimming at Yarrabbe Park including sharks, boat traffic as well as costs associated with site investigations and design, construction and ongoing maintenance.

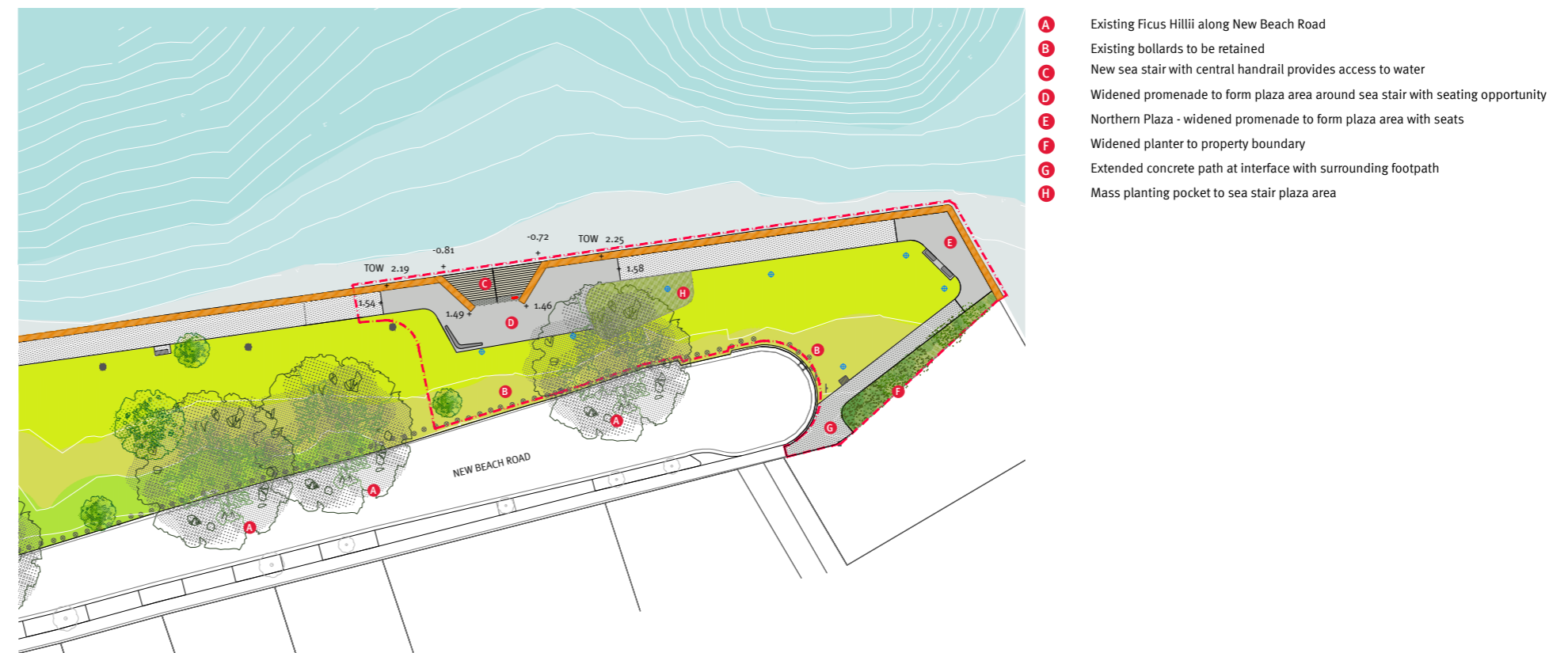


Yarrabbe Park Masterplan. Yarrabbe Park Plan of Management, 2012

#### 2. Yarrabbe Park Northern Plaza Upgrade, 2019

A design for Yarrabbe Park northern plaza upgrade was completed in 2019. This design included new harbour access stairs, widening and extension of the pedestrian pathways in select locations, provision of additional seating, upgraded public domain lighting and landscape embellishments.

In response to the designs some members of the community raised issues with regards to any impacts to the State heritage listed sea wall due to the new stairs to the water. While it was not considered as a swim site, questions were also raised around safety including provision for safety nets and provision of any life guards and the need to maintain open space grass areas for passive recreation.



Yarrabbe Park Northern Plaza Upgrade. Landscape Plan, 2019



## 2.2.2 HISTORICAL CONTEXT

The Rushcutters Bay harbour baths were built in 1902; as an extension to the newly completed seawall. The bathing facility housed a separate women's bathing facility and was locally known as the Farmer's Baths. The baths operated until the 1970s when they were declared 'unsightly'. The council ordered the demolition of the baths in 1974 after bathing in the harbour declined due to sub-par water quality.

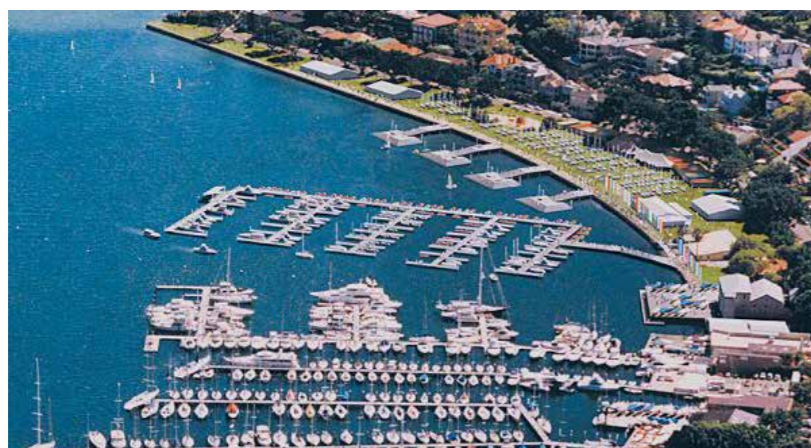
Rushcutters Bay seawall is a State Heritage listed item. It was constructed between 1883 and 1899. The seawall is considered an integral part of the major nineteenth-century public works land reclamations in Rushcutters Bay. The wall plays an integral role in the park due to its aesthetic composition of the seawall and its fundamental role in the park's original form.

There are a number of breaks in the existing wall to provide access to the water between Rushcutters Bay Park and Yarranabbe Park. This includes: D'Albora Marina, Sir David Martin Reserve, for the historical bath (a)

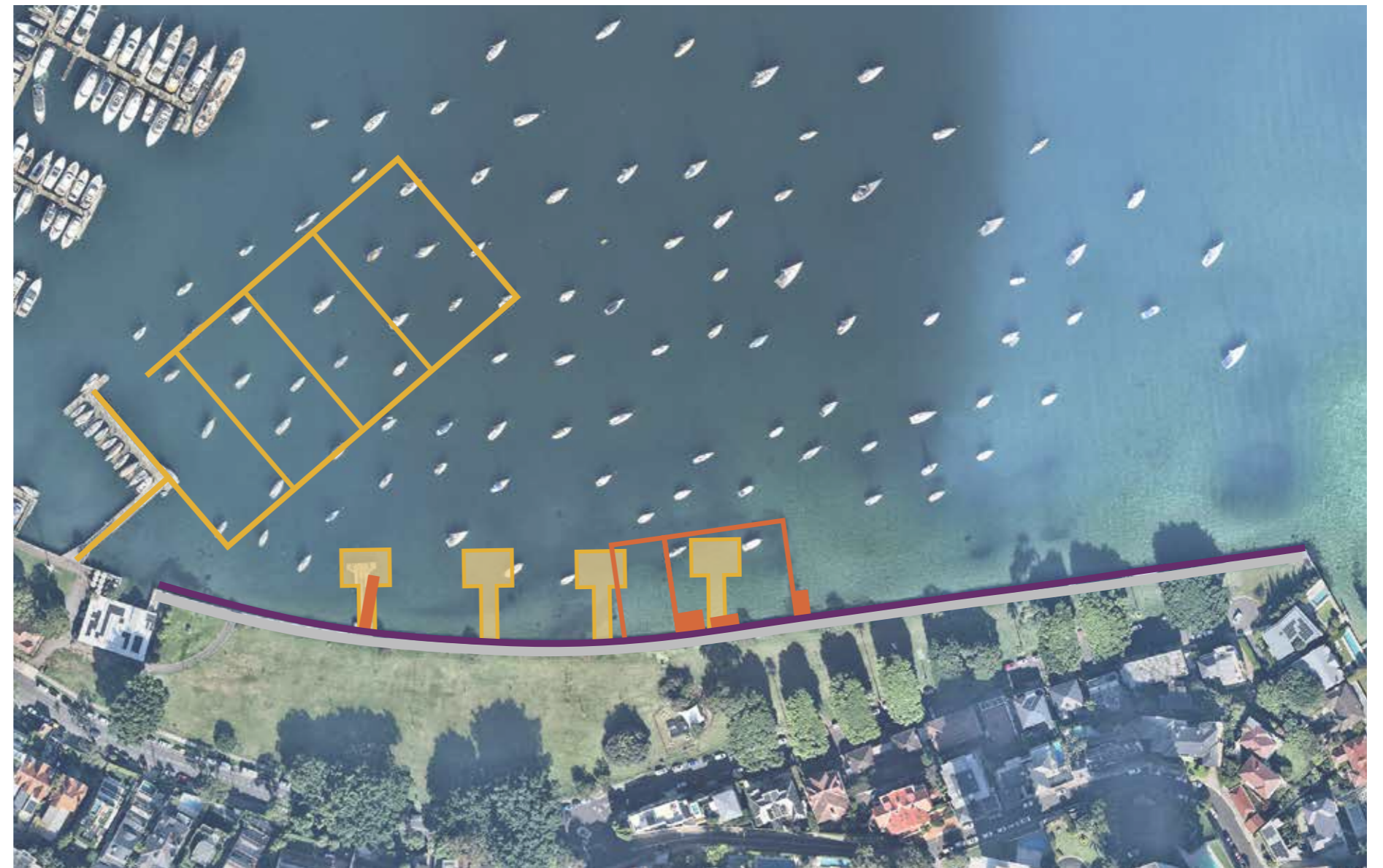
Portions of wall were also removed to provide access to marinas for the Sydney 2000 Olympics (b). The Rushcutters Bay area including Yarranabbe Park, was converted to the Sailing Shore Base for the Sydney Olympic and Paralympic Games. This included constructing 4 temporary jetties.



a. Aerial view over Darling Point showing New Beach Reserve (now Yarranabbe Park) in 1920.



b. Sydney Olympics Sailing Shore Base. Rushcutters Bay, 2000



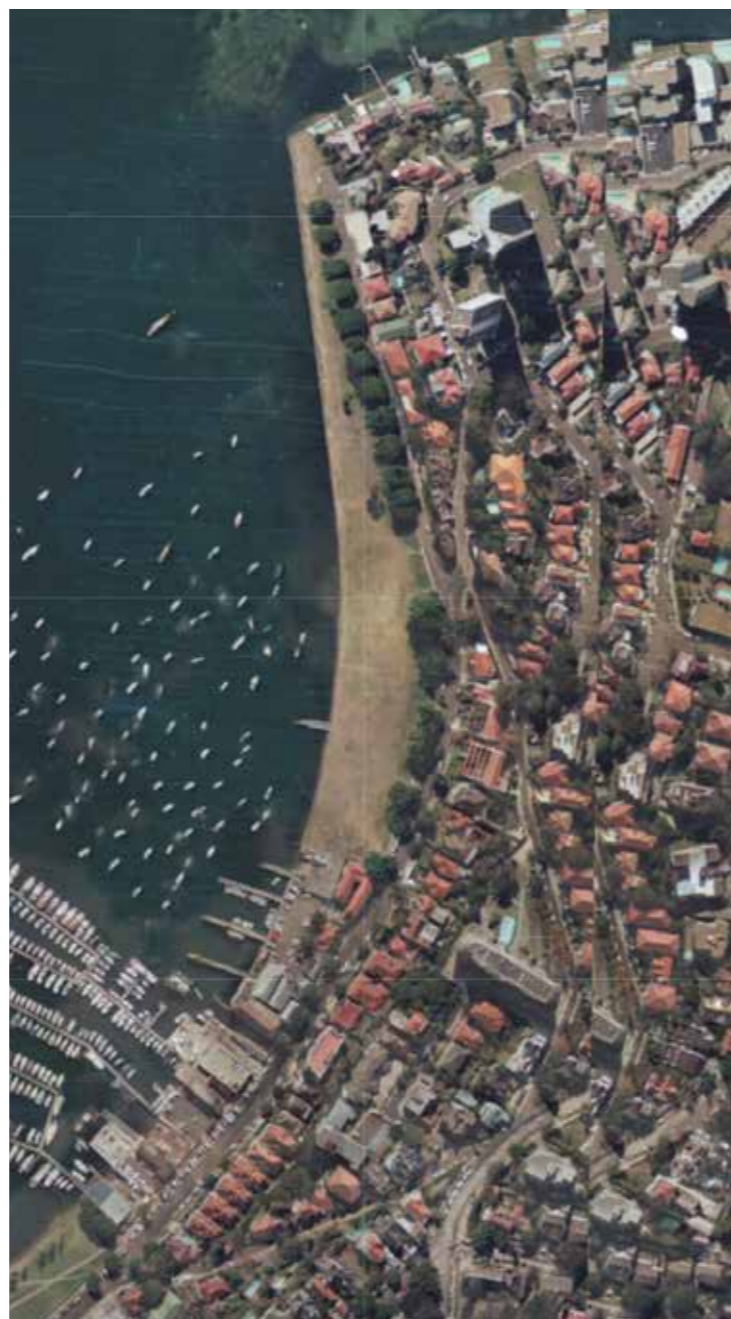
0 20 40 100m

### LEGEND

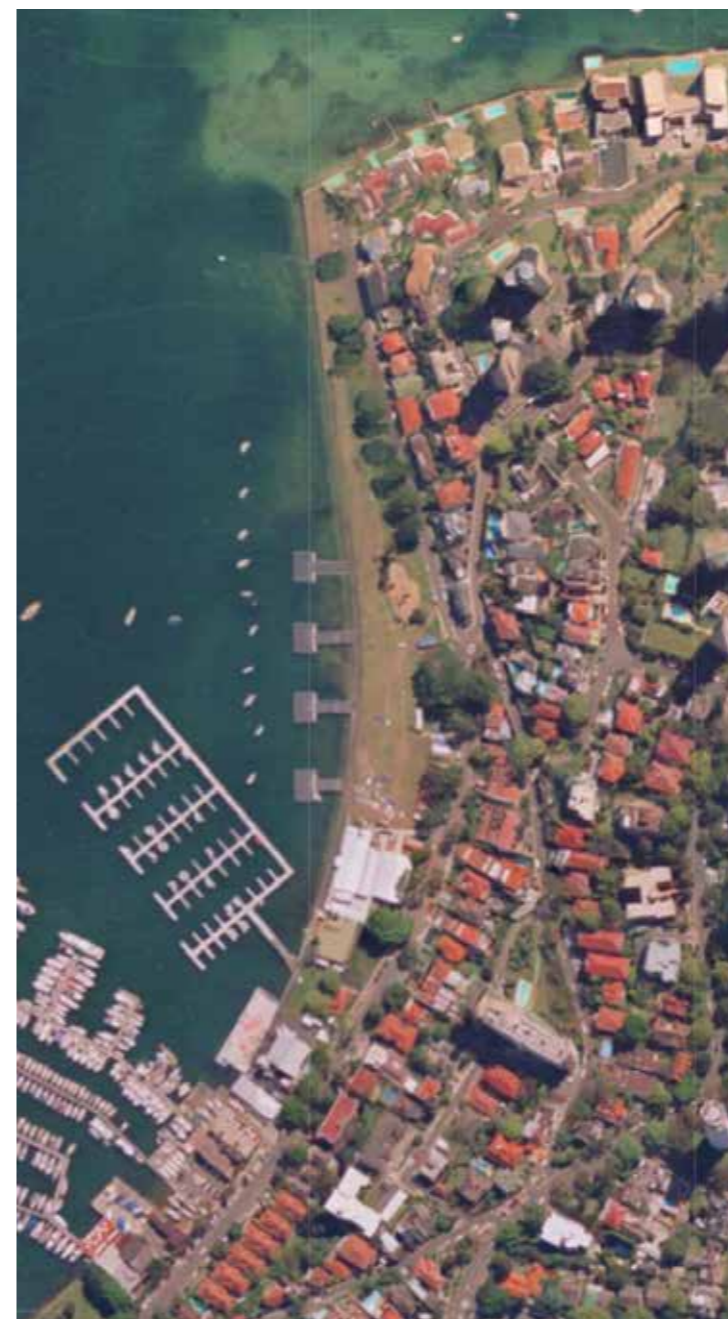
- Seawall
- Historical Baths and Jetty (1965)
- Sydney Olympics Sailing Shore Base (2000)



1943 Rushcutters Bay 'Farmers' Baths



1982



1998 Sydney Olympic and Paralympic Games,  
Sailing shore base



2005

## 2.3. EXISTING SITE

### 2.3.1 SUMMARY OF EXISTING SITE

Yarranabbe Park is part of a series of parklands including Sir David Martin Reserve and Rushcutters Bay Park. The park is predominantly open lawn.

The park is flanked on its western edge by a sandstone sea wall adjacent to the harbour. Adjacent to the wall is a wide path and associated lighting which runs the length of the park. Recently trees have also planted along the edge of the path

To the south is the RANSA building of Sir David Martin Reserve. Along its eastern edge with New Beach Road are an avenue of Hills figs, Washingtonia palms, and fencing. The Hills figs were planted approximately 100 years ago.

Facilities at Yarranabbe Park include an existing jetty, a playground, a fitness station and exercise equipment, a sculpture and seating.

Located to the north of the playground is a Sydney Water sewage pump station (SPS) located on an easement.

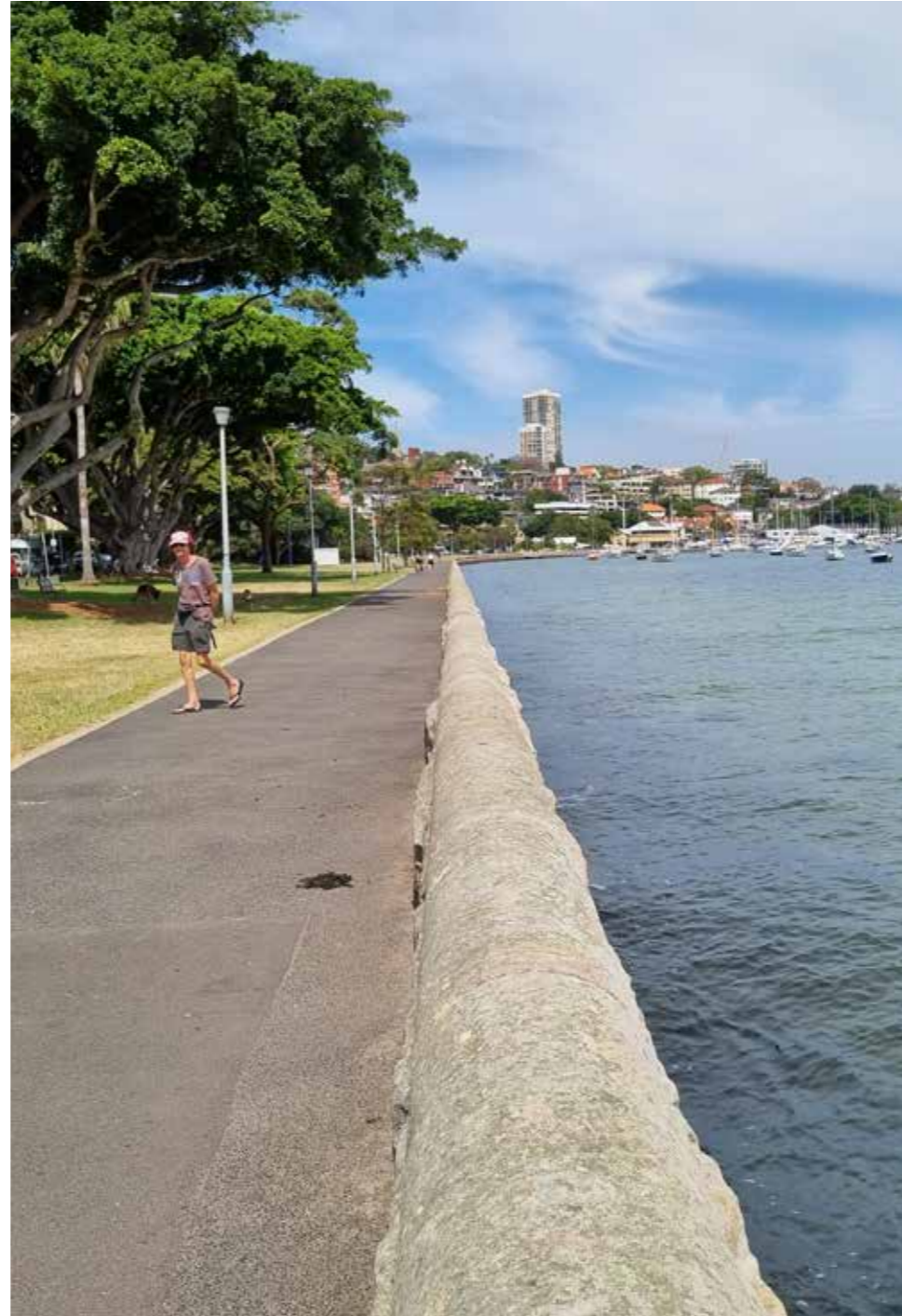
Following is a series of photos which show the key features of the park.



View of Yarranabbe Park looking north, showing wall, path, lighting, jetty and new tree planting



Open lawn area



Seawall and promenade



The stone repair to the seawall



Sydney Water SPS



Existing sea wall



Playground and its surrounding plantings



Exercise equipment



Sculpture



Public jetty

## 2.4 DESIGN CONSIDERATIONS

### 2.4.1 HERITAGE

1. Yarranabbe Park is a State Heritage listed item and the seawall from Rushcutters Bay Park to Yarranabbe Park is listed as an Item of Local Significance in the Woollahra Local Environmental Plan (LEP)
2. Rushcutters Bay Park, Sir David Martin Reserve and Yarranabbe Park have been listed on the NSW State Heritage Register as of June 2020 as Item SHR 02041.
3. Works at the site are to be consistent with the Conservation Management Strategy (CMS) for Rushcutters Bay Park and Yarranabbe Park prepared by GML for Woollahra Council in 2022. Key strategies for conservation in the Park include retaining open grassed areas and conserving the seawall in Yarranabbe Park.
4. The CMS outlines a policy for the sea wall, suggesting that it should "generally not be further altered." It also states that where new cuts in the wall are proposed, existing cut sections should be utilised/reused in preference to new cuts. Additionally, where new cuts are proposed, previously cut sections could be re-opened.
5. The CMS outlines that the former baths and its timber pile structures have high potential archaeological potential.

### 2.4.2 DEVELOPMENT CONTROL PLAN 2005

#### 1. Design Guidelines for Swimming Enclosures

The Sydney Harbour Foreshore and Waterways Area Development Control Plan identifies a set of criteria for proposed swimming enclosures in the harbour. Design constraints for swimming enclosures include:

- The enclosure does not alienate public use of the waterway and foreshore;
- The enclosure does not impede tidal flow;
- The enclosure should not extend beyond 13m beyond MHW or adjacent landing facilities

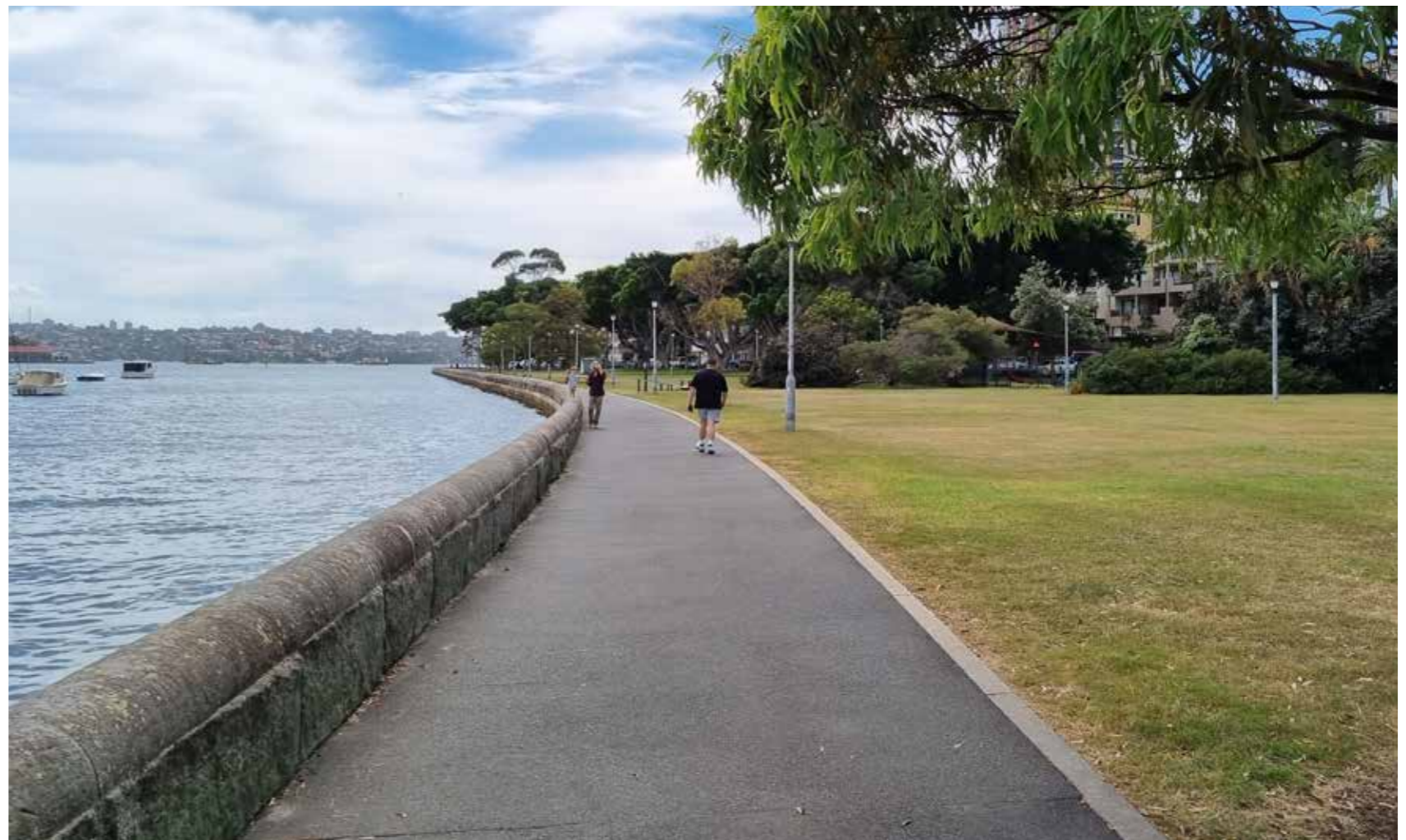
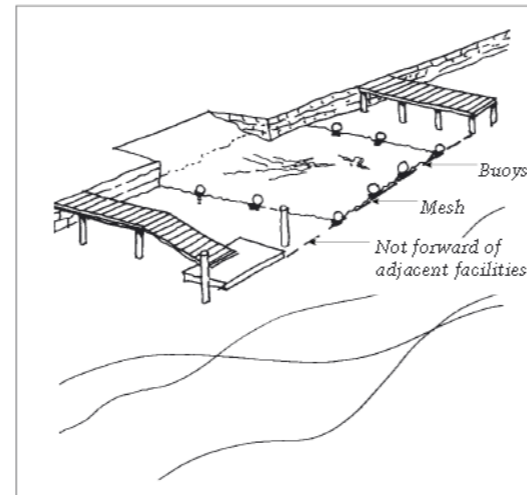
#### 2. Landscape Character

Rushcutters Bay is identified as a Landscape Character Type 10 (Sydney Harbour Foreshore and Waterways Area DCP), characterised by its wide open bays, retained edges, sandy beaches and adjacent park areas.

The DCP proposes that any development in the area preserves natural features that inform an integral part of the landscape character and that commercial activities within these areas provide significant recreational resources and public enjoyment of the harbour.

The open nature of the bay should be maintained, and development within this landscape character should not obscure or detract from significant natural elements within the local context of the area.

FIGURE 10. SWIMMING ENCLOSURES



### 2.4.3 MARINE ECOLOGIES

A field study of the Northern end of Yarranabbe Park was undertaken for the Northern Plaza upgrade in 2019. The aquatic habitat identified within the study area has been modified by land reclamation and by the existing sandstone seawall.

Distinct zones were mapped during the field survey.

1. **Vertical sandstone seawall** – A highly modified zone consisting of a vertical sandstone seawall subject to regular boat wash. Species dominating the intertidal section of seawall are *Saccostrea commercialis* (Sydney Rock Oyster) and various barnacles.
2. **Sub-tidal shallow rocky reef** – (Less than 0.75m depth)  
The rock rubble reef extends approximately 3m out from the vertical seawall. The rock rubble in the immediate vicinity of the seawall supports brown macroalgae.
3. **Sub-tidal coarse marine sand with scattered macroalgae** – (0.75m to 1.5m depth)  
The substrate was dominated by coarse marine sand and shell grit. Occasional hard substrate supported scattered brown macroalgae including *Ecklonia radiata* (Kelp) and *Sargassum* sp. at an average density of one plant per 10m<sup>2</sup>.
4. **Sub-tidal bare marine sand with moderate infauna** – (1.5m to 5m depth)  
In deeper water, benthic habitat was homogenous. The silty-sandy substrate was unvegetated with moderate densities of infauna burrows and associated bioturbation.
5. **Marine vegetation** – Isolated patches of marine vegetation were identified as part of the investigations. This is shown in the figure on the right and included:
  - *Ecklonia radiata* (Kelp) and *Sargassum* sp. attached to the rock rubble adjacent to the sea wall.
  - Patches of *Zostera* seagrass beds at depths 2–3m.
  - Patches of seagrass comprising moderate densities of *Zostera* and *Halophila* sp. was present towards the north of the park.



Field Validated Marine Habitat, 2019



NSW Key Fish Habitat Types, 2019

Three types of key fish habitats have been identified in the north end of Yarranabbe Park (2019).

- **Type 1 (Highly Sensitive KFH)**. Represented on site as *Zostera capricorni* (>5 m<sup>2</sup>) and *Halophila* sp. (>5 m<sup>2</sup>)
- **Type 2 (Moderately Sensitive KFH)**. Represented on site as rock rubble, macroalgae and encrusting organisms
- **Type 3 (Minimally Sensitive KFH)**. Represented on site as intertidal and subtidal sand.

## 2.4.4 PARKLAND SOIL & SEDIMENT SCREENING ASSESSMENT

A soil contamination screening and acid sulfate soil (ASS) Assessment was completed in 2019 by Environmental Investigation Services (EIS) as part of the site investigations for the northern plaza upgrade. The test locations were within the park and are shown in the figure on the right.

### Soil Contamination Screening

1. Deep fill which included some slag was found, but there was no other indicators for potential contamination observed on site.
2. All of the contamination screening results, were less than the adopted soil assessment criteria for parks and public open space.
3. EIS concluded that there is a low potential of encountering contamination in the areas of the site that were tested

### ASS Assessment

1. EIS identified there was low potential for ASS or PASS to be present at the depths of soil up to approximately 3m from the existing park surface.
2. There is evidence to suggest that they ASS may be present in the natural soils at the depths of 4.4m to 4.5 from the park surface
3. It was found that the thin band of soil overlying the sandstone is likely to be ASS.
4. Future excavation works will need to consider acid sulphate soils and will likely require an acid sulphate soil management plan



Borehole Locations. NTS



## 2.4.5 HARBOUR SEDIMENT SCREENING ASSESSMENT

To better understand the existing harbour sediment samples were taken in the waters up to approximately 1 m deep at low tide. The testing was undertaken the presence and quantity of potential contaminants attached to sediment within a potential future swim spot. A range of contaminants can be bound to sediment and present a human health risk due to either contact with the sediments or through ingestion of the sediments.

Ingestion of sediments can, predominantly in shallow water, when sediments in the harbour are stirred up due to bathing activity and then subsequently water containing re-suspended sediment is ingested by bathers.

The locations of the seven sediment samples that were taken are shown in the figure adjacent. During the sediment sampling the sediment in the harbour was found to be predominantly sandy, with isolated pockets of silty sand. No materials such as bricks, glass, or similar were encountered in the area of testing.

The samples were tested at a NATA accredited laboratory for a total of 288 potential contaminants including heavy metals, chlorinated hydrocarbons, pesticides and herbicides.

The results found that:

1. **262 contaminants were not detected** – The majority of contaminants that were tested were not found in any of the seven samples (below the level of detection of the sampling method)
2. **26 contaminants were found to be present in the sediment**, including heavy metals, poly aromatic hydrocarbons and organotins
3. **One contaminant, Benzo(a)pyrene** exceeded the recommended concentration levels in soils for parks and residential areas in six of the seven samples taken. This contaminant is widely found in the urban environment and is likely due to exhaust from vehicle combustion engines
4. **8 contaminants including** lead, chromium and copper, were found to exceed the human health risk threshold criteria for one or more exposure scenarios, and in some cases the contaminants were found to be more than 100 times the threshold criteria, indicating a higher risk level

Based on the preliminary harbour sediment screening assessment it is recommended that the design for the swim site be undertaken to minimise contact with the sediment in the harbour. This could be undertaken by designing a swim site which provides access to water deeper than approximately 2m. This could be provided by a pontoon access to deeper water zones and with a netted enclosure restricting access to shallow water.

The swim site could incorporate shallow areas of water over the pontoon which provides accessibility for a wide range of ages and abilities (e.g. similar to the Watson Bay baths accessible ramp with an expanded shallow swimming area).



Harbour Sediment Testing Locations, 2024

## 2.4.6 WATER QUALITY AND FEASIBILITY MONITORING

Sydney Water undertook water quality monitoring over 6 events over period of 2-3 weeks. Samples were collected in November 2023 to understand the baseline water quality conditions of Rushcutters Bay and the harbour at Yarranabbe Park. The results showed that enterococci levels (a key indicator of water quality) was consistently low at Yarranabbe Park and met the threshold criteria for swimming.

## 2.4.7 WAVE CONDITIONS

Yarranabbe Park is in a relatively well protected bay in the south, east and westerly directions. It has a fetch about 2km direct to the north. Typical wind speeds of 10 to 15 knots will generate 150 to 200mm high waves at Yarranabbe Park from the north with waves less than 100mm high from other directions.



Enterococci water quality results (Sydney Water, 2023)

	WHAT WE MEASURE	GUIDELINE VALUES	RESULTS	
Physical hazards	Physical hazards	Free from hazards	-	Requires Investigation
Sun, Heat & Cold	Temperature	16° - 34°	21.9°	Meets Guidelines
Microbial quality of recreational water	Enterococci	< 40 cfu or < 200 cfu	13 cfu	Meets Guidelines
Cynobacteria & algae in fresh water	Karenia brevis, Lyngbya majuscula and/or Pfiesteria	Potentially toxic species	None present	Meets Guidelines
Chemical hazards	Dissolved oxygen	> 80%	97.1%	Meets Guidelines
	pH	6.5 - 8.5	8.04	Meets Guidelines
Aesthetic aspects of recreational water	Turbidity	0.5 - 10 NTU	2.0 NTU	Meets Guidelines

Sydney Water water quality results (2023)

## 2.4.8 VULNERABILITY ASSESSMENT

The Parramatta River Catchment Group has developed a Swim Site Activation Framework which provides a series of assessments to help assess a site's suitability for swimming. This includes a vulnerability and desirability assessment. The vulnerability checklist assesses key risk factors and an initial vulnerability assessment has been undertaken and is shown on the right.

## 2.4.9 DESIRABILITY ASSESSMENT

The site was also assessed for its desirability which provides an assessment of the potential of the popularity of the site. An initial assessment of the site's desirability has been undertaken and this can be further informed with consultation. The average score is 3.9 out of 5 which is considered an indicator of a high desirability site.

### Desirability Assessment

<b>Public Transport Access</b>	Nothing within 500m	Ferry or bus stop within 500m, train within 1km	Train station within 500m	Bus and train station within 500m	Ferry, bus and train station within 500m
Bus stop at Yarranabbe Park, with route to train station					
<b>Pedestrian &amp; Cycle Access</b>	Less than 0.5km of path network	0.5km of path network	1km of path network	2km of path network	More than 3km of path network
Rushcutters Bay Foreshore path network					
<b>Parking</b>	Less than 10 parking spots	10-20 parking spots	20-50 parking spots	50-100 parking spots	100+ parking spots
Approx. 100 parking spaces on New Beach Road. There is also a metered off-street parking at D'Albora Marina					
<b>Safety</b>	Poor visibility from the street. No existing lighting		Poor visibility from the street OR existing lighting		High visibility from the street AND existing lighting
High visibility of Yarranabbe Park from New Beach Rd and existing lighting throughout parklands					
<b>Adjacent Open Space</b>	0-5,000m <sup>2</sup>	5,000-10,000m <sup>2</sup>	10,000-50,000m <sup>2</sup>	50,000-100,000m <sup>2</sup>	More than 100,000m <sup>2</sup>
Yarranabbe Park has 23,000m <sup>2</sup> of open space					
<b>Open Space Network</b>	0 existing parks within 500m radius	1 existing park within 500m radius	2 existing parks within 500m radius	3 existing parks within 500m radius	4 existing parks within 500m radius
Mckell Park, Darling Point Reserve, Loftus Reserve & Rushcutters Bay Park are within 500m radius					
<b>Trees/Shade</b>	Trees cover 10% of total site area	Trees cover 20% of total site area	Trees cover 30% of total site area	Trees cover 40% of total site area	Trees cover 50% of total site area
<b>Sea bed and bank</b>	Muddy seabed type				Sandy seabed type
Medium-course grained sand, access to water limited by existing seawall					

### Vulnerability Assessment

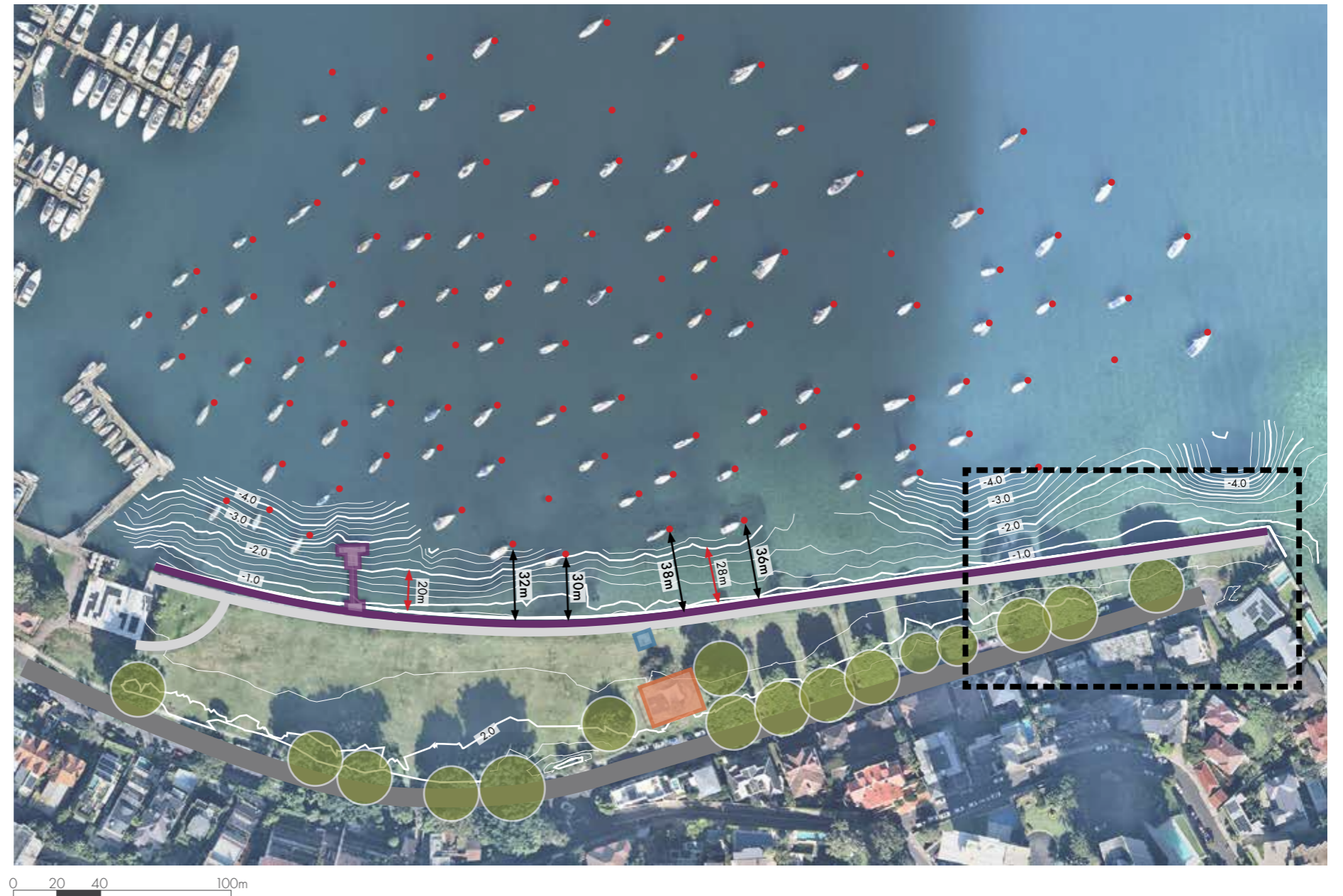
<b>Water Quality</b>	●	○	○
<b>Water Clarity</b>	●	○	○
<b>Sediment Quality</b>	○	●	○
<b>Water Dynamics</b>	●	○	○
<b>Physical Hazards</b>	●	○	○
<b>Edge Characteristics</b>	●	○	○
<b>Heritage</b>	○	●	○

KEY: ● Low Vulnerability  
○ Medium Vulnerability  
○ High Vulnerability

<b>Vegetation</b>	100% of edge surrounded	80% of edge surrounded	60% of edge surrounded	40% of edge surrounded	20% of edge surrounded
0% of edges are surrounded by vegetation, facilitating good access to water edge from parkland					
<b>Site Character</b>	Poor quality foreshore edge				High quality foreshore edge
Foreshore parkland with open views to harbour and city and heritage character. Highly scenic and popular destination.					
<b>Existing facilities</b>	No existing amenity	Public toilet	Public toilet, shelters	Public toilet, shelters, play equipment	Public toilet, shelters, play equipment boat hire
Playground, & exercise equipment located in Yarranabbe Park. Toilets located at David Martin Reserve, but not well suited for swim site.					
<b>Proximity to Town Centre</b>	2.5km +	2km	1.5km	1km	0.5km
Approx. 1km to local town centres (Edgecliff)					
<b>Topography &amp; Views</b>	Steep terrain and limited views				Flat terrain and good views
Flat terrain with good views across parklands					
<b>Planning Controls</b>	Heritage approvals and impacts to marine environment need to be further considered				
<b>Land Ownership</b>	Crown Land				
<b>Adjacent landuse</b>	Heavy industrial	Parklands	Single use	Mixed use	Highly Activated
Well used parkland with mixed density adjacent residential land uses adjacent and in vicinity					

## 2.4.10 SITE CONSTRAINTS

1. There are approximately 100 private mooring spots adjacent to Yarranabbe Park in the Rushcutters Bay harbour. The closest mooring locations are approximately 30m away from the seawall. The existing moorings currently provide a constraint to expansion of the swim site to the west as well as a potential safety hazard to people using a swim site.
2. The existing public jetty is located along the seawall is currently used to provide pickup and drop off access to the park for private vessels and water taxis.
3. The existing bathymetry of Rushcutters Bay indicates that 2m depth are achieved at approximately 20 to 30m from the seawall which restricts the amount of deep water available. This can restrict some uses of the swim site, particularly with tidal variation reducing depths at low tide.
4. The Northern Plaza of Yarranabbe Park has a proposed upgrade and has previously considered steps down to the water's edge.



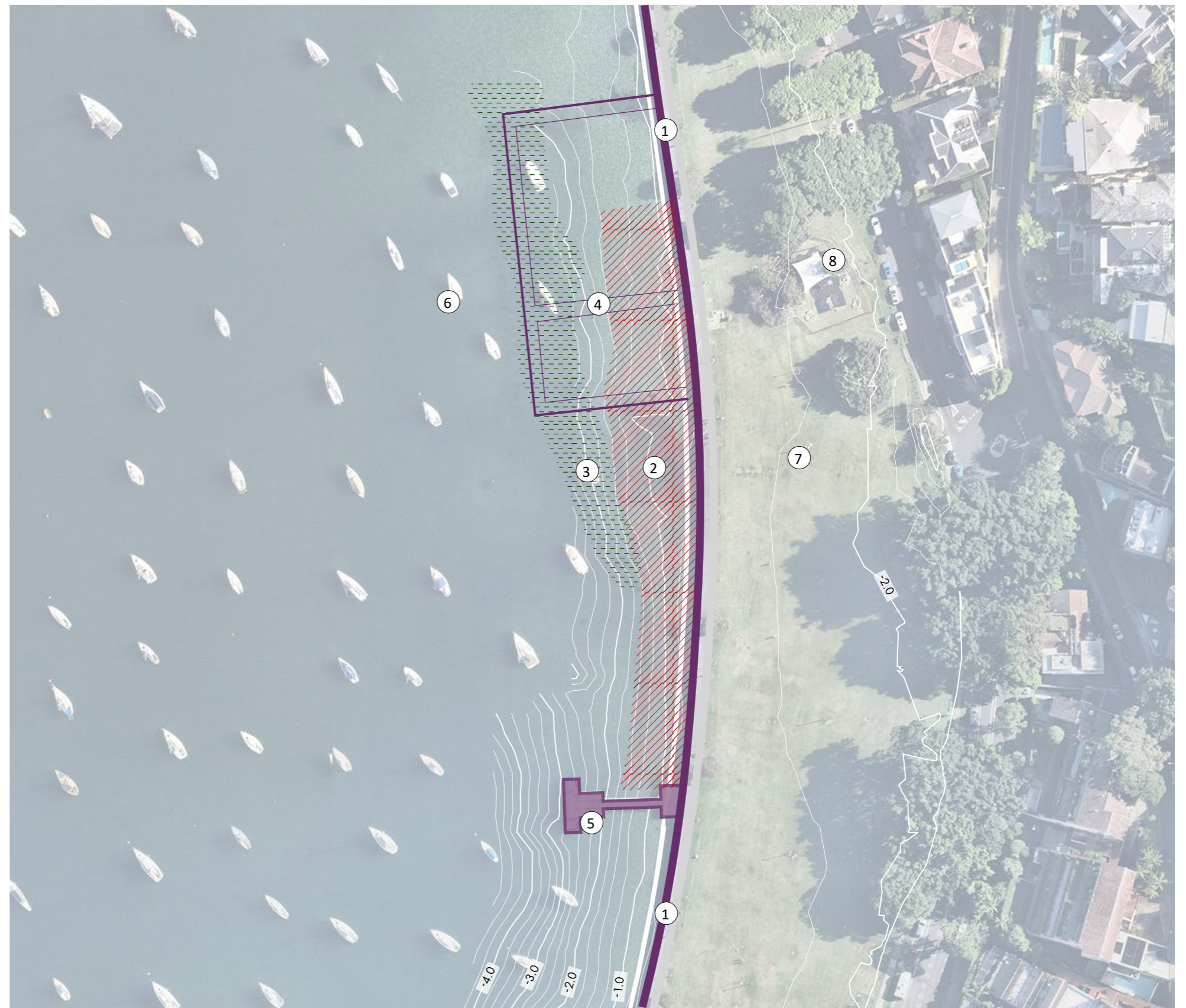
### LEGEND

- Existing seawall and jetty
- Existing trees
- Playground
- Exercise equipment
- Mooring locations
- 2019 Northern Plaza Upgrade
- 1m Contours

## 2.4.11 ANALYSIS SUMMARY

Following the analysis undertaken for the Yarranabbe Park Swim site, the key considerations that should be taken into account when considering a design intervention at this site include:

1. High value heritage seawall. Reduce new openings
2. Avoid the shallow zone along the along the seawall edge
3. Patches of seagrass beds are present in the harbour area
4. Consider reinterpretation of the historic remnant of the Rushcutters Bay Baths swim site
5. Reuse the existing pier structure to avoid cutting into the existiing seawall
6. Private mooring locations in Rushcutters Bay may need to be relocated/ adjusted to accomodate new structure
7. No public toilets or change room facilities
8. Potensial to create links with existing playground



## 2.5. PRECEDENT STUDY

A review swim-sites of similar scale to the Yarranabbe Park swim site has been undertaken to gain an understanding of the potential scale, size and infrastructure of a harbour swim-site located at Yarranabbe Park.

### 2.5.1 BAYVIEW PARK BATHS

Burwood Road, Concord

#### Description:

Bayview Park Baths is located in Concord (Canada Bay Council) on the Parramatta River. The bath revitalisation is the first time the baths have been open since the original baths closed in 1969. The Baths offer a fully netted swimming area. The swim-site sits next to Bayview Park, which includes a playground, toilets, an outdoor shower, and picnic and BBQ facilities.

#### Size

4500m<sup>2</sup> swimmable area

#### Capacity

Nominally accommodates 100+ people

#### Public Transport

- 70m walk off-street and on-street parking
- 100m to nearest bus stop/ferry wharf

#### Key Features

- Netted swimming enclosure, 90m in length
- Public toilets
- Outdoor shower
- Picnic facilities
- Sandy beach



Bayview Park swim site footprint overlaid onto Yarranabbe Park

## 2.5.2 WATSON BAY BATHS

Marine Parade, Watsons Bay

**Description:** Watsons Bay Baths is a harbour tidal enclosure in Watsons Bay (Woollahra Municipal Council). The baths include a boardwalk, floating pontoons for accessible entry into the water, seating, a 50m lap pool, and deep water wheelchair access into the harbour baths. The adjacent retail areas includes shaded outdoor kiosk seating, toilets and change room facilities.

**Size** 4500m<sup>2</sup> swimmable area

**Capacity** Nominally accommodates 100+ people

**Public Transport**

- 50m to on-street parking on Marine Parade Watsons Bay
- 200m to Watsons Bay ferry wharf
- 200m to nearest bus stop

**Key Features**

- Netted swimming enclosure
- 50m lane swimming area and pontoons
- Change Rooms
- Kiosk
- Public toilets
- All-ability water access ramp and two fully immersible wheelchairs

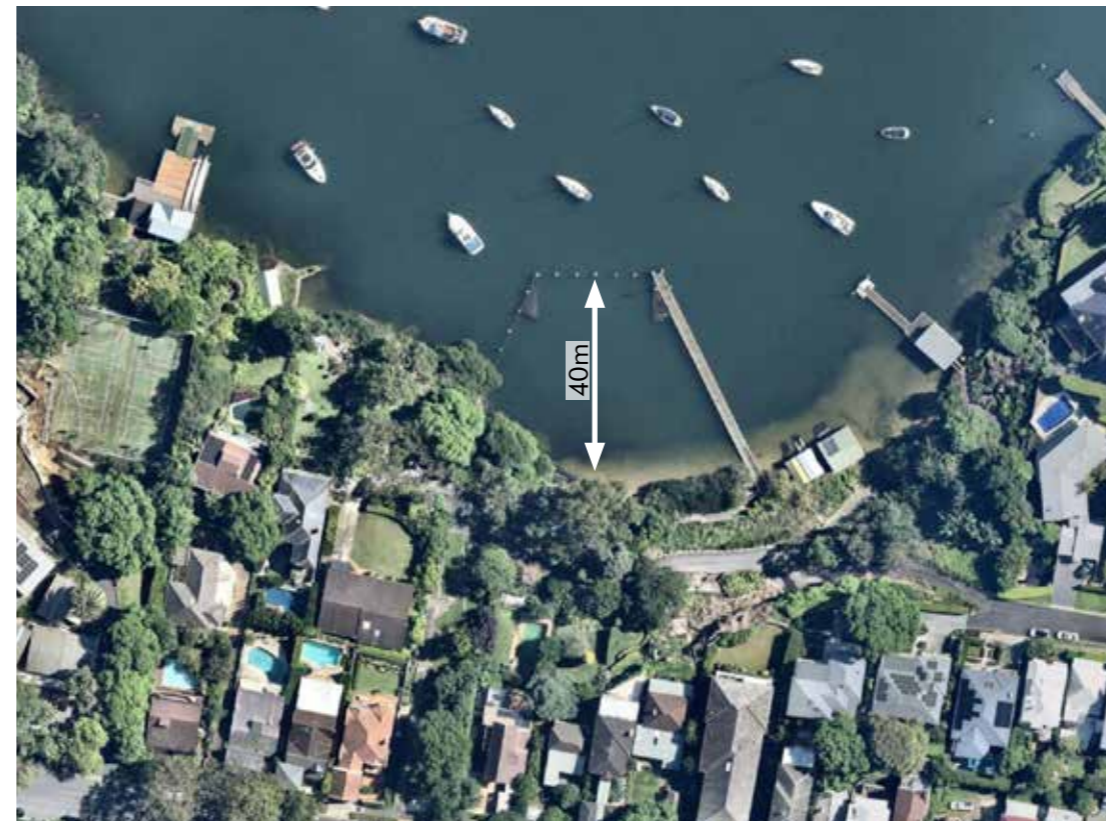


Watsons Bay Baths footprint overlaid onto Yarranabbe Park

### 2.5.3 WOOLWICH BATHS

Collingwood Street, Woolwich

- Description:** Woolwich Baths is located in Woolwich (Hunters Hill Council) on the Lane Cove River. The swim-site includes an enclosed swimming area with a raised pier on one side. The baths have beach access, changing rooms, toilets and shower facilities.
- Size** 1680m<sup>2</sup> swimmable area
- Capacity** Nominally accommodates 100+ people
- Public Transport**
- Nominally 100m to on street parking on Collingwood Street, Woolwich
  - 300m to nearest bus stop
- Key Features**
- Netted enclosure with 40m swimming length
  - Toilets
  - Showers
  - Sandy beach



Woolwich Baths footprint overlaid onto Yarranabbe Park



## 2.5.4 FORTY BASKETS BEACH

N Harbour Walk, Balgowlah

- Description:** Forty Baskets Beach is a middle harbour tidal enclosure in Balgowlah (Northern Beaches Council) along the Spit to Manly walk. The swim-site includes an enclosed beach-accessible swimming area with a raised pier on one side. The surrounding area has public toilets and picnic and BBQ facilities.
- Size** 1670m<sup>2</sup> swimmable area
- Capacity** Nominally accommodates 100+ people
- Public Transport**
- 200m to on-street parking on Beatty Street, Balgowlah
  - 1500m to nearest bus stop
- Key Features**
- Swimming enclosure with 40m swimming length
  - Pier
  - Picnic & BBQ facilities
  - Swings
  - Public toilets
  - Sandy beach



Forty Baskets swim-site footprint overlaid onto Yarranabbe Park

## 2.6. PRELIMINARY CONCEPTS

Two preliminary concept designs have been developed which respond to the site constraints and opportunities at Yarranabbe Park. The proposed concepts are preliminary only and are provided to illustrate the potential location and scale of a swim site at Yarranabbe Park based on a consideration of the site constraints.

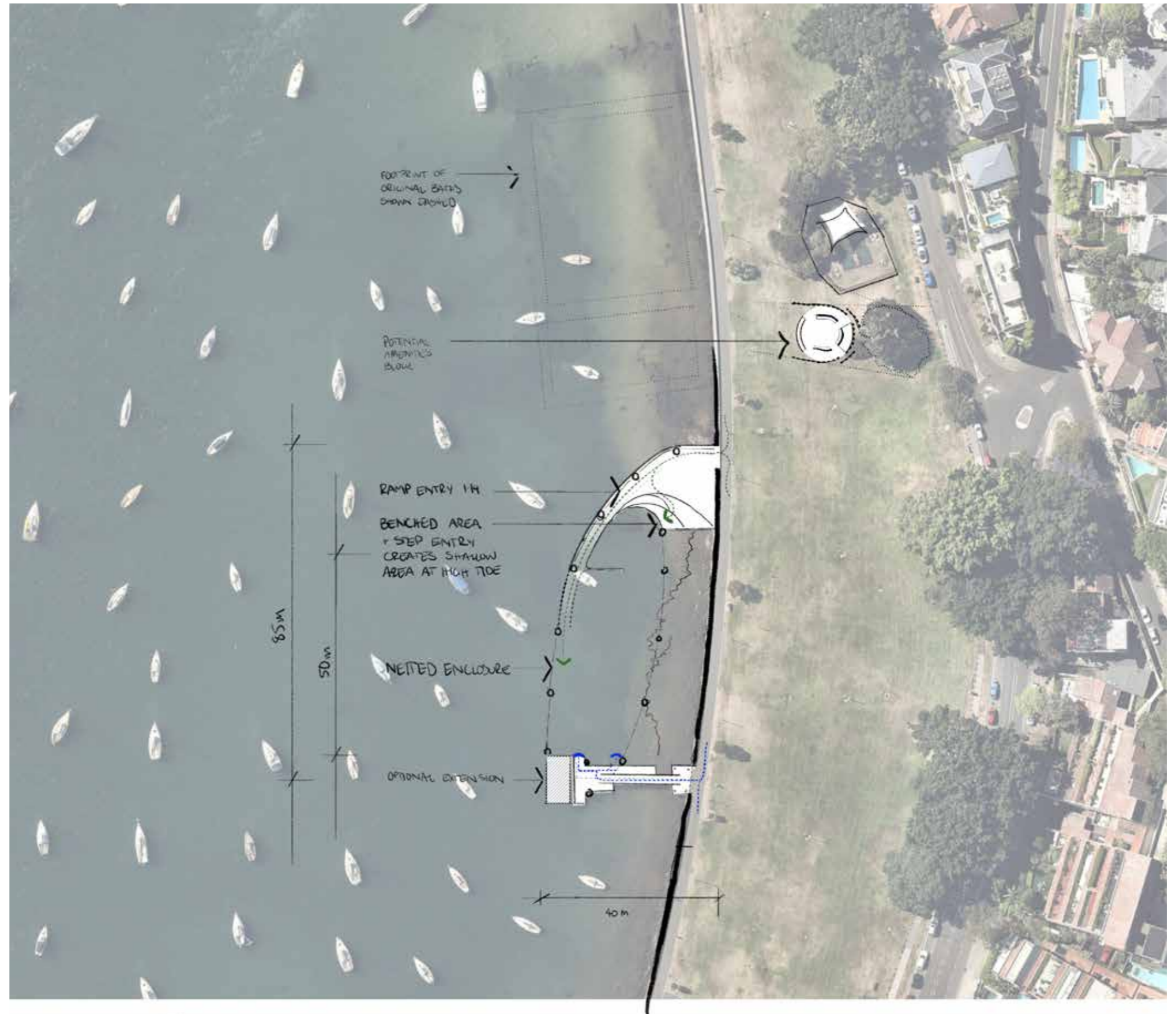
### 2.6.1 YARRANABBE PARK NETTED ENCLOSURE

#### SKETCH A: 85m Enclosure with Northern Entry

Sketch A includes a netted swim enclosure with the following features

- a swim site which extends northwards from the existing public jetty
- a netted swimming enclosure
- use of the existing pontoon to provide an access point to the southern end of the swim site enclosure which avoids a new penetration of the sea wall consistent with the CMS and which also provides access to deeper water
- a new entry at the northern end to provide a stepped access and benches providing a range of depths and shallow water catering for all ages and abilities and with an opportunity for an accessible ramp entry.
- opportunities for ecological sea wall enhancements along the vertical wall and rocky substrate at its base
- consideration of relocating a number of moorings to allow for a wider pool and access to deeper water in the Bay
- opportunity for a centrally located amenities and change rooms which can service the swim site, playground and parkland
- northern entrance through sea wall to be located at former Olympics jetty entrance
- optional extension of existing pontoon
- adjustment of the location of the swim enclosure may be required following the completion of a detailed bathymetric survey

Drawing Key  
 - - - OPTIONAL ENTRY  
 - - - NORTHERN ENTRY - SWIMMERS OF VARIOUS ABILITY  
 - - - SOUTHERN ENTRY - CONFIDENT SWIMMERS  
 †† LADDER



## 2.6.2 YARRANABBE PARK NETTED ENCLOSURE

### SKETCH B: 100m Enclosure, Floating Pontoon

Sketch B includes a netted swim enclosure with the following features:

- a swim site which extends from the existing public jetty to the playground and the location of the historical baths
- a netted swimming enclosure
- use of the existing pontoon to provide an access point to the southern end of the swim site enclosure which avoids a new penetration of the sea wall consistent with the CMS
- a floating pontoon or similar located centrally in the netted area
- opportunity to upgrade gangway and pontoon
- opportunities for ecological sea wall enhancements along the vertical wall and rocky substrate at its base
- consideration of relocating a number of moorings to allow for a wider pool and access to deeper water in the Bay
- opportunity for a centrally located amenities and change rooms which can service the swim site, playground and parkland
- adjustment of the location of the swim enclosure may be required following the completion of a detailed bathymetric survey

#### Drawing Key

- OPTIONAL ENTRY
- NORTHERN ENTRY - SWIMMERS OF VARIOUS ABILITY
- SOUTHERN ENTRY - CONFIDENT SWIMMERS
- ++ LADDER



### 2.6.3 COMMUNITY USES

Uses, amenity and community activation a harbour pool in Yarranabbe Park can facilitate:

- Swimming** Access to open water harbour swimming
- Warm Spaces** Foreshore seawalls create sun-warm spaces to extend comfort along the foreshore during winter
- Exploration** Harbour pools are semi open and host marine life creating protected setting for marine life exploration
- Craft Launch** Enclosure builds on public access point to harbour
- Marine Life + Education** Fairy Penguin, seals, birdlife and fishlife use harbour pools as sanctuaries and perches
- Landmark** Iconic focal point drawing exposure and giving access to Sydney Harbour for residents and visitors
- Recreation** Heightened recreational offering for those who appreciate the water but prefer to stay dry
- Snorkeling** Access points to experience snorkeling



### 3. MCKELL PARK



# 3.1 SITE ANALYSIS

## 3.1.1 EXISTING SITE

1. McKell Park is located at the northern end of Darling Point Road, on the promontory of Darling Point on the shore of Sydney Harbour.
2. The crown reserve retains significant heritage features, including the foundations of the demolished residences "Lansdowne" and "Canonbury," as well as several mature palms that are over 100 years old.
3. The land is designated for park and general community use.
4. Spectacular views from within the park range from the CBD and Harbour Bridge in the west to Sydney Heads in the east.
5. Former native vegetation has been removed and the original physical landscape altered to accommodate residential and recreational use.
6. A narrow section of land on the landward side of the sea wall in McKell Park is reclaimed land.
7. Access to a public wharf providing regular ferry services to Circular Quay.




### LEGEND

- |                                 |                                |
|---------------------------------|--------------------------------|
| A Darling Point Reserve         | ● Existing ferry wharf         |
| B Remains of 19th century jetty | ● Sea wall                     |
| C Memorial pond                 | ● Remains of boathouse & baths |
| D Staircase to ferry wharf      | ● Memorial pond                |
| E Darling Point Wharf           |                                |

### 3.1.2 ACCESS AND MOVEMENT

1. The F7 Ferry stops at the Darling Point Wharf at the foreshore of Mckell Park. The Darling Point wharf operates on the F7 Double Bay route travelling from Circular Quay to Darling Point, Double Bay, and then returning along the same route.
2. The 328 bus route - Bondi Junction to Darling Point via Edgecliff stops 250m from Mckell Park on Thornton Street
3. Darling Point Road has timed on-street parking with exceptions for residential permits in close proximity to Mckell Park, with limited short-term parking. There is no off-street parking at Mckell Park.
4. Edgecliff Station is the closest train station to Mckell Park. It is a 1700m (27min) walk following Darling Point Rd.

#### LEGEND

 Pedestrian route from Edgecliff Station to Mckell Park



Sydney Ferry - First Fleet (24m long). Circular Quay to Double Bay



Sydney Ferry - Supercat Fleet (36m long). Double Bay to Circular Quay



# 3.2 CONTEXT

## 3.2.1 MASTERPLAN

### 1. McKell Park and Darling Point Reserve Masterplan, 2013

Key principles and directions in the 2013 Masterplan for McKell Park include:

- Celebrate and interpret the history and significance of McKell Park and Darling Point Reserve;
- Maintain connection with the harbour
- General improvements to the parks as a whole to increase usability, while keeping the significant heritage value;
- Consider an accessible connection from the wharf to the park boundary on the west to meet with Darling Point Reserve.
- If a pedestrian connection is made, consideration should be given to retain, conserve and interpret the stone remnants of the boat house and swimming pool that remain
- Retain and conserve the remnant sandstone wharf structure
- Consider the opportunities for the access into the harbour
- Recategorise the community land to better reflect the existing uses and recreational opportunities for users of the parks

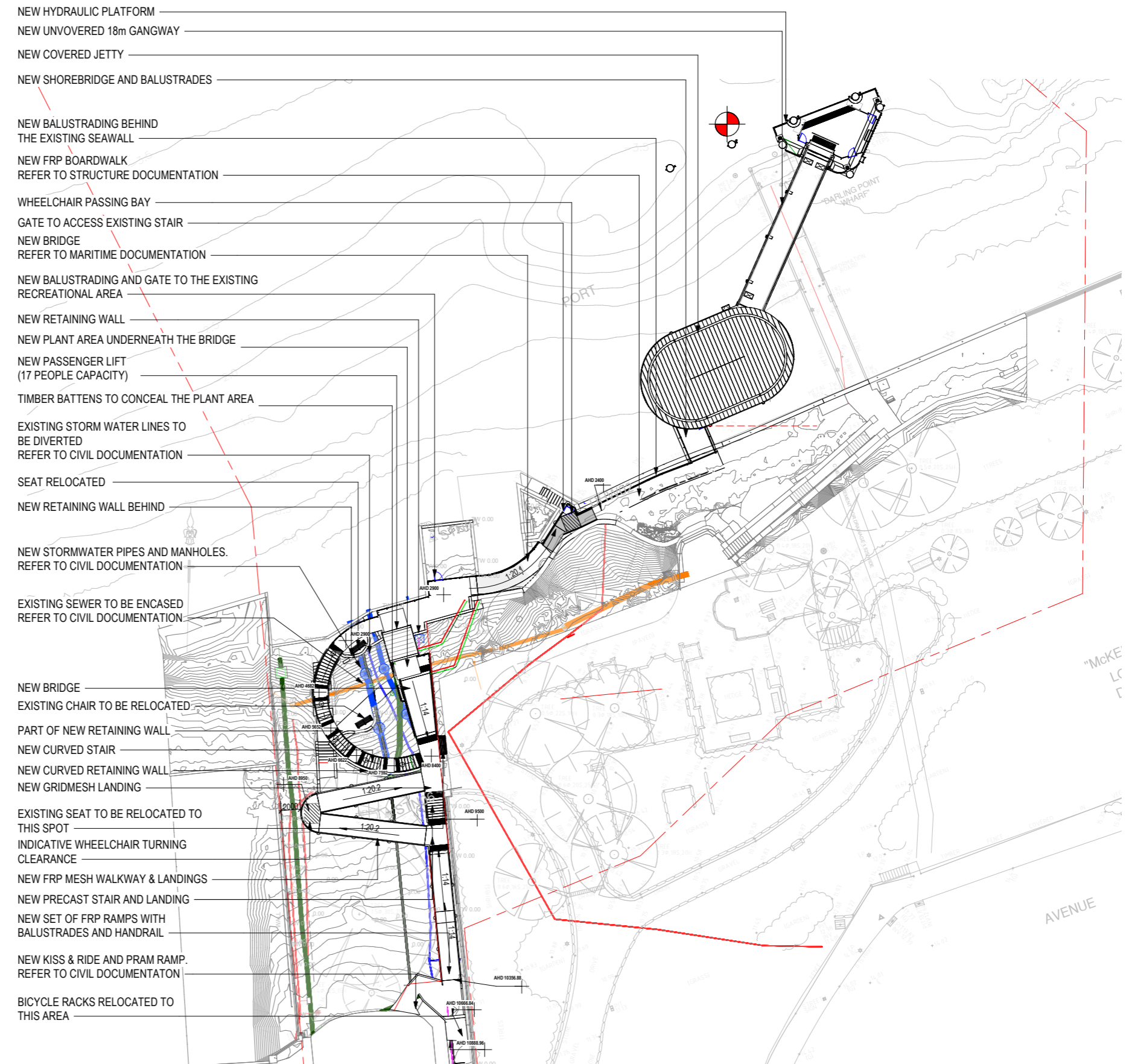
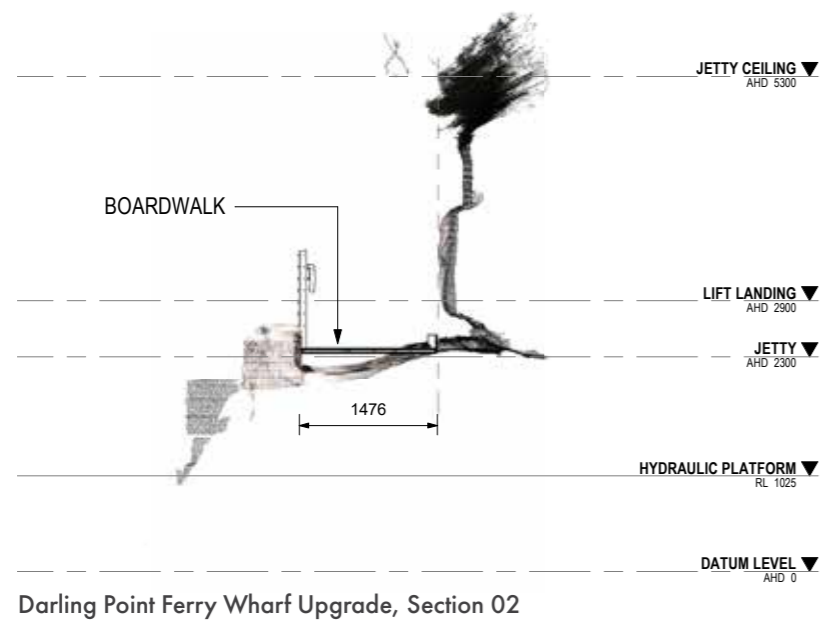
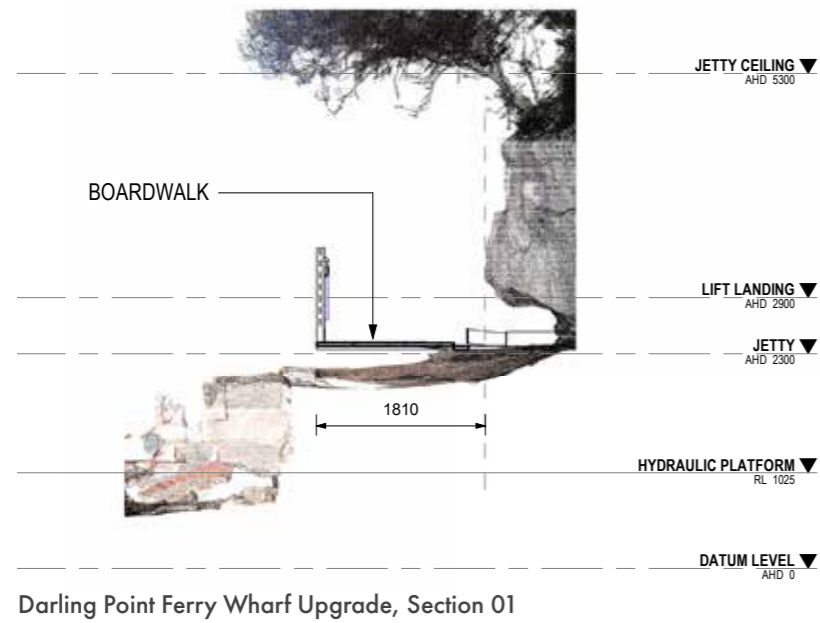
A summary of the Masterplan for McKell Park is shown in the adjacent figure.





### 3.2.2 DARLING POINT FERRY WHARF UPGRADE

1. The Darling Point Ferry Wharf Upgrade proposes an accessible route of travel from New Beach Road through to Darling Point Wharf. The new access includes a new path through Darling Point Reserve, a lift from street level down to the foreshore and a foreshore path connecting Darling Point Reserve to Mckell Park
2. To maintain and protect the historical and archaeological integrity of the remnant baths and boat house on the Mckell Park foreshore the design proposes a lifted boardwalk over this section of the new path. Refer sections below for details.
3. Future consideration of the feasibility of a swim site at Mckell Park is dependent on the completion of the ferry upgrade.



### 3.2.3 HISTORICAL OVERLAY OF ARCHAEOLOGICAL REMNANTS

#### 1. Ferry Wharf

A wharf located at the end of Darling Point Rd was constructed during the 1840s. This location was used as the base for a public jetty for a steamer ferry service up to the 1960s. The wharf was demolished around 1965. While substantial remains are unlikely, some degraded elements may be incorporated into the visible remains directly west of the former boathouse.

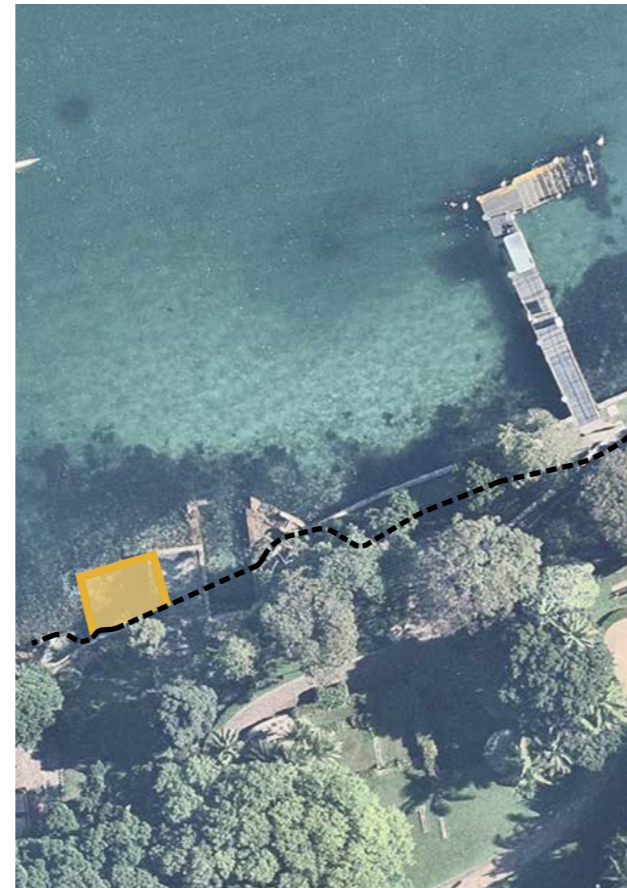
#### 2. Bathing House and Boathouse

The Lansdowne Bathing House was constructed by 1890, with a dressing room, and was accessed from the main house by a flight of stairs. A boathouse was added between the public wharf and bath house in the early 20th century using a rubble reclamation as fill to the foundation. The sandstone foundations of this boathouse remain visible in the park and foreshore.

After the demolition of the Lansdowne residence in 1904, the Canonbury residence was constructed. During this time, the bathing pool and dressing room were also upgraded with the inclusion of a formalised entry. In addition, a seawall with reclamation infill was completed along the remaining waterfront. The residence had been approved for demolition by the 1980s.

#### 3. McKell Park

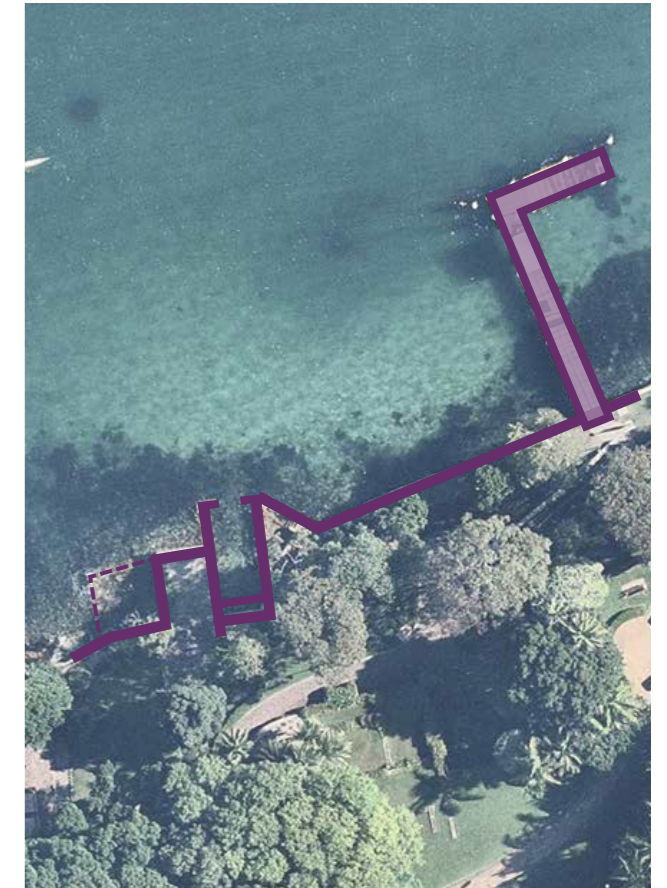
McKell park open in 1985. The existing Darling Point Wharf was also established during this time.



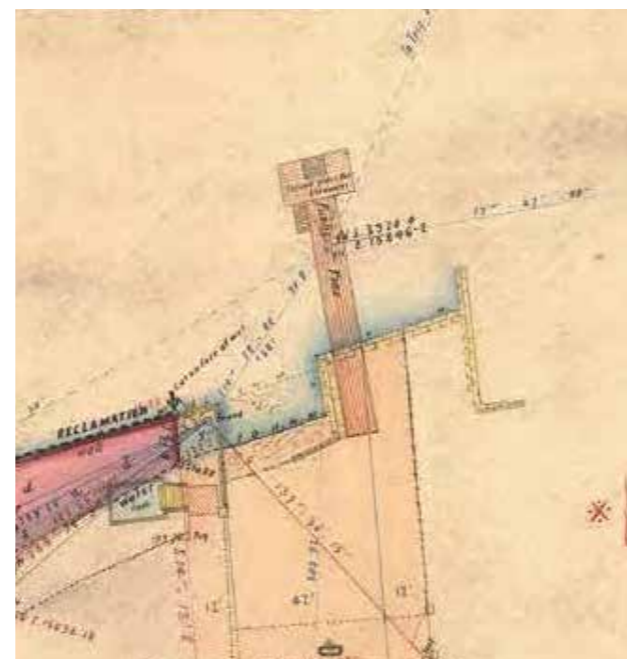
1850s overlay



1940s overlay



1970s overlay



Maritime charting sheet of Darling Point peninsula survey, 1888



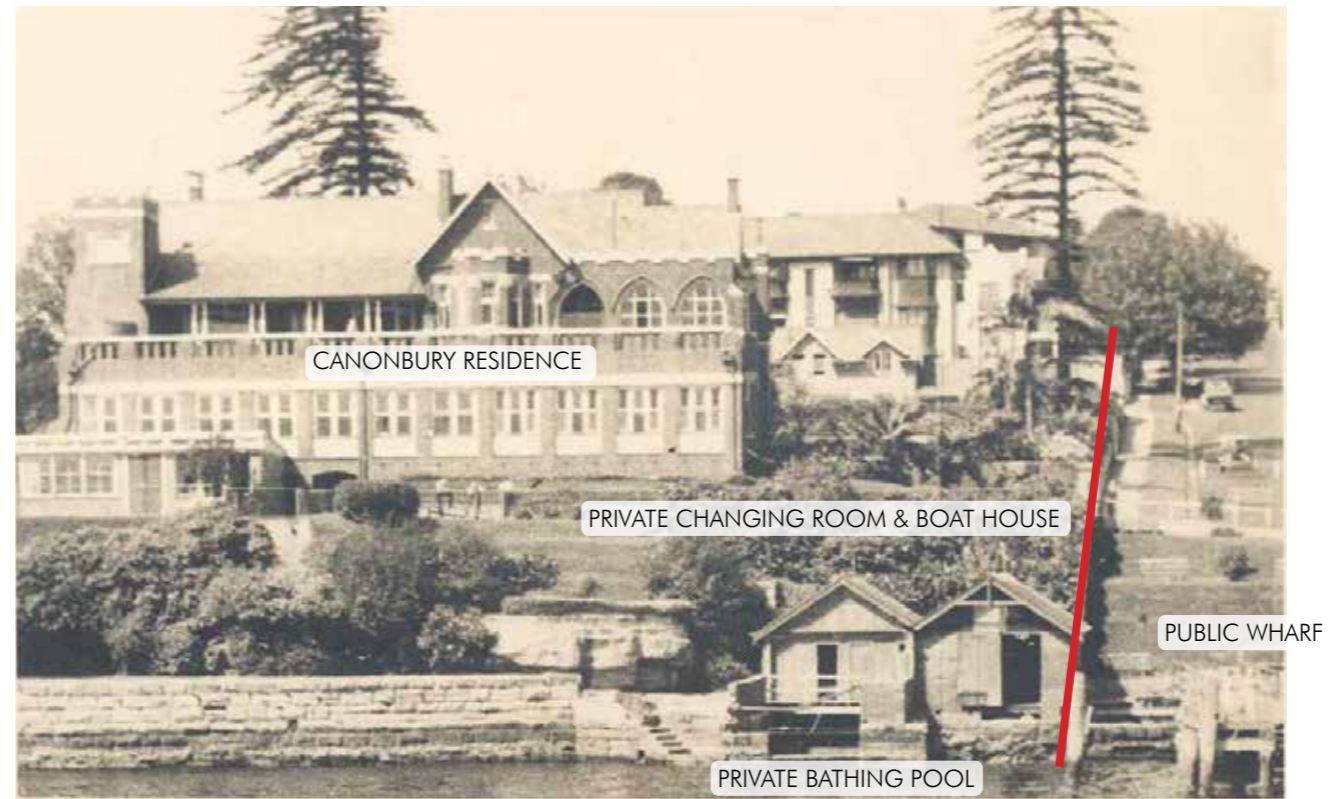
Maritime survey chart of Darling Point, 1972 - 1990

### 3.2.4 PRIVATE BATHING

1. There is a strong history of private baths along the foreshore of Darling Point. The remains of the bath and boathouse at McKell Park are historically and archaeologically significant as a remnant of Sydney Harbour's public transport history and the recreational activities undertaken by Sydney's elite class during the mid to late nineteenth century.
2. In the early years of European settlement in Sydney, recreational bathing occurred informally with convicts and settlers bathing in the sea and in rivers. By 1829 bathing became more formalised, with the first public baths established in Woolloomooloo. By 1853 Surveyor General's map of Sydney Harbour identified four public baths.
3. These baths were not deemed suitable for Sydney's 'elite' class. From the c1850s, private landowners had begun to establish their own private sea-baths or bath houses at their waterfront properties as a suitable alternative to the public baths.
4. Bathing pools had become a largely standard feature of wealthy harbourside residences from the c1880s to 1920s, symbolizing status and leisure.
5. The relatively substantial remains of the Bath House at McKell Park have been assessed as uncommon within the Sydney area and can offer valuable insights into the recreational activities of Sydney's higher socio-economic groups during the mid to late 19th and early 20th centuries.
6. These remains provide insight into early European seaside recreation—a pastime integral to the Australian national character. Additionally, they contribute to the understanding of Darling Point's historical relationship with Sydney Harbour.



Canonbury depicted in the Sydney Morning Herald, 28 January 1920



Canonbury from the Harbour, c1920



Private Baths and Pools on the Darling Point Foreshore (highlighted in blue) in 1943

## 3.3 EXISTING SITE

### 3.3.1 SUMMARY OF EXISTING SITE

McKell Park foreshore is flanked on its northern edge by a sandstone sea wall adjacent to the harbour. Adjacent to the wall at the former boathouse is a narrow strip of lawn which is contained by a small natural sandstone cliff and steep embankment. The area around the boathouse has limited direct access to the central parkland area around the former residence which is elevated above the waterfront area.

The sea wall, sandstone cliff and narrow strip of land along the foreshore can be seen in the following images as well as the foundations of the former structures along the waterfront including steps into the water.

Currently there is no access between Darling Point Reserve and the foreshore of McKell Park. The steep reserve is disconnected from the foreshore by the seawalls from the foreshore which extend all the way to a steep wall along the foreshore.

To provide access between Darling Point Reserve and the public wharf in McKell Park a boardwalk is proposed to bridge over the seawall. This would significantly enhance access between the Reserve, the former steps into the water and to the foreshore in general.

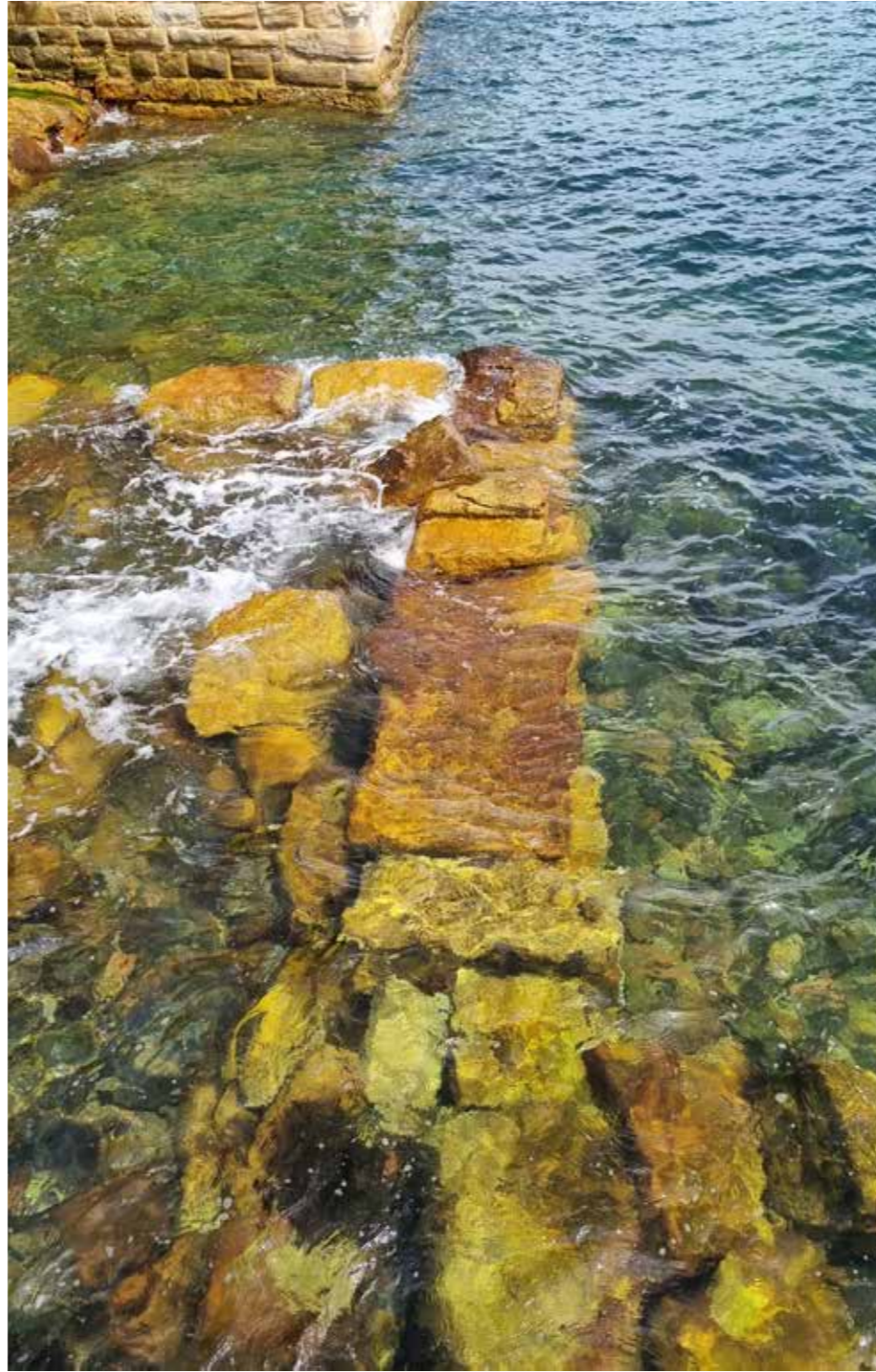
The preferred option for a swim site is Yarranabbe Park - however further consideration should be given to McKell Park once the Darling Point Ferry Wharf upgrade is completed.



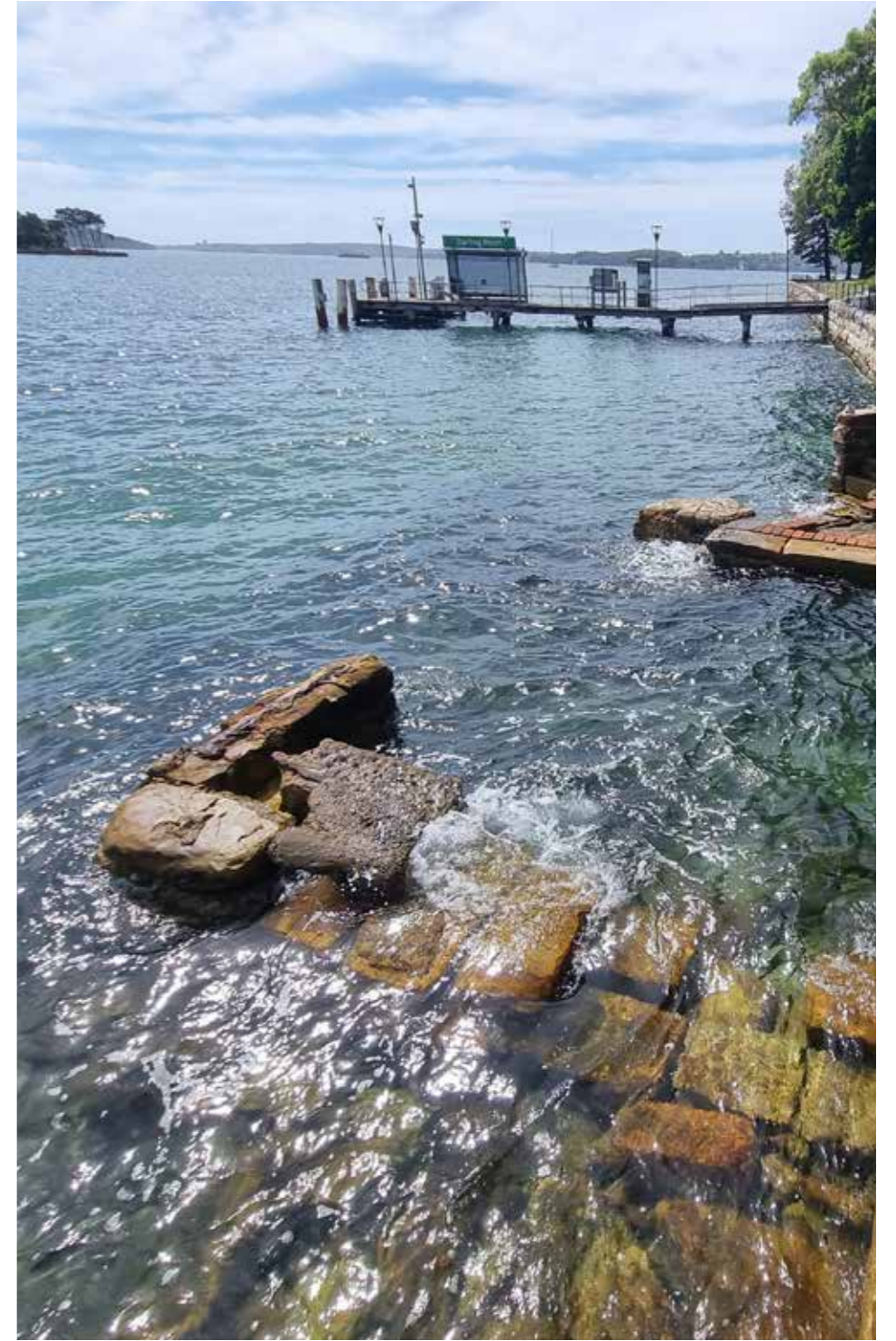
Remains of Boathouse and Baths



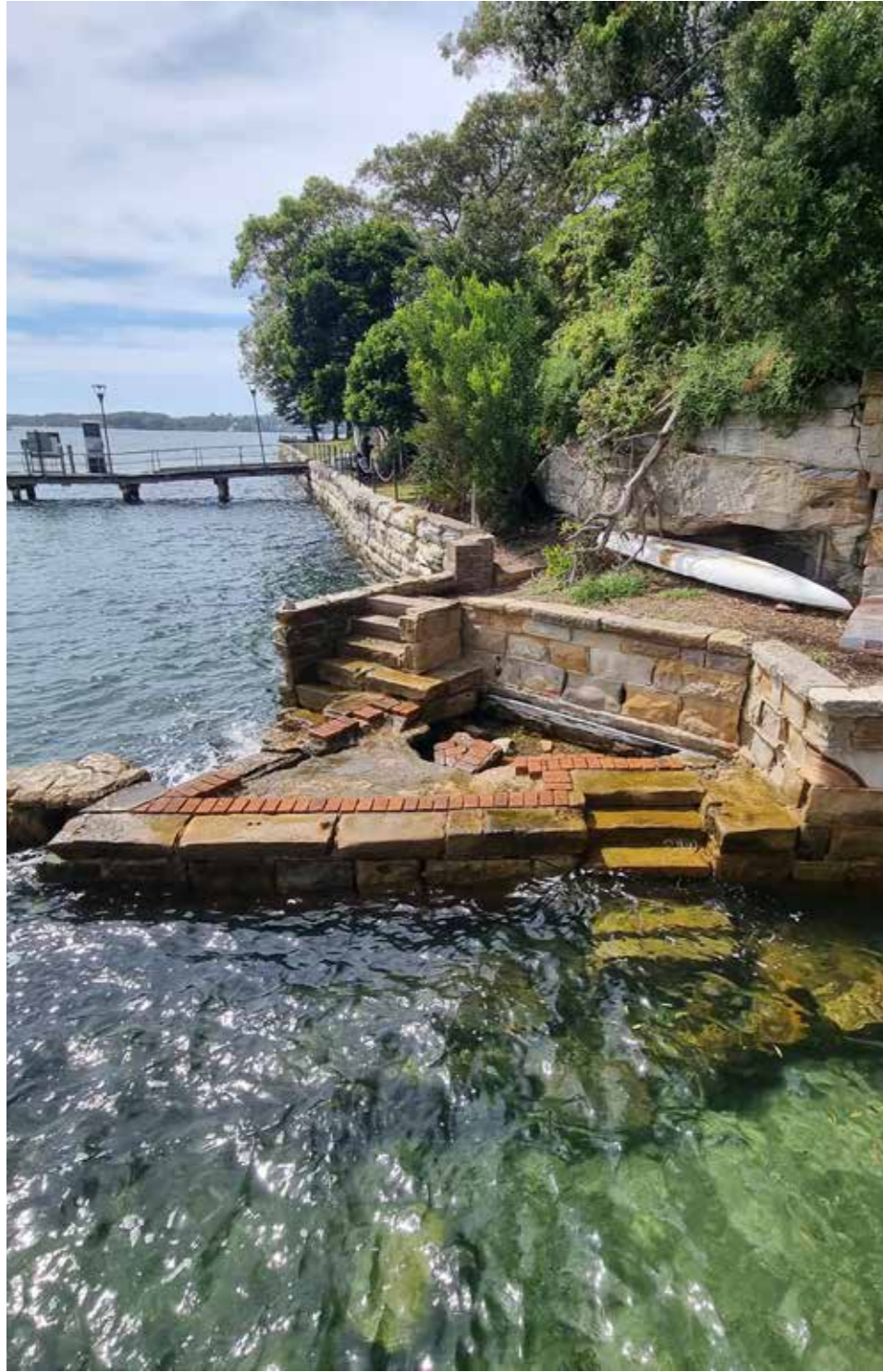
Remains of 19th Century Jetty



Remains of 19th Century Jetty



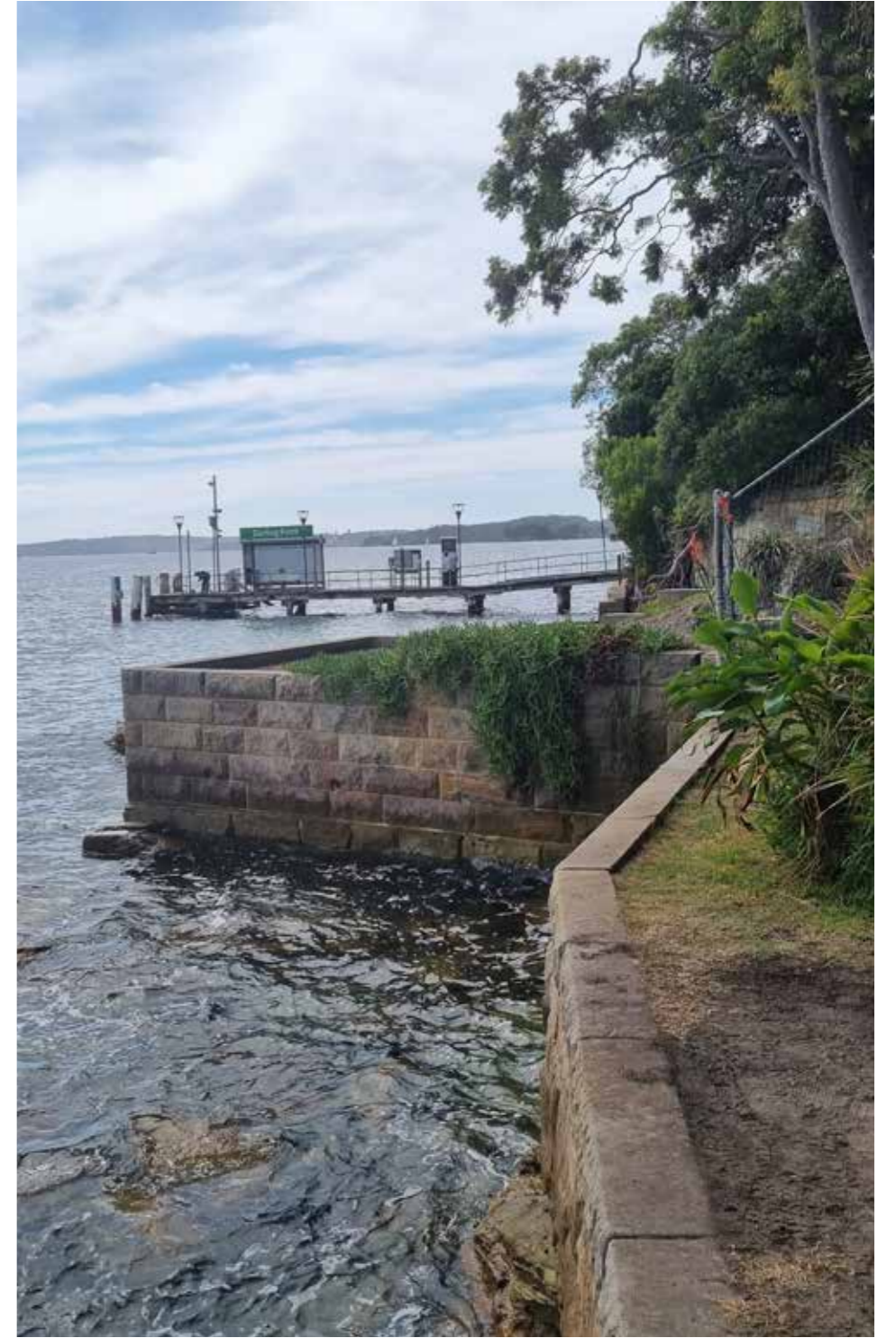
Remains of Baths



Remains of Landsdowne Baths and former stairs to water



Remnants of Bath house foundations and lack of access to Darling Pt Reserve



Seawall and location of Landsdowne Boatshed



Staircase and sandstone sculptures



Staircase, sandstone sculptures and memorial pond



Memorial pond



Ferry wharf, turf, foreshore and seawall



Narrow strip of turf foreshore and seawall

## 3.4 TECHNICAL DESIGN CONSIDERATIONS

### 3.4.1 HERITAGE

1. The 'Remains of Bath House and the site of jetty' in Mckell Park is listed as a Heritage Item on the Sydney Regional Environmental Plan (SREP) 2005. Schedule 4 Item 46.
2. The 'Remains of Bath House and the site of jetty' in Mckell Park is listed as an **Item of Local Significance** on the Environmental Heritage of the Woollahra Local Environmental Plan (LEP). Item 113.
3. The 1983 Howard Tanner heritage assessment of the Park recommended that the base walls of the boat shed and baths be retained in their present condition and noted that a safety rail may be required.

### 3.4.2 DEVELOPMENT CONTROL PLAN 2005

#### 1. Design Guidelines for Swimming Enclosures

The Sydney Harbour Foreshore and Waterways Area Development Control Plan identifies a set of criteria for proposed swimming enclosures in the harbour. Some key constraints include:

- The enclosure does not alienate public use of the waterway and foreshore;
- The enclosure does not impede tidal flow;
- The enclosure should not extend beyond 13m beyond MHWMM or adjacent landing facilities

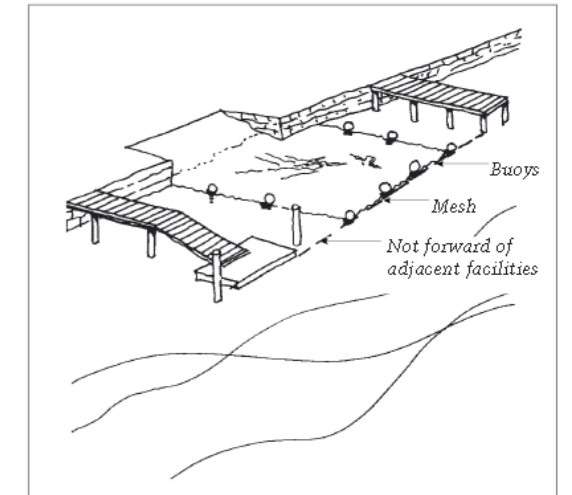
#### 2. Landscape Character

McKell Park is classified within the Landscape Character Type 8 (Sydney Harbour Foreshore and Waterways Area DCP), characterised by a high level of waterside commercial, industrial, and residential built form, as well as special features that contribute to the area's visual character and maritime services that support water-based activities.

The DCP proposes that any development in the area integrates vegetation with land developments to minimise the contrast between natural and built elements. Existing maritime uses are to be preserved, and new developments should maintain compatibility with existing structures. Additionally, significant natural features along the foreshore are to be preserved, and views of these features should be maintained.



FIGURE 10. SWIMMING ENCLOSURES





### 3.4.3 TERRESTRIAL AND MARINE ECOLOGIES

A field study of McKell Park located at Darling Point was undertaken by Transport for NSW for the Darling Point Wharf upgrade in 2021. The area below the sandstone escarpment on the terrestrial side of the seawall is reclaimed land. There was no remnant native vegetation in the terrestrial study area but rather native and exotic landscape plantings. The marine ecology comprised of a vertical sandstone seawall bound by a corridor of intertidal and subtidal rocky reef, seagrass meadows and soft sediment habitat in the deeper areas. This mapping is shown in the adjacent figure.

Three distinct fish habitat zones were mapped during the field survey as outlined below and shown in the adjacent figure:

#### 1. Seagrasses (Type 1 KFH)

Zostera and Halophila seagrass meadows were recorded about 19m west of the existing wharf and extended west to the edge of the study area. A medium density Halophila and Zostera meadow was contiguous with smaller, mixed patches of low density seagrass to form a bed of about 320m<sup>2</sup>.

The seagrass area was covered with epiphytes and the seabed was blanketed with filamentous algae, however seagrass shoots appear healthy.

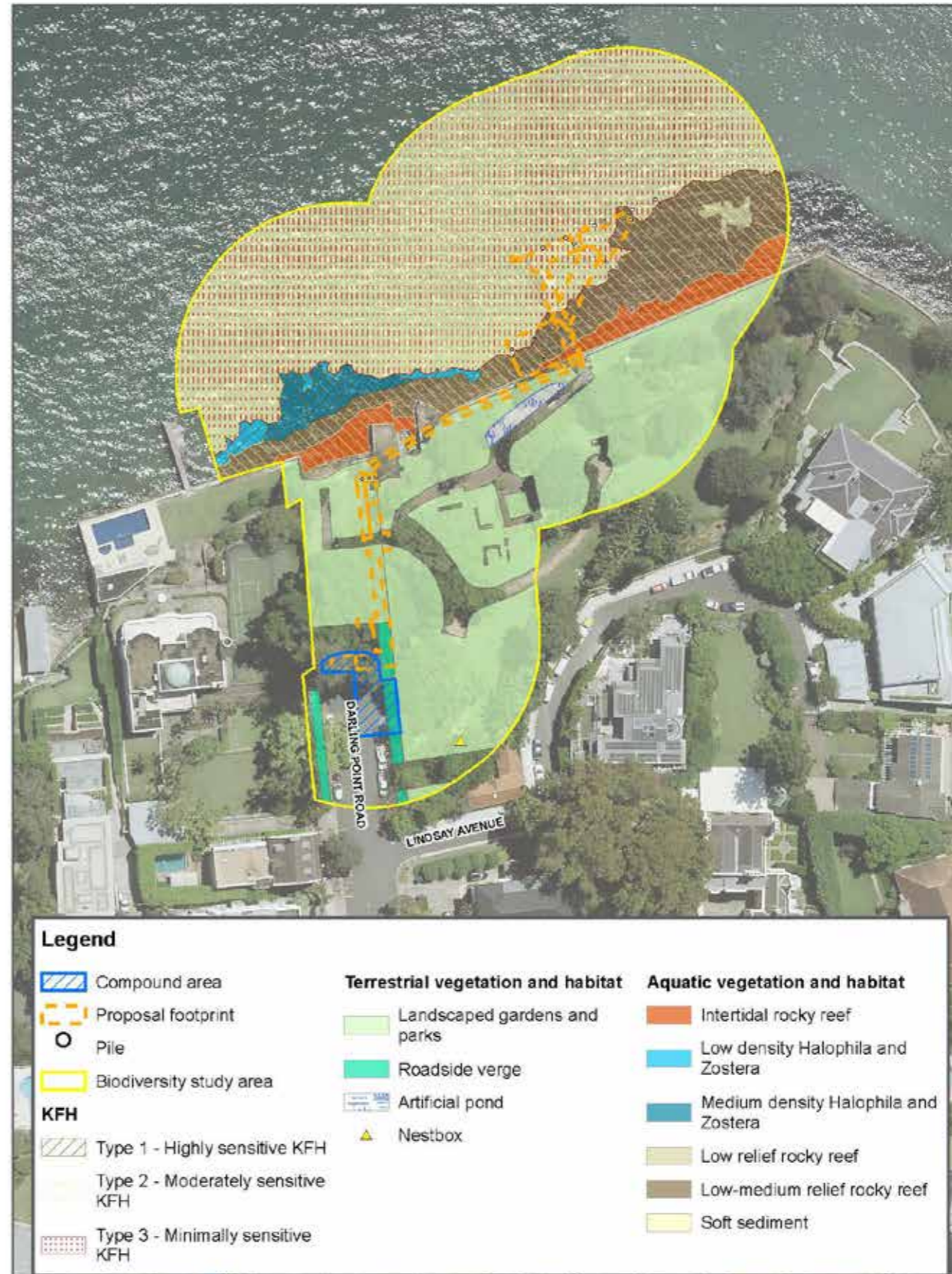
#### 2. Intertidal and subtidal rocky reefs (Type 2 KFH)

The intertidal area is limited to the vertical sandstone seawall, the upper portions of the submerged existing wharf structures and two narrow rock platforms abutting the seawall.

Subtidal rocky reefs are located in two areas east of the existing jetty and transitions from a narrow intertidal area in other parts. The width of subtidal rocky reefs vary between two and over 20 metres with the reef to the east of the existing wharf structures being the widest.

#### 3. Soft sediments (Type 3 KFH)

Soft sediment habitat occupied the largest portion of the study area and mostly comprised of bare sand and shell grit. Rock rubble or solid waste materials that had settled on the sandy seabed formed small patches of 'reef' in soft sediment habitat.

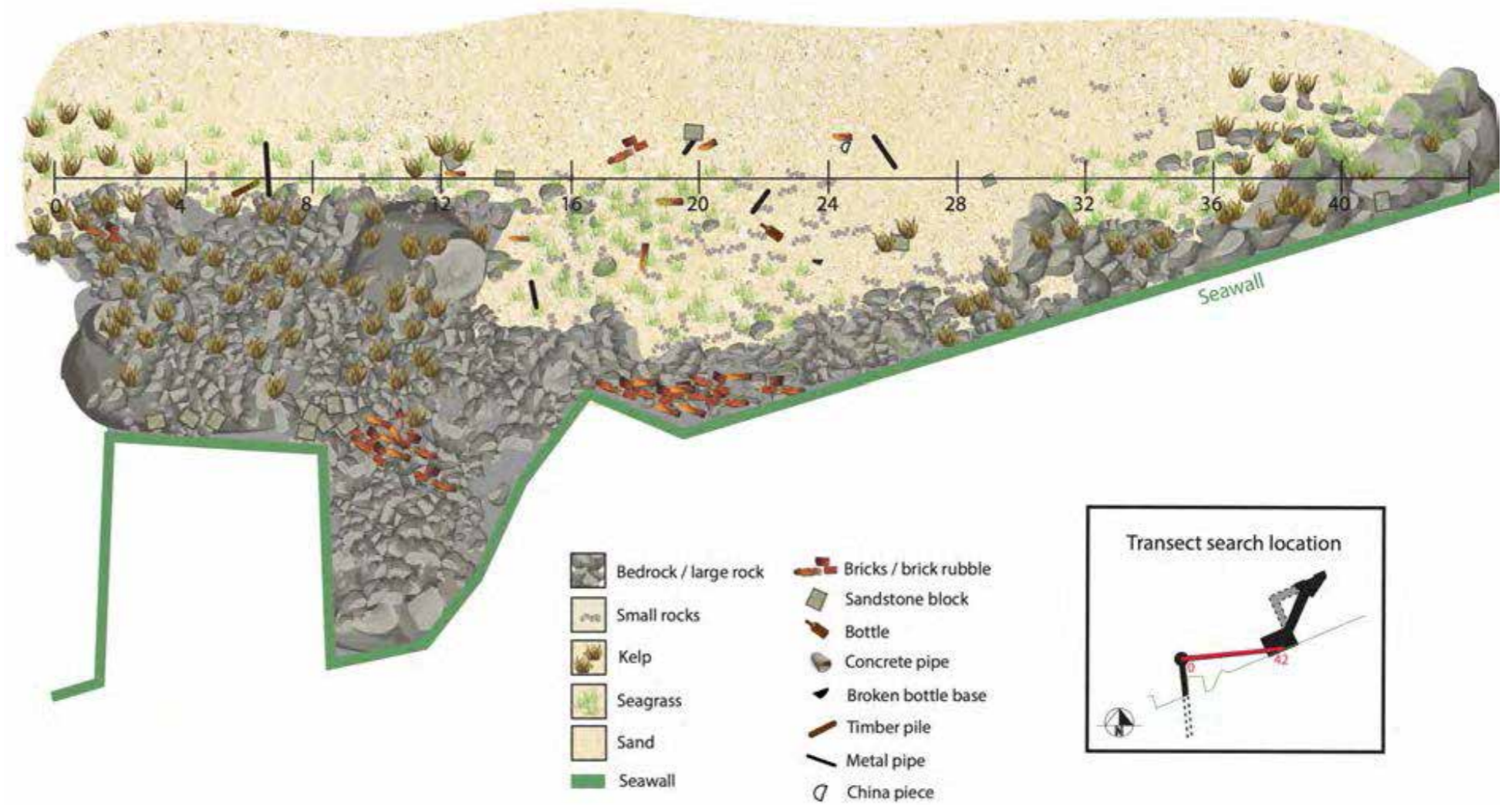


Field Validated Marine Habitat, 2021

### 3.4.4 MARINE ECOLOGIES CONTINUED.

A marine archaeological transect was completed in the harbour parallel to McKell Park by Cosmos Archaeology, as part of the Darling Point Wharf upgrade in 2021. The results of this investigation are shown in the adjacent figure. Visibility in the water during the survey averaged about 5-6 meters in depth, with dive depths ranging from 0 - 8m.

1. The seabed featured flat natural bedrock with large rocky rubble at the base of the seawall.
2. Further away from the shore line, the rocks were covered with short marine growth, transitioning to sandy areas with scattered kelp stands.
3. The transect includes a rocky slope dominated by kelp, but this decreased near the seawall. Further east, seagrass became the main feature of the sandy seabed.
4. The survey revealed evidence of seawall repair through the presence of sandstone blocks.
5. Along the foreshore were also old services pipes and modern construction debris were also present, along with brick rubble and a range of glass bottles.



Marine Archaeological Transect (Cosmos Archaeology, 2021)

### 3.4.5 CLARK ISLAND SUBMARINE CABLE

There is an underwater submarine cable that connects to Clark Island located to the west of McKell Park. The exact location should be confirmed with a dive study to determine its exact location during any further design investigations. The cable will require an offset from any structures or piles.

### 3.4.6 SEDIMENT AND CONTAMINANTS

Coffey Geotechnics completed a preliminary contamination assessment in 2016 for the Darling Point Ferry Wharf. Two sediment samples were taken to assess soil contamination and acid sulphate soils (ASS)

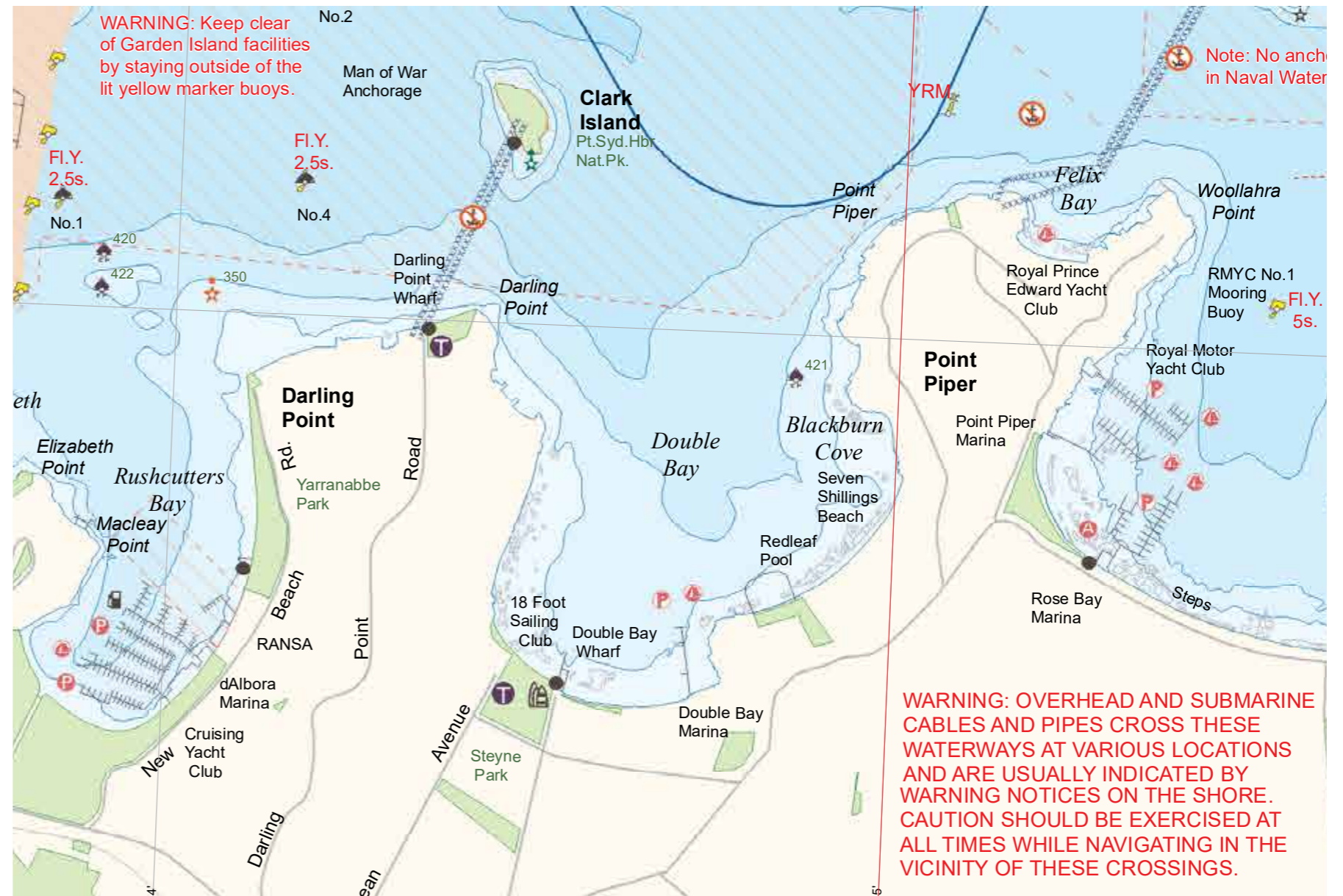
- The sediment during fieldwork was described as medium grained, dark yellow to pale brown sand with some coarse grained, well graded shells to a depth of 2.5 metres below the sea floor which was underlain by a layer of clayey sand and sandstone.
- ASS were not identified in the shallow samples, however it is anticipated that deeper sediments could contain ASS.

### 3.4.7 WATER QUALITY AND FEASIBILITY MONITORING

Sydney Water undertook water quality monitoring over 6 events over a period of 2-3 weeks. Samples were collected in November 2023 to understand the baseline water quality conditions of the harbour waters off McKell Park. The results showed that enterococci (a key indicator of water quality) was consistently low at Yarranabbe Park and met the threshold criteria for swimming. This is consistent with its open location close to the ocean and high degree of mixing.

### 3.4.8 WAVE CONDITIONS

McKell Park is on an open and exposed section of the harbour with a fetch of more than 5km to the north-east and 2km to the north. Typical wind speeds of 10 to 15 knots will generate 300 to 400mm high waves at McKell Park.



Sydney Harbour Port Jackson Maritime Map

	WHAT WE MEASURE	GUIDELINE VALUES	RESULTS	
Physical hazards	Physical hazards	Free from hazards	-	Requires Investigation
Sun, Heat & Cold	Temperature	16° - 34°	21.3°	Meets Guidelines
Microbial quality of recreational water	Enterococci	< 40cu or < 200fcu	1	Meets Guidelines
Cynobacteria & algae in fresh water	Karenia brevis, Lyngbya majuscula and/or Pfiesteria	Potentially toxic species	None present	Meets Guidelines
Chemical hazards	Dissolved oxygen	> 80%	100%	Meets Guidelines
	pH	6.5 - 8.5	8.09	Meets Guidelines
Aesthetic aspects of recreational water	Turbidity	0.5 - 10 NTU	1.1NTU	Meets Guidelines

### 3.4.8 VULNERABILITY ASSESSMENT

The Parramatta River Catchment Group has developed a Swim Site Activation Framework which provides a series of assessments to help assess a site's suitability for swimming. The framework includes a vulnerability and desirability assessment. The vulnerability checklist assesses key risk factors and an initial vulnerability assessment has been undertaken and is shown on the right.

### 3.4.9 DESIRABILITY ASSESSMENT

The site was also assessed for its desirability which provides an assessment of the potential of the popularity of the site and how capable a site is to cater for community demand for swimming at the site. An initial assessment of the site's desirability has been undertaken and this can be further informed with consultation. The average score is 2.6 out of 5 which is considered an indicator of a low to medium desirability site.

#### Desirability Assessment

<b>Public Transport Access</b>	Nothing within 500m	Ferry or bus stop within 500m, train within 1km	Train station within 500m	Bus and train station within 500m	Ferry, bus and train station within 500m
Ferry stop at park, bus stop 300m away with direct route to train station					
<b>Pedestrian &amp; Cycle Access</b>	Less than 0.5km of path network	0.5km of path network	1km of path network	2km of path network	More than 3km of path network
Internal path network of Mckell Park, limited connectivity along a harbour foreshore path					
<b>Parking</b>	Less than 10 parking spots	10-20 parking spots	20-50 parking spots	50-100 parking spots	100+ parking spots
13 parking spaces on Lindsay Ave, 20 parking spaces on Darling Point Rd. No public off-street parking.					
<b>Safety</b>	Poor visibility from the street. No existing street lighting		Poor visibility from the street OR existing street lighting		High visibility from the street AND existing street lighting
Existing street lighting, & lighting throughout Mckell Park, lack of visibility from Darling Point Rd. Good visibility from harbour and ferry wharf.					
<b>Adjacent Open Space</b>	0-5,000m <sup>2</sup>	5,000-10,000m <sup>2</sup>	10,000-50,000m <sup>2</sup>	50,000-100,000m <sup>2</sup>	More than 100,000m <sup>2</sup>
While, Mckell Park has 6,000m <sup>2</sup> of open space, the area adjacent to the foreshore is limited and is a key limitation for the site to cater for high numbers.					
<b>Open Space Network</b>	0 existing parks within 500m radius	1 existing park within 500m radius	2 existing parks within 500m radius	3 existing parks within 500m radius	4 existing parks within 500m radius
Darling Point Reserve & Yarranabbe Park is within 500m radius					
<b>Natural Hazards</b>	Highly sensitive KFH, rocky foreshore with bricks and glass found along rocky foreshore. Potential for large waves due to open environment.				
<b>Trees/Shade</b>	Trees cover 10% of total site area	Trees cover 20% of total site area	Trees cover 30% of total site area	Trees cover 40% of total site area	Trees cover 50% of total site area
Good opportunities to find shade along foreshore and within park					
<b>Seabank and sea bed</b>	Muddy/rocky seabed type				Sandy seabed type
Vertical sea wall limits access to bath house stairs. Rocky substrate along base of seawall, medium-course grained sand further out					

#### Vulnerability Assessment

<b>Water Quality</b>	●	○	○
<b>Water Clarity</b>	●	○	○
<b>Sediment Quality</b>	○	●	○
<b>Water Dynamics</b>	○	●	○
<b>Physical Hazards</b>	○	●	○
<b>Edge Characteristics</b>	○	●	○
<b>Heritage</b>	○	○	●

KEY: ● Low Vulnerability  
○ Medium Vulnerability  
○ High Vulnerability

<b>Terrestrial vegetation</b>	100% of edge surrounded	80% of edge surrounded	60% of edge surrounded	40% of edge surrounded	20% of edge surrounded
Narrow strip of open lawn directly along the sea wall although limited in area and directly flanked by steep vegetated slopes and cliff line					
<b>Site Character</b>	Poor quality foreshore edge				High quality foreshore edge
High quality heritage parkland setting, well maintained parklands and highly picturesque views out over the harbour					
<b>Existing facilities</b>	No existing amenity	Public toilet	Public toilet, shelters	Public toilet, shelters, play equipment	Public toilet, shelters, play equipment boat hire
Public toilet amenities located in the south west of Mckell Park (not well suited to cater for a higher use swim site), tables and seating in park.					
<b>Proximity to Town Centre</b>	2.5km +	2km	1.5km	1km	0.5km
Approx. 1.5km to 2km to local town centres (Edgecliff & Double Bay)					
<b>Topography &amp; Views</b>	Steep terrain and limited views				Flat terrain and good views
Steep terrain and no accessible access to the site. Excellent picturesque views of the harbour from the foreshore and elevated parklands					
<b>Planning Controls</b>	Heritage bath house and boathouse as well sea wall have local heritage significance and will likely limit size and structure of swim site and interface to the existing heritage elements. Archaeological remains throughout park and in vicinity of bath house and boathouse				
<b>Land Ownership</b>	Crown Land under Council management				
<b>Future Development</b>	No current building sites within 500m radius	1 current building sites within 500m radius	3 current building sites within 500m radius	5 current building sites within 500m radius	10+ current building sites within 500m radius
Darling Point Ferry Wharf Upgrade at Mckell Park will significantly improve access from Darling Point Reserve to the foreshore and bathhouse area					
<b>Adjacent landuse</b>	Heavy industrial	Parklands	Single use	Mixed use	Highly Activated
Predominantly residential with mix of single dwellings and apartments within 500m of the site					

### 3.4.10 SITE CONSTRAINTS

1. The 'Remains of Bath House and the site of jetty' in McKell Park is listed as a Heritage Item on the Sydney Regional Environmental Plan (SREP) 2005.
2. A submarine cable connects to Clark Island, located to the west of McKell Park (exact location to be confirmed)
3. The sea bed consists of natural bedrock with large rocky rubble at the base of the seawall. There is also building refuse, broken glass and similar found along the near shoreline along the foreshore
4. The bathymetry of the existing harbour indicate that it takes 20m to achieve a depth of 2m from the base of the seawall.
5. 10m from the base of the seawall are identified as Key Fish Habitats
6. The ferry wharf is in close proximity and restricts available area for a swim site due to the requirements for buffers from ferry travel paths. The service stops at Darling Point Wharf varies over the time and day of the week and typically has typically a frequency of every 30min to 1 hour.
7. The Darling Point Wharf upgrade will improve access to the boat hose and bath house area but will reduce the available turf and seating space along the foreshore with the provision of a new path east of the bath house remains and connecting to the ferry wharf



Existing Site Constraints

#### LEGEND

- Existing ferry wharf
- Sea wall
- Remains of boathouse & baths
- Low-medium relief rocky reef (highly sensitive KFH)
- Inter-tidal rocky reef (highly sensitive KFH)
- Ferry Route (shown indicatively)
- Submarine Cable
- 1.0- 1m Contours



Darling Point Wharf Upgrade Overlay Site Constraints

#### LEGEND

- Potential Scope of Works
- Proposed ferry wharf upgrade
- Sea wall
- Remains of boathouse & baths
- Low-medium relief rocky reef (highly sensitive KFH)
- Inter-tidal rocky reef (highly sensitive KFH)
- Ferry Route (shown indicatively)
- Submarine Cable
- 1.0- 1m Contours

### 3.4.11 ANALYSIS SUMMARY

Following the analysis undertaken for the McKell Park Swim site, the key considerations that should be taken into account when considering a design intervention at this site include:

1. Potential to integrate design with the proposed ferry wharf upgrade. Consideration to begin works on the swim site after completion of the ferry wharf upgrade
2. Avoid interaction with the existing submarine cable
3. Consideration to be taken around key fish habitat, located within 10m of the seawall
4. Existing seawall should be retained where possible
5. Swim site should avoid the Darling point ferry travel path
6. Sea bed has some refuse and debris which will need to be cleared
7. Retain and protect heritage character of archeological boat and bath house remnants
8. Additional light touch interventions like seating to be considered



## 3.5 PRECEDENT STUDY

This section review swim-sites of a similar scale to a potential McKell Park swim site to gain an understanding of the scale and potential of a harbour swim-site located in the Sydney harbour area at McKell Park.

### 3.5.1 FAIRY BOWER ROCKPOOL

Marine Parade, Manly

**Description:** Fairy Bower Rockpool is an ocean tidal pool in Manly (Northern Beaches Council) along the well used pedestrian path between Manly Beach and Shelley Beach. The swim-site includes an enclosed harbour pool that has limited seating area. Adjacent to the main path is an area of public toilets, change rooms and outdoor showers.

**Size** 200m<sup>2</sup> swimmable area

**Capacity** Nom. accommodates 30-50 people

**Public Transport**

- 500m to off-street parking at Shelly Beach, Manly
- Very limited on-street parking
- 1300m to nearest bus stop
- 1300m to Manly ferry wharf

**Key Features**

- Swimming enclosure with 20m swimming length
- Showers
- Public toilets and change rooms
- Limited terrace and concourse seating area



Fairy Bower Rockpool footprint overlay onto McKell Park

### 3.5.3 MACCALLUM SEAWATER POOL

Milson Road, Cremorne Point

**Description:** Maccallum Seawater Pool is a middle harbour tidal enclosure in Cremorne Point (North Sydney Council). The swim-site includes an enclosed concrete-encased pool with a timber deck and railing on the outside edge. The pool backs on to the Cremorne Point foreshore walk which connects to public toilets and park facilities.

**Size** 175m<sup>2</sup> swimmable area

**Capacity** Nom. accommodates 30-40 people

**Public Transport**

- 400m to on-street parking on Milson Rd
- 250m to nearest bus stop
- 400m to Cremorne Point ferry wharf

**Key Features**

- Swimming enclosure with 30m swimming length
- Outdoor shower
- 400m to public toilets



Maccallum Seawater Pool footprint overlay onto Mckell Park



### 3.5.2 MCIVERS LADIES BATHS

Beach Street, Coogee

- Description:** McIvers Ladies Baths is an enclosed ocean rock pool in Coogee (Randwick City Council). The swim-site is a concrete pool into a rock platform with a steep stair access and limited grass lawn area. The baths have change rooms and toilets and a small club house. It is surrounded by a steep cliff line and native vegetation.
- Size** 380m<sup>2</sup> swimmable area
- Capacity** Nom. accommodates 100 people
- Public Transport**
- 20m to on-street parking on Beach St, Coogee
  - 20m to nearest bus stop
- Key Features**
- Swimming enclosure with 30m swimming length
  - Change rooms, showers & toilets
  - Small clubhouse
  - Small hardstand sunbathing area
  - Steep stair access



McIver's Ladies Baths footprint overlay onto Mckell Park

## 3.6 PRELIMINARY CONCEPTS

Three preliminary concept designs have been developed which respond to the site constraints and opportunities at McKell Park. The proposed concepts are preliminary only and are provided to illustrate the potential location and scale of a swim site at McKell Park based on a consideration of the site constraints.

### COMMUNITY USES

#### Swimming

Access to open water harbour swimming

#### Snorkelling

Access points to experience snorkelling

#### Exploration

Harbour pools are semi open and host marine life creating protected setting for marine life exploration

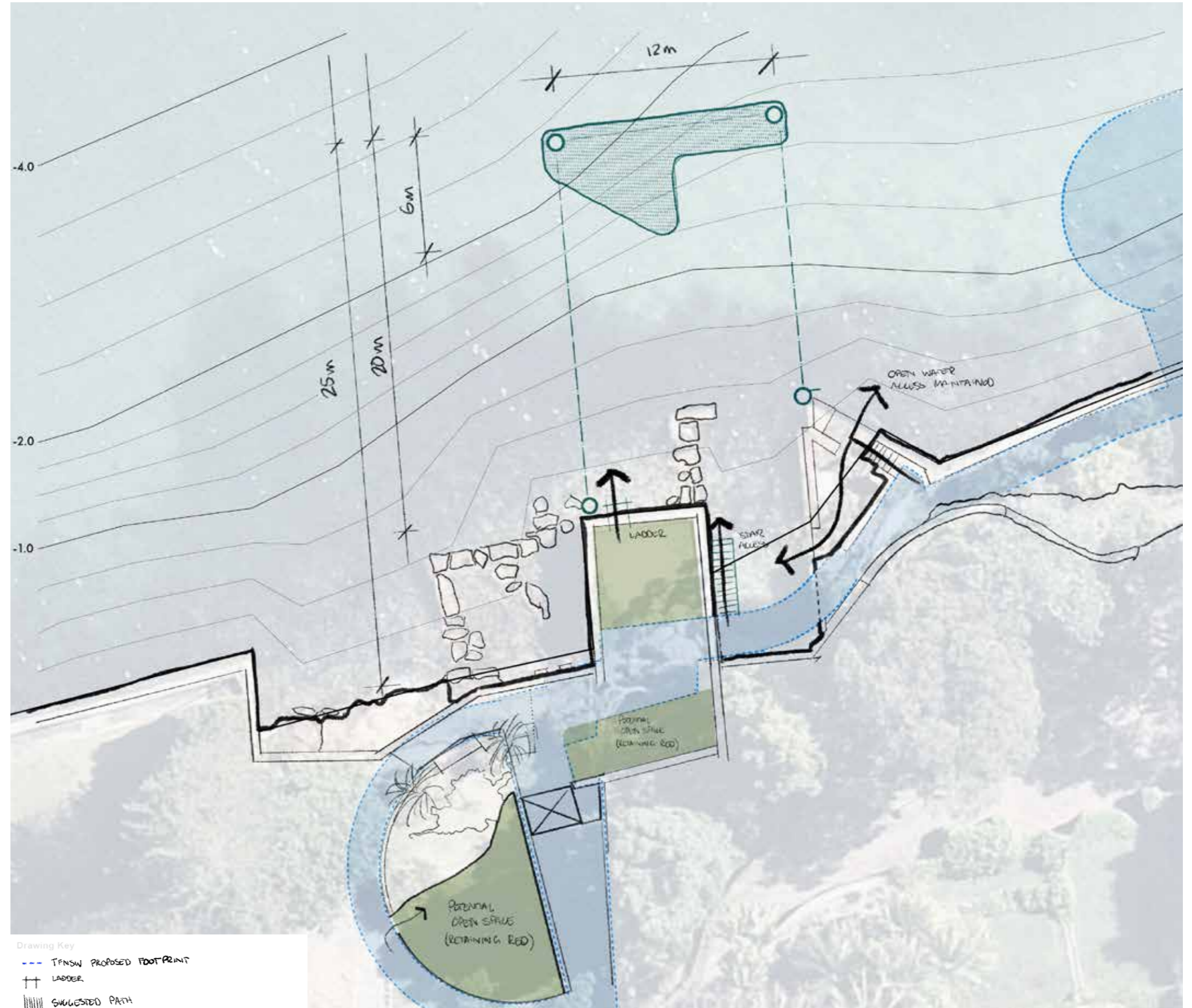
#### Landmark

Iconic focal point drawing exposure and giving access to Sydney Harbour for residents and visitors

### 3.6.1 MCKELL PARK, DARLING POINT NETTED ENCLOSURE OPTION 01: 25m Enclosure and Pontoon

Option 1 includes the following features

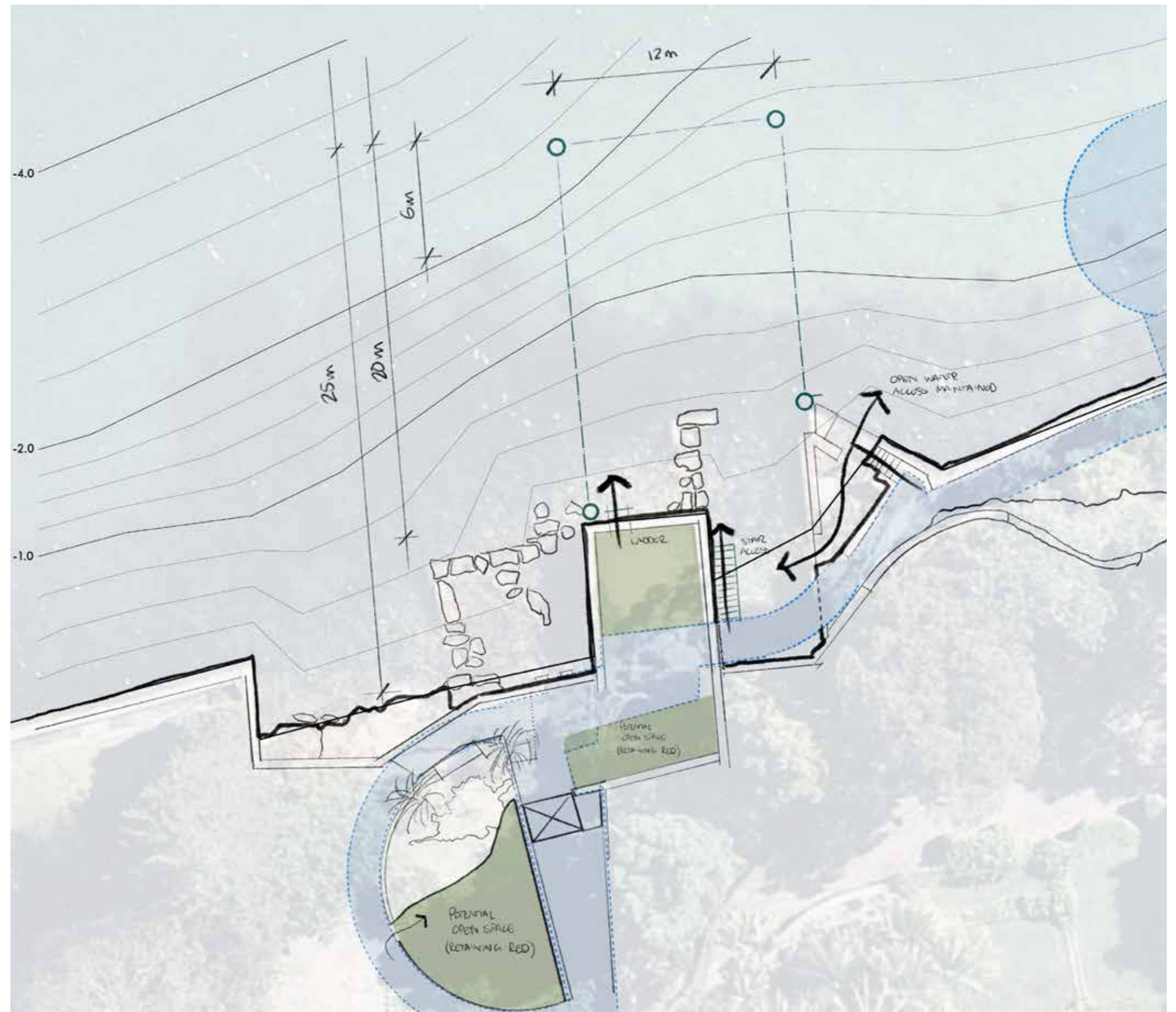
- A small approximately 20m by 12m which extends from the existing bath house structure to a pontoon in the north
- A netted swimming enclosure
- Use of the existing bathhouse area and proposed future access upgrade to the ferry wharf to create an access to the water edge
- A new ladder structure to enter the water
- Retention of the existing stairs with open water access
- Opportunities for configuring a shallow pool area in the existing bath house with a floor structure to provide access for a variety of ages and abilities
- A floating pontoon on the northern edge to provide a buffer and physical barrier to the ferry services
- Opportunities for ecological sea wall enhancements along the vertical wall and rocky substrate at its base
- Enhancement of existing flat lawn areas to provide open space areas for informal seating and seating
- Minimal changes to the existing boathouse and bathhouse walls and remaining structures
- A length that enables access to deeper waters at all tides by extending to at least 2m of water depth



**3.6.2 MCKELL PARK, DARLING POINT**  
**NETTED ENCLOSURE OPTION 02:**  
 25m Enclosure

Option 2 includes the same features as Option 1 including the same general dimensions with the following key differences:

- Removal of the floating pontoon to the north to reduce visual impact, reduce the amount of structure required and an option with reduced cost
- Replacement of the floating pontoon with a netted swim enclosure
- Maximises the swimming area in the deeper areas of the swim site

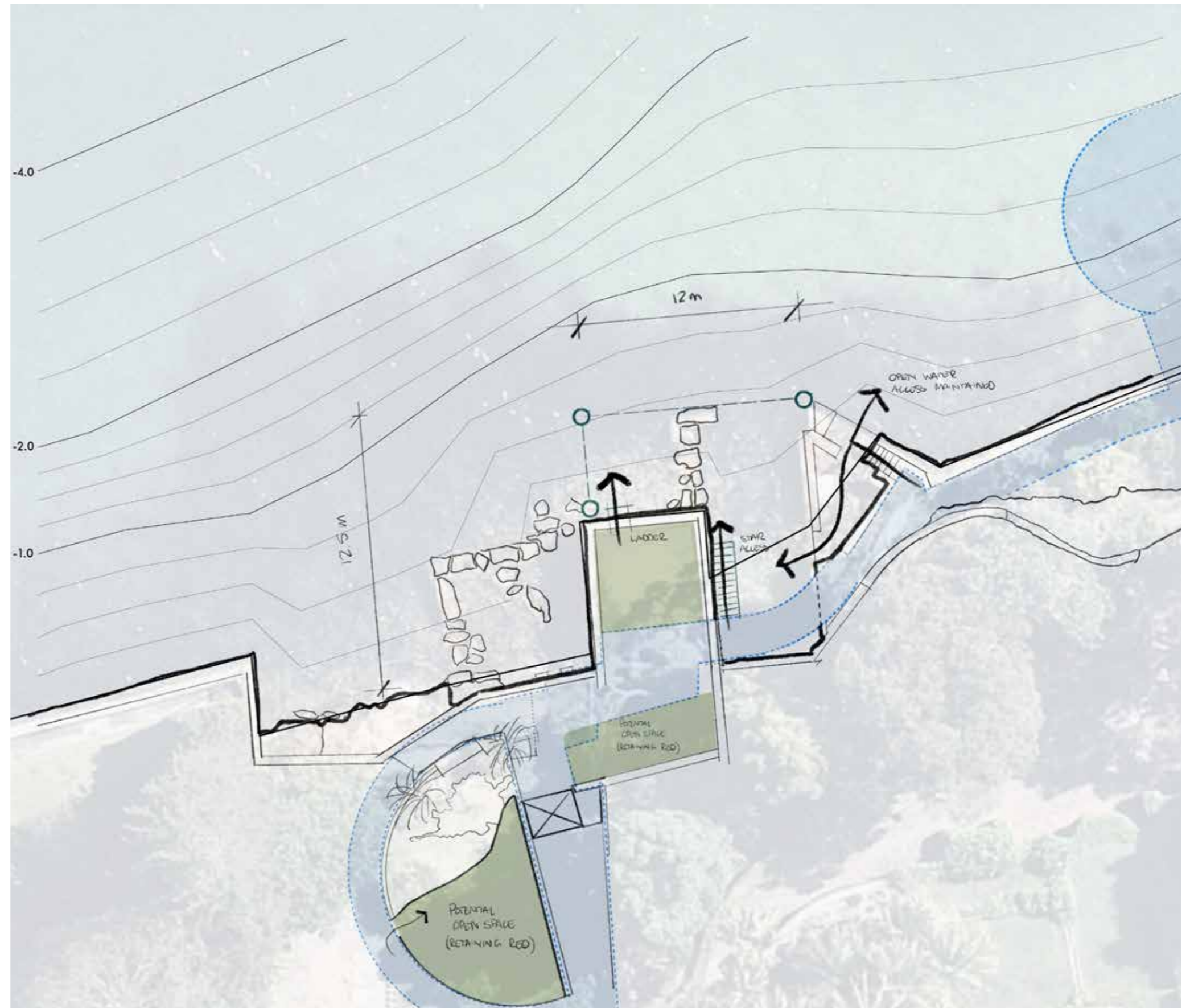


Drawing Key  
 --- TENSU PROPOSED FOOTPRINT  
 ++ LADDER  
 |||| SUGGESTED PATH

**3.6.3 MCKELL PARK, DARLING POINT**  
**NETTED ENCLOSURE OPTION 03:**  
 12.5m Enclosure

Option 3 includes the same features as Option 2 with the following key differences

- Reduction in the swim area by approximately half its northern length from approximately 25m to approximately 12m and generally retaining the footprint within the existing structures of the former bathhouse and boathouse



Drawing Key  
 --- TFNSW PROPOSED FOOTPRINT  
 ++ LADDER  
 |||| SUGGESTED PATH



Design thinking for sustainable cities

---

**Item No:** 6.2  
**Subject:** **DELIVERY PROGRAM 2022/23 TO 2025/26 AND OPERATIONAL PLAN 2024/25  
PROGRESS REPORT DECEMBER 2024**  
**Author:** Petrina Duffy, Coordinator Strategy & Performance  
**Approver:** Sue Meekin, Director, Corporate Performance  
Scott Pedder, Director Planning & Place  
Patricia Occelli, Director Community & Customer Experience  
Tom O'Hanlon, Director Infrastructure & Sustainability

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**Purpose of the Report:**

The purpose of this report is to provide an update on the progress of Council's Delivery Program 2022/23 to 2025/26 and Operational Plan 2024/25.

**Alignment to Delivery Program:**

11.1 Build an efficient organisation that places customers and the community at the heart of service delivery.

**Recommendation:**

THAT the December 2024 Progress Report on Council's Delivery Program 2022/23 to 2025/26 and Operational Plan 2024/25 be received and noted.

---

**Executive Summary:**

Council adopted its Operational Plan 2024/25 on 24 June 2025 and a revised Delivery Program 2022/23 to 2025/26 on 28 November 2022 in accordance with the Integrated Planning and Reporting (IPR) Legislation for NSW Local Government. The Delivery Program (DP) and Operational Plan (OP) are two of the strategic planning documents that comprise Council's IPR Framework.

It is a requirement under the IPR Legislation that Council report on the progress of its Delivery Program at least every six months. This progress report is for the six month period July 2024 to December 2024.

**Discussion:**

The progress report is attached as **Attachment 1**.

The framework for the progress report is presented by Key Service Areas:

- Environment & Climate Change
- Waste & Cleansing
- Parks, Trees & Recreation
- Land & Building Services
- Transport & Engineering
- Development Assessment
- Strategic Planning, Heritage Conservation & Place

- Compliance
- Governance
- Corporate Services
- Community Services, Culture & Arts
- Library Services
- Customer Experience & Engagement
- Woollahra Preschool.

The progress report is being tabled as an 'R' item i.e. a Recommendation to Council. Once approved by Council the final document will then be uploaded to Council's website as a record of Council's achievements for the period July to December 2024.

**Options:**

This report is for noting only.

**Community Engagement and / or Internal Consultation:**

This report has been compiled using information provided by Directors and Managers in relation to their area of budget responsibility. Once approved by Council the final document will be uploaded to Council's website as a record of Council's achievements for the period July to December 2024.

**Policy Implications:**

There are no direct policy implications arising from this report.

**Financial Implications:**

There are no direct financial implications arising from this report.

**Resourcing Implications:**

Resourcing implications are outlined within the report.

**Conclusion:**

This report draws together progress comments from the respective Council officers on the December 2024 progress of Council's Delivery Program 2022/23 to 2025/26 and Operational Plan 2024/25. It is presented to inform the Committee and community of Council's progress in implementing the actions in its Delivery Program and Operational Plan.

**Attachments:**

1. December 2024 Progress Report on Councils Delivery Program 2022-23 to 2025-26 and Operational Plan 2024-25



# DELIVERY PROGRAM & OPERATIONAL PLAN PROGRESS REPORT

July - December 2024



## **Acknowledgement of Country**

Woollahra Council acknowledges the Gadigal and Birrabirragal people who are the Traditional Custodians of this land and we pay our respects to Elders past, present and emerging.

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Digital Literary Award held at Woollahra Library, Double Bay.



National Tree Day 2024.

# Executive Summary



Welcome to the progress report for Council's Delivery Program 2022 - 2023 to 2025-2026 and Operational Plan 2024-2025, for the reporting period July - December 2024. At the midpoint of

our Operational Plan for 2024-25 I would like to highlight some achievements from this period.

Council elections were held on 14 September 2024. In conjunction with the election of Councillors a referendum was held on reducing the number of Councillors from 15 to 9. By a margin of 555 votes it was decided that Woollahra will retain 15 Councillors, and my congratulations to our 9 returning Councillors and to the 6 new Councillors I offer a warm welcome.

The newly-upgraded Lyne Park Playground in Rose Bay was opened on 14 August with the final elements being added in November. This showcase playground on the harbour foreshore includes a double flying fox, seven types of swings for all ages and abilities, sensory and water play areas, new landscaping and seating and a spectacular flying boat centrepiece, a reminder of the site's history as the former Rose Bay International Airport. Strong interest and participation during the community consultation helped shape the final design for one of our most loved children's play spaces.

The Vaucluse Bowling Club & Community Facility opened on Saturday 17 August 2024, following a \$3.74 million upgrade. This magnificent facility boasts updated facilities for recreational activities, meetings, community groups and family gatherings featuring accessible bathrooms, a commercial kitchen and sustainability upgrades, including a new solar system and water tanks. Retaining the bowling green for Vaucluse Bowling Club members and visitors, it is also the site of a Maternity and Child & Family Health care onsite service provided by South Eastern Sydney Local Area Health.

New park furniture was rolled out across the LGA as part of our ongoing program of improvements to public spaces and recreation facilities. Other completed projects were landscaping at Robertson Park, Chiswick Gardens, Bay Street and Goomerah Crescent Reserve.

More than 150 library members have registered for after hours access to Watsons Bay Library. The 6 month trial of Member Access Hours began in November allowing members to use the library during 19 hours of unstaffed time following community feedback wanting more convenient access to Watsons Bay Library.

On 20 September the Home Library service launched a collection of Memory Boxes that contain a range of tactile resources and mementos to spark memories, promote conversation and maintain connections with people living with dementia. The 5 themed boxes are useful for inspiration in creating your own, or to help provide meaningful interactions with loved ones.

As part of our goal to move to online payments and improve the customer experience, on the 1st of July we launched an online option to purchase Resident Parking Permits. Now residents can choose to visit the Customer Service centre in person to apply for their Resident Parking Permit each year or choose to complete their application online and receive their permits by post. 61% of residents have chosen the online option in the first six months of operation.

After seven successful years the Solar My School program has completed its journey. 9 schools in the LGA installed solar rooftop power through this program with Council providing specialist technical advice and support for utilising the financial and environmental benefits renewable energy. The success of the program led to its being expanded to 13 other LGAs around NSW and was the recipient of many awards for leadership and design, including NSW Green Globes, Cities Power Partnerships and LG Professionals Association National Award. The sister program, Solar My Suburb, continues to grow, with the National Council of Jewish Women proceeding to tender for a 20.6 kW system.

The Rose Bay Bike Day on 24 November at Lyne Park saw 35 bicycles receive a free mechanical tune up, as well as e-bike test rides, and collection of unwanted bicycles and scooter for recycling or re-use.

In the second half of 2024 Council supported a number of proactive and innovative placemaking & economic development events. Our Business Event series, Doing







Business in Woollahra, launched during NSW Small Business Month with a workshop “Marketing without Money and AI Tools” on 29 October, followed up with a networking night in December at Woollahra Library at Double Bay with 160 local business owners and managers. Our Business and Placemaking Grants for 2024-25 include funding to facilitate the success of the Woollahra Festival 2025 in late March 2025.

We look forward to continuing to achieve great results for the Woollahra community in 2025.

**Craig Swift-McNair,**  
**General Manager**

### Understanding this report

We have used a traffic light system to indicate the progress of our Operational Plan actions:

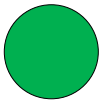
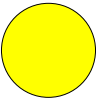
	Completed / Achieved		Not yet commenced
	Delays		No progress
	In Progress		Further steps

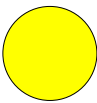
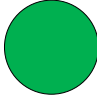
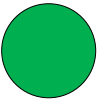
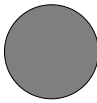
# Notices of Motion




A Notice of Motion (NOM) is a request for action adopted by Council during the financial year. Councillors can raise a NOM at formal Council meetings. NOMs are not resourced in the adopted Operational Plan and related Budget at the commencement of the financial year and therefore resources with which to undertake the actions from a NOM, will normally form part of the consideration by Council prior to adopting a NOM. Where resourcing is required to deliver a NOM action/s, this may lead to delayed delivery of already adopted Operational Plan actions. Council staff will keep Councillors informed of any potential delivery impacts to existing Operational Plan action as a result of a NOM or NOMs being adopted by Council.





In the following pages, NOMs are reported in two ways: New – being those NOMs received between July - December 2024; and Previous Notices of Motion. There are three possible statuses: Completed, In Progress or Not Yet Commenced during this reporting period.

In the period 1 July – 31 December 2024, new NOMs as listed below were received. This list reflects the status of the report as at 31 January 2025. Where a report has been tabled to the Finance, Community & Services Committee this is referred to as FC&S; where a report has been tabled to the Environmental Planning Committee this is referred to as EP; where a report has been tabled to the Strategic & Corporate Committee this is referred to as S&C.




NOM Date	NOM Subject & Brief Description	Status
<b>Environment &amp; Climate Change</b>		
16/12/2024 	<b>Rewilding Rushcutters Bay Project Initiative</b> Arrange a Councillor Briefing in early 2025 with the proponents of the Rewilding Rushcutters Bay project, in order for the proponents to provide information to Council about this project and its potential for reimagining Rushcutters Bay.	Completed; Briefing has been scheduled for Monday 3 February 2025.
<b>Waste &amp; Cleansing</b>		
12/08/2024 	<b>Recycling Furniture for Those in Need</b> The GM report on how Council can partner with charities such as Relove with a view to collecting high-quality, functioning furniture that is currently left out as part of scheduled Council clean-ups and providing this furniture for those in need, with that furniture otherwise being sent to landfill.	In Progress; A report will be presented in April 2025.




NOM Date	NOM Subject & Brief Description	Status
<b>Parks, Trees &amp; Recreation</b>		
08/07/2024 	<b>Playing Fields &amp; Netball Courts for Girls Sports</b> Report on opportunities to install netball courts and further tree planting around Woollahra Ovals 2 & 3.	In Progress; Current investigations have commenced at Woollahra 2 & 3 on the opportunities of multi courts catering for netball. A report to Council will be presented in Q3 FY24/25.
12/08/2024 	<b>Female Change Rooms - Eastern Suburbs Rugby Union Football Club</b> Prepare a report at an October 2024 Council meeting that details options for Council to contribute \$500,000 towards the construction of female change rooms at the Woollahra Council owned land at Eastern Suburbs District Rugby Union Football Club.	Completed; The report was presented on 28 October 2024.
<b>Land &amp; Building Services</b>		
28/10/2024 	<b>Trumper Park Tennis Courts Tender</b> Request that Council exclude multi-use sports from the upcoming tender for the lease and operation of the tennis courts and kiosk at Trumper Park, with the tender inviting submissions for the exclusive use of tennis only.	Completed; The tender documents have been amended to exclude multi-sports. The tender is scheduled to be advertised in February 2025.
<b>Transport &amp; Engineering</b>		
22/07/2024 	<b>Boats, Trailers &amp; Advertising</b> Provide a report on how to reduce number of boats & trailers parked in the LGA including appropriate signage on streets and that the Mayor write to the relevant Ministers and the Member for Vaucluse and Member for Sydney seeking their support to implement restrictions on State Roads where required.	Not Yet Commenced; Council staff will commence this investigation and prepare correspondences to seek support from Local Members and Minister. A report, which will expand on the previously adopted Boat & Trailer Guidelines, will be likely be presented to Council in June/July 2025.

NOM Date	NOM Subject & Brief Description	Status
22/07/2024 	<p><b>40km Woollahra</b>            Requests staff to prepare a report outlining the process required to implement a 40km/h speed limit for all non-arterial roads in the suburb of Woollahra.</p>	<p>Not Yet Commenced; Council staff have not commenced this project as yet, as currently there are two projects within the Traffic Capital Works Program to deliver and these are Queen Street, Woollahra and Rose Bay Centre 40km/h HPAA's. A report outlining the process required to implement HPAA's will be prepared mid-2025 following the construction of these HPAA projects.</p>
28/10/2024 	<p><b>Truck Movements</b>            Prepare a report to Council on whether:            A. It is possible or reasonable to place load and length limits on construction and demolition heavy vehicles using residential streets through conditions of consent;            B. There is an avenue to levy for the cost of road repairs based on the impact of frequent construction and demolition heavy vehicle usage on residential streets;            C. The number of movements of heavy vehicles through residential streets can be limited and in what manner;            D. Applicants can be required to provide a heavy vehicle movement plan as a condition of consent (outlining frequency, load and number of vehicle movements through residential streets) and the manner in which compliance with such plan will be implemented; and            E. Consider how limiting the load, truck movements and the size of the vehicles can be enforced.</p>	<p>In Progress; Council staff have commenced investigations on identifying reasonable measures and/or conditions which will assist in the possibility of setting load and length limits to heavy vehicles travelling to and from development sites. It is anticipated that a report will be presented to Council before 30 June 2025.</p>
25/11/2024 	<p><b>Monitoring Effectiveness of 40km/h High Pedestrian Zones</b>            Prepare a report on whether or not our 40km/h zones are having any impact on traffic speeds and if not, then how we better communicate, monitor and enforce these speed limits.</p>	<p>Not Yet Commenced; Council staff have not commenced this investigation as yet. A report outlining the process required to implement HPAA's will be prepared mid-2025, as part of another NOM, however this matter will be investigated and a report will be prepared concurrently with the NOM relating to 40kmhr HPAA.</p>

NOM Date	NOM Subject & Brief Description	Status
<b>Strategic Planning, Heritage Conservation &amp; Place</b>		
11/06/2024 	<b>Establishment of a Design Review Panel</b> Prepare a report on the formation of a Woollahra Design Review Panel. The panel is to include experts and independent design professionals appointed by Council for the purpose of providing constructive feedback on the design quality of development proposals and their affinity to local context.	In Progress; Staff have researched the benefits and constraints of introducing a Design Advisory Panel, which included consultation with a number of Sydney Councils with established Design Advisory Panels. It is anticipated that a report on this matter will be presented to a meeting of Council in the first half of 2025.
12/08/2024 	<b>Bay Street Initiative – December Event</b> Supports in principle the proposal presented by the Bay Street Initiative for a street and precinct activation in Double Bay.	Completed; Council staff are continuing to support BSI as their progress their activation events for Double Bay.
28/10/2024 	<b>Investigation of opportunities for Council to acquire Boarding Houses in the Woollahra Municipality and its Surrounds</b> Prepare a report identifying the opportunity for Council to acquire suitable boarding house sites in the municipality and/or its surrounds in order that Council may directly deliver some form of affordable housing for low-income residents and essential workers. See NOM for further detail.	In Progress; A report on this matter is being progressed to a meeting of Council in the first half of 2025.
<b>Compliance</b>		
26/08/2024 	<b>Promoting only Quality Construction</b> The Mayor writes to the Minister for Better Regulation and Fair Trading to urge the NSW Government to continue the important work of Project Intervene etc. The GM writes to Charas Constructions Pty Ltd and advise that Woollahra Council notes that the Woollahra Council award that their website promotes does not appear to have been awarded to Charas Constructions and that it should remove all endorsement by or	In Progress; Letter sent to Minister for Better Regulation and Fair Trading as per Part B on 13 September 2024. Letter sent to Charas Construction as per Part C on 13 September 2024.  When advised of any order issued by the Office of the Building Commissioner NSW under the Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020, Council makes a record of the order in its Orders database. Any person applying to Council for a certificate under section 735 of the







NOM Date	NOM Subject & Brief Description	Status
	<p>reference to the Council award. Prepare a report on building works in the Woollahra Council area that have been subject to orders by the Commission.</p>	<p>Local Government Act 1993 is provided with a copy of the Building Commissioners notice or Order if current at that time.</p> <p>An update on identified development sites in the Woollahra Council area will be provided as part of our quarterly Register of Current Land and Environment Court Matters for Development Applications and Register for Court Proceedings for Building, Environment and Health Control Matters report to Council.</p>
<b>Governance</b>		
<p>08/07/2024</p> 	<p><b>Council's Procurement Policy</b> Request that Council re-affirms its support for Council's Procurement Policy and that no changes are made that incorporates the racist Boycott, Divestment and Sanctions campaign.</p>	<p>Completed; No changes have been made to the policy.</p>
<p>26/08/2024</p> 	<p><b>Litigation Protocol Policy</b> Present a six-monthly report in February and August of each year to Council (via the Environmental Planning Committee) on the operation of the Litigation Protocol Policy and any live legal matters captured by the Litigation Protocol Policy and any other related matters deemed appropriate by Councillors.</p>	<p>In Progress; Report to EPC Committee anticipated in March 2025.</p>
<p>28/10/2024</p> 	<p><b>Revised Woollahra Local Planning Panel (WLPP) Community Membership</b> Appoint the following persons as additional Community Representatives to the WLPP from 1 November 2024 to 1 June 2025</p> <ul style="list-style-type: none"> <li>· Luise Elsing</li> <li>· Nicola Grieve</li> <li>· Isabelle Shapiro OAM.</li> </ul>	<p>Completed; The three representatives were appointed to the WLPP in December 2024.</p>

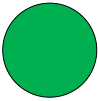
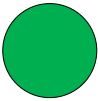
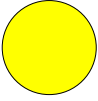

NOM Date	NOM Subject & Brief Description	Status
28/10/2024 	<p><b>Amendment to clause 7.3 of the Code of Meeting Practice</b>            Request that Council amend Clause 7.3 of the Code of Meeting Practice to read, "A Councillor is to be addressed as 'Councillor (surname) unless a Councillor has given written notice to the General Manager of their preference to be addressed as Councillor (first name).</p>	Completed; Code of Meeting Practice with this amendment adopted by Council on 25 November 2024.
<b>Community Services, Culture &amp; Arts</b>		
28/10/2024 	<p><b>Youth Council</b>            Prepare a report to a future meeting of the Finance and Community Services committee to take place in February 2025 with a report setting out better ways to engage with and hear from our youth, including the potential for establishing a Woollahra Youth Council (including a draft terms of reference), to act as an advisory Committee to Council for the purpose of increasing youth civic participation and representation across the Woollahra LGA.</p>	In Progress; Report to be presented to Finance, Community and Services Committee meeting on 10 February 2025.
<b>Libraries</b>		
08/07/2024 	<p><b>Representation of Women</b>            Request that the Arts and Culture Advisory Committee revise the current Woollahra Council plaque criteria to include words to the effect of "each year's nominations will be considered in respect to promoting equal representation of women". Consider a plaque being installed in honour of the late Lady Sonia McMahon at an appropriate time in the future.</p>	In Progress; The Manager Woollahra Libraries updated the Arts and Culture Committee on Council's resolution on 15 July, 2024 to revise the Woollahra Council Plaque Scheme's criteria to promote equal representation of women. Due to Council elections and the need to appoint new committees a paper will be presented to the first Arts and Culture Advisory Committee meeting in 2025 on this matter.




## Previous Notices of Motion Completed, In Progress or Not Yet Commenced during this reporting period






The below Notices of Motion were received prior to 1 January 2024. Resourcing has been allocated to prepare responses to the Notices of Motion during the reporting period. This list reflects the status of the report as at 31 January 2025. Where a report has been tabled to the Finance, Community & Services Committee this is referred to as FC&S; where a report has been tabled to the Environmental Planning Committee this is referred to as EP; where a report has been tabled to the Strategic & Corporate Committee this is referred to as S&C.


Note: Notices of Motion reported as completed in previous progress reports do not appear in this list.

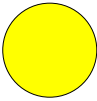
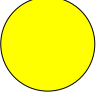
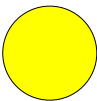

NOM Date	NOM Subject & Brief Description	Status
<b>Parks, Trees &amp; Recreation</b>		
<a href="#">06-Apr-20</a> 	<b>Street Play Initiative</b> Report on feasibility of undertaking a 'Street Play Initiative' trial in Woollahra similar to the Waverley Council Street Play initiative.	In Progress; An action has been included in the new Play Space Strategy adopted by Council 24/07/23. A report outlining the feasibility of this initiative is planned for Q3 FY2024/25.
<a href="#">13-Feb-23</a> 	<b>A Swimmable Harbour</b> Report on the feasibility (or otherwise) of creating a more accessible, safe and swimmable harbour.	Completed; Feasibility Report on Swimmable Harbour is being reported to FC&SC on 10 February 2025.
<a href="#">11-Apr-23</a> 	<b>Synthetic Turf</b> Requests that staff give consideration to the findings and recommendations of the Department of Environment and Planning report of August 2021, and the Chief Scientist's progress report, when reviewing and reporting a final version of its Plans of Management for Woollahra's parks and its Recreation Strategy.	In Progress; The Chief Scientists report is finalised and currently being reviewed by staff. Consideration to the findings and recommendations will be included in any future proposals. Council staff are actively involved in the State Government Synthetic Turf in Public Open Space working party.
<a href="#">13/05/2024</a> 	<b>Feasibility of further measures to protect tree canopy on private land in the Woollahra LGA</b> Prepare a report on further development controls requiring the retention of established trees on private property.	In Progress; Initial discussions with the Tree Management Team and the Planning Team to investigate potential further controls in regards to private tree retention as part of the DA process. Report to be presented to Council in Q3 FY24/25.

NOM Date	NOM Subject & Brief Description	Status
<b>Land &amp; Building Services</b>		
<a href="#">27-Feb-23</a> 	<b>Solar Canopies For Car Parking Lots And Rooftop Car Parks</b> Prepare a report, subject to funding being considered and approved as part of the Council budget process, to investigate the feasibility of installing or providing a strategy to install raised solar canopies in parking lots owned or managed by Council.	Completed; A report in response to this NOM was presented to Council's Environmental Planning Committee on 5 August 2024.
11/06/2024 	<b>Former Paddington Bowling Club Site</b> The Mayor write to the relevant Minister to ascertain what steps the Government intends to take following the New South Wales Court of Appeal's judgment relating to the land claims upon the site.	Completed; A letter was sent to the Hon. Stephen Kamper MP, Minister for Lands and Property, 20 June 2024. A response was received 15 August 2024 advising there will be no further action will be taken until matters before the court are decided.
<b>Transport &amp; Engineering</b>		
<a href="#">25-May-20</a> 	<b>Street Inlay Audit and Rectification</b> Undertake an audit of all 493 street inlays (set out in Annexure 1 of report to Urban Planning Committee on 23/02/2015).	In Progress; The preparation of this report is still ongoing. Information provided as part of this Audit involves detailed information from various departments across Engineering, Planning and Enforcement and is currently being finalised. There has been a delay in this process due to limited staffing resources in 2024. a report will be presented to Council by 30 June 2025. It is noted that the Capital Works team have sourced a supplier of replica inlays and a number of previously damaged and removed inlays have been replaced as part of capital projects.
<a href="#">29-Sep-20</a> 	<b>Pedestrianisation and Traffic Calming Measures for Rose Bay</b> Prepare a report on opportunities to promote the better pedestrianisation of the Rose Bay area; traffic movement and traffic density in the area and the possibility of introducing lower speed limits in residential roads and laneways.	Completed; A report was presented to the Traffic Committee on 2 July 2024, for the High Pedestrian Activity Area for Rose Bay Centre. The Study introduces 40km/hr to a number of local streets in Rose Bay. This matter was then referred to FCS on 5 August 2024 where it was considered and approved. Furthermore, Council's Traffic and Transport team were successful in receiving funding to implement the



NOM Date	NOM Subject & Brief Description	Status
		40km/h HPAA for Rose Bay for FY24/25. This project is in progress and more information can be identified in the Capital Projects quarterly update report to FCS. This NOM is completed.
<a href="#">5-Jul-21</a> 	<p><b>Truck Staging Area for Developments</b>  Call for State Government to plan and designate Truck Staging Area for Developments in Eastern Sydney – Adopt as part of the development consent process for all development a designated truck staging area away from residential streets.</p>	In Progress; This will be addressed concurrently with the Truck Movements NOM report above (28/10/2024), anticipated to be presented to Council before 30 June 2025.
<a href="#">29-Sep-20</a> & <a href="#">14-Jun-22</a> 	<p><b>Hydrogeological and geotechnical study for the Rose Bay/Lower Bellevue Hill Catchment Area</b>  Undertake a hydrogeological and geotechnical study for the entire Rose Bay basin area from the Bellevue Hill ridgeline, similar to the study recently undertaken for the Double Bay region.  &amp;  <b>Geotech expert study of Bellevue Hill below the ridgeline at Drumalbyn Road to begin immediately on 1 July 2022</b>  Prepare a scope of works for hydrogeological and geotechnical study for the entire Rose Bay basin are from the Bellevue Hill ridgeline.</p>	Completed; A report was presented to EPC meeting on 5 August 2024 and Council meeting on 12 August 2024 to obtain Council’s approval to exhibit an amendment to the Woollahra Development Control Plan 2015. Following public exhibition, a report on the feedback received, together with the final study, was presented to EPC meeting on 4 November 2024 and Council meeting on 25 November 2024, where the amendment to the Woollahra Development Control Plan 2015 was endorsed. These NOMs are completed.
<a href="#">10-Jul-23</a> 	<p><b>AUSGRID Aerial Bundled Cabling (ABC)</b>  Recommending that Council note its draft Urban Forest Strategy 2024-2050 and canopy cover target. Requesting the GM report on how much electricity will be converted to ABC, financial implications etc.</p>	In Progress; Internal discussions are ongoing in preparation for a follow up report to Council. Staff are in consultation with the AusGrid Vegetation Management group and also consulted with SSROC regarding a joint application for funding under the AusGrid ABC program. The initial funding application was not successful and SSROC are requesting further meeting with AusGrid. Until we get further direction about funding we are unable to complete the resolution and provide the necessary information in the follow up report.

NOM Date	NOM Subject & Brief Description	Status
<a href="#">25-Jul-22</a> 	<p><b>Angled Rear To Kerb Car Parking In Double Bay</b></p> <p>Investigate the feasibility (including costs) of implementing angled rear to kerb car parking in Double Bay, for the purpose of addressing the loss of parking and revenue in Knox Street due to the proposed pedestrianisation including consideration of any impact on building a safe cycle network.</p>	<p>In Progress; Council's Traffic and Transport team has recently been successful in hiring new staff for the latter half of 2024. This investigation has commenced in Q3 of FY24/25 and will be reported to LTC and FCS in April/May 2025.</p>
<a href="#">31-Oct-22</a> 	<p><b>Kiosk Substations</b></p> <p>Make inquiries of Ausgrid as to whether any areas in the Woollahra municipality have reached electrical grid capacity and as to why there are so many installations of kiosk substations in the municipality.</p>	<p>In Progress; This investigation is ongoing. Staff have requested Ausgrid to provide the extent of the increase in new infrastructure, both current and proposed, in order to better inform this issue. A further meeting to discuss this issue with Ausgrid will be undertaken early 2025, and a report to Council is anticipated for May/June 2025.</p>
<a href="#">12-Dec-22</a> 	<p><b>No Right Hand Turn Into Knox Street From New South Head Road</b></p> <p>Liaise with Transport NSW as soon as reasonably practical to review the Knox Street intersection to improve vehicular safety by prohibiting right hand turns into Knox Street from New South Head Road, Double Bay.</p>	<p>Completed; Council's Manager Engineering Services formally submitted this request to TfNSW in early 2023. TfNSW have verbally acknowledged receipt of the request, but advised that the review of this intersection is not a high priority and they will keep Council's request on file to be considered as part of the review when it occurs.</p>
<a href="#">14-Aug-23</a> 	<p><b>Councils to Implement a Community Education Program on Road Rules for Bike Use</b></p> <p>Prepare a report detailing the likely costs and resourcing impacts of undertaking a joint community education program with Waverley and Randwick Councils around implementing a road rules for bikes program and undertake an assessment of the current NSW road rules for bike use.</p>	<p>In Progress; Discussions between neighbouring Councils are still ongoing. This task is delayed as staff are seeking to develop a common position with neighbouring Councils regarding a joint community education program which will include resourcing and cost implications. A report will be presented to Council in April/May 2025.</p>
<a href="#">28-Aug-23</a> 	<p><b>Expansion of Park n Pay App to Unmetered Short Term Parking Areas</b></p>	<p>In Progress; This matter will be further considered subject to the continuation of the use of the Park'N'Pay app. In late 2024, discussions between Council</p>

NOM Date	NOM Subject & Brief Description	Status
	<p>Investigate and provide a report detailing the manner in which the Park n Pay app may be used to assist with turnover of car spaces in short term unmetered parking areas, for example areas with parking of 15 minutes or less that are often placed around childcare centres and schools, such report to consider where a trail for use of this app can be implemented as soon as possible.</p>	<p>staff and other Councils on whether the Park'n'Pay application is still being served within their communities have been raised and it was noted that many of the other Councils in which have the Park'n'Pay application, still use this application. A decision has not yet been made by NSW Government on when Park'n'Pay will no longer be a government initiative. Until the support for this app is determined, Council cannot progress with available options for the app or alternatives that can be explored. A report on this will proceed once clarification is provided by the NSW Government on the future of the app.</p>
<p><a href="#">15-Nov-23</a></p> 	<p><b>Parking Applications - Park n Pay or Similar</b>            Prepare a report on the costings of continual use of Park n Pay or similar applications in the Municipality.</p>	<p>In Progress; Council staff are undertaking investigations on the types of smart parking systems which the public may use to pay for on-street parking. This investigation will consider the current utilisation of Park'n'Pay and the costs/benefits associated with this application. A report will likely be presented to Council in the fourth quarter of this financial year, however this is subject to further information provided by the NSW Government on whether the Park'n'Pay application will continue to be served in the next financial year.</p> <p>In late 2024, discussions between Council staff and other Councils on whether the Park'n'Pay application is still being served within their communities have been raised and it was noted that many of the other Councils in which have the Park'n'Pay application, still use this application. A decision has not yet been made by NSW Government on when Park'n'Pay will no longer be a government initiative. Council staff will initiate contact with NSW Government representatives following the new year break to seek any further updates on this matter.</p>

NOM Date	NOM Subject & Brief Description	Status
<b>Strategic &amp; Heritage Planning &amp; Place</b>		
<a href="#">28-Aug-23</a> 	<p><b>No Net Loss of Dwellings</b>            Prepare a planning proposal to include objectives and controls in the Woollahra Local Environmental Plan 2014 to prevent the net reduction of dwellings on development sites; and; Amend the Woollahra Development Control Plan 2015 to require a Social Impact Statement (or similar documentation) to be provided where a reduction in dwelling numbers is proposed on a development site.</p>	<p>In Progress; In response to this Council resolution, staff are currently preparing a PP which will be tabled at a meeting of the WLPP in the first quarter of 2025, and the advice of the WLPP will then be presented to a meeting of Council.</p>
<a href="#">11/03/2024</a> 	<p><b>Best Street in Woollahra</b>            Council investigate and report back on the feasibility and method of implementing a "Best Street in Woollahra" yearly competition.</p>	<p>In Progress; Staff are currently investigating how other Councils employ this type of award and reviewing the implications to Council resources. Subject to the results of internal consultation, staff will prepare a report to a meeting of Council.</p>
<a href="#">13/05/2024</a> 	<p><b>Celebrate Woollahra Postcode 2025</b>            Prepare a report, for consideration by Council, setting out a plan with recommendations for celebrating Woollahra and its postcode "2025", in 2025, together with suggestions for grant funding to assist with local business and community events in Woollahra during that calendar year.</p>	<p>In Progress; Staff have been active in supporting the QSWWA in organising the Woollahra 2025 weekend in March 2025. This weekend will consist of live entertainment, food and drink offerings, community activities and ticketed events including the Woollahra Writers' Festival 2025.</p>
<b>Compliance</b>		
<a href="#">15-Nov-23</a> 	<p><b>Compliance With Housing SEPP in Respect of Independent Living Units for Seniors Housing</b>            Compile a register of all developments approved as independent living units for seniors or those living with a disability under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) in the municipality and monitor ongoing compliance with the Positive Covenant.</p>	<p>In Progress; Report to be presented to EPC first quarter 2025.</p>



NOM Date	NOM Subject & Brief Description	Status
<a href="#">11-Dec-23</a> 	<p><b>Air Conditioning in Heritage Conservation Areas</b></p> <p>Prepare a report on Council's enforcement regime for unauthorised air conditioning installations in heritage areas, advancements in air conditioning technology and options for updating heritage controls.</p>	<p>Completed; Report was presented to EPC 2 December 2024.</p>
<b>Governance</b>		
<a href="#">26-Oct-20</a> 	<p><b>Councillor Indemnification</b></p> <p>Prepare a report for consideration by Council on the merits of reviewing Council's current Payment of Expenses and Provision of Facilities Policy so that Councillors acting in good faith in their role as a Councillor are indemnified for reasonable expenses incurred by them in defending legal proceedings and/or obtaining medical services and/or relation to any property damage.</p>	<p>In Progress; This Policy is currently under review, as required within the first 12 months of the Council election. A report will be presented to Council in March 2025, in conjunction with a draft policy.</p>

# Environmental

July - December 2024 highlights



Lyne Park playground, Rose Bay



## Playground

The final play elements for the upgraded Lyne Park Playground have been installed, featuring a flying boat.



All Saints church in Woollahra makes a grant-supported change to sustainable LED lighting.



## Sustainability

All Saints church in Woollahra makes a grant-supported upgrade to sustainable LED lighting.



National Tree Day was held on 28 July 2024 at Christison Park.



## Tree planting

National Tree Day 2024 saw over 100 community members attend to get over 3,000 plants in the ground.

# Economic

July - December 2024 highlights



Doing Business in Woollahra- Networking Night in Double Bay.



A Bay Street initiative Christmas Festival was held 30 November 2024.



Preparations are underway for a festival in Woollahra to be held 28-30 March 2025.



## Networking

2 events held as part of our 'Doing Business in Woollahra' series, with 92 attendees for 'Marketing without Money and AI Tools' (29 October 2024) and 160 attendees for a 'Networking Night' (4 December 2024).



## Bay Street Initiative

Council grant funding supported a Double Bay Christmas Festival as part of the Bay Street Initiative.



## Partnership

Grant funding was awarded and sponsors found to support a 3 day community festival to Celebrate Woollahra 2025 – Year of the postcode in March 2025. Festival will include local business stalls, talks, jazz in Chiswick Park, cinema under the stars and literary festival.

# Civic Leadership

July - December 2024 highlights



Celebrating staff achievement for 2024.



## Excellence

387 individual peer to peer Award nominations were received for 2024 work performance across 13 Award categories. Winners were recognised for their excellence at a staff event in December 2024.



Grant recipients Cuddle Bundles.



## Grant funding

Grant recipients for this period include Cuddle Bundles, a project to reduce waste and ensure baby clothing and accessories are going to people who need them.



To assist community members with mobility and visual impairments, the elderly, and those using wheelchairs, mobility scooters or strollers.



## Accessibility

Camp Cove has an accessibility upgrade with a new beach mat. This supports people with mobility challenges and helps parents with prams get down to the water for a swim.

# Social

July - December 2024 highlights



Celebrating our volunteers at our end of year function, 12 December 2024.



Opening night of the Woollahra Small Sculpture Prize, 13 September 2024.



HSC students taking a study break with a furry friend at Woollahra Library at Double Bay,



## Volunteers

43 library and gallery volunteers joined us to celebrate their volunteering efforts in 2024 at an each of year celebration.



## Culture

59 finalists were selected from 751 entries for the acquisitive Woollahra Small Sculpture Prize. Artist Hannah Gartside won the Prize with her sculpture #19 from the series *Bunnies in Love, Lust and Longing*, 2024.



## HSC Support


Paws Pet Therapy visited our HSC students to support their HSC study endeavours.



# Environment & Climate Change

## Strategy 5.4: Reduce impacts of local flooding and improve floodplain risk management.




Ref	Priority	Progress Comments
5.4.1	Ensure appropriate Floodplain Risk Management Plans are in place for the various catchments in Woollahra.	<p>Floodplain Risk Management Plans are progressively being developed for various catchments within the Woollahra Municipality. Once these Floodplain Risk Management Plans are completed they are referred to the Woollahra Flood Risk Management Committee and Council's Environmental Planning Committee for adoption.</p> <p>Flood studies and plans for Vaucluse and Darling Point have remained a priority. Funding applications were submitted to Department of Planning and Environment in April 2024 to develop flood studies and plans for Vaucluse and Darling Point, subject to grant funding availability from the FY2024-25 Floodplain Management Program. Staff will also continue to commission these high priority studies through other resources and funding opportunities.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Complete Flood Risk Management Plans for Vaucluse & Darling Point catchments.	30 June 2025	In Progress 	On Track	<p>Funding applications were submitted to develop flood studies and plans for Vaucluse and Darling Point.</p> <p>Council's application under the State Government's 2024-25 Floodplain Management Program was successful in receiving a grant offer for the Vaucluse Flood Study in October 2024.</p>


Ref	Priority	Comments
5.4.2	Develop and implement a five year Capital Renewal Program for stormwater drainage infrastructure and management of stormwater pollutants.	<p>Stormwater Drainage Infrastructure Program has been developed and is based on various Council Flood Studies and Flood Risk Management Studies and Plans.</p> <p>In June 2023 Council was advised by the Independent Pricing &amp; Regulatory Tribunal (IPART) that our application for a Special Rate Variation was successful. This will provide \$13.9m in funding over 10 years to complete priority projects to expand the capacity of our stormwater network, as well as funding an increased level of drainage and pipe repair works across the LGA to ensure the network is functioning at optimum efficiency. As part of the FY2023/24 with the inclusion of the SRV, design plans are underway for Cecil Street, Paddington, and Edgecliff Road, Woollahra, and will continue into FY2024/25.</p>

## Strategy 7.1: Protect and maintain trees, streetscapes, natural landscapes and biodiversity including the protection and restoration of bushland areas.

Ref	Priority	Progress Comments
7.1.3	Educate and partner with the community on the protection of natural areas and waterways, including Bushcare.	Council has continued to partner with the community to protect natural areas through the Bushcare program, with 10 groups supported. Council has also continued to support community clean ups of our harbour areas through the HarbourCare Program. Council has provided support to community gardens, with the renewal of the Paddington Community Garden Licence Agreement, extension of the Cooper Park Community Garden Licence Agreement, and attendance at AGMs and open days.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Support and promote Council's Bushcare Programs and other engagement activities, including National Tree Day, 11 Bushcare groups and community/school activities.	30 June 2025	In Progress 	On Track	Council continued to coordinate the Bushcare program across 10 sites. Over 1,500 hours of volunteer work have been completed during this period. 8,500 plants have been potted into tubestock and a further 3,200 plants have been planted. There has also been 3 corporate Bushcare Groups working at Cooper Park and Lighthouse reserve.
Support and promote Council's HarbourCare other community engagement activities, including Clean Up Australia Day.	30 June 2025	In Progress 	On Track	Council supported 28 HarbourCare clean-up events by community and corporate groups from July to December. In addition, Council supported local schools including Kincoppal Rose Bay and SCEGGS Darlinghurst to undertake 7 beach cleans over the six month period. The majority of clean up events were at Rose Bay Beach and Watsons Bay Beach, with groups also cleaning Bellamy Beach, Camp Cove, Gibsons Beach and Double Bay Beach. Planning has commenced for a community event at Rose Bay Beach for Clean Up Australia Day 2025 (Sunday 2 March).
Implement a community education program including three workshops to encourage habitat planting on private property.	31 May 2025	In Progress 	On Track	Planning has commenced for the Backyard Habitat education program in 2025. Based on feedback from 2024, the three short workshops held over three different days will be combined to one longer session held on a Sunday in late May. Over the last six months community education relating to biodiversity included: whale watching walks and promotion of the new binoculars, National Tree Day community planting event, Double Bay Tree Trail guided walk, and a guided bird walk. In addition, schools have been offered assistance to create habitat gardens. Biodiversity content was included in social media posts, for example on Threatened Species Day.

Ref	Priority	Progress Comments
7.1.4	Implement actions from the Biodiversity Conservation Strategy.	Staff are finalising an updated and revised version of Council's Biodiversity Conservation Strategy, which will be reported to Council in early 2025. Implementation of actions from the Strategy continues, with Council's biennial Biodiversity and Environmental Monitoring Program being undertaken over the last few months.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Undertake biennial biodiversity and environmental monitoring program, with data collected and reported on Council's website.	31 March 2025	In Progress 	On Track	Consultants have been appointed and commenced the biennial biodiversity and environmental monitoring program. The majority of flora and fauna surveying is complete across our key bushland areas.



## Strategy 7.2: Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbour.

Ref	Priority	Progress Comments
7.2.1	Implement a five year Capital Renewal Program for stormwater drainage infrastructure and management of stormwater pollutants.	Capital Renewal Program projects are incorporated into Council's future Capital Works program for renewal and/ or upgrade. As part of the Special Rate Variation funding, gross pollutant traps (GPTs) and water sensitive urban designs (WSUDs) will be incorporated where possible to mitigate and manage stormwater pollutants. The projects for FY2024/25 include the construction of a GPT in Collins Avenue, Rose Bay, and designs for GPTs in Wolseley Road, Point Piper, and Gibson Beach, Watsons Bay.
7.2.2	Implement a program of capital works for water quality improvement, including installation of stormwater quality improvement devices such as raingardens and Gross Pollutant Traps (GPT).	Capital works projects for water quality improvement are mostly in the planning and request for quote phase, including gross pollutant traps, a raingarden and stormwater harvesting. In the last 6 months a rainwater tank was installed at Christison Park to enable the expansion of stormwater harvesting at this site.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Capital works projects include one raingarden incorporated into the O'Sullivan Road cycleway project and one gross pollutant trap in the catchment of Gibsons Beach (pending outcome of feasibility study).	30 June 2025	In Progress 	On Track	A raingarden has been incorporated into the design of the O'Sullivan Road cycleway project, at the bottom of Bunyula Road. It will treat stormwater flowing from Bellevue Hill. The design for a gross pollutant trap at Gibsons Beach is being finalised. The gross pollutant trap will treat stormwater flowing from the Vacluse area, removing sediment, litter and other pollutants.







Ref	Priority	Progress Comments
7.2.3	Collaborate with partners to develop and implement programs to improve water quality.	Collaboration with Beachwatch, Sydney Water, Transport for NSW, the Member for Vaucluse and members of the local community continues through the Rose Bay Beach Working Party. Other collaboration on catchment-wide water quality issues has taken place with the Sydney Coastal Councils Group. This has included lobbying the NSW Government to continue funding Beachwatch water quality testing. Staff have also collaborated with the Sydney Institute of Marine Science to include Woollahra sites in the 'Project Restore' program for Sydney Harbour.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Work with the Sydney Coastal Councils Group to develop the Sydney Harbour Coastal Management Program.	30 June 2025	In Progress 	On Track	Sydney Coastal Councils Group has received \$369,121 from the NSW Government to continue development of a Coastal Management Plan (CMP) for outer Sydney Harbour. Work will commence in early 2025 and is due for completion in 2027. The CMP will focus on management of waterway health, litter, coastal inundation, seawalls, beaches & wetlands.
Facilitate and support the Rose Bay Beach Working Party to improve water quality at Rose Bay Beach with the aim of achieving a Beachwatch rating of 'good'.	30 June 2025	In Progress 	On Track	The Beachwatch rating for Rose Bay Beach in 2023/24 remained 'poor'. High enterococci levels at Rose Bay Beach are strongly associated with high rainfall. Overall, across Sydney results were worse than previous years, due to significant rainfall events.

### Strategy 8.1: Reduce greenhouse gas emissions.


Ref	Priority	Progress Comments
8.1.1	Provide programs and projects to reduce local greenhouse gas emissions.	Council's Climate Active certification for FY2022/23 was confirmed in August, maintaining Council's carbon neutral status. Annual auditing of Council's carbon footprint for the FY2022/24 financial year was completed and application for our continued Climate Active certification was submitted. Programs to reduce community emissions continue to be implemented, including providing education to residents about installing solar and encouraging active transport through our bike education day. New information including a case study has been added to Council's website about installing solar on heritage buildings. <a href="https://www.woollahra.nsw.gov.au/Environment/energy-and-climate/Solar-and-heritage-case-studies">https://www.woollahra.nsw.gov.au/Environment/energy-and-climate/Solar-and-heritage-case-studies</a>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Expand the public electric vehicle charging network by 10 chargepoints	30 June 2025	In Progress 	On Track	In the last six months three rounds of community consultation have been undertaken for installation of a range of different EV chargers across the municipality. Since July, seven public EV chargers have been installed on streetpoles in Paddington and Rose Bay. These chargers are on Ausgrid streetpoles and are all operated by PlusES.
Develop and implement projects aimed at achieving community carbon reduction, including three workshops / information sessions, one of which focuses on transition to all electric homes.	30 June 2025	In Progress 	On Track	In September a webinar was held to educate the community about making the most of solar, including how to maximise output, install a battery and undertake maintenance. An article about saving electricity and water was included in the summer edition of 'Woollahra News'. To reduce transport emissions by encouraging active transport, a bike maintenance workshop was held in October and a bike education day was held in November.
Deliver community emission reductions through the 3-Council Regional Environment Program, including Solar My Suburb and Renewables for Sydney.	30 June 2025	In Progress 	On Track	The MOU for the 3 Council Regional Environment Program has been renewed for a further three years (2025-2028), enabling the continuation of programs to reduce community emissions across the Eastern Suburbs. In this reporting period, the Solar My School program was wound up, after seven successful years. In Woollahra, 9 schools installed solar through the program, reducing carbon emissions by 505 tonnes per year. The final school to install through the program was Kambala, installing two 20kW systems. The Solar My Suburb Program continues to grow, with the National Council of Jewish Women proceeding to tender for a 20.6kW system.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver a program to support people living in apartments to reduce emissions, including assisting strata managers to identify energy saving opportunities.	30 June 2025	In Progress 	On Track	To support people living in apartments to reduce emissions, a dedicated page has been added to Council's website, with access to a wide range of resources: <a href="https://www.woollahra.nsw.gov.au/Environment/energy-and-climate/apartment-and-strata-energy-savings#section-2">https://www.woollahra.nsw.gov.au/Environment/energy-and-climate/apartment-and-strata-energy-savings#section-2</a> This includes a recording of the Solar in Apartments webinar with industry experts and case studies.

### Strategy 8.2: Provide support to the community to reduce their environmental impact.

Ref	Priority	Progress Comments
8.2.1	Coordinate educational events and Council's Environmental Grants Program.	In 2024/25 eleven grants have been awarded supporting a range of community and school environmental projects. The ceremony to award the grants was held in July. The grant projects are underway, with some already complete. Support is provided to community groups, such as the community gardens, to implement environmental initiatives and hold educational events.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver Council's environmental grants program.	30 June 2025	In Progress 	On Track	In 2024/25 eleven grants have been awarded supporting a range of community and school environmental projects. The ceremony to award the grants was held in July. The grant projects are underway, with some already complete. Projects include creation of habitat gardens for pollinators, installation of solar panels, upgrading lighting with energy efficient fixtures, supporting circular economy and improvements to community gardens. In this reporting period All Saints Church completed their grant project upgrading lighting with energy efficient LEDs, and Cuddle Bundles completed their circular economy project creating storage to enhance their program of rehoming baby goods.


Ref	Priority	Progress Comments
8.2.2	Implement the Environmental Education Program for each year.	Over the last six months a range of education sessions have been held for the local community, schools, and Council staff, as detailed below.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Plan and deliver a program of environmental education initiatives including: 12 community sustainability activities (eg workshops), monthly environmental e-newsletters, and quarterly meetings of the Eastern Suburbs Sustainable Schools Network.	30 June 2025	In Progress 	On Track	Over the last six months a range of education sessions have been held for the local community, schools, and Council staff, including: Community- whale watching walks, National Tree Day community planting event, Double Bay Tree Trail guided walk, 'Making the Most of Solar' workshop, bike maintenance workshop, guided bird walk, composting workshop, Rose Bay Bike Day. Monthly Environment E-Newsletters were distributed to the database of subscribers and environmental content included in the hardcopy Woollahra newsletter. Schools- Eastern Suburbs Sustainable Schools Network events focussed on composting and sharing successful sustainability projects, assistance with planning native gardens, water quality presentation to Scots College. Staff- whale watching walk, Lyne Park planting event, clothes swap event, event sustainability workshop, Trumper Park guided walk.

### Strategy 8.3: Prepare for and adapt to the impacts of climate change.


Ref	Priority	Progress Comments
8.3.1	Develop and implement projects to enable climate change adaptation.	Climate change mitigation and adaptation is included as a Priority Action Area in Council's Environmental Sustainability Action Plan. A Climate Change Risk Assessment and Adaptation Plan has been completed, presented to the Ecological Sustainability Taskforce and reported to Council.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Maintain Council's carbon neutral certification under the Climate Active program.	30 June 2025	In Progress 	On Track	Council's Climate Active certification for FY2022/23 was confirmed in August, maintaining Council's carbon neutral status. Annual auditing of Council's carbon footprint for the FY2022/24 financial year was completed and application for our continued Climate Active certification was submitted. From our baseline year of 2018-19, our operational emissions have decreased by 43%.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Work with Sydney Coastal Councils Group to obtain grant funding for coastal adaptation planning.	30 June 2025	In Progress 	On Track	Sydney Coastal Councils Group was not successful in obtaining grant funding for coastal adaptation planning, however has received a grant for continuing the development of the Sydney Harbour Coastal Management Program, which will include consideration of planning for any coastal inundation (see 7.2.3.1 for further detail).


**Strategy 8.5: Reduce potable water usage by Council and encourage reduced usage on private property.**

Ref	Priority	Progress Comments
8.5.2	Implement projects to reduce Council's water usage.	The Capital Renewal, Stormwater and Traffic Infrastructure Programs include projects which are incorporated into Council's future Capital Works program for renewal and/ or upgrade. As part of the Special Rate Variation funding, water sensitive urban designs (WSUDs) will be incorporated where possible to re-use stormwater to meet the needs of the local environment. The project for FY2024/25 includes the design for a raingarden which forms part of the Edgecliff Road, Woollahra Climate Change Adaptation Measures.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Conduct a water efficiency audit of Council properties & identify sites for additional tanks / re-use systems.	30 June 2025	In Progress 	On Track	An audit of Council properties has been completed and found that rainwater tanks have been installed on all sites where it is feasible to do so. An assessment of existing tanks found that rainwater tanks at Lyne Park and Rushcutters Bay Park were not operational. Assessments are underway on other priority sites including Robertson Park, Rushcutters Bay Park, Trumper Park, and Lyne Park to determine the condition and maintenance requirements of the rainwater tanks. Initial assessments have found many require cleaning, repair or replacement of components. The rectification of these issues will be undertaken this calendar year and is expected to save a considerable amount of water.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Complete a review of irrigation systems and identify areas for upgrade.	30 June 2025	In Progress 	On Track	An internal review of all irrigation systems has been undertaken. A works schedule is being produced with the assistance of our Environmental & Sustainability staff focusing on more efficient and effective irrigation systems with a focus on reduce water usage.

Ref	Priority	Progress Comments
8.5.3	Work with neighbouring Council's to implement programs aimed at reducing community water use.	The 3 Council Regional Environment Program has developed content for Council's website to promote the Sydney Water 'WaterFix' Program, which offers water saving programs for residential, strata, commercial properties and schools. The program and water saving tips have also been promoted on Council's social media platforms. In addition, information about how to save water at home has been updated on Council's website and included in Council's e-newsletters.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Work with the 3-Council Regional Environment Program to promote the WaterFix Program to schools.	30 November 2024	In Progress 	On Track	Information about WaterFix has been included on Council's website: <a href="https://www.woollahra.nsw.gov.au/Environment/water-and-our-harbour/WaterFix">https://www.woollahra.nsw.gov.au/Environment/water-and-our-harbour/WaterFix</a> The program will be promoted to schools in early 2025.



# Waste & Cleansing

## Strategy 5.2: Provide and maintain safe, clean, serviceable public infrastructure including roads, footpaths, bicycle facilities, parks, open spaces, stormwater drains and seawalls.




Ref	Priority	Progress Comments
5.2.1	Implement the infrastructure maintenance programs for all classes of public infrastructure.	360 proactive footpath defects were completed during the reporting period. 486 CRMs for our two footpath categories "Footpath Repairs" and "Footpath Tree Roots Lifting" were received. of these, 456 were completed.

## Strategy 7.2: Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbour.

Ref	Priority	Progress Comments
7.2.4	Provide street cleaning services to minimise litter and dirt entering the stormwater drainage system.	Street Sweeping is conducted 365 days a year. 582 CRMS have been received and actioned for street sweeping across the LGA in this reporting period.

## Strategy 8.4: Encourage and assist our community to be leaders in waste management and resource recycling.



Ref	Priority	Progress Comments
8.4.1	Encourage greater participation in waste reduction, recycling and other measures to minimise waste.	<p>We have added more visuals to Waste Service collateral including website. A new waste services brochure and unit block posters are being developed aiming to be complete in the first quarter of 2025. New garbage and recycling hot stamps have been developed for our bins that provide permanent information on the bin lids about what can and can't go in as well as the "never bin batteries message" we have adopted as part of our battery safety awareness campaign. New truck signage is being designed to highlight and educate residents about battery safety alongside the new service we recently implemented in December. This service is an expansion of our e-waste pick up that now includes batteries, clothes and accessories and provides an easy option for residents to safely dispose and have their batteries recycled.</p> <p>Council continues to provide school waste workshops via Keep Australia Beautiful, jointly hosting Recycle it Saturday, ongoing participation in the Compost Revolution program, Garage Sale Trail, new battery safety page on our website, promotion of services and activities via What's on, Environment and Woollahra newsletters and now free recycling pick up service (including e-waste, batteries and textiles).</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Conduct education programs to encourage the recycling of organics through the 3 Council Compost revolution to increase organic waste diverted from landfill.	30 June 2025	In Progress 	On Track	Wentworth Courier front page FOGO promotion and interviews occurred in March 2024 promoting the service. We continue to promote via our Council newsletters and website. FOGO is always featured in our end of year mailouts and a small supply of compostable bags and kitchen caddies remain. These can be collected by residents from the Council Chambers. We are also keeping an ear out for any further information from the EPA regarding FOGO program updates and legislation. At this stage we are well ahead of the mandates having provided a FOGO service for over 10 years. The compost revolution program continues and we take any opportunities for cross collaboration especially during National Composting Awareness week to enhance awareness for workshops and online activities.
Hold bi-monthly stalls at Double Bay market to promote Council initiatives and provide greater presence in the community.	30 June 2025	In Progress 	On Track	Plans have been made for two stalls in July in support of Plastic Free July. Other commercial areas are on the agenda for the latter part of the year.
Participate in regional waste avoidance/reduction events, including: <ul style="list-style-type: none"> <li>National recycling week 10-16 November;</li> <li>Clean Up Australia Day 6 March;</li> <li>The Garage Sale Trail 9-10 &amp; 16-17 November.</li> </ul>	30 June 2025	In Progress 	On Track	Council participated in Clean Up Australia day in March and Compost Awareness Week in May. Clean-Up Australia day was held on 3 March. More than 70 volunteers gathered at Rose Bay beach and removed over 78kg of waste. Less than a quarter of this material was recyclable. The most littered item was plastic wrappers with cigarette butts following closely behind. This year a couple of compost workshops were held both by compost revolution staff and Woollahra Council. There were 25 registered participants for our Woollahra workshop at the Rose Bay Community Garden (highest registration ever) but the weather was not on our side and we had to host the workshop in the Croquet club hall. Unfortunately less than half of the registered participants attended (mostly due to bad



Project / Deliverable	Due By	Status	Stage	Progress Comments
				weather). Council continues to engage Keep Australia Beautiful to run our waste programs in schools and early learning centres. The team visited 10 early learning centres and conducted various waste minimisation workshops across different topics. Glenmore Rd Public, Vaucluse Public and McAuley Catholic school also received workshops including composting and worm farming, Lunches Unwrapped and Garbage to Garden.

Ref	Priority	Progress Comments
8.4.2	Conduct cost effective and efficient waste collection and recycling to residents and businesses and conduct organics recycling services.	Council provides a weekly collection of general waste, recycling and FOGO to 26140 properties and Trade Waste services to approximately 550 businesses. Between June-Dec, 5130 tonnes of general waste, 2270 tonnes of FOGO and 2070 tonnes of mixed recycling were collected. In addition, Council provides 3 scheduled clean-up services for larger household items per year and free on-demand recycling for batteries, e-waste and textiles.




Project / Deliverable	Due By	Status	Stage	Progress Comments
Carry out the household clean-up collection service.	30 June 2025	In Progress 	On Track	2/3 Cleans-ups completed for 24/25. 896 tonnes collected. 140 tonne increase from the same period last year.
Complete joint collections days with Waverley and City of Sydney Councils for problem waste. "	30 June 2025	In Progress 	On Track	Two events were undertaken successfully during this reporting period. Events were held in February and May. Attendees for Woollahra were up by 71% for the February event, which may be attributed to the letter sent out to all households at the end of last year and some social media videos which included our Mayor. We also had the addition of blister packs to our ever growing list of acceptable items.




# Parks, Trees & Recreation

## Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life..

Project / Deliverable	Due By	Status	Stage	Progress Comments
<p>Incorporate projects from the Recreation Strategy pending budget allocation in the Capital Works budget for reporting quarterly. Specific projects for 24/25 include:</p> <ul style="list-style-type: none"> <li>Investigate recreational opportunities in all new community facilities and/ or upgrades</li> <li>Investigate increased access to public and private school facilities;</li> <li>Deliver the Rushcutters Bay Park Youth Recreation Facility;</li> <li>Implement the change in dog regulations in Council's open spaces;</li> <li>Audit of existing sports field lighting &amp; feasibility study to identify costs etc of field lighting.</li> </ul>	30 June 2025	In Progress	On Track	<p>The objectives and actions of the Recreation Strategy are being implemented across various Capital improvement projects in our open space. Completed projects in this period include, the Yarranabbe Fitness Station renewal, the Lyne Park playground upgrade, installation of further dinghy storage racks at Rose Bay Park, Gibsons Beach Reserve and Tingira Reserve.</p> <p>The Rushcutters Bay Park Youth Recreation facility requires S60 approval which has not yet been submitted. It is hoped this will be undertaken in February 2025.</p> <p>The review of dog regulations has been undertaken including community consultation. Through the exhibition process Council staff received advice of the requirement of a Review of Environmental Factors (REF) to be undertaken for any change of use to open space. Staff are currently finalising these REF's and a subsequent report will be presented to Council in March 2025.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
<p>Incorporate projects from the Play Space Strategy pending budget allocation in the CapitalWorks budget for reporting quarterly. Specific actions for 24/25 include:</p> <ul style="list-style-type: none"> <li>consultation and design for the renewal and upgrade of playgrounds at Trumper Park, Rushcutters Bay Park</li> </ul>	30 June 2025	In Progress 	On Track	<p>The objectives and actions of the Play Strategy are being implemented across various capital improvement projects including;</p> <ul style="list-style-type: none"> <li>the recent completion of the Lyne Park Playground.</li> <li>the renewal of the Spring Street playground commences in February 2025.</li> <li>the initial community consultation for Rushcutters Bay Park playground renewal is currently being undertaken closing on 9 February 2025. Following the Council resolution, dated 29 April 2024 whereby Thornton Reserve Playground was replaced by the renewal of Robertson Park playground, staff have undertook community consultation on Robertson Park which will result in Trumper Park playground consultation being deferred until FY 25/26.</li> </ul>
<p>Implement changes to dog regulations to sensitive open space areas including beaches and bushland. Implement the necessary infrastructure changes to these sites including signage.</p>	30 June 2025	In Progress 	On Track	<p>The Review of Environmental Factors (REF) is nearing completion. The consultant has requested an acoustics report which is now finalised. As the proposal encroaches onto a small part of Sydney Water land, we are progressing positive discussions with Sydney Water around required agreements for use of the land. Once the REF is complete and discussions with Sydney Water finalised, community consultation will commence.</p>
<p>Implement Open Space CapitalWorks Program for, with a target of 90% of projects to be completed or in construction by 30 June 2025.</p>	30 June 2025	In Progress 	On Track	<p>38 projects programmed; 84% (32/38) are Completed or In Progress (defined as construction having commenced). The most recent progress update is available in the October-December 2024 CapitalWorks report.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
<p>Incorporate projects from the Crown Lands Plan of Management pending allocation in the Capital Works budget for reporting quarterly.</p> <p>Specific actions for 24/25 include:</p> <ul style="list-style-type: none"> <li>detailed landscape Masterplan for the South Head trio, Christison Park, Lighthouse Reserve, and Signal Hill</li> <li>increase cleanliness and landscaped maintenance to Crown Land parks</li> <li>finalise the change in dog regulations for Crown Land Reserves.</li> </ul>	30 June 2025	In Progress 	On Track	<p>The objectives and actions of the Crown Land Plans of Management are being implemented across various Capital improvement projects and actions from the operational plan.</p> <p>The Cooper Park POM is currently being finalised for exhibition in March 2025.</p> <p>The landscape plan for the South Head trio will be commenced in this Financial Year.</p>


**Strategy 5.3: Provide and maintain clean, attractive, accessible, connected and safe parks, sportsgrounds, foreshore areas and other public spaces and infrastructure such as roads, footpaths, bicycle facilities, stormwater drains and seawalls.**

Ref	Priority	Progress Comments
5.3.1	Ensure Plans of Management for public open spaces are updated periodically and reflect community needs and aspirations.	The 21 Crown Land Plans of Management are adopted. Works are progressing now on the Cooper Park Plan of Management and Masterplan. Initial community consultation on this project has been completed. All submissions are being reviewed and the preparation of the draft Plan of Management and Masterplan is being finalised which will be presented to Council seeking recommendation to exhibit to the public.

Ref	Priority	Progress Comments
5.3.2	Implement a prioritised program of capital improvements to public open spaces and recreation facilities.	The completed Capital Works projects for this period include; Trumper oval accessible pathway, Bellevue Park pathway, park furniture rollout, Redleaf retaining wall renewal, Robertson Park landscaping and Bay Street landscaping.



**Strategy 7.1: Protect and maintain trees, streetscapes, natural landscapes and biodiversity including the protection and restoration of bushland areas.**

Ref	Priority	Progress Comments
7.1.1	Plan and implement strategies and initiatives to enhance natural landscapes and systems and maintenance of trees.	In this period we achieved the following: <ul style="list-style-type: none"> <li>• 199 street trees planted</li> <li>• 26 park trees</li> <li>• 449 trees in bushland</li> <li>• 2,070 shrubs planted in bushland</li> <li>• 3,271 groundcovers in bushland</li> </ul>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Implement actions from the Urban Forest Strategy with an emphasis on the review of the Street Tree Masterplan and commence tree planting of 344 public trees.	30 June 2025	In Progress 	On Track	<p>The Urban Forest team has been recruited and are progressing with the actions from the Strategy (UFS).</p> <p>A total of 225 trees have been planted during this period including 199 Street Trees and 26 Park Trees. In addition to these trees over 400 trees have been planted in our Bushland.</p> <p>The next tree planting season will commence in March.</p> <p>The Street Tree Masterplan (STMP) is also a priority action that has progressed. Discussions with City of Sydney are on-going on the evidence they have found with their review of their STMP in consideration to climate risk and increased diversity.</p>

Ref	Priority	Progress Comments
7.1.2	Implement a prioritised program of capital improvements to natural areas.	Capital improvements throughout our natural areas are implemented with the guidance of our asset register and Biodiversity Strategy. Examples of these works include the maintenance of the Cooper Park and Trumper Park ponds to remove sediment and plant further vegetation for improved water quality and water management. Throughout this period our Bush Regeneration staff continue to improve and revegetate Council's bushland.

### Strategy 11.2: Secure Council's financial position.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Implement actions from Open Space & Trees service review. Specific actions from the review include: <ul style="list-style-type: none"> <li>• undertake additional maintenance work on public trees</li> <li>• undertake landscape improvements to 6 sites</li> <li>• replacement of public tree database software.</li> </ul>	30 June 2025	In Progress 	On Track	The Open Space & Service Review was adopted by Council in November 2023. Action items that have progressed include: <ul style="list-style-type: none"> <li>• the replacement of the public tree database software.</li> <li>• landscape improvements to;</li> <li>• Robertson Park garden</li> <li>• Chiswick Gardens</li> <li>• Cnr Bundarra and Victoria Rd landscaping</li> <li>• Goomerah Crescent Reserve</li> <li>• increased maintenance of public trees including major work on Ocean St, Rushcutters Bay Park, Old South Head Road and Balfour Avenue.</li> </ul>
Update and review the Open Space Asset Management Plan in FY24/25.	28 February 2025	In Progress 	On Track	The review of the Open Space Asset Management Plan is underway and will be complete in Q3.






# Land & Building Services

## Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.


Ref	Priority	Progress Comments
5.1.2	Implement a prioritised program of capital improvements to community facilities.	Capital works delivery is detailed in the October- December 2024 Capital Works report where detailed progress updates of individual projects is provided.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Implement Property & Projects Capital Works Program, with a target of 90% of projects to be completed or in construction by 30 June 2024.	30 June 2025	In Progress 	On Track	49 projects programmed; 41% (20/49) are Completed or In Progress (defined as construction having commenced). The most recent progress update is available in the October-December 2024 Capital Works report.

## Strategy 9.1: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Cross Street Carpark Project- Undertake a review of development options for the site in accordance with the Council resolution of 29 April 2024.	28 February 2025	Output Achieved  	Next steps pending a resolution of Council	A Feasibility Study on development options for the Cross Street site has been prepared and will be reported at meeting of the Strategic and Corporate Committee in February 2025.
Commence construction of the Wilberforce Avenue Car Park Rose Bay.	30 September 2024	Delays 	Next steps pending a resolution of Council	Further to the Council resolution of 12 August 2024, the outcome of the negotiation with a preferred contractor and a review of the funding strategy for the project will be reported to a meeting of the Strategic and Corporate Committee in February 2025.

**Strategy 11.2: Secure Council's financial position.**


Project / Deliverable	Due By	Status	Stage	Progress Comments
Development of new Asset Management Plans for Buildings and Investment properties in FY24/25.	30 June 2025	In Progress 	On Track	Collation of data is in progress for completion of report by 30 June 2025.

Ref	Priority	Progress Comments
11.2.3	Maximise return from Council's commercial premises.	Review of commercial properties underway to identify potential opportunities for further development and/or income generating opportunities.
11.2.4	Explore opportunities to leverage Council assets for commercial return.	As part of Council's review to maximise return from Council's commercial premises, opportunities to leverage Council assets for commercial return is being incorporated.




# Transport & Engineering

## Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes and place and enhance quality of life.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Continue to work with Ausgrid, and advocate through SSROC and State Government, to agree on a long-term approach in minimising the impact of electrical infrastructure on the public domain.	30 June 2025	In Progress 	On Track	Manager Engineering Services is having ongoing discussions with Ausgrid on the issue. Council staff plan to advocate through SSROC and State Government, to minimise the impact of electrical infrastructure on the public domain.

## Strategy 5.5: Renew and upgrade ageing infrastructure including roads, footpaths, stormwater drains and seawalls..

Ref	Priority	Progress Comments
5.5.1	Prepare and implement asset management plans for all classes of public infrastructure.	In 2024, Council's Infrastructure Assets have been revaluated to advise updated information on assets to assist in developing Council's five year Infrastructure Renewal Capital Works Forward Program. The program is reviewed annually and informs the annual Delivery Program and Operational Plan.
5.5.2	Implement the Infrastructure Capital Works Programs for renewal for all classes of public infrastructure.	Capital works delivery is detailed in the October- December 2024 Capital Works report where detailed progress updates of infrastructure projects is provided.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Implement the Infrastructure Capital Works Program for renewal of all classes of public infrastructure with a target of 90% of projects to be completed or in construction by 30 June 2025.	30 June 2025	In Progress 	On Track	64 projects programmed; 83% (53/64) are Completed or In Progress (defined as construction having commenced). The most recent progress update is available in the October- December 2024 Capital Works Report.



### Strategy 6.1: Facilitate an improved network of accessible and safe active transport options.

Ref	Priority	Progress Comments
6.1.1	Provide for sustainable, safe, convenient and efficient local movement of pedestrians, other alternative active transport and vehicles and support improved and accessible public transport.	The Woollahra Active Transport Plan (ATP) is a visionary long term document which will guide investment and design decisions for the next 10-15 years for both walking and cycling, and includes designs for 10 high quality cycling and pedestrian projects. Individual projects adopted from the Woollahra ATP will be incorporated into the forward Capital Works Program. As part of the FY2024/25 with the inclusion of the SRV, design plans are underway for the O'Sullivan Road recreational pathway upgrade with a report on the design to be presented to Council in 2025.

### Strategy 6.3: Reduce traffic congestion, noise and speeding.

Ref	Priority	Progress Comments
6.3.1	Maintain public parking infrastructure, manage parking across the municipality and reduce vehicle speed and traffic congestion through the introduction of traffic management facilities.	Parking is reviewed by Council's Traffic & Transport Section on an on-going basis. Parking reports are prepared for the consideration of the Woollahra Traffic Committee and Council's Finance, Community and Services Committee. A review of the Resident Permit Parking area in Watsons Bay in response to a comprehensive parking study review and the recent TfNSW Permit Parking Guidelines 2024 was completed and reported to Traffic Committee and Council in July & August 2024. It was resolved to change the resident parking zones to 1P permit holders excepted and this was implemented in September 2024.


## Strategy 11.2: Secure Council's financial position.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Development of new Asset Management Plans for Transport, Stormwater and Land Improvements (Retaining walls, Seawalls and Harbourside Structures) in FY2024/25.	28 February 2025	In Progress 	On Track	An audit on all condition ratings to retaining walls, seawalls and harbourside structures, transport, and stormwater assets was completed in June 2024. The revaluations for these assets were completed in the first quarter of the FY2024/25. All updated information will then be incorporated into each of the Asset Management Plans, accordingly, and this task is scheduled for 30 June 2025.
Complete the repair program on non-advertising bus shelters in FY2024/25.	30 June 2025	In Progress 	On Track	A detailed audit will be undertaken on the required repair work for all non-advertising bus shelters across the Municipality, as per the Contract Agreement for Bus Shelter Advertising. It is anticipated that these repair works will commence end of FY2024/25 and continue works into the next financial year.

# Development Assessment

## Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes and place and enhance quality of life.

Ref	Priority	Progress Comments
4.1.2	Deliver high quality and timely development assessment.	The principal performance indicator for the Development Assessment Department is that we continue to provide an effective and efficient development control service. The performance of Development Assessment is outlined below.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver average time to assess development applications less than 100 (gross) days.) <i>Note: Net Mean is the total processing time which excludes the number of days the applicant is given to provide further information (Stop the Clock letter). Gross Mean is the overall processing time with no deductions.</i>	Ongoing, 30 June 2025	In Progress 	On Track	The overall net and mean processing times in the 1st and 2nd quarters of FY2024/25 are an improvement from the previous quarters and trending towards meeting the benchmark requirement of 115 days (the 2nd quarter met the required benchmark).

### Workload and Productivity

The following table shows the number of DAs and s.4.55 applications lodged compared to the number of DAs determined during this reporting period. A Section 4.55 Modification Application is an application to modify an approved Development Application.

Quarter	# DAs Lodged	# DAs Determined	# s4.55 Lodged	# s4.55 Determined
3rd 2023/24	89	146	104	95
4th 2023/24	124	108	131	119
1st 2024/25	140	140	112	135
2nd 2024/25	126	153	124	115

The following table shows both DAs and modification applications lodged and determined during the 3rd and 4th quarters of FY2023/24 and 1st and 2nd quarters of FY2024/25.

Quarter	Total Applications Received	Total Applications Determined
3rd 2023/24	193	241
4th 2023/24	255	227
1st 2024/25	252	275
2nd 2024/25	250	268

### Decision makers

The following table shows where decisions on DAs (excludes s.4.55 applications) were made during the 1st quarter of FY2024/25.

Level of Delegation	Total # of DAs	% of Total	Approved	Refused
Staff	93	66%	70	13
Application Review Panel	14	10%	14	0
Application Assessment Panel	5	4%	5	0
Local Planning Panel	28	20%	18	10
Sydney Eastern City Planning Panel	0	0%	0	0
<b>Total</b>	<b>140</b>	<b>100%</b>	<b>107</b>	<b>23</b>

Note: The above figures do not include DAs which were rejected within 7 days of lodgement or withdrawn. In total **11** DAs were rejected or withdrawn.

The following table shows where decisions on DAs (excludes s.4.55 applications) were made during the 2nd quarter of FY2024/25.

Level of Delegation	Total # of DAs	% of Total	Approved	Refused
Staff	81	58%	70	11
Application Review Panel	20	14%	20	0
Application Assessment Panel	2	2%	2	0
Local Planning Panel	34	24%	27	7
Sydney Eastern City Planning Panel	2	2%	2	0
<b>Total</b>	<b>139</b>	<b>100%</b>	<b>121</b>	<b>18</b>

Note: The above figures do not include DAs which were rejected within 7 days of lodgement or withdrawn. In total **14** DAs were rejected or withdrawn.

## Appeals

The following table shows the number of appeals lodged during the 3rd and 4th quarters of FY2023/24 and 1st and 2nd quarters of FY2024/25.. Specific details of all appeals, are tabled and reported quarterly to the EPC.

Quarter	Appeals Lodged
3rd 2023/24	9
4th 2023/24	13
1st 2024/25	11
2nd 2024/25	22

Given the current number of appeals being dealt with is extremely high, the level of legal activity and staff resourcing (preparation of Statement of Facts and Contentions, Statements of Evidence and Court attendance) is also high. This has a direct influence on Council's DA processing times.

Note: 7 of the 33 Appeals lodged in the 1st and 2nd quarters of FY2024/25 period were s4.55(8) applications.

## Turnaround Times

The following tables provides a summary of the net and gross mean processing times in days for Development Application (excludes s.4.55 applications) determinations:

Measure	Avg. FY 2021/22	Avg. FY 2022/23	1st Qtr 2023/24	2nd Qtr 2023/24	3rd Qtr 2023/24	4th Qtr 2023/24	Avg. FY 2023/24	1st Qtr 2024/25	2nd Qtr 2024/25	YTD Avg. FY 2024/25
<b>Overall</b>										
Net Mean	<b>108</b>	<b>111</b>	169	162	149	129	<b>156</b>	122	115	<b>119</b>
Gross Mean	<b>124</b>	<b>135</b>	177	167	155	138	<b>164</b>	134	127	<b>131</b>
<b>Staff Delegated</b>										
Net Mean	<b>65</b>	<b>71</b>	88	104	114	86	<b>102</b>	85	73	<b>79</b>
Gross Mean	<b>81</b>	<b>90</b>	90	109	118	92	<b>107</b>	90	79	<b>85</b>
<b>ARP</b>										
Net Mean	<b>123</b>	<b>126</b>	232	267	242	250	<b>249</b>	218	148	<b>183</b>
Gross Mean	<b>151</b>	<b>159</b>	242	277	249	256	<b>258</b>	230	154	<b>192</b>
<b>AAP</b>										
Net Mean	<b>238</b>	<b>211</b>	320	270	294	464	<b>316</b>	145	203	<b>174</b>
Gross Mean	<b>288</b>	<b>265</b>	327	286	342	464	<b>331</b>	186	203	<b>195</b>
<b>LPP</b>										
Net Mean	<b>193</b>	<b>189</b>	275	218	259	238	<b>242</b>	192	221	<b>207</b>
Gross Mean	<b>223</b>	<b>232</b>	288	231	270	260	<b>257</b>	229	245	<b>237</b>

On 1 July 2024, the Minister for Planning and Public Spaces made a Statement of Expectations Order (2024) which stated, in summary, as follows:

*Council performance in the current financial year will be monitored every month for lodging and assessing development applications, including:*

- *determining DAs for which it is the consent authority as soon as practical and whichever is the lesser of council's previous financial year average, or within an average of 115 days of lodgement between 1 July 2024 to 30 June 2025.*

Council's previous financial year average DA determination time was 156 days. The overall net and mean processing times in the 1st and 2nd quarters of FY2024/25 are an improvement from the previous quarters and trending towards meeting the benchmark requirement of 115 days (the 2nd quarter met the required benchmark).

## **Outcomes**

The following positive outcomes were achieved in the reporting period:


- The overall net and mean processing times in the 1st and 2nd quarters of 2024-2025 are an improvement from the previous quarters and trending towards meeting the benchmark requirement of 115 days (the 2nd quarter met the required benchmark).
- The productivity of Development Assessment in terms of processing DAs and related applications including case handling of Class 1 appeals has been high.
- Successful planning outcomes have been achieved in Class 1 appeals either by amended plans in s34 conciliation or the appeal being dismissed by the Court.
- A significant number of aged applications (>250 days), have been cleared.







# Strategic Planning, Heritage Conservation & Place






## Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes and place and enhance quality of life.



Ref	Priority	Progress Comments
4.1.1	Ensure that Council's strategic planning framework, Local Environmental Plans and Development Control Plans are regularly reviewed, are consistent with relevant Metropolitan plans and provide a planning and compliance framework which will result in appropriate high quality development and incorporates community concerns and ideals.	<p>During this reporting period, our priorities were to:</p> <ol style="list-style-type: none"> <li>1. Progress planning proposals to implement the Edgecliff Commercial Centre and Double Bay Centre planning and urban design strategies.</li> <li>2. Continue to advocate to the NSW Government on the proposed package of reforms contained in the Low-and mi-rise housing policy.</li> <li>3. Assess and progress proponent-led planning proposals, including 203-233 New South Head Road and 8-10 New McLean Street, Edgecliff.</li> <li>4. Prepare amendments to the Woollahra DCP 2015 including updates to the EV controls, seniors housing controls, enhancements to address potential hydrogeological, geotechnical &amp; vibration impacts, and site specific controls for 136-148 New South Head Road, Edgecliff.</li> </ol>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Report to Council on Planning proposal and Development Control Plan for <b>Double Bay Centre</b> .	31 March 2025	In Progress 	On Track	<p>At its meeting on 27 November 2023, Council resolved to adopt the Double Bay Strategy, subject to modifications. In December 2023 the Strategy was finalised and was made available on Councils website.</p> <p>The PP to implement the Strategy will be reported to a meeting of the WLPP in the first half of 2025, and subsequently the advice from the WLPP will be reported to a meeting of Council.</p>





Project / Deliverable	Due By	Status	Stage	Progress Comments
Prepare, exhibit and finalise amendments to the Woollahra DCP 2015 to incorporate the <b>Rose Bay Hydrogeological study</b> &	31 December 2024	Complete / Achieved 	Complete	On 3 June 2024 the EPC considered a report on the hydrogeological and geotechnical study of the Rose Bay area undertaken by GHD, and on 11 June Council resolved to defer the matter to a future meeting of Council. On 12 August 2024 Council resolved to exhibit the amendments to the DCP (which included minor amendments to address matters in Chapter 5: Double Bay Centre), which were on exhibition from 4 September 2024 to October 2024. At the meeting of 25 November 2024, Council resolved to approve the amendments and these came into effect on 2 December 2024.
Implement amendments to planning controls as a consequence of <b>excavation, Subterranean building and dewatering in Double Bay</b> . (CR 25/02/2019).	31 December 2024	Complete / Achieved 	Complete	
Prepare a <b>further report to limit excavation and dewatering</b> in the most impacted zones in the Double Bay Floodplain (CR 25 October 2021).	31 December 2024	Complete / Achieved 	Complete	
Report to Council on a developer initiated planning proposal for <b>203-233 New South Head Rd, Edgecliff</b> .	1 February 2025	Complete / Achieved 	Complete; Next step is to prepare a site-specific DCP	





Project / Deliverable	Due By	Status	Stage	Progress Comments
Report to Council on Planning proposal, public domain plan and Development Control Plan for <b>Edgecliff Commercial Centre</b> .	31 March 2025	In Progress 	On Track	A PP to implement the Edgecliff Commercial Centre Strategy was reported to the WLPP on 19 December 2024. The WLPP advised Council to proceed with the planning proposal, subject to minor amendments. The PP and advice of the WLPP will be reported to a meeting of Council in the first quarter of 2025. Amendments to the Woollahra DCP 2015 that implement the ECC Strategy and the Public Domain Plan, will be reported to a meeting of Council in the first half of 2025, and it is anticipated that these changes will be publicly exhibited alongside the PP.
Amend planning controls to increase the <b>minimum lot size for attached dual occupancies</b> .	7 February 2025	Delays 	Awaiting external gateway decision	The DPHI are currently progressing reforms to low and mid rise housing, which will set minimum lot sizes for dual occupancies in the R2 Low Density Residential zone. We anticipate that this will be a minimum lot size of 450sqm. Staff will report on this matter when the reforms are finalised, as they will inform the outcome of this project.
Create a <b>Design Advisory Panel</b> to provide advice for significant DAs to inform the assessment.	31 December 2024	In Progress 	On Track	Staff have researched the benefits and constraints of introducing a Design Advisory Panel, which included consultation with a number of Sydney Councils with established Design Advisory Panels. It is anticipated that a report on this matter will be presented to a meeting of Council in the first half of 2025.
Report to a meeting of Council, updates to the Woollahra DCP 2014 to address <b>enhancements in the EV industry</b> .	30 June 2025	Complete / Achieved 	Complete; Next step is a post-exhibition report	On 16 December 2024, Council resolved to proceed with updates to the electric vehicle controls in the Woollahra DCP. These changes will be publicly exhibited and a post-exhibition report will be reported to Council in the first half of 2025.
Finalise an amendment to the Woollahra DCP for <b>136-148 New South Head Road, Edgecliff</b> .	30 June 2025	Complete / Achieved 	Complete	On 12 August 2024 Council resolved to approve the draft DCP for exhibition. The draft DCP was exhibited from 28 August 2024 to 29 September 2024. At the meeting of 25 November 2024 Council resolved to approve the Draft DCP and the amendment took effect on 2 December 2024.






Project / Deliverable	Due By	Status	Stage	Progress Comments
<p>Post-exhibition report- Draft DCP (Amendment No.32)- <b>Seniors housing controls and setbacks in the R2 zone</b> (CR 25/22/2024).</p>	28 February 2025	<p>Output Achieved</p> 	Complete; Next step is a report within 2 years	<p>On 8 July 2024 Council resolved to approve the draft DCP for exhibition. The draft DCP was exhibited from 14 August 2024 to 15 September 2024. At the meeting of 25 November 2024 Council resolved to approve the Draft DCP and the amendment took effect on 2 December 2024.</p> <p>A further report on the application and use of the excavation controls for seniors housing developments will be prepared within 2 years, or sooner if it is identified that the variation approved by the DCP amendment is being misapplied and is inconsistent with the intent of the new control.</p>
<p>Report a Planning proposal to introduce <b>Floor Space Ratio controls for R2 Low Density Residential</b> Zone to replace floorplate controls to a meeting of Council.</p>	30 June 2025	<p>In Progress</p> 	On Track	<p>The PP seeks to address two administrative and housekeeping related matters resulting from the finalisation of a previous FSR PP. In particular, this PP will ensure that an FSR control applies to non-residential uses in the R2 zone e.g. child car centres and office premises.</p> <p>The PP was presented to the WLPP on 21 November 2024, who supported the PP. However, following further internal consultation and consultation with the DPHI, staff identified opportunities to make the proposed provisions much simpler.</p> <p>The PP (and associated amendments to the DCP) and advice of the WLPP will be reported to a meeting of Council in the first quarter of 2025.</p>




## Strategy 4.2: Conserving our rich and diverse heritage.





Ref	Priority	Progress Comments
4.2.1	Implementation of the Heritage Gap Analysis which includes maintaining a program of heritage research and potential new conservation areas and heritage items.	<p>During this reporting period, our priorities were to:</p> <ol style="list-style-type: none"> <li>1. Progress an IHO, heritage study and planning proposal for 83a Fitzwilliam Road, Vauclose.</li> <li>2. Exhibit and finalise the listing of two school buildings in Rose Bay.</li> <li>3. Prepare a report on secondary wings in the Darling Point Heritage Conservation Area.</li> <li>4. Commence the Gladswood Gardens study (which is a subset of the InterWar Flat Buildings study)</li> <li>5. Progress with consultants the Significant Architects, Modern, Rose Bay Centre, Oxford Street and Arts and Crafts Studies.</li> <li>6. A report to Council providing an update on SRV heritage related matters will be progressed to a meeting of Council in the first half of 2025.</li> </ol>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Report to Council the <b>Significant Architects</b> study [NOM 09/12/19].	31 December 2024	In Progress 	On Track	In November 2023, Council staff appointed Robertson & Hindmarsh to progress one element of the Significant Architects Study which is being addressed in a series of projects across 2024 and 2025 as part of the program identified in the Heritage Gap Analysis. Pre-engagement with affected landowners has been completed and it is expected that a PP will be presented to the WLPP in the first half of 2025, with the PP and the advice of the WLPP being subsequently progressed to a meeting of Council.
<b>Oxford Street Heritage</b> Study [NOM 23/08/2021].	31 December 2024	In Progress 	On Track	Lisa Trueman Heritage Consultant was appointed to undertake this heritage study in conjunction with the action for 2A Queen Street (Centennial Flats). Depending on the recommendation of the study, it is anticipated that a PP will be presented to the WLPP in the first half of 2025, with the PP and the advice of the WLPP being subsequently progressed to a meeting of Council.



Project / Deliverable	Due By	Status	Stage	Progress Comments
<b>2a-14a Queen Street, Woollahra</b> Heritage Study [NOM 25/10/2021].	31 December 2024	In Progress 	On Track	Lisa Trueman Heritage Consultant has been appointed to undertake this heritage study in conjunction with the action for the Oxford Street Properties Heritage Study. Depending on the recommendation of the study, it is anticipated that a PP will be presented to the WLPP in the first half of 2025, with the PP and the advice of the WLPP being subsequently progressed to a meeting of Council.
Report on future heritage listing of <b>arts and crafts buildings</b> .	30 June 2025	In Progress 	On Track	In September 2024, Council staff appointed Extent Heritage to progress the Arts & Crafts Heritage Study. A draft study has been prepared, and due to its size and the need for pre-engagement with affected owners, it is anticipated that the study will be reported to a meeting of the WLPP in the second half of 2025 with the advice of the WLPP being subsequently progressed to a meeting of Council.
Report to Council on the <b>heritage study of the Rose Bay Centre</b> .	31 December 2024	In Progress 	On Track	In March 2024, TKD Architects were engaged to undertake the Rose Bay Centre Heritage Study, and a draft of the study was received at the end of 2024. Pre-engagement with affected landowners will commence in the first quarter of 2025, and it is expected that a PP will be presented to the WLPP in the first half of 2025, with the PP and the advice of the WLPP being subsequently progressed to a meeting of Council.
Report to Council on the <b>Inter-War Thematic Study</b> .	31 December 2024	Complete / Achieved 	Complete	In November 2023, GML were appointed to prepare a Thematic Study of Interwar Flat buildings in the Woollahra LGA. This comprehensive study was finalised and put onto Councils website in the second half of 2024 as a publicly available resource.

Project / Deliverable	Due By	Status	Stage	Progress Comments
<b>Inter-War Flat Buildings Heritage Study.</b>	30 June 2025	In Progress 	On Track	Having completed the Inter-War Thematic Study, staff are embarking upon studies of Inter-War Flat Buildings. This has been broken down into smaller studies. The heritage significance of properties in Gladswood Gardens, Double Bay are currently under investigation, with briefs for further studies currently in preparation.
<b>Modern Heritage Study.</b>	31 December 2024	In Progress 	On Track	In November 2023, Council staff appointed heritage consultants GML to progress the Modern Study which is being addressed in different stages across 2024 and 2025 as part of the program identified in the Heritage Gap Analysis. Site visits have occurred (where possible). In late 2024 GML completed their study and pre-engagement with affected landowners commenced. It is expected that a PP will be presented to the WLPP in the first half of 2025, with the PP and the advice of the WLPP being subsequently progressed to a meeting of Council.
Report to Council on a <b>Significant Tree Register planning proposal.</b>	30 June 2025	Delays 	Awaiting Significant Tree Register Review	Not commenced. This project will commence following the finalisation of the Significant Tree Register Review project. Subject to the recommendations of this project, a PP will be progressed to a meeting of the WLPP.
Report on the further protection of secondary wings on contributory and <b>heritage items in the Darling Point HCA</b> (CR 25 October 2021).	31 December 2024	Complete / Achieved 	Complete	A report considering the further protection of secondary wings in Darling Point was presented to the EPC on 2 December 2024 and on 16 December 2024 Council resolved to take no further action on this matter. This item is now complete.
Progress a single chapter of the WDCP 2015 dedicated to <b>heritage conservation (including contributory items)</b> (CR 1/10/2022).	30 June 2025	Output Achieved 	Complete; Next step is a report to Council	Work on the dedicated single chapter of the WDCP 2015 has commenced, and consultation with Councils Heritage and Development control team will take place in the first half of 2025, with a report to Council expected in the second half of 2025.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Preparation of <b>Edgecliff Centre heritage study</b> and planning proposal for implementation.	30 June 2025	Delays 	Awaiting external gateway decision	<p>In 2022, GML were appointed to prepare the Edgecliff Commercial Centre Heritage Study.</p> <p>The PP was presented to the WLPP on 20 October 2024, and in April 2024 Council resolved to support the PP (in part) and submit it for a Gateway determination to allow public exhibition.</p> <p>The request for a Gateway determination was lodged on 14 June 2024.</p> <p>However, a Gateway determination has not been issued, and the DPHI have advised that the PP should be withdrawn requesting that the PP should be considered in the context of the ECC Strategy. Staff submitted correspondence objecting to this approach.</p> <p>Notwithstanding, a PP to facilitate the ECC Strategy was presented to the WLPP on 19 December 2024, which incorporates the recommendations of the ECC Heritage Study. The WLPP noted that the ECC Heritage Study and PP had been submitted to the DPHI for Gateway Determination, and advised that the PP should be considered separately from the ECC Strategy. The advice of the WLPP will be presented to a meeting of Council in early 2025.</p>
Report to Council on the <b>submissions</b> received to the planning proposal to heritage list two <b>school buildings in Rose Bay &amp;</b>	31 December 2024	Complete / Achieved 	Complete	<p>In June 2023 heritage consultants Artefact were engaged to progress this study. The recommendations were to list two schools buildings as heritage items in the Woollahra LEP 2014. On 13 May 2024 Council resolved to support the PP being submitted to the DPHI for a Gateway determination to allow public exhibition. and the PP was on exhibition from 14 August until 15 September 2025. Having considered the issues raised in submissions, on 25 November 2024 Council resolved to finalise the PP. It is anticipated that the heritage listings will come into force in the first quarter of 2025.</p>
Finalise a <b>planning proposal to list two school buildings in Rose Bay</b> as local heritage items).	31 March 2025	Complete / Achieved 	Complete	





Project / Deliverable	Due By	Status	Stage	Progress Comments
Report to Council on a planning proposal to amend the heritage listing for <b>83a Fitzwilliam Road, Vaucluse.</b>	31 December 2024	Output Achieved  	Complete; Next step is public exhibition	On 28 June 2024, an IHO was made on the site. A PP to locally list the site as a heritage item was reported to the WLPP on 19 September 2024 where the WLPP advised Council to support the PP. The advice from the WLPP was reported to the EPC and on 25 November 2024 Council resolved to endorse the PP and to submit it to the DPHI requesting a Gateway determination to allow public exhibition. The PP was submitted on 5 December 2024. Public exhibition is anticipated to take place in the first half of 2025.
Report to Council on a developer initiated <b>planning proposal for 488-492 Old South Head Road &amp; 30 Albemarle Avenue, Rose Bay.</b>	30 June 2025	Complete / Achieved 	Complete	The PP was reported to the WLPP on 6 July 2023, where the WLPP advised Council to support the PP. The advice from the WLPP was reported to the EPC and on 14 August 2023 Council refused the PP. The proponent submitted the PP for a rezoning review, which was considered by the SECPP on 1 November 2023. The panel determined that the PP had merit and should be submitted for a Gateway determination. A Gateway determination was issued on 23 February 2024 by the DPHI stating that the PP should proceed subject to conditions. The proposal was exhibited by the DPHI from 2 April 2024 to 7 May 2024. The SECPP will consider the issues raised in submissions, before making a decision about whether the planning proposal should proceed to finalisation. If supported, the planning proposal will be referred to the DPHI to finalise the LEP.
Finalise an amendment to the Woollahra <b>DCP for 488-492 Old South Head Road &amp; 30 Albemarle Avenue, Rose Bay.</b>	30 June 2025	Complete / Achieved 	Complete	On 13 May 2024 Council resolved to approve the draft DCP for exhibition. The draft DCP was exhibited from 22 May 2024 to 23 June 2024. The post-exhibition report was reported to Council on 8 July 2024, where Council resolved to approve the draft DCP. The amendment will take effect subject to the planning proposal for the site being finalised.



Project / Deliverable	Due By	Status	Stage	Progress Comments
Report to Council on a developer initiated planning proposal for <b>8-10 New McLean Street, Edgecliff.</b>	30 June 2025	Output Achieved  	Complete; Next step is to prepare a site-specific DCP	The PP was reported to the WLPP on 22 February 2024, where the WLPP advised Council to refuse the PP. The advice from the WLPP was reported to the EPC and subsequently on 11 March 2024 Council refused the planning proposal. Separately, the proponent submitted the PP for a rezoning review, which was considered by the SECPP on 28 February 2024. . Following the completion of an independent urban design review, the SECPP reconvened and endorsed the HOB and FSR for the site. In response, the proponent will amend the PP to align with the Panel's recommendation. The SECPP will reconvene in January 2025 to determine if the amended PP should be submitted for a Gateway determination. Should a Gateway determination be received it is anticipated that the amended PP will be exhibited by the Panel in the second half of 2025, and staff will prepare a site-specific DCP which will be separately reported to Council before being placed on public exhibition.


**Strategy 4.3: Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes.**

Ref	Priority	Progress Comments
4.3.1	Ensure Council's planning documents and strategies support high quality housing and housing diversity which is consistent with the strategic thinking of Council in relation to planned infrastructure, services and locational issues.	During the reporting period, this priority was addressed by progressing the planning proposal to implement the Edgecliff Commercial Centre Planning & Urban Design Strategy to a meeting of the Woollahra Local Planning Panel. The Double Bay Strategy and Edgecliff Strategy will encourage high quality housing and housing diversity.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Preparation of a <b>sub-regional approach</b> to affordable housing.	30 November 2024	Delays 	Preparations	A report on this matter was considered by EPC on 3 April 2023, and endorsed by Council on 11 April 2023. Since this time, Randwick & Waverley Councils have been reviewing their contribution approach. Council staff are currently preparing a review of all our contribution framework, and this is expected to be presented to a meeting of Council in 2025.
Prepare and adopt an <b>Affordable Housing Scheme for Edgecliff Commercial Centre</b> .	30 April 2025	In Progress 	On Track	The Draft Edgecliff Affordable Housing Contribution Scheme has been prepared by SGS Economics & Planning. The PP to enact the Scheme was reported to the WLPP on 19 December 2024. The WLPP advised Council to proceed with the planning proposal. The PP and the advice of the LPP will be reported to a meeting of Council in the first quarter of 2025.
Report a planning proposal to address <b>net loss in housing numbers</b> to a meeting of Council.	30 June 2025	In Progress 	On Track	This PP seeks to introduce controls to reduce instances of net dwelling loss on development sites. Staff are currently preparing a PP which will be tabled at a meeting of the WLPP in the first quarter of 2025, and the advice of the WLPP will then be presented to a meeting of Council.
Report a <b>Housing Delivery Update</b> to Council.	30 June 2025	Output Achieved 	Complete; Next step is a report to Council	In July 2024 Staff reported to Council on the progress of housing delivery in the Woollahra LGA. On 8 July 2024 Council resolved to receive and note this report and that staff provide a further housing delivery report to a meeting of Council in August 2025.


**Strategy 4.4: Facilitate safe and active local centres which increase local activity, balance tourism demands with the impact on the community and are in line with local character.**


Ref	Priority	Progress Comments
4.4.1	Ensure Council's planning strategies and controls support and promote appropriate development and activities in business centres.	During the reporting period, this priority was addressed by progressing the planning proposal to implement the Edgecliff Commercial Centre Planning & Urban Design Strategy to a meeting of the Woollahra Local Planning Panel. The Double Bay Strategy and Edgecliff Strategy will guide appropriate development in two of our business centres.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Prepare and adopt a Woollahra <b>Local Approvals Policy</b> .	30 September 2024	Delays 	Preparations	During this reporting period Council staff researched a range of other Councils policy in relation to our Local Approvals Policy, and prepared a draft for A Frame Signs for further internal consultation with staff from Heritage, Open Space and Trees, Property and Projects, and Compliance. It is anticipated that a report on this matter will be presented to a meeting of the Inclusion Advisory Committee for feedback in the first half of 2025.




**Strategy 9.1: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.**

Ref	Priority	Progress Comments
9.1.1	Encourage economic development in business and retail centres and implement Council's adopted Place Plans.	During this reporting period, our priorities were to: <ol style="list-style-type: none"> <li>1. Upgrade Council's business website</li> <li>2. Deliver a workshop and a networking event for local business</li> <li>3. Secure funding and assist planning of Woollahra Festival 2025</li> <li>4. Consult on the Draft Paddington Public Domain Strategy</li> <li>5. Install Christmas decorations throughout the LGA</li> <li>6. Support delivery of placemaking and business sector support grant recipients events and activations</li> <li>7. Engage and support business networks and explore future placemaking opportunities and funding sources in the LGA</li> <li>8. Host a Small Business Advisory Working Group meeting.</li> </ol>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Improve the amenity in <b>Peaker Lane, Woollahra</b> (CR 14/11/2022).	31 December 2024	Output Achieved 	Complete; Next step is re-sheeting through the Capital Works Program	On 14 November 2022 Council resolved to investigate and provide a report on options to improving the appearance of part of Peaker Lane. On 27 March 2023 Council resolved to provide \$30k to contribute to townscaping initiatives. A draft proposal which involved painting the rear of private properties was not agreed to by affected property owners, and after further community consultation, staff recommended to reallocate the funds of \$30k to re-sheet this section of Peaker Lane. On 25 November 2024, Council resolved to reallocate the funds to the Capital Works budget (01526).

Project / Deliverable	Due By	Status	Stage	Progress Comments
Report to Council on the <b>Paddington Public Domain Strategy</b> .	31 December 2024	Delays 	Preparations	In November 2023, Council staff appointed Spackman Mossop Michaels to progress this project. Since that time, staff have carried out a range of key stakeholder meetings and circulated an initial draft. This draft was presented to the Paddington HCA Working Party on 13 June 2024 for review. A number of matters were raised and further meetings have taken place with members of the Paddington Society. It is anticipated that a further version of the draft Public Domain Strategy will be reported to a meeting of the Paddington HCA Working Party in the first half of 2025, before being reported to a meeting of Council.

### Strategy 11.2.1 Effective management of Council's finances.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Prepare and adopt a long-term <b>s7.12 Development Contributions Plan</b> .	31 March 2025	In Progress 	On Track	Staff are currently preparing a draft update to the Woollahra Section 7.12 Development Contributions Plan 2022. This will include a revised and long-term works schedule, and will be reported alongside the draft budget to a meeting of Council in March 2025. Subsequent to Council's endorsement, it will be exhibited and the issues raised in submissions reported to Council, before being finalised by the end of the financial year.
Review Council's <b>s7.11 Development Contributions Plan</b> .	31 March 2025	In Progress 	On Track	A review of the contribution framework is currently underway, and it is anticipated that a report on this matter will be presented to a meeting of Council in 2025.
Review, exhibit and adopt an updated <b>VPA Policy</b> .	31 March 2025	In Progress 	On Track	A review of the contribution framework is currently underway, and it is anticipated that amendments to the VPA Policy will be reported to a meeting of Council in 2025.



# Compliance

## Strategy 4.5: Ensure that planning and building requirements are promoted and complied with.

Ref	Priority	Progress Comments
4.5.1	Council provides cost effective and timely building certification service	<p>Council provided the following building certification services for the half year to 31 December 2024;</p> <ul style="list-style-type: none"> <li>1 construction certificate application (CC) was received with 1 being determined, representing a market share of 1%;</li> <li>0 complying development certificate applications (CDC) were received with 0 being determined;</li> <li>Council was appointed the Principal Certifier for 1 project, representing a market share of 1%.</li> </ul>
4.5.2	Council provides an effective response to unauthorised uses and works.	<p>For the half year to 31 December 2024 Council's Building Control staff;</p> <ul style="list-style-type: none"> <li>Received 200 customer requests and finalised 150;</li> <li>Served 10 Notices of intention to give an Order;</li> <li>Served 5 Orders.</li> </ul>

## Strategy 5.3: Provide and maintain clean, attractive, accessible, connected and safe parks, sportsgrounds, foreshore areas and other public spaces and infrastructure such as roads, footpaths, bicycle facilities, stormwater drains and seawalls.

Ref	Priority	Progress Comments
5.3.3	Provide seasonal lifeguard services to Camp Cove Beach.	<p>Council provides a casual lifeguard service at Camp Cove Beach between October and April. The lifeguard service commenced on 26 October 2024 and operates until 25 April 2025 on an as needs basis and may be closed due to inclement weather.</p>

## Strategy 6.2: Management of public parking on-street and off-street.

Ref	Priority	Progress Comments
6.2.1	Provide parking enforcement services.	<p>Routine proactive parking patrols are undertaken across the LGA daily, as well as responding to customers' specific requests and proactive patrols of illegal parking at schools.</p> <p>During the half year to 31 December 2024;</p> <ul style="list-style-type: none"> <li>2,617 illegal parking service requests finalised</li> <li>20,560 street parking infringements were issued for various offences</li> <li>2,569 infringements were issued in Council carparks.</li> </ul>

**Strategy 72: Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbour.**

Ref	Priority	Progress Comments
72.5	Take appropriate and timely action in response to pollution incidents.	<p>During the reporting period Council's Rangers investigated the following customer requests with regard to building sites;</p> <ul style="list-style-type: none"> <li>• 44 requests for air pollution issues, including dust related matters; and</li> <li>• 40 requests for sediment control / water pollution issues including building site discharges, wash-downs and spills.</li> </ul>

**Strategy 73: Monitor and respond appropriately to environmental and public health matters that impact community health and safety.**

Ref	Priority	Progress Comments
73.1	Ensure compliance with food, animal and pool safety and environmental health matters	<p>At the end of the half year 31 December 2024 there were 403 recorded food premises in the LGA. The following food control activities were completed during the half year;</p> <ul style="list-style-type: none"> <li>• 96 primary inspections were carried out;</li> <li>• 12 re-inspections were carried out;</li> <li>• 7 food notices/orders were issued;</li> <li>• 28 customer requests were investigated; and</li> <li>• 1 penalty infringement notice was issued.</li> </ul> <p>For the half year to 31 December 2024 Council's Health Premises and Fire Safety registers confirmed the following;</p> <ul style="list-style-type: none"> <li>• 140 health premises were recorded;</li> <li>• 4 health premises inspections were carried out;</li> <li>• 65 regulated cooling tower/warm-water systems were recorded; and;</li> <li>• 866 complete annual fire safety statements were lodged with Council.</li> </ul> <p>For the half year to 31 December 2024 the following activities were carried out pursuant to Council's swimming pool safety program;</p> <ul style="list-style-type: none"> <li>• 31 swimming pool inspection requests were determined;</li> <li>• 8 swimming pool exemption applications were determined;</li> <li>• 4 swimming pool fencing customer request was logged; and</li> <li>• 40 swimming pool fencing notices/orders were issued.</li> </ul>




# Governance

**Strategy 2.1: Build strong and respectful connections with partners so that we can enhance and protect our local area and quality of life.**

Ref	Priority	Progress Comments
2.1.2	Respond to calls for Office of Local Government submissions and collaborate with different levels of the government to help us achieve our community's aspirations for the LGA.	Submissions are prepared as required in response to the Office of Local Government and/or industry wide calls for submissions. This included Councillor Conduct and Meeting Practices submissions made by Council in November 2024, in response to a discussion paper issued by the Office of Local Government in September 2024.

**Strategy 10.1: Encourage inclusive community participation and build respectful relationships through engagement and input into decision making.**

Ref	Priority	Progress Comments
10.1.2	Ensure our suite of integrated planning and reporting documents are in plain language, meet legislative requirements and enable us to report on Council's performance to the community.	<p>The Audit, Risk and Improvement Committee (ARIC) reviewed Council's progress delivering our Annual Operational Plan for FY2023/24 on 22 October 2024 and provided feedback.</p> <p>The State of Our City 2021/22- 2023/24 was presented to Council for noting 28 October 2024, and the ARIC for noting 10 December 2024.</p> <p>Council's Annual Report 2023/24, including its audited Financial Statements, was endorsed by Council 25 November 2024 and noted by the ARIC 10 December 2024.</p> <p>The State of Our City 2021/22- 2023/24 and Annual Report 2023/24 are published on Council's website. These documents are in plain language, meet legislative requirements and enable reporting on Council's performance to the community.</p>



Project / Deliverable	Due By	Status	Stage	Progress Comments
Council adoption of a new Community Strategic Plan, Delivery Program and Operational Plan.	30 June 2025	In Progress 	On Track	<p>Preparations have commenced for development of a new Community Strategic Plan, Delivery Program and Operational Plan commencing 1 July 2025.</p> <p>In March 2024 a community satisfaction survey was undertaken. Survey participants who expressed interest in follow up contact were invited to workshops held at</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
				<p>Woollahra Library at Double Bay held in August 2024 to provide feedback on how their survey results should inform the development of a new Community Strategic Plan.</p> <p>From these workshops, Goals and Strategies were drafted and 2 further drop-in sessions were held at Woollahra Library at Double Bay in November 2024 to test these Goals and Strategies. A Your Say feedback page has also been made available for online feedback from 4 December- 20 January 2024.</p> <p>The feedback from the March survey, the August workshops and the November drop-in sessions will be presented to Councillors at a series of workshops held in January and February 2025 to assist their development of a new Community Strategic Plan, Delivery Program and Operational Plan. Once Council has developed their draft Plans, these will be placed on public exhibition including community pop-up sessions to gather feedback in April 2025.</p>


**Strategy 11.3: Ensure effective and efficient governance and risk management.**

Ref	Priority	Progress Comments
11.3.1	Maintain a strong governance framework that facilitates transparent and democratic decision-making and provide effective support to manage the efficient operation of Council and other Committee meetings in an open, transparent and accountable manner.	<p>Council, Committee and Panel meetings continue to be held as per the meeting schedule and promote openness, transparency and accountability in Council decision making processes. It is worth noting that Council Elections took place on Saturday, 14 September 2024.</p> <p>The first meeting of the new Council was held on 9 October 2024, at which time the Mayor and Deputy Mayor were elected. Also, at this meeting Council resolved a new meeting schedule for a trial period of November 2024 to June 2025 with a report due back to Council in May 2025.</p>



Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver two pre-election candidate sessions in July 2024 in preparation for the 2024 Local Government Election.	31 July 2024	Completed/ Achieved 	Complete	Two sessions were run by Council on 26 June 2024, the sessions were facilitated by an external presenter.
Deliver the Councillor Induction Program in October and November 2024 following the Local Government Election in September 2024.	30 November 2024	In Progress 	On Track	A full program for Councillor Inductions sessions was formulated for delivery in 2024 to 2025. Induction sessions commenced in October 2024, immediately upon the declaration of the election results. Sessions held in October 2024 included Code of Conduct, Code of Meeting Practice and Effective Communication, which were delivered by external presenters. Further sessions are scheduled for 2025, including a session on Councillor involvement in planning and development decisions and roles of planning bodies, which will be delivered by an external presenter in March 2025.




Ref	Priority	Progress Comments
11.3.2	Ensure corporate risks are managed appropriately to reduce the likelihood of any adverse impacts to Council or the community.	The ARIC Chair and Independent Members were appointed in June 2024, with new members of the Audit, Risk and Improvement Committee having attended their first meeting on 6 September 2024 (Financials annual Reporting), and first full ARIC meeting on 22 October 2024. A Councillor workshop will be held in the last quarter of the 2024- 2025 financial year on Risk Management including Councils' Risk Management Framework, prior to the presentation to Council for adoption.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Undertake a review of Council's Risk Appetite and Strategic Risk Register with Councillors within six months of the 2024 Local Government Election.	31 March 2025	In Progress 	On Track	A workshop with Councillors on Council's Risk Appetite and Strategic Risk Register is anticipated to be held in May 2025.





# Corporate Services

## Strategy 11.1: Build an efficient organisation that places customers and the community at the heart of service delivery.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Improve the functionality of Development Assessment information on Council's website.	31 January 2025	Alternative action taken 	N/A	Following a detailed review and assessment it was determined that this project was no longer required.
Develop a detailed requirements document to support the tender process for a replacement of Council's Enterprise Resource Planning System.	31 May 2025	In Progress 	On Track	Work has not yet commenced on this Action. It is anticipated that the work will commence before 30 June 2025, but its completion will likely fall into the 2025-26 financial year.
Procurement and implementation of live chat functionality for Council's website.	31 March 2025	In Progress 	On Track	Project preparation activities have commenced through system demonstrations with prospective vendors. Consultation is underway to refine the functional system requirements, with procurement and implementation of a solution planned for later in this financial year.

Ref	Priority	Progress Comments
11.1.3	Maintain a high performing workforce that is responsive to the needs of the community and the organisation.	<p>Council celebrated successes and achievements at the annual Reward and Recognition event in December 2024.</p> <p>The focus of the last six months was on building the capabilities of our aspiring leaders with 32 employees participating and strengthening staff resilience and wellbeing including financial coaching.</p> <p>Council continues to enhance its Employee Value Proposition to remain competitive in the labour market.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Conduct biannual Staff Survey and develop an action plan that aligns with corporate priorities.	30 June 2025	In Progress 	On Track	We are currently working to determine the most appropriate timing for the survey to be undertaken during the 2025 calendar year.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Facilitate the delivery of strategies as set out in Council's Workforce Management Strategy.	30 June 2025	In Progress 	On Track	Strategies as set out in the Workforce Management Strategy continue to be delivered. In the last six months focus was on strengthening Council's Employee Value Proposition, securing a grant for traineeships and apprenticeships, supporting the development of our aspiring leaders and supporting staff wellbeing throughout October Safety month.

Ref	Priority	Progress Comments
11.1.4	Implement and conduct a Service Delivery Review Program to identify improvements to services delivery.	The Service Review Framework adopted 27 February 2023 continues to guide the Service Delivery Review Program. Budget has been allocated for two service reviews to be undertaken this financial year.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Undertake Service Reviews for Regulatory Services and the Woollahra Preschool including reporting on the feasibility (or otherwise) of expanding the provision of pre-school services places.	30 June 2025	In Progress 	On Track	It is anticipated the final reports will be presented to the ARIC by 10 June 2025 and to Council by 30 June 2025.

## Strategy 11.2: Secure Council's financial position.


Ref	Priority	Progress Comments
11.2.1	Effective management of Council's finances.	Council's Long Term Financial Plan (LTFP) is currently being updated. The draft will be presented, together with Council's draft 2025/26 budget, to Council in March 2025 for consideration prior to being placed on public exhibition for community feedback. Council's December quarterly budget review for 2024/25 will be presented to the Finance, Community and Services Committee then Council in February 2025.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Council's Long Term Financial Plan is updated and adopted by Council.	30 June 2025	In Progress 	On Track	The draft Long Term Financial Plan will be presented to Council in March 2025 for consideration prior to being placed on public exhibition for community feedback.

Ref	Priority	Progress Comments
11.2.2	Achieve sustainable asset management through the integration of strategic asset planning with financial planning.	Asset Management Plans are currently being updated. They will be used to inform the Long Term Financial Plan.

### Strategy 11.3: Ensure effective and efficient governance and risk management.

Ref	Priority	Progress Comments
11.3.3	Manage, coordinate and deliver Workplace, Health and Safety measures to ensure a safe and healthy work environment.	We have seen a significant reduction in manual handling injuries. An annual Health Day took place at our Alexandria Depot with approximately 100 staff in attendance. Our early intervention program continues to be well utilised and adds value by contributing to reduction to workplace injuries.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Facilitate the delivery of activities that focus on minimising psychosocial risks as set out in the Workforce Management Strategy.	30 June 2025	In Progress 	On Track	Training and officer responsibilities presentation has been scheduled for February 2025. The 2025 Staff Survey will include an assessment of psychosocial hazards in the workplace to inform action planning.



# Community Services, Culture & Arts



## Strategy 1.1: Provide, promote and facilitate a range of community projects, programs and events that support an inclusive, thriving and sustainable community.



Ref	Priority	Progress Comments
1.1.1	Provide opportunities to connect people and ideas to encourage lifelong learning and quality of life.	Council has continued to provide a range of opportunities for social connection through events and programs. The key events for the July to December period included NAIDOC Week Community Open Day in Cooper Park Community Hall in July 2024; Mental Health First Aid sessions held in November 2024; and International Day of People with Disabilities "Access Art" event held on 3 December, in partnership with local artists living with disabilities at Woollahra Gallery at Redleaf. Our ongoing programs included the Woollahra Philosophy Club held in the Cultural Hub, over Terms 3 and 4 and the monthly Poetica Petit events hosted both in the Woollahra Gallery at Redleaf and the Cultural Hub, connecting poets and musicians with a broad community. The 2024 Grants program supported several initiatives supporting life long learning, including "Lifesaver Woollahra" by Community Health Support, which provided free first aid and CPR training to the Woollahra community, enhancing public safety. This project aimed to significantly boost training capacity, benefiting families, seniors, educators, and youth.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Plan, promote and deliver 6 diverse and inclusive events for the community, relating to the following celebratory weeks: <ul style="list-style-type: none"> <li>Youth Week</li> <li>Seniors Festival</li> <li>National Reconciliation Week</li> <li>Mental Health Week</li> <li>International Day of People with a Disability</li> <li>NAIDOC Week.</li> </ul>	<ul style="list-style-type: none"> <li>Apr 2025</li> <li>Mar 2025</li> <li>May 2025</li> <li>Oct 2024</li> <li>Dec 2024</li> <li>July 2024</li> </ul>	In Progress 	On Track	In partnership with a range of community organisations and across Council divisions, Council promoted and led the following key events <ul style="list-style-type: none"> <li>NAIDOC Week Community Open Day at Cooper Park Community Hall in July 2024;</li> <li>Mental Health First Aid sessions held in November 2024;</li> <li>Mental Health Wellbeing Bags distributed to young people at Woollahra Library at Double Bay in December 2024; and</li> <li>International Day of People with Disabilities "Access Art" event held on 3 December at Woollahra Gallery at Redleaf in partnership with local artists living with disabilities.</li> </ul>


**Strategy 2.1: Build strong and respectful connections with partners so that we can enhance and protect our local area and quality of life.**

Ref	Priority	Progress Comments
2.1.1	Respond to calls for Office of Local Government submissions and collaborate with different levels of the government to help us achieve our community's aspirations for the LGA.	Collaboration has continued with both government and non government agencies across the reporting period. Of particular note was the introduction of Council's newly adopted Outgoing Sponsorship Program. This new initiative was widely promoted across private and public organisations and to community groups, with Council resolving to fund on 24 November 2024, three new projects, including the Goethe-Institut 'Goethe Lounge' series of curated arts programs, Centre 360 with a Youth Connect and Empower Festival and Critical Path's '2025 Program Launch: 20 Year Birthday Celebration'. These projects will all be implemented in the first half of 2025. The Outgoing Sponsorship Program further supports Council's existing Grants program.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver Council's Community and Cultural grant stream.	30 September 2024	Completed / Achieved 	Complete	Twenty-five Community and Cultural grant stream projects were funded in the 2024/25 round, with an award presentation ceremony for successful applicants held in July 2024. Publicity and promotion was provided to increase awareness within the community and maximise engagement in the projects.
Deliver services to Woollahra residents as per contract with Holdsworth Community to deliver the following projects: <ul style="list-style-type: none"> <li>Family Services</li> <li>Woollahra Dementia Alliance Action Plan</li> <li>Aged Care Wellness Hub</li> <li>Woollahra Connect Program</li> <li>Navigating My Aged Care System.</li> </ul>	30 June 2025	In Progress 	On Track	Holdsworth is meeting identified service deliverables as per the funding agreement. Council works in partnership with the Woollahra Dementia Alliance (WDA) and promotes activities and events.  As the funding agreement will end on 30 June 2025, discussions have commenced on the development of a new funding agreement for 2025-2028.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Continue to deliver medium term accessible housing services, through the provision of 10 home units, to Woollahra residents as per contract with Women's Housing Association targeting women and their families escaping domestic and family violence.	30 June 2025	In Progress 	On Track	Women's Housing Company is meeting the identified service deliverables as per the funding agreement. As the funding agreement will end on 30 June 2025, discussions have commenced on the development of a new funding agreement for 2025-2028.
Support the establishment of children, youth and family services and complementary programming at the Vaucluse Community Facility.	30 June 2025	In Progress 	On Track	A celebration of the newly renovated Vaucluse Bowling Club & Community Facility was held with a Community Open Day held on 17 August 2024 attracting young families to the facility. In partnership with Council, the South Eastern Sydney Area Health Service commenced operating their Child and Family Health Clinic at the facility from September 2024. Venue hire bookings have promoted use of the facility for birthday parties and other family friendly events and programs. In December, Woollahra Libraries established a new self service Library cabinet which contains children and related family focused content, available for loan, using a Woollahra Libraries membership card.

Ref	Priority	Progress Comments
2.1.3	Following adoption, administer Council's Reflect Reconciliation Action Plan 2022-2023.	A draft Innovate Reconciliation Action Plan (RAP) is currently being developed in consultation with Reconciliation Australia, Council's staff RAP Working Group, the Gujaga Foundation and La Perouse Local Aboriginal Land Council. The first review of the draft Innovate RAP by Reconciliation Australia was undertaken in July 2024, and following further discussion and refinements a second draft will be submitted to Reconciliation Australia in January 2025. The Innovate RAP follows Council's initial and successful Reflect RAP.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver first year outcomes for reconciliation by implementing the Innovate RAP, in accordance with allocated resources.	30 June 2025	In Progress 	On Track	<p>Council has undertaken the following key actions from its Reconciliation Action Plan.</p> <ul style="list-style-type: none"> <li>• A NAIDOC Week Community Open Day event was held on 13 July 2024 at Cooper Park Community Hall.</li> <li>• Woollahra Council's Aboriginal and Torres Strait Islander Protocol and Guidelines were reviewed by the Gujaga Foundation and the Innovate RAP Working Group prior to reporting to Council.</li> </ul> <p>The Innovate RAP Working Group reviewed the revised Draft Innovate RAP in November 2024, and considered the recommended changes made by Reconciliation Australia. The revised Draft Innovate RAP is scheduled for a further submission to Reconciliation Australia in January 2025.</p>

**Strategy 2.2: Understand needs of our community so that we can facilitate access to support and services.**


Ref	Priority	Progress Comments
2.2.1	Collaborate with a range of services to provide support for vulnerable members of our community.	<p>Community and Culture Department staff continue to network with community organisations, such as Missionbeat and attend meetings facilitated by Eastern Suburbs Homeless Assertive Committee (ESHAC) to provide ongoing support to vulnerable individuals. The Homelessness in Public Space Policy was endorsed by Council in December 2024 and is currently on public exhibition until 2 February 2025.</p> <p>Following the Bondi Westfield incident on 13 April Council supported the allocation of \$20,000 for education and support services around the matter of male violence in the community. Three information sessions will be held in the first half of 2025 to inform our local community, with a workshop to be held with Eastern Suburbs Domestic and Family Violence Network.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Education and support services on male violence in the community (CR 24/06/2024).	30 June 2025	In Progress 	On Track	<p>Three community education sessions have been scheduled in partnership with Inner City Legal Centre at the Woollahra Library at Double Bay. Dates and topics are as follows:</p> <p>Coercive Control: 13 March 2025  Financial Abuse: 10 April 2025  Systems Abuse: 15 May 2025.</p> <p>A workshop to identify additional support</p>




Project / Deliverable	Due By	Status	Stage	Progress Comments
Continue to work with a range of agencies to support homeless persons in our community by continuing referral of homeless persons when identified to support agencies, advocacy, participation in annual homeless count and delivery of training.	30 June 2025	In Progress 	On Track	requirements is currently been organised for the Eastern Suburbs Domestic and Family Violence Network and will be held prior to June 2025.  A total of 4 referrals were made to Missionbeat during the period of July to December 2024. These referrals were made as requests for welfare checks for people sleeping rough in the local Woollahra LGA. Council works with the Eastern Suburbs Homeless Assertive Committee (ESHAC) to discuss homelessness referrals and supports in the Eastern suburbs. The Draft Homelessness in Public Space Policy was endorsed by Council on 25 November, 2024 for public exhibition from 2 December 2024 until 2 February 2025.


Ref	Priority	Progress Comments
2.2.2	Encourage and promote services and support for families, youth and children.	<p>The Children, Youth &amp; Families Strategy and 4 Year Action Plan was adopted by Council on 12 August 2024.</p> <p>There continues to be ongoing promotion of facilities such as Vaucluse Bowling Club &amp; Community Facility, including the ongoing partnership with South Eastern Sydney Area Health and the launch of the new Child and Family Health Clinic at the facility from September 2024.</p> <p>The Communications and Engagement Department have profiled a wide number of services and supports for children, youth and families through communication channels including print news, social media, e-news and the website including, but not limited to : summer holiday activities at the Gallery and Libraries, extended hours at Watsons Bay Library, the upgraded Lyne Park Playground, Community carols and Christmas Festival, Chanukah at the Bay, the Youth Photographic and Short Film Prize, HSC and wellbeing support, Trans Awareness Week, Bike Day, memory boxes to assist people living with dementia and carers, grant recipient projects- Yoga at Gap Park etc.</p>
2.2.3	Following adoption, administer Council's Disability Inclusion Action Plan.	<p>Council adopted the 2022-2026 Disability Inclusion Plan (DIAP) on 27 June 2022, in accordance with NSW legislation. Strong progress has been made over the past 6 months to implement the DIAP across Council with the annual DIAP report submitted and endorsed by Council on 12 August 2024 and forwarded onto NSW Department of Communities and Justice and Disability Council of NSW on 26 November 2024. Advice and input was received from the Inclusion (Disability, Aged and Carers) Advisory Committee on numerous Council matters during the reporting period with the highlight being the completion of stage A and B of the all-inclusive Lyne Park playground upgrade.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Continue to implement DIAP actions, undertaken by all Council divisions for 2024/25 financial year and report biannually to the Inclusion (Disability, Aged and Carers) Advisory Committee.	30 June 2025	In Progress 	On Track	The period of July to December, 2024 has once again seen significant progress in the completion and development of actions as part of the Disability Inclusion Action Plan (DIAP) 2022- 2026. The Inclusion Advisory Committee were limited to the one meeting during the period with the Council elections held in September 2024. This resulted in all Committees and working groups ceasing until election completed with new membership scheduled in February 2025. Disability awareness training was held on 14 November for Council's management team and DIAP Working Group hosted by Physical Disability Council of NSW.

### Strategy 3.1: Promote opportunities for innovative, creative and cultural initiatives that support the community.





Ref	Priority	Progress Comments
3.1.2	Promote opportunities for innovative, creative and cultural initiatives that support the community.	<p>Council funded eight Cultural Grant Projects in the 2024/2025 funding round. These innovative, creative and cultural initiatives include McKell Park Painting Group, REELise Film Festival, Interactive Textiles workshops, an activation of Murray Rose Pool including art making, music and performance and Critical Path's Unveilings, an immersive experience into the creative process.</p> <p>Significantly Council adopted the draft Woollahra Arts and Culture Strategy and Action Plan 2024-2028 on 16 December, 2024 following public exhibition. This strategy has created a framework to define the direction of Woollahra's cultural life and brings together the diverse arts, culture and creative activities being delivered across the Municipality.</p>

Project / Deliverable	Due By	Status	Stage	Progress Comments
Implement the Arts and Culture Strategy and Action Plan for 2024/25 financial year and report biannually to Arts and Culture Advisory Committee.	30 June 2025	In Progress 	On Track	The draft Woollahra Council's Arts & Culture Strategy and Action Plan, 2024-2028 was placed on public exhibition from 21 August to 18 September 2024 and adopted by Council on the 16 December 2024. This Strategy defines the purpose and direction of Woollahra's cultural life and brings together the diverse arts, culture and creative activities being delivered within the Municipality.

Project / Deliverable	Due By	Status	Stage	Progress Comments
<p>Provide a dynamic annual program comprising Council-lead exhibitions alongside monthly art exhibitions at the Woollahra Gallery at Redleaf to be complemented by:</p> <ul style="list-style-type: none"> <li>• Initiation of a monthly 'Quiet Hour'</li> <li>• Increased range and frequency of public programs to promote use of the Gallery and Cultural Hub</li> <li>• Implementation of new (2023) Artist in Residency guidelines</li> <li>• Development of a student placement program.</li> </ul>	30 June 2025	In Progress 	On Track	<p>Between July and December 2024 Woollahra Gallery at Redleaf hosted a total of 8 exhibitions, which were from the annual EOI exhibition program and Council-led exhibitions, such as Woollahra Small Sculpture Prize and the Woollahra Youth Photographic and Short Film Prize. A total of 7,140 visitors were received between 1 July 2024 to 31 December 2024. The annual program included openings, performances, tours, talks and workshops occurring across the Gallery and the Cultural Hub.</p> <p>On 3 December, International Day of People with Disability, the Gallery hosted 'Access Art', part of an ongoing series of dedicated public programming for people living with disability.</p> <p>On December 14, exhibiting artist Kirsty Kross partnered with Miroma, Woollahra Preschool and opera singers from the Sydney Conservatorium for a multifaceted performance that activated Murray Rose Pool, Blackburn Gardens, the Cultural Hub and the Gallery.</p> <p>The Gallery continued its Artist in Residence Program, hosting artists Drew Holland, Carla Zimble, The Little Umbrella Collective and Hal Whitney over this period. From August to September, a student placement program was developed and trialled in partnership with UNSW Art &amp; Design. This was very successful and it is planned to continue into 2025.</p>

**Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.**


Ref	Priority	Progress Comments
5.1.1	Plan for community, cultural and recreational facilities to ensure they reflect community needs and aspirations.	<p>Council's 10 Community Venues continue to be well utilised. In July 2024 the newly adopted Fees and Charges and categories for Council's Community Venues were implemented, to ensure an equitable and wider range of venue users, including not for profit organisations, community and arts and recreational activities and private functions.</p> <p>The Vauclose Bowling Club &amp; Community Facility was officially re-opened on 17 August 2024.</p>




Project / Deliverable	Due By	Status	Stage	Progress Comments
Implement new Community Facility model and fee structure including: policies and procedures, new booking and payment system which aligns with community needs and aspirations.	31 December 2024	In Progress 	On Track	In July 2024 the newly adopted Fees and Charges and categories for Council's Community Venues were implemented. A Venue Hire Policy is currently being finalised, along with revised procedures and conditions of hire. A new booking and payment system is being investigated .
Develop an operating model and delivery plan for Rose Bay Community Centre as part of the Wilberforce Ave Car Park development.	30 June 2025	In Progress 	On Track	This project has commenced but is awaiting Council decision on the future of the project.
Finalise the Diversity Strategy and Action Plan across all Council divisions for 2024/25 financial year.	30 November 2024	In Progress 	On Track	A draft Diversity Strategy was prepared by December 2024. It will be presented to Senior management in February 2025 and will then be reported to Council, for endorsement for public exhibition, with a subsequent report for final adoption by April 2025.
Implement the Children's, Youth and Families Strategy and Action Plan for 2024/25 financial year.	30 June 2025	In Progress 	On Track	This strategy was adopted by Council on 12 August 2024. Actions which have been implemented in this reporting period include the ongoing promotion of facilities such as Vaucluse Bowling Club & Community Facility, including the ongoing partnership with South Eastern Sydney Area Health and the launch of the new Child and Family Health Clinic at the facility from September 2024. Other actions listed for 2024/25 financial year are planned first half of 2025.



# Library Services

## Strategy 1.1: Provide, promote and facilitate a range of community projects, programs and events that support an inclusive, thriving and sustainable community.

Ref	Priority	Progress Comments
1.1.1	Provide opportunities to connect people and ideas to encourage lifelong learning and quality of life.	The Libraries continues to provide a diverse range of events and programs foster community connections. Program and Events team delivered programs for a wide variety of audiences. Featured highlights were SCiFight comedy event: exploring ethic of AI, various author events, writing workshops and events to support small business including a networking event in partnership with Strategic Development. Spark in the Park events were held at Vaucluse Bowling Club, Lyne Park and Holdsworth Community Centre.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Plan, promote and deliver a minimum of 6 diverse and inclusive events, activities and programs which respond to community needs as evidenced through attendance rates and the public library evaluation.	30 June 2025.	In Progress 	On Track	Woollahra Libraries continues to offer a varied suite of public programs. This year we have piloted a new after dark film club at Paddington Library with our on staff film journalist. We have continued to support small business with a end of year networking night and completed another successful cycle of the Digital Literary Awards with sponsorship allowing us to increase prize values. This years awards attracted 169 entries across the four categories. The Writers and Readers program featured authors such as James O'Loughlin and Chris Hammer, while a seed saving workshop at Watsons Bay was held to promote sustainability and the Seed Library. We have worked in partnership with the Paddington Society to delivery local history talks, including a fully subscribed Paul Irish talk on the history of indigenous Paddington.





Project / Deliverable	Due By	Status	Stage	Progress Comments
Plan, promote and deliver a minimum of 3 programs fostering digital and technology literacy as evidenced through attendance and public library evaluation.	30 June 2025	In Progress 	On Track	4 x 3D printing workshops have been held this reporting period including workshops focussed on jewellery and architecture. After school STEM programming has featured a booked out Robotics Club and a we held an expert debate on the benefits of AI. Grant funding supported the delivery of Tech Savvy Seniors, with sessions covering smart phones to cyber safety, video calling and social media delivered this period. Tech at Ascham delivered 2 x 4 week blocks of intergenerational tech support and our Tech connect program linked volunteers to those needing support.
Plan, promote and deliver a minimum of 6 diverse and inclusive children's and youth programs which are positively received by the community as evidenced through attendance and public library evaluation.	30 June 2025	In Progress 	On Track	Youth program have featured local young artist Zephyr Johnson-Grey who exhibited works in the Library youth space and held workshops in the October school Holidays with other highlights including after school robotics and book clubs and workshops in VR, crochet and Dungeons and Dragons. HSC students were supported with 4,300 students utilising extended opening hours a drop in tutoring service was provided along with wellness activities such as hand massages and therapy dogs. The dinosaur themed October School Holiday program was well attended offering craft, movies and a brick-a-saurus lego workshop. Storytime, Rhyme time and Book Babies were held weekly across the three libraries with Speech pathologist, Stella Shamsirad delivering a special inclusive storytime in November.
Continue to curate content on our library webpages to improve discoverability. Incorporate book review capability into the library website and catalogue. Incorporate chat functionality as a customer touchpoint for the library.	30 June 2025	In Progress 	On Track	All local history webpages have been reviewed and re-organised. A Summer Reading Club page has been created to promote this program. Work to incorporate book reviewing functionality is in progress with the Library Management System vendor.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Deliver ongoing support and social inclusion opportunities for Seniors including fortnightly delivery of Home Library Service and two targeted programs eg. Tech Savvy Seniors and Bus to Books.	30 June 2025	In Progress 	On Track	The Home Library Service currently delivers to 95 members and offers easy to use devices to deliver e-audiobooks for those who are vision impaired. In September the service launched a collection of Memory Boxes to help maintain connections with people living with dementia. The Libraries Bus to Book program provided monthly access to the library for less mobile community members and our Home Library Service celebrated the Festive Season with a special morning tea featuring a musical group from Cranbrook and a singing performance from Woollahra Preschool.
(a) Increase digitally accessible content in our local history research service (b) Celebrate local heritage through delivery of 4 plaques via the Woollahra Plaques scheme.	30 June 2025	In Progress 	On Track	The Local History webpages have been reviewed and reorganised to make it more engaging, interactive and accessible for library customers. Pages with extensive information have been consolidated into PDF format and placed in the digital archive. Deep links have been added from the website to Local History Digital Archive enhancing the discoverability and availability of the Local History collection. Photographic galleries have also been refreshed.  Plaques honouring Thomas Tamara, Nanny Nellola and Lyndon Dadswell CMG have been unveiled so far this financial year. Research for the 2023/2024 nomination period is being compiled.

**Strategy 3.1: Promote opportunities for innovative, creative and cultural initiatives that support the community.**

Ref	Priority	Progress Comments
3.1.1	Provide innovative and high quality library and local history services.	Woollahra Libraries currently has 27,990 active Library members who are regularly accessing library services. Over the past six months there have been an average of 53, 674 visitors per month and an average of 69,995 loans per month. This includes 37, 170 physical loans and 32, 785 digital loans. New self check kiosks were installed in all Libraries this period, these machines provide a more intuitive customer experience and integrated payment options. Fortnightly newsletters were sent to 14,122 subscribers, 2,909 Facebook followers and 1,524 Instagram followers.

Ref	Priority	Progress Comments
		Woollahra Libraries has 99 active volunteers engaged in assisting with various tasks including the Tech Connect program and monitoring the slide. The Local history team installed a plaque honouring indigenous leaders Nanny Nellola and Thomas Tamara and sculptor Lyndon Dadswell CMG. Double Bay Local history walks were held in September and October.


Project / Deliverable	Due By	Status	Stage	Progress Comments
Improve discovery of online collections, through interactive and digital experiences in library spaces using cutting edge technology.	30 June 2025	In Progress 	On Track	Woollahra Libraries now has additional access to the digital collection within Library spaces. An interactive screen has been upgraded to feature Libby ebooks and eaudio. Customers can browse the collection and have a link with the ebook sent to their mobile device. A hublet has been installed on level 2 of Double Bay Library, this device allows the lending of tablets that are preloaded with curated items from the digital collection. Woollahra Libraries is currently trialling an interactive touch table, giving customers access to digital newspapers and magazines.
Commence installation of automated service points/library lending machine into community facility locations including the Vaucluse community facility.	31 July 2024	In Progress 	On Track	A LibCabinet has been ordered for Vaucluse Community Centre and is currently in production. Estimated installation date is early 2025.
Investigate the feasibility of a paid library loan delivery service.	31 March 2025	In Progress 	On Track	Research phase is currently underway with discussions held with other Libraries offering a similar service and with our Library Management Service provider as to development required.
Review opening hours of library services following trial of Watsons Bay extended library access hours through unstaffed mechanisms project.	31 March 2025	In Progress 	On Track	Watsons Bay Member Access Hours infrastructure has been installed with trial period commencing in November. Over 150 members have registered for access and our first visitors have successfully used the library outside of staff time.







# Customer Experience & Engagement

## Strategy 3.1: Promote opportunities for innovative, creative and cultural initiatives that support the community.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Implementation of Council's Events strategy: <ul style="list-style-type: none"> <li>Information / resources are promoted to assist community groups /partners with event management / promotion</li> <li>An annual events calendar is published on website</li> <li>Promotion of Event Management Strategy.</li> </ul>	31 March 2025	In Progress 	On Track	Following the successful adoption of the Draft Event Strategy and Policy Review and a public exhibition period of 28 days, the draft Strategy will be presented to FC&S in March 2025 for adoption by Council. Council's website has been updated with an annual events calendar and additional resources for the community to use in planning their events. Actions outlined in the Strategy are being developed and are on track.







## Strategy 10.1: Encourage inclusive community participation and build respectful relationships through engagement and input into decision making.





Ref	Priority	Progress Comments
10.1.1	Support council through provision of resources, education and tools and communicate opportunities for engagement.	Council continues to communicate opportunities for community engagement through a variety of channels including, direct mail, enews, newsletters, social media, events, advertising and the Your Say Platform. Council had 20,578 Site visits to Your Say for July-Dec 2024 and 4,328 registered users for the same period on track with projected targets. A Micromex survey conducted in March 2024 indicated a high level of community satisfaction with opportunities for engagement at 91% satisfaction. Based on survey feedback the community would now like to see their feedback demonstrated in the decision-making of Council.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Implementation of Communication and Engagement strategy to deliver positive customer experience and project engagement outcomes.	30 June 2025	In Progress 	On Track	The most popular engagement projects in this period with the most number of submissions were: <ol style="list-style-type: none"> <li>Public toilet in Gugara Park – 66 submissions</li> <li>Woollahra Council App review – 52 submissions</li> <li>Rushcutters Bay Park playground – 41 submissions</li> <li>Woollahra Preschool Customer satisfaction survey – 41 submissions</li> <li>Robertson Park Playground upgrade- 35 submissions.</li> </ol>
Facilitate training by an accredited trainer for at least 10 members of staff to increase skills and confidence with engagement strategy and delivery.	30 April 2025	In Progress 	On Track	Council staff interested and involved with community engagement participated in an in-house training session on how to host a pop-up on 24 July 2024 attended by 9 staff members and a training session on how to run a successful engagement on 6 November 2024 attended by 11 staff members. A session on stakeholder engagement for relevant staff is being held on 19 March 2025. These sessions provide staff with confidence and skills to plan and deliver successful engagement in the community and additionally provide opportunities to network and share ideas about cross collaboration on success stories, risks and opportunities for improvement to benefit peers and the overall engagement experience.


**Strategy 11.1: Build an efficient organisation that places customers and the community at the heart of service delivery.**


Ref	Priority	Progress Comments
11.1.1	Drive customer design throughout council to improve customer experience.	Online CX training module was launched for all staff across Council to broaden staff understanding of having a customer first approach. Council staff induction was Reviewed and updated. Managers across Council initiated their individual Customer Experience Projects focusing on improving customer experience in specific areas of operation across Council.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Development and training of staff that design services on Customer Experience design tools.	30 June 2025	Completed / Achieved 	Complete	The online CX training module was launched to all staff. This comprehensive module provides all staff with the CX tool kit to assist when designing services. The CX team have worked with Managers and their coordinators to implement their individual CX projects.
Continued expansion of the capabilities of the Woollahra app based on customer feedback.	30 June 2025	Completed / Achieved 	Complete	Additional features were added to the Woollahra app which includes the ability to comment and provide additional information at any time, even after the request is closed and upload extra photos after the request has been created.
Train customer facing staff on Customer Experience principles.	30 June 2025	In Progress 	On Track	The online CX training module was launched for all staff, providing them with a comprehensive CX toolkit to assist when designing services. This is included in the new starter pack. Updated induction for new starters presentation.
Implement a Customer experience dashboard by automating data collection.	30 June 2025	In Progress 	On Track	Council now has Power BI licences for all managers and directors. Dashboard and reporting through Power BI for the CRM system has been created and introduced. Power BI introductory training was conducted for all users.
Investigate a system to enable Council to create a shared information knowledge database to better inform and serve our customers.	30 June 2025	In Progress 	On Track	This work will commence on a scoping project in 4th quarter.
Expand online payment options for: <ul style="list-style-type: none"> <li>Permit to Stand Plant</li> <li>Work zone Application</li> <li>Inspection for Private Tree Pruning</li> <li>Work on Roadways and Council Property</li> <li>Road Opening Permit.</li> </ul>	30 June 2025	In Progress 	On Track	Online parking permits were launched in July 2024. IT is looking at systems to integrate Authority receipting before launching the next 5 forms.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Use data from Customer Satisfaction surveys to benchmark results and drive improvements in our services.	31 March 2025	In Progress 	On Track	We have implemented a survey on all customer lodged CRM's on their finalisation and use this feedback to guide future enhancements. We have continued gathering feedback from our Managers Customer Experience projects which has provided us with actionable insights. The library's annual survey was conducted which included a net promoter score.
Review Council's complaint management policy and procedures.	31 December 2024	In Progress 	On Track	This will be reviewed in this quarter. Relevant information from the Child Protection Policies and practices will be incorporated.
Implement an automated Customer satisfaction feedback process after the completion of all call Centre calls.	31 December 2024	Completed / Achieved 	Complete	This feature has now been implemented on call completion and the information is being analysed to gather information on customer satisfaction.
Automate the renewal process of resident and visitor parking permits to reduce customer effort.	30 June 2025	In Progress 	On Track	Online parking renewal process was launched in July 2024. Automation of visitor permit requests will be investigated.

Ref	Priority	Progress Comments
11.1.2	Transform Council's business, by optimising the use of technology to support effective business processes and customer journeys.	The ability for the community to apply for and pay for parking permits online was launched 1 July 2024. There has been a positive response by the community to this new on line parking renewal option with 61% of customers choosing to use this this facility. Work is continuing on the next 5 highest volume transaction forms that are currently not able to be paid for online.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Investigate the ability to use SMS for requests and enquiries.	30 June 2025	In Progress 	On Track	This work has not yet been commenced. Planned for the 3rd quarter of FY2024/25.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Continue to evolve website to improve customer experience: <ul style="list-style-type: none"> <li>Following the introduction of a feedback widget on Council's website implement viable improvements</li> <li>Incorporate chat functionality as a touchpoint for customer to contact the Customer Call Centre.</li> </ul>	30 June 2025	In Progress 	On Track	The successful trial of an online accessibility tool trial and feedback widget in 2023, saw the permanent adoption of these features. Feedback assists with website improvements, largely in our waste and recycling information and the provision of an award-winning online resident parking permit process. We are currently working on improving the venue hire section of our website through a collaborative internal working group informed by user feedback.

## Workload and Productivity

The following table shows the Service results for the reporting period.




Service	FY 2021/22 (av.)	FY 2022/23 (av.)	1st Qtr 2023/24	2nd Qtr 2023/24	3rd Qtr 2023/24	4th Qtr 2023/24	FY 2023/24 (av.)	1st Qtr 2024/25	2nd Qtr 2024/25	FYTD 2024/25 (av.)
DAs and CDCs processed by Customer Service staff	<b>302</b>	<b>308</b>	281	293	228	294	<b>274</b>	314	305	<b>619</b>
Calls answered by Customer Service staff	<b>18,498</b>	<b>16,537</b>	16,173	16,412	16,358	15,375	<b>16,080</b>	16,571	15,395	<b>15,983</b>
Service standard for call answered	<b>96%</b>	<b>94%</b>	96%	95%	95%	94%	<b>95%</b>	93%	90%	<b>92%</b>
Visitor permits and Daily permits issued by Customer Service staff	<b>4,159</b>	<b>5,611</b>	5,680	6,560	6,945	4,900	<b>6,021</b>	4,770	5,110	<b>4,940</b>
Parking permits issued by Customer Service staff	<b>1,271</b>	<b>1,285</b>	1,349	1,328	1,432	1,071	<b>1,295</b>	1,365	1,346	<b>1,356</b>



# Woollahra Preschool

## Strategy 2.2: Understand needs of our community so that we can facilitate access to support and services.

Ref	Priority	Progress Comments
2.2.2	Encourage and promote services and support for families, youth and children.	Woollahra Preschool provides an 80 place centre for children aged 3-5 years and provides an exceeding standard of care. The Preschool continues to support children with special needs with a dedicated Special Inclusion Support Teacher.

Project / Deliverable	Due By	Status	Stage	Progress Comments
Quarterly intergenerational program delivered between Woollahra Preschool and Holdsworth Community.	30 June 2025	In Progress 	On Track	In partnership with Holdsworth Community, one intergenerational activities was delivered at Woollahra Preschool for the period of July to December 2024. Holdsworth's senior clients interacted with the pre-school children and observed their activities in November 2024.
Work in partnership with providers to deliver a weekly Indigenous community language program to children in Woollahra Preschool.	30 June 2025	Delays 	Preparations	Council has yet to restart the Dharawal Language Program due to insufficient number of educators available from provider. It is anticipated that the program will recommence in the second school term of 2025.
Ongoing implementation of a customer experience satisfaction measure in the preschool to improve the experience of parents and carers within the service.	30 June 2025	In Progress 	On Track	The Woollahra Preschool conducted its annual parent survey from 20 to 30 November, 2024. A good response was received for parents in all four rooms of the Preschool. The results from the survey are being reviewed to see if there are areas of improvement for implementation. A quick snapshot daily survey with use of smiley faces was introduced in Term 4. It has received a slow response to date, but will be well promoted at the start of 2025 school year.

# Woollahra Municipal Council



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**Item No:** 6.3  
**Subject:** **CAPITAL WORKS PROGRAM - QUARTERLY PROGRESS REPORT  
DECEMBER 2024**  
**Author:** Petrina Duffy, Coordinator Strategy & Performance  
Henrietta McGilvray, Senior Corporate Accountant  
**Approver:** Sue Meekin, Director, Corporate Performance  
Tom O'Hanlon, Director Infrastructure & Sustainability

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**Purpose of the Report:**

To provide the Committee with an update on the status of projects in the 2024-2025 Capital Works Program, for the quarter ended 31 December 2024.

**Alignment to Delivery Program:**

11.1 Build an efficient organisation that places customers and the community at the heart of service delivery.

**Recommendation:**

THAT the Capital Works Program – Quarterly Progress Report for the quarter ended 31 December 2024 be received and noted.

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**Executive Summary:**

The purpose of this report is to provide the Committee with an update on the status of projects in the 2024-2025 Capital Works Program, for the quarter ended 31 December 2024.

**Discussion:**

As part of Council's quarterly reporting under Council's Integrated Planning and Reporting Framework, this report is presented to the Finance, Community & Services Committee detailing the status of projects in the Capital Works Program.

Consistent with the approach adopted for progress reporting on the Priorities and Actions contained in Council's Delivery Program and Operational Plan, the Capital Works Program Status Report is presented by Key Service Area, Strategy and Priority. Specific projects supporting the Priority are then listed in the table under the heading "Actions".

The Capital Works Program Status Report for the period ended 31 December 2024 is at **Attachment 1**. It includes, in the introductory pages, a snapshot of the Capital Works Program with a high level summary according to project status, budget, actual expenditure to date and budget remaining, statistics and charts.

**Options:**

This report is for noting only.



**Community Engagement and / or Internal Consultation:**

This report has been compiled using information provided by Directors and Managers in relation to their area of budget responsibility.

**Policy Implications:**

There are no direct policy implications as a result of this report.

**Financial Implications:**

Capital Works actions with budgets that were rolled over from last financial year have been consolidated with the current year 2024-2025 budgets. This is a consolidation of existing budget and does not represent any increases or decreases in total funding.

Projects over expended at 31 December 2024 (those with a negative in the budget remaining column) have been addressed in the December 2024 Quarterly Budget Review which also appears on tonight's agenda.

**Resourcing Implications:**

Resourcing implications are outlined within the report.

**Conclusion:**

It is recommended the December 2024 Quarterly Capital Works Program Progress Report be received and noted.

**Attachments:**

1. CW Q2 Oct-Dec 2024 FINAL



# CAPITAL WORKS PROGRAM

## QUARTERLY PROGRESS REPORT OCTOBER - DECEMBER 2024/25



# Contents

<b>Introduction</b>	<b>iii</b>
<b>Capital Works Actions October - December 2024/25 Progress</b>	<b>iv</b>
<b>Environment &amp; Climate Change</b>	<b>1</b>
<i>Includes Strategies:</i>	
5.4: Reduce impacts of local flooding and improve floodplain risk management	
7.2: Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbour.	
8.1: Reduce greenhouse gas emissions.	
8.5: Reduce potable water usage by Council and encourage reduced usage on private property.	
<b>Parks, Trees &amp; Recreation</b>	<b>6</b>
<i>Includes Strategy:</i>	
5.3 Provide and maintain clean, attractive, accessible, connected and safe parks, sportsgrounds, foreshore areas and other public spaces and infrastructure such as roads, footpaths, bicycle facilities, stormwater drains and seawalls.	
<b>Land &amp; Building Services</b>	<b>13</b>
<i>Includes Strategies:</i>	
5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.	
9.1: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.	
11.2: Secure Council's financial position.	

## **Transport & Engineering**

*Includes Strategies:* **20**

5.5: Renew and upgrade ageing infrastructure including roads, footpaths, stormwater drains and seawalls.

6.3: Reduce traffic congestion, noise and speeding.

9.1: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.

## **Corporate Services**

*Includes Strategy:* **33**

11.1: Build an efficient organisation that places customers and the community at the heart of service delivery.

## **Community Services, Culture & Arts**

*Includes Strategy:* **34**

5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.

## **Library Services**

*Includes Strategy:* **37**

5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.

## **Preschool**

*Includes Strategy:* **38**

5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.

Cover image: Flying boat at Lyne Park playground, Rose Bay

# Introduction

## What is our Delivery Program & Operational Plan?

The Delivery Program 2022/23 to 2025/26 and Operational Plan 2024/25 are structured on the Goals and Strategies of our Community Strategic Plan *Woollahra 2032*. The Delivery Program identifies Priorities, whilst the Operational Plan outlines our deliverable projects for the year, including our Capital Works program.

Progress reports for each of Council's key service areas from our Delivery Program and Operational Plan are reported on a biannual basis. In addition a Capital Works Program report is presented quarterly to the Finance, Community & Services Committee.

## What is the Capital Works Program – Quarterly Progress Report?

This report provides progress comments against each project in the Capital Works Program. It is designed to provide a snapshot to the Council and the community on the progress against the Capital Works Program as adopted in the Delivery Program 2023/23 to 2025/26 and Operational Plan 2024/25.

## Capital Works Program Quarterly Progress Report Statistics to end of December 2024

The Capital Works Program delivers actions which support the community priorities identified in our Community Strategic Plan, *Woollahra 2032*.

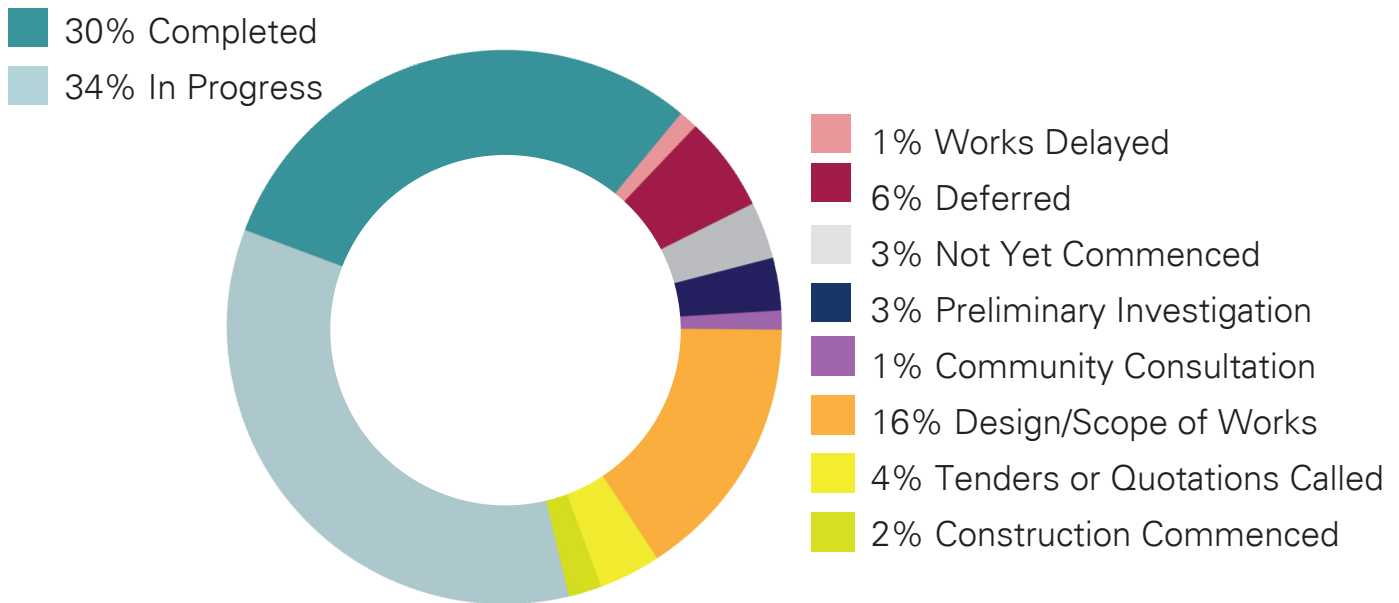
This Capital Works Program progress report lists its project Actions under the key service area it supports:

- Environment & Climate Change
- Parks, Trees & Recreation
- Land & Building Services
- Transport & Engineering
- Corporate Services
- Community Services, Culture & Arts
- Library Services
- Preschool.

The following table provides a snapshot of the status of the progress of all Actions as at 31 December 2024.

# Capital Works Actions

As at 31 December 2024



Status	Current Quarter		Budget (\$)	YTD Expenditure (\$)	Budget Remaining (\$)
	# of Projects	%			
Completed	58	30%	4,069,072	3,920,286	148,786
Preliminary Investigation	6	3%	24,290,359	504,358	23,786,001
Community Consultation	2	1%	683,646	0	683,646
Design/Scope of Works	30	16%	6,577,187	1,016,183	5,561,004
Tenders or Quotations Called	7	4%	590,476	325,162	265,314
Construction Commenced	4	2%	1,106,327	865,257	241,070
In Progress	66	34%	14,298,250	7,203,168	7,095,082
Works Delayed	2	1%	787,986	39,080	748,906
Deferred	11	6%	384,456	0	384,456
Not Commenced	6	3%	1,071,200	324	1,070,876
<b>TOTAL</b>	<b>192</b>	<b>100%</b>	<b>53,858,959</b>	<b>13,873,818</b>	<b>39,985,141</b>

# Environment & Climate Change

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
Strategy 5.4: Reduce impacts of local flooding and improve floodplain risk management.							
Priority 5.4.2: Develop and implement a five year capital renewal program for stormwater drainage infrastructure.							
5.4.2.1 Stormwater Inlet Capacity Increase - Multiple jobs to improve stormwater capacity (01466) and to identify and rectify small stormwater system works (01492)	In Progress	<p>The Inlet Capacity Increase project and Stormwater Small Works Project are carried out concurrently and are on-going projects which involve improving/constructing stormwater kerb inlets or systems to improve overall stormwater capacity. In conjunction with #01492.</p> <p>Works completed in FY2024/25 are:</p> <ul style="list-style-type: none"> <li>• Reconstruction of stormwater pit near 24 Chester Street, Woollahra;</li> <li>• Relining of pipe in Greycairn Place, Woollahra; Reconstruction of stormwater pit and pipe in Bennelong Crescent, Bellevue Hill.</li> </ul> <p>The following works that are still in progress for FY24/25 are;</p> <ul style="list-style-type: none"> <li>• Relining of pipe in Milton Avenue, Woollahra;</li> <li>• Relining of pipe in New Beach Road, Darling Point to harbour;</li> <li>• New stormwater pipe works in Fitzwilliam Road, Vaucluse;</li> <li>• New stormwater pipe works in Albermarle Lane, Rose Bay.</li> </ul>	Yes	Completed	659,297	533,309	125,989
5.4.2.2 Condition assessment for the stormwater network by using CCTV inspection (01493)	In Progress	<p>This is an on-going project and involves undertaking CCTV inspections of Council's stormwater network in known problem areas or in critical locations to assess the condition of pipes across the LGA. Any defects identified are recorded and repair works are prioritised. This data is considered when developing Council's future capital and maintenance drainage budgets and is incorporated in Council's Asset and Defects Register. The CCTV inspection contractor is still undertaking works, with funds committed.</p>	No	Completed	119,063	79,464	39,599

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.4.2.3 Pipe Refurbishment Program - Climate Change Adaption Measure (01892)	In Progress	The pipe refurbishment program involves upgrading stormwater pipes and systems to improve overall stormwater capacity. The following works scheduled for FY24/25 are; <ul style="list-style-type: none"> <li>• Relining of pipe in Underwood Street to Ashton Lane, Paddington;</li> <li>• Relining of pipe in 8 Dumaresq Road, Rose Bay to harbour.</li> </ul> Contractors have been engaged for both projects and installation will be undertaken in Q3/Q4 of FY24/25, subject to contractor availability.	Yes	Completed	205,800	70,016	135,784
5.4.2.4 Pringle Place at Bellevue Garden, Bellevue Hill - New stormwater pipe connection from Pringle Place to Bellevue Gardens (construction) (01663)	Completed	Construction works are underway with civil works completed and landscaping works to be undertaken in Q3/Q4 FY24/25. These works are in conjunction with the Pringle Place rock face stabilisation works (#01664).	Yes	Completed	23,380	23,364	16
5.4.2.5 Edgecliff Road, Woollahra - Climate Change Adaption Measures (01891)	Design / Scope of Works	A concept design is being finalised for the Woollahra Gateway project which includes streetscape upgrades to the intersection of Edgecliff Road and Old South Head Road, Woollahra. Part of the scope of works is to improve stormwater infrastructure at this location and will incorporate a raingarden. Consultation with Transport for NSW and Waverley Council will be undertaken in Q3 of FY24/25 prior to a broader public consultation with the community. This project is in conjunction with #01487.	Yes	Community Consultation	51,450	80,987	-29,537
5.4.2.6 Kiaora Road corner Forest Road, Double Bay - Stormwater improvement works (01662)	Completed	Project complete.	Yes	Completed	10,999	10,778	221

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.



Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.4.2.7 Caledonian Road Rose Bay - Stormwater outfall upgrade on Rose Bay Beach (design and construct) (01661)	Design / Scope of Works	A design is being finalised and community consultation will be undertaken in Q3/Q4 of FY24/25. These works will be undertaken in conjunction with the Caledonian Road footpath reconstruction and road pavement resurfacing (#01821) and construction will occur following completion of Collins Avenue project #01818.	Yes	Construction Commenced	121,317	677	120,640
<b>Strategy 7.2: Support cleaner, healthier waterways including improved water quality and healthy water catchments, creeks and harbour.</b>							
<b>Priority 7.2.2: Implement a program of capital works for water quality improvement, including installation of stormwater quality improvement devices such as raingardens and Gross Pollutant Traps.</b>							
7.2.2.1 Water Quality Improvement - Implementation of Water Sensitive Urban Design projects including raingarden (01487)	Design / Scope of Works	A concept design is finalised for the Woollahra Gateway project which includes streetscape upgrades to the intersection of Edgecliff Road and Old South Head Road, Woollahra. Part of the scope of works is to improve stormwater infrastructure at this location and will incorporate a raingarden. Consultation with Transport for NSW and Waverley Council will be undertaken in Q3 of FY24/25 prior to a broader public consultation with the community. This project is in conjunction with #01891.	Yes	Community Consultation	50,000	0	50,000
7.2.2.2 Water Quality Improvement - Gross Pollutant Trap (01795)	Tenders or Quotations Called	This project is for the installation of a GPT at Collins Avenue Rose Bay. Pre-construction planning and development of the construction methodology is complete. Contractors have been appointed and construction is planned to commence in April. This project is being undertaken in conjunction with Project 01484.	Yes	Completed	140,000	315,955	-175,955
7.2.2.3 Water Quality Improvement - Design and Construction of Gross Pollutant Trap to treat stormwater (01831)	Design / Scope of Works	This project includes the design and construction of a GPT at Gibsons Beach and a GPT in the Rushcutters Bay catchment. Both are currently in detailed design phase.	Yes	Construction Commenced	400,000	0	400,000

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
<b>Strategy 8.1: Reduce greenhouse gas emissions.</b>							
<b>Priority 8.1.1: Provide programs and projects to reduce local greenhouse gas emissions.</b>							
8.1.1.1 Energy Conservation & Carbon Reduction Projects (01490)	Tenders or Quotations Called	Quotes have been received for the installation of rooftop solar on a Council owned building at Lyne Park which is leased by Jezve Café. Quotes have also been obtained for upgrading lighting at Council sites with energy efficient fixtures. The quotes are under review.	Yes	Completed	100,000	0	100,000
8.1.1.2 Electric Vehicle Charging - Installation of public chargers (01703)	Community Consultation	Council, via the 3 Council Regional Environment Program, was successful in obtaining grant funding through the NSW Government Electric Vehicle Kerbside Charging Grants and Local Small Commitments Allocation. The funds allocated to this project will be used as Council's co-contribution to the grant project. This quarter, community consultation was undertaken for the second and third round of chargers proposed to be installed. The next step is to report proposed parking changes to Traffic Committee and then FCS. Installation of chargers will be rolled out over the next 12 months.	Yes	Construction Commenced	183,646	0	183,646
8.1.1.3 Transition from Gas - Phase 1 - Phase 1 - replacing hot (01972)	Not Yet Commenced	A grant application has been submitted to co-fund this project, awaiting the outcome of the application.	Yes	In Progress	180,000	324	179,676
8.1.1.4 Transition from Gas - Phase 2 - Phase 2 - VRF System (01973)	Not Yet Commenced	A grant application has been submitted to co-fund this project, awaiting the outcome of the application.	Yes	In Progress	400,000	0	400,000
<b>Strategy 8.5: Reduce potable water usage by Council and encourage reduced usage on private property.</b>							
<b>Priority 8.5.1 Integrate water sensitive urban design into local infrastructure and development and investigate stormwater re-use.</b>							
8.5.1.1 Stormwater Harvesting (01484)	Tenders or Quotations Called	This project is for stormwater harvesting at Collins Avenue Rose Bay. Pre-construction planning and development of the construction methodology is complete. Contractors have been appointed and construction is planned to commence in April. This project is being undertaken in conjunction with Project 01795.	Yes	Construction Commenced	184,706	607	184,099

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
<b>Priority 8.5.2 Implement projects to reduce Council's water usage.</b>							
8.5.2.1 Water Conservation - Projects to reduce potable water use (00162)	In Progress	Contractors have completed the installation of a rainwater tank and associated drainage works at Christison Park. A new pump was installed this quarter. In Q3 a water meter and data logger will be installed on the recycled water pipe inlet, to monitor the amount of water collected by the tank. This will complete the project.	Yes	Completed	249,359	183,447	65,912
<b>ENVIRONMENT &amp; CLIMATE CHANGE TOTAL:</b>					<b>\$3,079,017</b>	<b>\$1,298,927</b>	<b>\$1,780,090</b>

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

# Parks, Trees & Recreation

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
Strategy 5.3 Provide and maintain clean, attractive, accessible, connected and safe parks, sportsgrounds, foreshore areas and other public spaces and infrastructure such as roads, footpaths, bicycle facilities, stormwater drains and seawalls.							
<b>Priority 5.3.2 Implement a prioritised program of capital improvements to public open spaces and recreation facilities.</b>							
5.3.2.1 Parks & Open Spaces Project Management (00054)	In Progress	This cost centre is used for consultancy fees on initial investigation works on various projects identified for the FY2024/25.	Yes	Completed	98,629	58,956	39,673
5.3.2.2 Park furniture roll-out (LGA-wide) (00450)	In Progress	Renewal of existing park furniture and new opportunity sites have been identified and continue to be installed. Procurement is complete and rollout will continue throughout FY24/25.	Yes	Completed	164,495	149,589	14,906
5.3.2.3 Park lighting upgrades (00667)	In Progress	The upgrade of lighting at Marine Parade is complete. Harbourview Park lighting renewal is currently underway.	Yes	Completed	101,768	87,699	14,069
5.3.2.4 Park Signage - Renewal and new park signage in parks (00777)	In Progress	A list of signage renewal is complete and procurement commenced. Installation to occur in Q3 and Q4 FY24/25.	Yes	Completed	247,130	123,271	123,859
5.3.2.5 Fencing Upgrade – Various sites (01338)	Completed	The renewal of Lough Playing Fields fence is complete. Repairs to the coastal fence between Gap Park and Christison Park are also complete. Overspend will be managed via savings on other projects.	Yes	Completed	271,557	275,559	-4,002
5.3.2.6 Multi-use sports facilities construction - Lough Playing Fields (01672) and (01396)	In Progress	The draft Review of Environmental Factors (REF) for the Lough Playing Fields multi-courts is complete and currently being reviewed by staff (including an acoustics report). As the proposal encroaches onto a small part of Sydney Water land, we are progressing positive discussions with Sydney Water around required agreements for use of the land. Once the REF is finalised and discussions with Sydney Water finalised, a report to Council will be presented prior to proceeding to community consultation.	Yes	Construction Commenced	693,042	10,805	682,237

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.3.2.8 Landscape improvements at various sites including Ian St embankment, Spring St laneway, Edward St steps (01866)	Completed	This project is complete with improvements to Spring Street Steps, Edward Street and Edgecliff Square.	Yes	Completed	21,588	21,213	375
5.3.2.9 Renewal of softfall at various sites (01086)	In Progress	Softfall works at Lyne Park and Rushcutters Bay Park are complete. Overspend will be managed via savings from other projects.	Yes	Completed	152,688	166,307	-13,619
5.3.2.10 Informal and non-traditional play elements at various locations (01771)	In Progress	Orders of informal play elements have been placed, with delays being experienced to the supply and delivery of equipment. Once delivered installation will follow which is expected to be Q3 FY24/25.	Yes	Completed	149,700	34,000	115,700
5.3.2.12 Priority infrastructure for change to dog regulations - Infra (01920)	In Progress	The development of Review of Environmental Factors (REF) for the change of regulations to some parks are finalised. Once these have been presented to Council and the changes approved the infrastructure will be organised (for eg. signage, bins etc.). A report to Council will be presented in Q3 FY24/25.	Yes	Completed	106,000	0	106,000
5.3.2.13 Installation of mulch pit at Woollahra 2 & 3 sportsfields for Council use (01873)	In Progress	The installation of the mulch pit at Woollahra 2 & 3 is currently under construction and will be operational in February 2025.	Yes	Completed	63,225	30,000	33,225
5.3.2.14 Thornton playground design and consultation (01875)	Design / Scope of Works	Initial community consultation, to seek ideas on the renewal design, was completed. Following this, the design work of the playground is also now complete. Following the Council resolution, dated 29 April 2024, the renewal of Thornton Reserve Playground was replaced by the renewal of Robertson Park playground. Thornton Reserve Playground will be given consideration in the development of the FY25/26 Capital Works Budget. Timing on consultation of the design is anticipated to occur at the end of FY24/25.	Yes	Completed	21,379	14,150	7,229

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.3.2.15 Cooper Park Pond upgrade (01766)	Preliminary Investigation	A Review of Environmental Factors (REF) and Heritage Impact Statement (HIS) are now complete. Should the REF be endorsed by Council's planning staff, request for quotations of the work will commence. This is being undertaken in conjunction with #01872.	Yes	Completed	40,492	877	39,615
5.3.2.16 Renewal of the historic sandstone weirs in Cooper Park Creek (01872)	Preliminary Investigation	A Review of Environmental Factors (REF) and Heritage Impact Statement (HIS) are now complete. Should the REF be endorsed by Council's planning staff, request for quotations of the work will commence. This is being undertaken in conjunction with #01766.	Yes	Completed	326,419	44,449	281,970
5.3.2.18 Upgrade and redesign Lower Cooper Park cricket nets (01864)	In Progress	The upgrade of the Lower Cooper Park cricket nets are complete. There are further landscaping works surrounding the nets which are currently being considered.	Yes	Completed	48,829	26,354	22,475
5.3.2.19 Rushcutters Bay Park Youth Facility (01190)	Preliminary Investigation	To proceed with the Rushcutters Bay Park Youth Facility, a Section 60 application to Heritage NSW is required which is currently being prepared. Following a meeting with Heritage NSW for pre-lodgement advice, a Review of Environmental Factors (REF) is finalised and an Aboriginal cultural values assessment is complete. In review of the draft REF, an updated acoustics report, a detailed site assessment and an Acid Sulphate Soils Assessment is required to be included in the REF. These documents are finalised and will be included in a final REF which has been submitted to the Director, Planning and Place for review and assessment. Should the REF be approved, the S60 application will be submitted. It is expected to be submitted to Heritage NSW in Q3 FY24/25.	Yes	Community Consultation	1,095,922	71,494	1,024,428
5.3.2.20 Redleaf Plan of Management - Retaining wall and pathway renewal (01336)	Completed	The renewal of the Redleaf retaining wall is complete. Savings from this project will be used to fund over expenditure on other projects.	Yes	Completed	68,049	3,273	64,776

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.3.2.21 Sayonara Slipway improvements (01340)	Preliminary Investigation	The Sir David Martin Reserve Plan of Management proposes to activate the Sayonara Slipway for water based recreation and related maritime purposes, whilst retaining and preserving the heritage fabric of the site. A survey of the site has been completed and a site analysis undertaken. The next stage of works will include community consultation to determine possible improvements and activations which is expected to occur in Q3 FY24/25. Any works to the site would require a Heritage Impact Statement.	Yes	Preliminary Investigation	150,000	1,225	148,775
5.3.2.22 Yarranabbe Park - Northern Plaza and stairs construction (01399)	Works Delayed	GML Heritage have prepared the Conservation Management Strategy for the site. This project is included in that Strategy. Investigations are underway to determine the feasibility of the project in regards to its heritage impact on the State Heritage Listed park. It is also noted that as development options for the Swimmable Harbour project are progressing this project may be affected (as Yarranabbe Park is an identified site for investigation).	Yes	Deferred	400,000	0	400,000
5.3.2.23 Yarranabbe Park entry landscaping adjacent to RANSA (01918)	In Progress	A scope of works and initial investigations have begun on improvements to the Yarranabbe Park entry (adjacent to RANSA). These works include replacement of bollards and pathway improvements. Works to be undertaken in Q4 FY24/25.	Yes	Completed	112,000	0	112,000
5.3.2.24 Yarranabbe Fitness Station renewal (01877)	Completed	The renewal of the Yarranabbe Park Fitness station is complete. The overspend was due to some unforeseen irrigation realignment works required and will be managed via savings from other projects.	Yes	Completed	50,106	61,707	-11,601
5.3.2.25 Soudan Street reserve landscape upgrade to improve usability and accessibility (01867)	Completed	The landscape upgrade to Soudan Street Reserve is complete. The overspend will be managed via savings from other projects. .	Yes	Completed	11,647	12,698	-1,051

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.3.2.26 Pocket park upgrades including Comber St Reserve and Sutherland St Reserve (01868)	In Progress	The Sutherland Street Reserve upgrade is complete. The initial design on Comber Street Reserve upgrade is finalised with community consultation to occur in FY24/25. A further budget bid will be sought in the FY25/26 Capital Works budget to fund this work.	Yes	Completed	36,784	35,509	1,275
5.3.2.27 Royal Hospital for Women Park (RHWP) landscape improvements - terracing, weed matting and garden improvements (01871)	Completed	The landscape improvements to RHWP are complete.	Yes	Completed	124,183	124,841	-658
5.3.2.28 Renewal of Rushcutters Bay Park pathway - Along the entire Seawall (01919)	In Progress	Design options and scope of works are finalised for the renewal of the asphalt pathway to a concrete pathway adjacent to the Rushcutters Bay Park seawall. A Heritage Impact Statement has been undertaken and accepted by Council's Heritage staff. Community consultation will occur in Q3 with construction to commence in Q4 FY24/25.	Yes	Completed	196,000	7,045	188,955
5.3.2.29 Renewal of Trumper Park pathway leading to New Mclean Street (01921)	In Progress	Designs are being finalised for the renewal of the Trumper Park pathway leading to New McLean Street (adjacent the Trumper Park playground). Community consultation and construction to occur in Q3 and Q4 FY 24/25.	Yes	Completed	146,000	12,528	133,472
5.3.2.30 Spring Street Reserve playground renewal and landscaping (01876)	In Progress	Community consultation on the new playground and landscaping is complete. Minor design changes have been made in response to some submissions received and the community notified. Playground renewal works will commence in February 2025.	Yes	Completed	209,850	198,334	11,516

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.3.2.31 Design and community consultation for Trumper Park <b>and</b> Rushcutters Bay Park Playground (01923)	In Progress	The initial community consultation for Rushcutters Bay Park playground renewal is currently being undertaken closing on 9 February 2025. Following the Council resolution, dated 29 April 2024 whereby Thornton Reserve Playground was replaced by the renewal of Robertson Park playground, staff have undertaken community consultation on Robertson Park which will result in Trumper Park playground consultation being deferred until FY25/26.	Yes	Completed	57,000	0	57,000
5.3.2.32 Dinghy storage facility at various sites including Parsley Bay Reserve (01865)	Completed	Installation of additional dinghy racks at Rose Bay Park, Gibson's Beach and Tingira Memorial Reserve are complete. The remaining budget will be used on overspend on other projects.	Yes	Completed	42,372	26,695	15,677
5.3.2.33 Installation of further planter boxes and trees along New South Head Road, Rose Bay (01874)	In Progress	In addition to the new trees and existing planter boxes along New South head Road in the Rose Bay Business Centre, further planter boxes are ordered and are awaiting delivery. These will be rolled out in Q3 FY24/25.	Yes	Completed	58,910	48,895	10,015
5.3.2.34 Lyne Park landscape upgrade - Improved entry garden beds to Lyne Park off New South Head Rd (01676)	Completed	The Lyne Park landscape upgrade to the entry is complete.	No	Completed	5,813	5,600	213
5.3.2.35 Gap Park CCTV upgrades (01762)	In Progress	The upgrade of the CCTV cameras at Gap Park continue to be implemented along with some improvements to the workstations associated with the cameras. Further renewal of cameras and poles will be undertaken in FY24/25.	Yes	Completed	169,996	77,338	92,658

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
5.3.2.36 Installation of Coastal Binoculars along Coastal Cliff Walk between Gap Park and Christison Park (01863)	Completed	The installation of two sets of binoculars are complete at Jacobs Ladder viewing area and Christison Park along with accompanying signage is complete. The 3rd location (which attempts to pick up the seal colony at the base of cliff) requires further investigation around the platform requirements, location and feasibility. Once this has been investigated further budget will be required and sought in a future financial budget.	Yes	Completed	2,329	0	2,329
5.3.2.37 Lyne Park Playground upgrade (01770)	In Progress	Stage 1 and Stage 2 of the Lyne Park Playground are open. A park entry sign and some Aboriginal interpretation within the pathways are to be undertaken in February 2025. An official opening is currently scheduled for early March 2025. This project is in conjunction with #01924.	Yes	Completed	811,279	708,079	103,200
5.3.2.38 Robertson Park Playground renewal - Renewal of Robertson (01922)	In Progress	The initial community consultation is complete and is being reviewed. A concept design will now be developed and consulted with the community. Construction to commence in Q4 FY24/25.	Yes	Construction Commenced	750,000	225	749,775
5.3.2.39 Intergenerational activity equipment for Lyne Park (01924)	In Progress	Stage 1 and Stage 2 of the Lyne Park Playground are open. A park entry sign and some Aboriginal interpretation within the pathways are to be undertaken in February 2025. An official opening is currently scheduled for early March 2025. This project is in conjunction with #01770.	Yes	Completed	227,000	202,031	24,969
5.3.2.40 Christison Park irrigation extension - Extension of existing (01925)	In Progress	The extension of irrigation at Christison Park is currently being undertaken. The new irrigation should be operational in February 2025 and will be used in conjunction with the recently installed water tank at the site. The overspend will be managed via savings from other projects.	Yes	Completed	156,000	161,927	-5,927
<b>PARKS, TREES &amp; RECREATION TOTAL:</b>					<b>\$7,388,181</b>	<b>\$2,802,674</b>	<b>\$4,585,507</b>

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# Land & Building Services

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.							
Priority 5.1.2: Implement a prioritised program of capital improvements to community facilities.							
5.1.2.1 Property management system (01629)	Completed	Software installed and data uploaded. Commissioning of the system is currently underway to be completed by Q3 FY24/25.	No	Completed	43,653	0	43,653
5.1.2.2 Lyne Park Tennis - Courts upgrade (01835)	Not Yet Commenced	To be reviewed in conjunction with the tender for management of the facility (currently planned for FY25/26).	No	Deferred	250,000	0	250,000
5.1.2.3 Install new staff workshed - Woollahra Oval 2/3 (01837)	Deferred	Quotations received for the works were unexpectedly high, due to extensive excavation and power supply to the site being identified as issues. On this basis, the project is being deferred for consideration in a future budget.	Yes	Deferred	30,000	0	30,000
5.1.2.4 Woollahra Oval 2 - Upgrade for female friendly changerooms (01840)	Completed	Works complete.	No	Completed	40,101	40,101	0
5.1.2.5 Fletcher St Depot - Install concrete stormwater swale (01948)	Completed	Works complete.	No	Completed	25,950	25,950	0
5.1.2.6 Cooper Park Workshed (old toilet block) - Refurbish redundant toilet block for staff/volunteers (01779)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	2,000	0	2,000

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.1.2.7 RANSA - Toilets refurbishment (01937)	Deferred	An inspection was conducted to finalise the scope of works, and it was determined that the toilets are in good condition. As a result, this work will be deferred, and the condition will be reassessed in two years. Any under-expenditure on this project will be returned to the Property Reserves to help cover over-expenditure on other projects.	Yes	Completed	70,000	0	70,000
5.1.2.8 RANSA - Replace Sewer (01938)	In Progress	Works are underway to replace section of sewer pipe.	Yes	Completed	35,000	1,000	34,000
5.1.2.9 Redleaf Kiosk - Refurbish roof, gutters & downpipes (01940)	Deferred	Assessment of the of the condition of the roof was undertaken and it was determined that the roof and gutters are in good condition, only requiring some maintenance works which were undertaken within the existing maintenance budget. To be reviewed again in future years. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	10,000	0	10,000
5.1.2.10 Redleaf Kiosk - Upgrade toilets and change rooms (01941)	Design / Scope of Works	Works to be undertaken in winter - Q4 FY24/25.	Yes	Completed	25,000	0	25,000
5.1.2.11 Redleaf Kiosk - Water supply pipe replacement (01942)	Design / Scope of Works	Works to be undertaken in winter - Q4 FY24/25.	Yes	Completed	45,000	0	45,000
5.1.2.12 Blackburn Gardens - Refurbishment of mens and womens toilets; Replacement of roof, gutters and down pipes; Improvements to pathway (00690)	Completed	Works complete.	No	Completed	5,000	0	5,000
5.1.2.13 Steyne Park Amenities Building - Refurbishment of worksheds (01943)	Design / Scope of Works	Structural design being prepared as more works are necessary than originally envisaged. Works to be undertaken in Q4.	Yes	Completed	15,000	0	15,000

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.1.2.14 McKell Park Toilet - Replace ceilings (01947)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	15,000	8,500	6,500
5.1.2.15 Redleaf - Refurbishment works (01641)	Completed	Works complete.	No	Completed	11,130	11,130	0
5.1.2.16 Redleaf - Replace airconditioning chiller (01784)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	35,112	32,277	2,835
5.1.2.17 Redleaf - Upgrade air-conditioning management system (BMS) (01785)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	75,117	70,257	4,860
5.1.2.18 Redleaf Skylights (01796)	Completed	Works complete.	No	Completed	1,818	1,818	0
5.1.2.19 Redleaf - Lower ground floor carpet replacement(01846)	Deferred	The carpet will be replaced when the next replacement of the workstations is undertaken	Yes	Deferred	94,456	0	94,456
5.1.2.20 Annexe - Upgrade Kitchens (01949)	In Progress	One dishwasher to be installed and the project will be complete.	Yes	Completed	15,000	6,262	8,738
5.1.2.21 Redleaf - Replace computer room air-conditioning units (01950)	Completed	Works complete.	No	Completed	8,100	8,100	0
5.1.2.22 Redleaf - Replace air-conditioning fan motors & pumps (01951)	In Progress	Pumps and fan coils have been replaced and replaced key components of the boiler to increase life expectancy and efficiency. Actuators and dampers remain to be done. Works will be completed in Q4.	Yes	Completed	75,000	59,005	15,995

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.1.2.23 Redleaf - Replace ductwork and fire dampers (01952)	Tenders or Quotations Called	Quotations are being evaluated. It is anticipate works will be undertaken in Q3 FY24/25.	Yes	Completed	50,000	0	50,000
5.1.2.24 Redleaf - Replace copper roof - Heritage building (01953)	Deferred	Maintenance work undertaken in 2023 has proven to be effective and the project will be reviewed again in two years. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	70,000	0	70,000
5.1.2.25 Fire Services Upgrade (General) (01844)	Completed	Works complete. Over-expenditure on this project will be funded from the Property Reserves from savings on other projects in this quarterly review.	Yes	Completed	15,000	15,458	-458
5.1.2.26 Rushcutters Bay Kiosk - Install new extraction fan (01936)	Design / Scope of Works	Design / scope of works delayed due to complexity of installation and cost. Options are being reviewed and installation of the extractors will be completed in Q4.	Yes	Completed	15,000	0	15,000
5.1.2.27 Trumper Park - Female Friendly Facility Upgrade (01797)	Works Delayed	Contractor appointed and waiting for the issue of the Construction Certificate. Works expected to commence in February 2025 and will take approx 18 weeks.	Yes	Construction Commenced	387,986	39,080	348,906
5.1.2.28 Parsley Bay Kiosk - Replace pergola/paving and install waterproof membrane on flat roof (01777)	Not Yet Commenced	The works will be carried out after Sydney Water completes the amenities upgrade in July 2025.	Yes	Works Delayed	121,200	0	121,200
5.1.2.29 Watsons Bay Tea Rooms - Toilets refurbishment (01935)	Design / Scope of Works	Works to be undertaken in winter - Q4 FY24/25.	No	Completed	50,000	0	50,000
5.1.2.30 Woollahra Golf Club Cottage - Refurbish roof, gutters & (01939)	Design / Scope of Works	Design / scope of works in Q3 with construction in Q4 FY24/25.	Yes	Completed	20,000	0	20,000
5.1.2.31 Grimmley Pavilion - Refurbishment of toilets (01944)	Not Yet Commenced	East's have submitted a DA for new change rooms and public toilets. Scope of works for Grimley Pavillion upgrade will be prepared in consultation with East's once the DA is approved. See project #01978 below.	Yes	In Progress	70,000	0	70,000

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.1.2.32 Robertson Park Toilets - Internal re-tile and general (01945)	Design / Scope of Works	Works to be undertaken in winter - Q4 FY24/25.	No	Completed	55,000	0	55,000
5.1.2.33 Robertson Park Toilets - Upgrade electricals & lighting (01946)	Design / Scope of Works	Works to be undertaken in winter - Q4 FY24/25.	No	Completed	20,000	0	20,000
5.1.2.57 Female Friendly Change Rooms at Andrew Petrie Oval (01978)	Community Consultation	Easts Rugby have submitted a Section 4.55 modification to their DA for new change rooms and public toilets. Timing of the construction works is not known yet.	Yes	In Progress	500,000	0	500,000

**Strategy 9.1: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.**

**Priority 9.1.1 Encourage economic development in business and retail centres and implement Council's adopted Place Plans.**

9.1.1.1 Cross Street Car Park - Redevelopment (01275)	Preliminary Investigation	A report on the project's feasibility will be presented to the Strategic & Corporate Committee in February 2025.	Yes	Preliminary Investigation	677,526	386,312	291,214
9.1.1.2 Cross Street Car park -Remedial works (01701)	Completed	Works complete. Over-expenditure on this project will be funded from the Property Reserves from savings on other projects in this quarterly review.	No	Completed	124,690	142,443	-17,753
9.1.1.3 Wilberforce Car Park, Rose Bay redevelopment (01276)	Design / Scope of Works	In conjunction with Project #01971. Preferred contractor appointed to undertake redesign for cost savings on project (value engineering). Report to be submitted to Strategic & Corporate Committee Council in February 2025.	Yes	To Be Determined	769,272	680,219	88,953
9.1.1.4 Wilberforce Car Park - Redevelopment - Build costs (01971)	Preliminary Investigation	In conjunction with Project #01276. Awaiting outcome of Council report under #01276 to proceed.	Yes	To Be Determined	22,000,000	0	22,000,000

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
<b>Strategy 11.2: Secure Council's financial position.</b>							
<b>Priority 11.2.3 Maximise return from Council's commercial premises.</b>							
11.2.3.1 Woollahra Golf Club - Replace roof, gutters and downpipes (01685)	Completed	Works complete. Additional works were identified once the initial works commenced. Over-expenditure on this project will be funded from the Property Reserves.	No	Completed	4,409	10,300	-5,891
11.2.3.2 Kiaora Place - External façade rendering of Building 2 (01862)	Construction Commenced	Contractor has commenced on site and the project is due for completion in Q4 weather permitting.	Yes	Completed	515,550	469,323	46,227
11.2.3.3 Kiaora Place - Landscaping (01926)	Completed	Works complete.	Yes	Completed	15,500	15,500	0
11.2.3.4 Kiaora Place - Amenities Upgrade - Building 1 (01927)	Design / Scope of Works	Tender will be invited in Q3 once construction drawings are finalised in conjunction with Project #01928	Yes	Completed	200,000	8,250	191,750
11.2.3.5 Kiaora Place - Amenities Upgrade - Building 2 (01928)	Design / Scope of Works	Tender will be invited in Q3 once construction drawings are finalised in conjunction with Project #01927	Yes	Completed	160,000	8,250	151,750
11.2.3.6 Kiaora Place - Building Glazing Seals Upgrade (01929)	Design / Scope of Works	Inspections have been completed, and we are awaiting the report to determine the extent of the required work. The project is due for completion in Q4 weather permitting.	Yes	Completed	50,000	11,920	38,080
11.2.3.7 Kiaora Place - Roofing Upgrade - Metal Deck, Guttering (01930)	Design / Scope of Works	Inspections have been completed, and we are awaiting the report to determine the extent of the required work. The project is due for completion in Q4 weather permitting.	Yes	Completed	50,000	11,920	38,080
11.2.3.8 Kiaora Place - Exhaust Fan replacement (01931)	Tenders or Quotations Called	Awaiting quotations to be submitted. Works will be completed in Q3 FY2024/25.	Yes	Completed	63,000	0	63,000
11.2.3.9 Kiaora Place - Air Conditioning Variable Speed Drive replacement (01932)	Deferred	Due to a change in tenancy requirements, this replacement is no longer required. Remaining funds will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	No	Completed	10,000	0	10,000

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\*\*Actual Expenditure to end of quarter, including commitments.



Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
11.2.3.10 Kiaora Place - Wet Weather Safety Entry Floor Mats replacement (01933)	Completed	Works complete.	Yes	Completed	44,510	44,484	26
11.2.3.11 Kiaora Place - Height Safety Rooftop Access Compliance Upgrade (01934)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	30,000	28,313	1,687
<b>LAND &amp; BUILDING SERVICES TOTAL:</b>					<b>\$27,016,080</b>	<b>\$2,136,170</b>	<b>\$24,879,810</b>

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

# Transport & Engineering

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
<b>Strategy 5.5: Renew and upgrade ageing infrastructure including roads, footpaths, stormwater drains and seawalls.</b>							
<b>Priority 5.5.2 Implement the Infrastructure Capital Works Programs for renewal for all classes of public infrastructure.</b>							
5.5.2.1 Plan and control the Environmental & Infrastructure Renewal Levy Program (00163)	In Progress	This project is ongoing and used to investigate, plan and design Council's Environmental & Infrastructure Renewal Program.	No	Completed	150,000	72,856	77,144
5.5.2.2 Design for Forward Program (01496)	In Progress	Design projects for FY24/25 include; <ul style="list-style-type: none"> <li>Ramp design at Hargrave Street, corner of Cascade Street, Paddington (in progress);</li> <li>Footpath and kerb ramp design in Loftus Road &amp; Darling Point Road, Darling Point (completed);</li> <li>Footpath and kerb ramp design St Marks Road, Darling Point (completed);</li> <li>Footpath design at 63 Kambala Road, Bellevue Hill (completed);</li> <li>Stairway design at Goomerah Crescent Reserve, Darling Point (completed);</li> <li>Adelaide Parade, Woollahra (in design stage);</li> <li>Overland water flow upgrades to Glenmore Road, Paddington at Trumper Park and Sydney Water channel (in progress);</li> <li>Stormwater design for Forest Road, Double Bay near Epping Road (not yet commenced).</li> </ul>	Yes	Completed	137,717	97,664	40,053
5.5.2.3 Retaining Wall Improvement Works - Retaining walls and safety rails (01523)	In Progress	Scheduled projects for FY24/25 include; <ul style="list-style-type: none"> <li>Goomerah Road Reserve handrail and stairs (not yet commenced),</li> <li>Pringle Place guard fence and slope stability works (completed).</li> </ul>	Yes	Completed	503,837	314,989	188,848

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.5.2.4 Minor Capital Road Works - Minor road and footpath works (all wards) (01526)	In Progress	This project involves minor road work and/or footpath work improvements across the municipality. Projects include; <ul style="list-style-type: none"> <li>Loftus Street near Annandale Street, Darling Point (completed);</li> <li>St Marks Road, Darling Point (construction commenced);</li> <li>Cooper Street, Double Bay (completed);</li> <li>Bunyula Road, Bellevue Hill (completed).</li> </ul>	Yes	Completed	360,000	329,555	30,445
5.5.2.5 Sustainable pavement - Accelerated program of road re-sheeting (01646)	Completed	The primary project for sustainable road pavement in the FY24/25 program is Ocean Street, Edgecliff, between Jersey Road and High Street. This project is completed.	Yes	Completed	80,253	80,253	0
5.5.2.6 Victoria Road between Rose Bay Avenue and New South Head Road, Bellevue Hill - Footpath widening, retaining wall movement and stormwater system extension (01736)	In Progress	Construction works commenced in January 2025 for the new stormwater pit and pipe connection. This project will have construction undertaken in stages with further work to the retaining walls and footpath in Q4 FY24/25 and into FY25/26.	Yes	Construction Commenced	288,365	30,061	258,304
5.5.2.7 Warren Road Bellevue Hill, Suttie Road to Holland Road - Road pavement re-sheeting, kerb, gutter and footpath reconstruction (01896)	In Progress	Construction works are underway with civil works completed and road re-sheeting is expected to be undertaken in Q3 FY24/25.	Yes	Completed	275,000	200,396	74,604
5.5.2.8 Northland Road Bellevue Hill, Cooper Park Road to Holland Road - Road pavement re-sheeting and footpath repairs (01897)	In Progress	Construction works are underway with civil works completed and road re-sheeting is expected to be undertaken in Q3 FY24/25.	Yes	Completed	236,000	133,176	102,824

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.5.2.9 Bellevue Road (Left) Bellevue Hill, Fairweather Road to Rossllyn Street - Road pavement re-sheeting (01913)	Completed	Project is completed.	Yes	Completed	34,713	34,644	69
5.5.2.10 6 Pringle Place - Stabilisation of a Council owned rock face as detailed in GHD geotechnical risk report (01664)	In Progress	Construction works are underway with civil works completed and landscaping works to be undertaken in Q3/Q4 FY24/25. These works are in conjunction with the Pringle Place new stormwater pipe connection (#01663).	Yes	Completed	101,197	95,138	6,059
5.5.2.11 Bowden Street Woollahra, Dorhauer Lane to End and Bowden In - Road pavement resurfacing and footpath repair (01813)	Design / Scope of Works	Design works are being finalised with on-going consultation with residents. Expected construction in Q4 of FY24/25.	Yes	Construction Commenced	224,803	5,247	219,556
5.5.2.12 Ocean St, Forth Street to Wellington Street - Road pavement resurfacing (01827)	Completed	Project completed.	Yes	Completed	84,534	85,243	-709
5.5.2.13 Birriga Road Bellevue Hill, Bundara Road to 4 Birriga Road - Road pavement resurfacing and footpath repair and stormwater works (01895)	In Progress	Construction works are underway with civil works completed and road re-sheeting expected to be undertaken in January 2025.	Yes	Completed	527,500	526,183	1,317
5.5.2.14 Nelson Street Woollahra, Queen Street to end - Road Pavement Re-sheeting (01898)	In Progress	Quotations are being obtained. Expected construction in Q3/Q4 of FY24/25.	Yes	Completed	220,000	67,384	152,616

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.5.2.15 Manning Road Woollahra Epping Road to Suttie Road - Road pavement resurfacing, kerb, gutter and footpath reconstruction (01899)	In Progress	Quotations submissions are currently being returned for assessment. Expected construction in Q4 of FY24/25.	Yes	Completed	371,640	121,793	249,847
5.5.2.16 Wallis Street Woollahra Oxford Street to Moncur Street - Road pavement resurfacing and footpath reconstruction (01900)	Construction Commenced	Contractors have been engaged and construction will commence in Q3 of FY24/25.	Yes	Completed	156,500	40,156	116,344
5.5.2.17 Artlett Street Edgecliff, South Street to End - Road Pavement Re-sheeting (01912)	Completed	Project completed.	Yes	Completed	28,178	28,178	0
5.5.2.18 Grosvenor Street Woollahra - Edgecliff Road to Grafton Street - Road Pavement Re-sheeting (01974)	In Progress	Staged construction works are almost complete with road re-sheeting of parking lanes completed and reconstruction to sections of concrete road being finalised in February 2025. This project is funded via Roads To Recovery program.	Yes	Completed	180,000	131,274	48,726
5.5.2.19 Double Bay Commercial Centre - Double Bay Lanterns (01481)	In Progress	Council has reached an agreement with Ausgrid to replace existing damaged decorative lights and maintain these at their cost. Ausgrid have commenced the decorative light installations in January 2025 with an expectation to be completed in Q3 of FY24/25.	Yes	Completed	9,477	7,500	1,977
5.5.2.20 Kiaora Road, Double Bay, Forest Road and Carlotta Road - Road pavement reconstruction including stormwater system extension (01754)	Completed	Project completed.	Yes	Completed	630,841	631,106	-265

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
5.5.2.21 Murray Rose - Public bath/Swimming Enclosure (01826)	In Progress	Construction has been delayed on this project, whilst internal discussions regarding Heritage components and material for the deck is reviewed. It is anticipated that the design and REF will be undertaken in Q3/Q4 of FY24/25 with the intent to carry out construction works next financial year (winter months).	No	Works Delayed	590,858	2,589	588,269
5.5.2.22 Lamb Street Bellevue Hill, March Street to Kambala Road - Road pavement resurfacing, kerb, gutter and footpath reconstruction (01893)	Completed	Project is in design phase and construction will be anticipated for Q4 FY24/25.	Yes	Completed	189,000	99,372	89,628
5.5.2.23 William Street Double Bay , Pearce Street to Bay Street - Road pavement re-sheeting (01901)	Completed	Project completed. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	270,000	266,184	3,816
5.5.2.24 Sutherland Avenue, Paddington between Roylston Street and Cecil Street - Road pavement re-sheeting (01604) and (01806)	Completed	Project completed. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	26,993	4,816	22,177
5.5.2.25 Boundary Street Paddington, Campbell Avenue to 142 Boundary Street - Road pavement re-sheeting (01902)	Completed	Project completed. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	42,621	32,620	10,001
5.5.2.26 Campbell Avenue Paddington, Glenmore Road to Boundary Street - Road pavement re-sheeting (01903)	Design / Scope of Works	Project scope has included stormwater improvements and will require a design for these works. The design is expected to be completed in Q3/4 of FY24/25. Contractors have been appointed for the road re-sheeting and these works will be undertaken in conjunction with the stormwater improvements and will commence late FY24/25.	Yes	Construction Commenced	214,000	94,593	119,407

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.5.2.27 Macdonald Street Paddington, Brown Street to Brown Lane - Road pavement re-sheeting, footpath repairs and stormwater pit works (01904)	Construction Commenced	Construction is underway and is expected to be completed in Q3 of FY24/25.	Yes	Completed	84,000	21,870	62,130
5.5.2.28 Glenmore Road Paddington, Cambridge Street to Gurner Lane - Road pavement re-sheeting and footpath reconstruction (01905)	In Progress	Originally the scope of works for this project was to follow the completion of the White City Development. As the completion of those works is not known, the scope has been modified to a location further along Glenmore Road and will include stormwater improvements that will require a design. The design is expected to be completed in Q3/4 of FY24/25. Contractors have been appointed for the road re-sheeting and these works will be undertaken in conjunction with the stormwater improvements and will commence late FY24/25.	Yes	Completed	182,000	69,888	112,112
5.5.2.29 Duxford Street Paddington, Broughton Street to Gurner Street - Road pavement re-sheeting (01906)	Completed	Project completed.	Yes	Completed	146,987	147,361	-374
5.5.2.30 Sutherland Avenue Paddington, Elizabeth Street to Forbes Street - Road pavement re-sheeting, kerb, gutter and footpath repairs (01907)	Completed	Project completed. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	196,000	185,770	10,230
5.5.2.31 Cecil Road Rose bay, Chamberlaine Avenue to Towns Road - Road pavement re-sheeting (01911)	Completed	Project completed.	Yes	Completed	142,000	142,361	-361

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
5.5.2.32 Gurner Street Paddington, Cascade Street to Norfolk Street - Road pavement re-sheeting (01914)	Completed	Project completed.	Yes	Completed	69,000	68,759	241
5.5.2.33 Rose Bay Promenade Seawall – Conservation/Rehabilitation (01525)	In Progress	Council staff have obtained approval from NSW Heritage to undertake works to the seawall. An on-going program of works were scheduled to undertake the works in stages commencing in FY22/23. Scheduled construction works for FY24/25 are well underway and it is anticipated that all works will be completed at the end of this financial year.	Yes	Completed	434,361	404,702	29,659
5.5.2.34 Olola Avenue, Vaucluse, Bombillee Avenue to Petrarch Avenue - Road pavement resurfacing including kerb and gutter and footpath repair (01729)	In Progress	This project involves considerable survey and design work covering over a kilometre roadway with sections of footpath and kerb and gutter. Design phase is now complete and procurement will commence in Q3 of FY24/25. Construction will commence following on from Burrabirra Avenue project works #01732 in Q4 FY24/25 and Q1 FY25/26. This project will be delivered in conjunction with project #01731 and #01910.	Yes	Construction Commenced	286,850	104,809	182,041
5.5.2.35 Olola Avenue, Vaucluse, 13 - 29 Olola Avenue - Road pavement resurfacing including kerb and gutter and footpath repair (01731)	In Progress	This project involves considerable survey and design work covering over a kilometre roadway with sections of footpath and kerb and gutter. Design phase is now complete and procurement will commence in Q3 of FY24/25. Construction will commence following on from Burrabirra Avenue project works #01732 in Q4 FY24/25 and Q1 FY25/26. This project will be delivered in conjunction with project #01729 and #01910.	Yes	Construction Commenced	311,592	104,818	206,774

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\*\*Actual Expenditure to end of quarter, including commitments.



Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
5.5.2.36 Burrabirra Avenue, Vaocluse, Fitzwilliam Road to Olola Avenue - Road pavement resurfacing including stormwater system upgrade, kerb and gutter and footpath repair (01732)	In Progress	Construction works are underway and are anticipated to be completed in Q3/Q4 FY2024/25.	Yes	Completed	529,505	479,489	50,016
5.5.2.37 Parsley Bay - Jetty rehabilitation works (01738) and Swimming net replacement (01793)	In Progress	The scope of works for this project has been modified to incorporate heritage advice which is incorporated into the design. The scope includes restoration works to the existing jetty and a further investigation on the condition of the piles to the jetty was completed in May 2024. Restoration works will be scheduled for this financial year, subject to contractor availability. Swimming net replacement and associated works are complete.	Yes	Completed	114,824	19,438	95,544
5.5.2.39 Collins Avenue , Rose Bay Caledonian Road to End - Road pavement resurfacing including kerb and gutter and stormwater improvements (01818)	In Progress	Procurement for these works is underway. Construction is anticipated for Q3/Q4 FY24/25 following the summer months.	No	Completed	205,148	24,107	181,041
5.5.2.40 Dover Road Rose Bay, Old South Head Road to Spencer Lane - Road pavement resurfacing and footpath repair (01820)	Construction Commenced	Construction has commenced for the stormwater upgrades, with road re-sheeting to follow in Q4 of FY24/25.	Yes	Completed	350,277	333,908	16,369
5.5.2.41 Caledonian Road Rose Bay, New South Head Road to End - Footpath reconstruction and road pavement resurfacing (01821)	Design / Scope of Works	A design is being finalised and community consultation will be undertaken in Q3/Q4 of FY24/25. These works will be undertaken in conjunction with the Caledonian Road Stormwater Outfall Upgrade Project (#01661) and construction will occur following completion of Collins Avenue project #01818.	Yes	Construction Commenced	694,282	40,042	654,240

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.5.2.42 Hopetoun Avenue, Vaucluse, near No.10-12 Hopetoun Avenue (01828)	Completed	Project is complete.	Yes	Completed	120,057	119,520	537
5.5.2.43 March Street Bellevue Hill, Vivian Street to End - Road pavement re-sheeting, kerb, gutter and footpath repairs (01894)	In Progress	Minor design for this project is nearly complete and construction is anticipated for Q4 FY24/25	No	Completed	249,500	75,389	174,111
5.5.2.44 Cambridge Avenue Vaucluse, Hopetoun Avenue to Palmerston Street - Road pavement re-sheeting, kerb, gutter, and footpath repairs and stormwater pit and pipe works (01908)	In Progress	Minor design for this project is nearly complete and construction is anticipated for Q4 FY24/25	Yes	Completed	433,500	144,023	289,477
5.5.2.45 Ebsworth Road, Rose Bay, Fernleigh Avenue to Courtenary Road - Road pavement re-sheeting, kerb and gutter repairs (01909)	In Progress	Design for this project is complete. Quotations have been obtained and construction will commence in Q3 FY24/25.	Yes	Completed	224,250	69,778	154,472
5.5.2.46 Olola Avenue Vaucluse Wentworth Road to 13 Olola Avenue - Road pavement re-sheeting, and footpath repairs (01910)	In Progress	This project involves considerable survey and design work covering over a kilometre roadway with sections of footpath and kerb and gutter. Design phase is now complete and procurement will be undertaken end of FY24/25. Construction will commence following on from Burrabirra Avenue project works #01732 and this is anticipated to commence in the new financial year. This project will be delivered in conjunction with project #01729 and #01931.	Yes	Construction Commenced	234,400	74,091	160,309

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.5.2.47 Conway Avenue, Carlisle Street to End - Road pavement re-sheeting (01915)	Completed	Project is complete. Over-expenditure on this project will be funded from under-expenditure on other projects.	Yes	Completed	107,800	131,287	-23,487
5.5.2.48 Myall Avenue Vacluse, John Dykes Avenue to Old South Head - Road pavement re-sheeting and footpath repairs (01916)	Completed	Project is complete. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	80,800	75,995	4,805
5.5.2.49 Dumaresq Road, Rose Bay Seawall Protection - Sea armour protection design and construct (01917)	Design / Scope of Works	Investigation, planning and design work is underway and recent findings have identified a maritime and harbour study for this location is necessary. The design will require comprehensive work to ensure that best engineering practice is applied to the environment and it is anticipated a concept design will be completed by the end of the financial year.	Yes	Design / Scope of Works	350,000	18,435	331,565
5.5.2.50 Victoria Road , Bellevue Hill b/w Bellevue Park Road and Old South Head Rd (01501)	Completed	Project is complete.	Yes	Completed	0	107,793	-107,793
5.5.2.51 Holland Road Bellevue Hill, Warren Road to Northland Road (01977)	In Progress	Construction works are underway with civil works completed and road re-sheeting is expected to be undertaken in Q3 FY24/25.	Yes	Completed	175,442	90,799	84,643

**Strategy 6.3: Reduce traffic congestion, noise and speeding.**

**Priority 6.3.1: Maintain public parking infrastructure, manage parking across the municipality and reduce vehicle speed and traffic congestion through the introduction of traffic management facilities.**

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Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
6.3.1.1 O'Sullivan Road Cycleway - Separated cycleway Design (01574)	Design / Scope of Works	Further to a walk through on the design with Council staff and Councillors, significant re-design has been undertaken with the aim of minimising loss of on-street parking. A REF incorporating the revised design is currently being prepared, with a view to go to public consultation in Q3 of FY24/25. Prior to broad consultation commencing, staff from the Traffic team will arrange to meet with some local residents who have previously raised specific traffic matters which may impact on the design.	Yes	Community Consultation	52,605	25,626	26,979
6.3.1.2 Woollahra Cycleways Project - Design - Priority Project to be identified in Active Transport Plan (01660)	Design / Scope of Works	The Woollahra Active Transport Plan was adopted by Council on 15 November 2023. This design project will form part of the listed priority projects identified in the Active Transport Plan. Internal investigations for a design to upgrade the pedestrian/cyclist crossing facilities at Old South Head Road / Birriga Road / O'Sullivan Road intersection is underway and a concept will be finalised in Q3/Q4 of FY24/25. This concept design will be presented to Council for consideration prior to public exhibition this financial year.	Yes	Community Consultation	97,550	0	97,550
6.3.1.3 Bike Parking Facilities - Upgrade across the LGA (01716)	Completed	Project is complete. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	30,000	25,615	4,385
6.3.1.4 Minor Capital Traffic Works - Urgent traffic capital works projects (01718)	Completed	This budget is to cater for traffic facility improvements required in FY24/25. This includes the following works; traffic calming improvements in Kiaora Road, Double Bay. Savings on this project will be used for over expenditure on other projects.	Yes	Completed	87,283	70,828	16,455
6.3.1.5 Victoria Road at Bundara Street, Bellevue Hill - Intersection improvements (01794)	Completed	Project completed. Over-expenditure on this project will be funded from under-expenditure on other projects.	No	Completed	53,078	54,249	-1,171
6.3.1.6 Albemarle Lane, Rose Bay - Shared Zone (01887)	In Progress	The design was completed and was endorsed by Traffic Committee and Council in Q2. Construction works are scheduled for Q3/Q4 of FY24/25 following the completion of stormwater rectification works within Albermarle Lane under project #01492.	Yes	Completed	130,000	129,798	202

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
6.3.1.7 Moncur Street, Woollahra, near Morrell Street - Raised pedestrian crossing (01888)	In Progress	The design was completed and was endorsed by Traffic Committee and Council in Q2. Construction works are scheduled for Q3/Q4 of FY24/25.	Yes	Completed	200,000	98,069	101,931
6.3.1.8 Glenmore Road, Paddington, near Goodhope Street - Raised pedestrian crossing (01889)	In Progress	The design is completed and was endorsed by Traffic Committee and Council Q2 of FY24/25. Construction works are scheduled for Q3/Q4 of FY24/25.	Yes	Completed	200,000	79,657	120,343
6.3.1.9 O'Sullivan Road, Rose Bay - Recreational path upgrades (01890)	Design / Scope of Works	The design phase is well underway (see Project 6.3.3.1) and following completion of the design process and REF, a report will be taken to Council to seek approval regarding the public exhibition of the proposal. Subject to this, community consultation will be undertaken in Q3/Q4.	Yes	Community Consultation	2,500,000	0	2,500,000
6.3.1.10 High Pedestrian Activity Area - Rose Bay (01975)	In Progress	Council has applied and successfully obtained funding through the NSW Safe Speeds in High Pedestrian Activity and Local Areas Program (FY2024-25) for the implementation of 40km/h HPAA in Rose Bay Centre to improve pedestrian safety and amenity. Entry treatments will be provided at entry points of Rose Bay Centre, which includes a total of 9 locations. This project is in design phase and community consultation will be undertaken in Q3 of FY24/25 with a view to construct in Q4 of FY24/25. Funding will be allocated when received.	Yes	Completed	0	11,336	-11,336
6.3.1.11 High Pedestrian Activity Area - Queen Street (01976)	In Progress	Council has applied and successfully obtained funding through the NSW Safe Speeds in High Pedestrian Activity and Local Areas Program (FY2024-25) for the implementation of 40km/h HPAA in Queen Street, Woollahra to improve pedestrian safety and amenity. Entry treatments will be provided at all streets intersecting with Queen Street, between Oxford Street and Ocean Street, which includes a total of 11 locations. This project is in design phase and community	Yes	Completed	0	1,609	-1,609

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\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
		consultation will be undertaken in Q3 of FY24/25 with a view to construct in Q4 of FY24/25. Funding will be allocated when received.					
<b>Strategy 9.1: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.</b>							
<b>Priority 9.1.1 Encourage economic development in business and retail centres and implement Council's adopted Place Plans.</b>							
9.1.1.5 Bay Street Double Bay Pedestrian Plaza & Active Transport Link-Open Space Legacy Grant (formerly Knox Street Double Bay Pedestrianisation) (01649)	Completed	Project completed. Over-expenditure on this project will be funded from under-expenditure on other projects.	Yes	Completed	121,441	128,888	-7,447
9.1.1.6 Marine Parade, Watsons Bay - Shared zone and streetscape upgrade (01719)	Design / Scope of Works	Internal investigations for a design is underway and a concept will be finalised in Q3/Q4 of FY24/25.	No	Completed	100,000	0	100,000
<b>TRANSPORT &amp; ENGINEERING TOTAL:</b>					<b>\$15,228,717</b>	<b>\$7,213,076</b>	<b>\$8,015,641</b>

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\*\*Actual Expenditure to end of quarter, including commitments.

# Corporate Services

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
<b>Strategy 11.1: Build an efficient organisation that places customers and the community at the heart of service delivery.</b>							
<b>Priority 11.1.2: Transform Council's business, by optimising the use of technology to support effective business processes and customer journeys.</b>							
11.1.2.1 Replace shared laptop fleet with fit for purpose devices (01577)	In Progress	Procurement preparation activities commenced in Q2. RFQ and device rollout expected to be completed in Q3.	Yes	Completed	146,000	6,481	139,519
11.1.2.2 Printer Fleet Replacement - Replacing end-of-life printer (01885)	In Progress	Procurement to commence in Q3 for project completion in Q4.	Yes	Completed	150,000	8,594	141,406
11.1.2.3 Office WiFi Infrastructure Replacement - Replace end-of-life (01886)	Not Yet Commenced	Project to commence in Q3.	Yes	Completed	50,000	0	50,000
11.1.2.4 Replacing End of Life staff mobile phone fleet (04582)	Completed	Invoice carried over from 23-24 only.	No	Completed	2,688	2,688	0
<b>CORPORATE SERVICES TOTAL:</b>					<b>\$348,688</b>	<b>\$17,763</b>	<b>\$330,925</b>

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

# Community Services, Culture & Arts

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.							
<b>Priority 5.1.2: Implement a prioritised program of capital improvements to community facilities.</b>							
5.1.2.34 Disability Inclusion upgrades to Council buildings (01788)	Design / Scope of Works	Contractor has been selected and will be appointed once heritage works exemption approval has been obtained.	Yes	Completed	120,529	15,767	104,762
5.1.2.35 Cooper Park Community Hall - Internal and external upgrades (01633)	Completed	Works completed. Some audio/visual defects to be finalised. Monies have been withheld awaiting completion of the project.	Yes	Completed	72,287	67,683	4,604
5.1.2.36 Cooper Park Community Hall - Roof Gutter & boards replacement (01956)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	20,000	8,500	11,500
5.1.2.37 Gaden Reserve - Replace floor coverings (01957)	Deferred	Maintenance works were only necessary to repair some sections. The remaining carpet is in good condition. Works have been deferred to future years.	Yes	Completed	20,000	0	20,000
5.1.2.38 Gaden Reserve - Lift upgrade (01958)	Tenders or Quotations Called	Tenders to be invited for lift services for all Council buildings in Q4 FY24/25.	No	Completed	25,000	0	25,000
5.1.2.39 The Gunyah - Rear deck & ramp replacement (01959)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	25,000	13,700	11,300
5.1.2.40 Holdsworth Street Community Centre - Replace sections roof (01960)	In Progress	Works commenced and due for completion in January 2025.	Yes	Completed	10,000	9,500	500

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.



Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
5.1.2.41 Holdsworth Street Community Centre - Replace carpet in (01961)	Deferred	Maintenance works undertaken only as carpet is still in good condition. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	25,000	0	25,000
5.1.2.42 Holdsworth Street Community Centre - Toilets refurbishment (01962)	Deferred	Inspection of the toilets to finalise the scope of works indicated that the toilets are in good condition. The condition will be reviewed in two years. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	20,000	0	20,000
5.1.2.43 Sir David Martin Reserve - Cottage - Replace stormwater pipe (01856)	Tenders or Quotations Called	The stormwater upgrade is to modify or introduce new stormwater lines to the absorption pits located at the gate. Designs have been finalised. Quotations will be invited in Q3 and planned disability inclusion works will be completed at the same time (#01788) to minimise disruption.	Yes	Completed	27,770	8,600	19,170
5.1.2.44 Sir David Martin Reserve - Cottage - Refurbish roof, gutters (01963)	Deferred	Assessment of the of the condition of the roof was undertaken and it was determined that the roof and gutters are in good condition. Only minor maintenance was necessary within the existing maintenance budget. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	10,000	0	10,000
5.1.2.45 Sir David Martin Reserve – Drill Hall – Replace flooring 1st floor studio (01964)	Design / Scope of Works	The project was initially intended to refurbish the toilets; however, since they are still in good condition, the funds are being redirected to replace the subsided floor on level 1.	Yes	Completed	70,000	0	70,000
5.1.2.46 Sir David Martin Reserve - Drill Hall - Install bird proof (01965)	Completed	Works complete. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	11,000	3,652	7,348
5.1.2.47 Sir David Martin Reserve - Drill Hall - Sewer upgrade (01966)	Design / Scope of Works	Quotations to be invited in Q3 and works will be completed in Q4.	Yes	Completed	25,000	0	25,000

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
5.1.2.48 Woollahra Gallery @ Redleaf - New reception desk (01967)	Design / Scope of Works	Sketch plans being finalised so quotations can be invited in Q3	Yes	Completed	10,000	0	10,000
5.1.2.49 E J Ward Centre - External brick repairs and replacement of timber staircase (01786)	Completed	Works complete.	No	Completed	28,064	28,064	0
5.1.2.50 Vaucluse Bowling Club – Refurbishment and upgrade works to improve physical access and install new kitchen equipment & furniture (01711)	Completed	The works are complete. Additional expenditure was needed to provide a shade structure and seating in the adjacent park and bowling greens. This will be funded from savings in the Property Reserves.	No	Completed	106,982	130,009	-23,027
<b>COMMUNITY SERVICES, CULTURE &amp; ARTS TOTAL:</b>					<b>\$626,632</b>	<b>\$285,476</b>	<b>\$341,156</b>

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

# Library Services

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$) **	Budget Remaining (\$)
Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.							
<b>Priority 5.1.2: Implement a prioritised program of capital improvements to community facilities.</b>							
5.1.2.54 Watsons Bay Library - Furniture upgrade (01968)	In Progress	Furniture has been ordered and installation is planned in Q3.	Yes	Completed	30,000	10,180	19,820
5.1.2.55 Woollahra Library - Upgrade Toilets (01969)	Deferred	Minor repairs undertaken. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the next quarterly review.	Yes	Completed	25,000	0	25,000
<b>LIBRARY SERVICES TOTAL:</b>					<b>\$55,000</b>	<b>\$10,180</b>	<b>\$44,820</b>

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

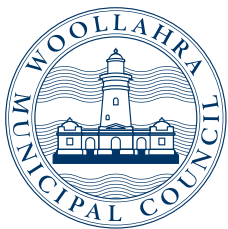
# Preschool

Actions	Current Status	Progress Comments	Comment Updated	Projected Status 30 June 2025	Budget (\$)*	YTD Expenditure (\$)**	Budget Remaining (\$)
Strategy 5.1: Enhance council provided community facilities to foster connections between people and place and enhance quality of life.							
<b>Priority 5.1.2: Implement a prioritised program of capital improvements to community facilities.</b>							
5.1.2.51 Preschool - Extend Staff Room into Kitchen; Install new toilet; Extend verandah roof over stairs; Refurbish kitchen (01851)	Completed	Works complete. Over-expenditure on this project will be funded from savings in project 301955 in the same building.	Yes	Completed	86,644	90,920	-4,276
5.1.2.52 Preschool - Electrical Upgrade (01954)	Completed	Works completed. Under-expenditure on this project will be returned to the Property Reserves to fund over-expenditure on other projects in the quarterly review.	Yes	Completed	10,000	3,180	6,820
5.1.2.53 Preschool - Jupiter Room Refurbishment for Asbestos Removal (01955)	Completed	Works complete. Under-expenditure on this project will fund over-expenditure in project #01851 in the same building.	Yes	Completed	20,000	15,351	4,649
<b>PRESCHOOL SERVICES TOTAL:</b>					<b>\$116,644</b>	<b>\$109,451</b>	<b>\$7,193</b>
<b>GRAND TOTAL CAPITAL WORKS:</b>					<b>\$53,858,959</b>	<b>\$13,873,818</b>	<b>\$39,985,141</b>

\*The budget figure includes the current year's original budget plus revotes and rollovers from previous year and any adopted quarterly variations

\*\*Actual Expenditure to end of quarter, including commitments.

# Woollahra Municipal Council



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**Item No:** 6.4  
**Subject:** **2024-25 BUDGET REVIEW FOR THE QUARTER ENDED DECEMBER 2024**  
**Author:** Henrietta McGilvray, Senior Corporate Accountant  
Esther Hii, Acting Senior Corporate Accountant  
Paul Ryan, Chief Financial Officer  
**Approver:** Sue Meekin, Director, Corporate Performance

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**Purpose of the Report:**

To report on the review of the 2024-25 budget forecast position as at the quarter ended 31 December 2024.

**Alignment to Delivery Program:**

11.2 Secure Council's financial position.

**Recommendation:**

THAT Council:

- A. Receive and note the report on the budget review for the quarter ended 31 December 2024.
  - B. Note the statement from the responsible accounting officer, Council's Chief Financial Officer that the projected financial position at 30 June 2025, based on the forecasts outlined in this report, will remain satisfactory.
  - C. Adopt the recommended variations to the 2024-25 budget as outlined in this report titled 2024-2025 Budget Review for the Quarter ended December 2024, resulting in a net operating surplus before capital grants and contributions of \$0.391 million, an increase of \$0.096 million from the revised budget.
- 

**Executive Summary:**

The purpose of this report is to review the 2024-25 budget forecast for the quarter ended 31 December 2024 and present this revised forecast to the Committee for consideration.

**Discussion:**

The requirement for a quarterly review of the budget arises from Clause 203 of the Local Government (General) Regulation 2005. It requires the responsible accounting officer of a Council to prepare and submit to the Council a budget review statement that shows, by reference to the estimates of income and expenditure set out in the Operational Plan that the Council has adopted for the relevant year, a revised estimate of the income and expenditure for that year. A budget review statement must include or be accompanied by:

- 1. A report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimates of income and expenditure, and;
- 2. If that position is unsatisfactory, recommendations for remedial action.

The Quarterly Budget Review report includes the statements required under the Office of Local Government's Quarterly Budget Review Statement (QBRs) Guidelines, being:

- Income and Expenses Statement (contained in the body of the report)
- Capital Budget (contained in the body of the report)
- Cash and Investments position (contained in the body of the report)
- Key Performance Indicators (contained in the body of the report)
- Contracts and Other Expenses (refer Attachment 4)

In addition to these statements, the Committee also receives a 2024-25 Balance Sheet forecast as at December 2024 (**Attachment 1**).

The December quarterly budget review is a forecast increase in Council's net operating result from continuing operations of \$5.036m from \$3.952m to \$8.989m. When we exclude capital grants & contributions (we exclude them because capital grants and contributions can only be used on capital projects, i.e. not on Council's day to day expenses) the net result is an increase of \$0.096m from the original budget after revotes & rollovers, in the net operating result before capital grants & contributions from \$0.295m to \$0.391m.

The Office of Local Government (OLG) has established six financial performance ratio benchmarks that the Council is required to report in its Annual Financial Statements. The Council also reports its performance against three of these ratios in its quarterly budget review, noting that the remaining three can only be calculated annually.

The table below shows the forecast operating performance ratio, debt service cover ratio and unrestricted current ratio for 2024-2025 compared to 2023-2024 and the OLG benchmarks. A key ratio is the Operating Performance Ratio, which measures a council's ability to keep operating expenditure within operating income. The OLG benchmark for this ratio is 0% or higher.

The Operating Performance ratio is forecast for 2024-2025 at 0.1% which is a reduction from the original budget of 1.33%. The reduction is primarily due to the impact of rollovers from the previous financial year, which were approved by the Council in August 2024. The majority of these rollovers relate to the timing of projects funded by Special Rate Variations and effectively shift expenditure between years without affecting the Council's overall financial position.

	OLG Benchmark	2023-24 Actual	2024-25 Original Budget	2024-25 Forecast
Operating performance ratio	> 0%	5.44%	1.33%	0.1%
Debt service cover ratio	> 2.00x cover	4.18x	3.02x	3.03x
Unrestricted current ratio	> 1.50x cover	4.42x	3.64x	3.67x

### Overall Financial Position

The overall result for the December 2024 quarterly budget review is an anticipated increase in Council's 2024-25 net operating result from continuing operations (including capital grants & contributions) of \$5.036m to \$8.989m.

Summary of Income & Expense Changes for the December Quarter forecast	December Quarter Movement Favourable/ (Unfavourable) \$'000
Increase in Interest and Investment Income	1,062
Increase in Grants and contributions provided for capital purposes	4,940
Increase in User charges and fees	947
Decrease in Other revenue	(419)
Other – net decreases in revenue	(323)
Increase in Materials & Services	(1,547)
Other - net decrease in expenditure	376
<b>Change in Council's net operating result</b>	<b>5,036</b>

Proposed changes including the utilisation of reserve funds are detailed further in the report and in **Attachment 2**.

The resulting forecast movement in Council's working funds position is an increase for the December 2024 quarter of \$0.381m.

<b>Working Funds Changes for December Quarter forecast</b>	<b>December Quarter Movement Favourable/ (Unfavourable) \$'000</b>
Increase in Council's Operating Result	5,036
Increase in Capital Works Budget	(919)
Transfers to/from Reserves	(3,736)
<b>Working funds movement for quarter</b>	<b>381</b>

This December 2024 quarterly review forecasts a full year increase in Council's working funds position for 2024-25 of \$0.809m from \$5.158m to \$5.967m. This movement of \$0.809m is comprised of the original budget working funds surplus movement of \$0.911m, a deficit in the September 2024 quarterly review of (\$0.484m) and a surplus in the December Quarterly Budget Review of \$0.381m.

The forecast balance of working funds as at 30 June 2025 is \$5.967m. At \$5.967m, working funds will be above benchmark level as at 30 June 2024 (Arrears of rates + Inventory) of \$2.887m. It is important to remember that we maintain a level of working funds to allow us to respond to issues not foreseen in the budget.

No changes have been made to the budget assumptions for the Wilberforce carpark redevelopment loan in this quarterly budget review. These will be reviewed again as part of the March 2025 quarterly budget review and adjusted if appropriate.

A summary of other major or notable budget forecast variations proposed in this budget review are provided below:-

<b>Other Budget Forecast Variations from the December 2024 Quarter Forecast</b>	<b>December Quarter Movement Favourable/ (Unfavourable) \$'000</b>
Other revenue – Advertising income Decrease due to not all sites being active. 21 out of 39 sites are active in the December quarter. Delays due to Ausgrid industrial action impacted 14 sites (28 screens) in the December quarter. 3 other sites were delayed due to relocations having to be agreed upon by the contractor prior to council approval. 1 site is still under investigation for a new location. Total year to date decrease of \$1.430m.	(728)
User charges and fees – Crane permits income Increase due to increased activity levels	280
Grants and contributions provided for capital purposes - Section 7.12 Developer Contributions Transfer to the Section 7.12 Reserve Increased contributions received which have been transferred to the Section 7.12 reserve.	2,306 (2,306)
Grants and contributions provided for capital purposes – Other contributions Transfer to the Kiaora Place Reserve This contribution relates to the refurbishment (make good) of premises at Kiaora Place from a departing tenant. This has been transferred to the Kiaora Place Reserve.	1,700 (1,700)



<b>Other Budget Forecast Variations from the December 2024 Quarter Forecast</b>	<b>December Quarter Movement Favourable/ (Unfavourable) \$'000</b>
Interest and investment income Increased Interest Income forecast on term deposits.	1,062
Other income - Commercial Property Lease Income Transfer from Kiaora Place reserve Reduction in Commercial Property Lease Income at Kiaora Place due to vacant premises and rent free periods for new tenants. This reduction has been funded by a transfer from the Kiaora Place Reserve.	(648) 648
Other Income - Commercial Property Lease Income Reduction in Commercial Property Lease income due to Dunbar House premises being vacant. A new tenant is not expected until next financial year.	(256)
Other Income - Carpark Income Transfer to Kiaora Place reserve Increase in Carpark Income at Kiaora Place due to increased fees. This additional income has been transferred to the Kiaora Place Reserve.	275 (275)
Increase in Temporary Staff Partially offset by reduction in Salaries & wages Partially offset by reduction in Material Goods & Services and other expenses Net impact of the above items is \$89k and was in Property & Projects Management (+\$54k) and Governance & Risk (+\$35k).	(641) 434 118
Capital Project - 01976 - High Pedestrian Activity Area - HPAA Queen Street – increased expenditure, offset by Capital Grant Income	(451) 451
Capital Project - 01975 - High Pedestrian Activity Area - HPAA Rose Bay – increased expenditure, offset by Capital Grant Income	(383) 383

Further notable movements in capital works projects are detailed in the next section.

The recommended forecast variations to the 2024-25 Budget for the December quarter, result in an increase in the forecast unrestricted current ratio from the original budget of 3.64:1 to 3.67:1 forecast for 30 June 2025

The unrestricted current ratio provides an indication of the adequacy of working capital and the ability to satisfy obligations in the short term for the unrestricted activities of Council. The OLG benchmark is that the ratio should not fall below 1.5:1 on an ongoing basis. Council's forecast ratio of 3.67:1 is above the OLG benchmark.

Overall, based on projected levels of restricted cash and liquidity, and having regard to the projected estimates of income and expenditure, Council's responsible accounting officer advises that Council's projected financial position at 30 June 2025 remains satisfactory, noting the continuing focus of Council on achieving long term financial sustainability.

***Income & Expenses Budget Review Statement***

**Woollahra Council  
Budget review for the quarter ended 31 December 2024  
Income & Expenses**

	ORIGINAL	Approved Changes		REVISED Budget (000's)	Recommended changes for Council Resolution (000's)	PROJECTED year end		% of REVISED Budget
	24/25 Budget (000's)	Revotes (000s)	Sept Review (000's)			24/25 result (000's)	ACTUAL YTD (000's)	
<b>Income</b>								
Rates and annual charges	70,681	0	0	70,681	-68	70,613	70,768	100.1%
User charges and fees	14,655	0	91	14,746	947	15,692	8,354	56.7%
Other revenue	16,941	0	-702	16,239	-419	15,820	7,339	45.2%
Grants and contributions provided for operating purposes	5,014	103	130	5,247	94	5,341	2,011	38.3%
Grants and contributions provided for capital purposes	2,897	519	243	3,658	4,940	8,598	4,780	130.7%
Interest and investment income	3,223	0	0	3,223	1,062	4,285	3,041	94.4%
Other income	17,920	0	-42	17,878	-348	17,530	9,084	50.8%
Fair value increment on investment properties	1,200	0	0	1,200	0	1,200	0	0.0%
<b>Total Income from continuing operations</b>	<b>132,531</b>	<b>621</b>	<b>-281</b>	<b>132,871</b>	<b>6,207</b>	<b>139,078</b>	<b>105,377</b>	<b>79.3%</b>
<b>Expenses</b>								
Employee benefits and on-costs	53,222	15	195	53,433	-262	53,170	26,368	49.3%
Materials and services	48,496	1,565	552	50,613	1,547	52,160	24,111	47.6%
Borrowing costs	3,014	0	-614	2,400	0	2,400	541	22.6%
Depreciation, amortisation and impairment for non-financial assets	16,948	0	-484	16,464	0	16,464	8,504	51.7%
Other expenses	5,041	0	17	5,059	-100	4,958	2,662	52.6%
Net losses from the disposal of assets	1,685	-735	0	950	-14	936	-87	-9.2%
<b>Total Expenses from continuing operations</b>	<b>128,406</b>	<b>845</b>	<b>-333</b>	<b>128,919</b>	<b>1,171</b>	<b>130,089</b>	<b>62,099</b>	<b>48.2%</b>
<b>Net Operating Result from continuing operations</b>	<b>4,124</b>	<b>-224</b>	<b>52</b>	<b>3,952</b>	<b>5,036</b>	<b>8,989</b>	<b>43,278</b>	
<b>Net Operating Result before Capital Grants &amp; Contributions</b>	<b>1,228</b>	<b>(742)</b>	<b>(191)</b>	<b>295</b>	<b>96</b>	<b>391</b>	<b>38,498</b>	
<b>Working Funds Reconciliation:</b>								
<b>Net Operating Result from continuing operations</b>						5,036		
<b>LESS:</b>								
Forecast increase in Capital Expenditure						-919		
Transfers to Reserve from Operating						-3,721		
<b>ADD:</b>								
Transfers from Reserves for Operating						44		
Transfers from Reserves for Capital						-59		
<b>Working Funds Movement</b>						<b>381</b>		

Notes:  
ORIGINAL Budget +/- approved budget changes in previous quarters = REVISED Budget  
REVISED Budget +/- recommended changes this quarter = PROJECTED year end result

The Income & Expenses Budget Review Statement presents a revised forecast increase in Council's net operating result from continuing operations of \$5.036m to \$8.989m. When we exclude capital grants & contributions (we exclude them because capital grants and contributions can only be used on capital projects, i.e. not on Council's day to day expenses) the net forecast result is \$0.391m in the net operating result before capital grants & contributions. This is an increase of \$0.096m from the revised budget of \$0.295m. A reconciliation between the working funds movement and operating result is provided within the Income & Expenses Statement above.

Recommended quarter forecast changes to the Revised Budget

Budget forecast variations being recommended this quarter include the following material items:

	Proposed variation Fav / (Unfav)		Details of the budget forecast variation
	\$'000	%	
<b>Income</b>			
Rates & Annual Charges	(68)	(0.1%)	No material individual items to note.
User Charges & Fees	947	6.4%	Increases in User Charges and Fees are predominantly due to increased activity levels and include the following items of note: <ul style="list-style-type: none"> <li>• \$280k increase in Crane Permits</li> <li>• \$150k increase in Footpath Restoration Charges</li> <li>• \$100k increase in Parking Meter income</li> <li>• \$100k in Work Zone Charges</li> <li>• \$90k in Hoarding Application Fees</li> <li>• \$78k in Development Application Fees</li> <li>• \$50k in Tree Pruning Income</li> </ul>
Other Revenue	(419)	(2.6)%	The decrease in Other Revenue is due to the following significant item: <ul style="list-style-type: none"> <li>• \$728k decrease in Bus Shelter Advertising income for the quarter ended 31 December 2024. 21 out of 39 sites are active in the December quarter. Delays due to Ausgrid industrial action impacted 14 sites (28 screens) in the December quarter. 3 other sites were delayed due to relocations having to be agreed upon by the contractor prior to council approval. 1 site is still under investigation for a new location. Total YTD decrease of \$1.430m.</li> </ul> <p>Offset by:</p> <ul style="list-style-type: none"> <li>• \$191k increase in Recovered Costs income in Legal, Compliance and Enforcement</li> </ul>
Grants & Contributions provided for Operating Purposes	94	1.8%	Increases in Grants & Contributions provided for Operating purposes include the following item of note: <ul style="list-style-type: none"> <li>• \$100k grant from the State Government to undertake a flood study in Vaucluse.</li> </ul>
Grants & Contributions provided for Capital Purposes	4,940	135.1%	Increases in Grants & Contributions provided for Capital purposes include the following items of note: <ul style="list-style-type: none"> <li>• \$2.306m increase in Section 7.12 Developer Contributions. This has been transferred to the Section 7.12 Developer Contributions Reserve.</li> <li>• \$1.7m Other Contributions for the refurbishment (make good) of premises at Kiaora Place from a departing tenant. This has been transferred to the Kiaora Place Reserve.</li> <li>• \$451k grant for a Transport for NSW grant funded project- Safe Speeds in High</li> </ul>

	Proposed variation Fav / (Unfav)		Details of the budget forecast variation
	\$'000	%	
			<p>Pedestrian Activity Areas in Queen St, Woollahra</p> <ul style="list-style-type: none"> <li>• \$383k grant for a Transport for NSW grant funded project- Safe Speeds in High Pedestrian Activity Areas in Rose Bay</li> <li>• \$101k contribution from Sydney Water for PR01501 - Victoria Rd, Bellevue Hill, between Bellevue Park Rd and Old South Head Rd</li> </ul>
Interest and investment income	1,062	33.0%	Increased Interest Income on term deposits.
Other Income	(348)	(1.9)%	<p>The decrease in Other Income includes the following item of note:</p> <p>\$648k reduction in Commercial Property Lease Income at Kiaora Place due to vacant premises and rent free periods for new tenants. This reduction has been funded by a transfer from the Kiaora Place Reserve.</p> <p>\$256k reduction in Commercial Property Lease income due to Dunbar House premises being vacant. A new tenant is not expected until next financial year.</p> <p>Offset by:</p> <p>\$275k increase in Carpark Income at Kiaora Place due to increased fees. This additional income has been transferred to the Kiaora Place Reserve.</p> <p>\$125k increase in Carpark Income at Grafton St and Cross St carparks due to increased fees.</p>
Fair value increment on investment properties	0	0.0%	No material individual items to note.
<b>Total Income variations</b>	<b>6,207</b>	<b>4.7%</b>	
<b>Expenses</b>			
Employee benefits and on- costs	262	0.5%	<p>Decreases in Employee Benefits include the following items of note:</p> <p>\$434k transfer to Temporary Staff in Open Space &amp; Trees (\$267k), Property &amp; Projects (\$64k), Governance &amp; Risk (\$80k) and Development Assessment (\$23k).</p> <p>\$50k transfer to General Consultants in Strategic Planning &amp; Place</p> <p>Offset by:</p> <p>\$120k increase in employee allowances in Civil Operations which were underbudgeted. This has been offset by increased income in this area for Commercial Paper Service, Sale of Recycling material and Paid Waste Service income.</p> <p>\$43k increase in Councillor Superannuation which has been offset by a reduction in Councillor Fees within Materials &amp; Services</p>

	Proposed variation Fav / (Unfav)		Details of the budget forecast variation
	\$'000	%	
			\$28k increase in salary costs in Strategic Planning & Place that is a transfer from Material Goods and Services in relation to the SRV project: 'Protecting Our Heritage'
Materials & Services	(1,547)	(3.1)%	<p>The increase in Materials &amp; Services include the following items of note:</p> <p>\$641k increase in Temporary Staff, of which \$434k was transferred from salaries and wages and \$118k was transferred from Material, Goods &amp; Services and other expense accounts. <b>The net increase was \$89k</b> and was in Property &amp; Projects Management (+\$54k) and Governance &amp; Risk (+\$35k).</p> <p>\$203k increase in Interest on Deposits Paid. This is offset by an increase in Interest income.</p> <p>\$200k increase in Legal Expenses in Legal, Compliance &amp; Enforcement. This expenditure is offset by increased Recovered Costs income of \$191k.</p> <p>\$150k increase in General Contracts in Civil Operations, for Restorations. This expenditure is offset by increased income from Footpath Restoration Charges.</p> <p>\$127k increase in Recurrent Contracts in Property &amp; Projects for Cross St Carpark. This expenditure is offset by increased income from Carparks.</p> <p>\$100k increase in Legal Expenses in Development Assessment due to a high number of appeals.</p> <p>\$97k increase in Legal Expenses in Governance &amp; Risk predominantly relating to the December 2023 data breach.</p> <p>\$72k increase in General Consultants in Building &amp; Compliance for the Pool compliance project</p> <p>\$60k increase in Legal Expenses in Property &amp; Projects for Kiaora Place. This increase has been funded by a transfer from the Kiaora Place Reserve.</p> <p>\$50k increase in General Contracts for Tree Pruning in Open, Space &amp; Trees. This expenditure is offset by increased income from Tree Pruning.</p> <p>\$50k increase in General Consultants in Strategic Planning &amp; Place which is offset by a reduction in Salary &amp; Wages.</p> <p>Offset by:</p> <ul style="list-style-type: none"> <li>\$62k reduction in Councillor Fees, of which \$43k was transferred to Councillor Superannuation in Employee Benefits &amp; on costs, and the remainder is a saving from when the Council was in caretaker mode during the Election period.</li> </ul>
Borrowing Costs	0	0.0%	No material individual items to note.
Depreciation, amortisation and	0	0.0%	No material individual items to note.

	<b>Proposed variation Fav / (Unfav)</b>		<b>Details of the budget forecast variation</b>
	<b>\$'000</b>	<b>%</b>	
impairment for non-financial assets			
Other expenses	100	2.0%	Other expenses include the following item of note: <ul style="list-style-type: none"> <li>• \$92k reduction in the NSW State Emergency Service contribution.</li> </ul>
Net losses from the disposal of assets	14	1.4%	No material individual items to note.
<b>Total Expenses variations</b>	<b>(1,171)</b>	<b>(0.9%)</b>	
<b>Total Recommended net change to forecast income and operating expenses</b>	<b>5,036</b>	<b>127.4%</b>	

Capital Budget Review Statement

The Capital Budget Review Statement below presents recommended changes to both capital expenditure and capital funding. The total increase in capital expenditure arising from recommended changes is \$0.919m, offset by a total funding increase of \$0.919m, resulting in no net change to general revenue required to fund the program of works.

<b>Woollahra Council</b>								
<b>Budget Review for the quarter ended 31 December 2024</b>								
<b>Capital Budget</b>								
ORIGINAL	Approved Changes			Recommended changes	PROJECTED	ACTUAL	% of	
	24/25 Budget (000's)	Revotes (000's)	Sept Review (000's)					REVISED Budget (000's)
<b>Capital Funding</b>								
Rates and other untied funding	(7,909)	0	(159)	(8,068)	(0)	(8,068)	(7,411)	91.9
Capital Grant	0	(514)	(136)	(650)	(834)	(1,484)	(135)	20.8
Capital Grants - Other	0	0	0	0	(101)	(101)	0	100.0
Roads to Recovery Grant	(275)	0	(209)	(484)	0	(484)	(389)	80.5
Block Grant ROADS	(75)	(5)	0	(80)	0	(80)	(80)	100.0
Other Contributions	0	(36)	0	(36)	0	(36)	0	0.0
Transfer from Property Reserve	(1,794)	(2,044)	(472)	(4,310)	150	(4,160)	(706)	16.4
Transfer from Open Space & Community Facilities	0	(362)	0	(362)	0	(362)	(29)	8.0
Transfer from Kiaora Reserve	(653)	(323)	(187)	(1,164)	(62)	(1,226)	(232)	20.0
Transfer from Section 7.12	(3,804)	(3,818)	118	(7,504)	0	(7,504)	(2,119)	28.2
T/fr from Environmental & Infrastructure Levy	(4,848)	(3,479)	0	(8,327)	(0)	(8,327)	(3,164)	38.0
T/fr from Stormwater management Charge	(540)	(174)	0	(714)	0	(714)	(338)	47.3
T/fer from Preschool Reserve	0	(28)	(58)	(87)	(4)	(91)	(87)	100.0
T/fer From Loan Funds	(22,000)	0	0	(22,000)	0	(22,000)	0	0.0
Transfer from Computer Reserve	(354)	(51)	(131)	(537)	0	(537)	(15)	2.8
Transfer from General Reserve	0	(320)	0	(320)	0	(320)	(20)	6.4
Transfer from Section 7.11	0	(169)	0	(169)	(25)	(194)	(60)	35.6
Transfer from DWM Reserve	(507)	(787)	(335)	(1,629)	0	(1,629)	(9)	0.5
T/fer from Revotes/Rollovers Reserve	0	(3,867)	42	(3,824)	(30)	(3,854)	(1,057)	27.6
Transfer from SRV Reserve	0	(145)	0	(145)	0	(145)	0	0.0
Passenger Vehicles Sales	(557)	(269)	0	(826)	(12)	(837)	(313)	37.9
Light Commercial Vehicle Sales	(101)	(167)	0	(268)	(1)	(269)	(59)	21.9
Heavy Vehicles Sales	(236)	(299)	0	(535)	0	(535)	(41)	7.7
Misc Plant/Equip Sales	(30)	0	0	(30)	(1)	(31)	(6)	21.7
<b>Total Capital Funding</b>	<b>(43,682)</b>	<b>(16,857)</b>	<b>(1,528)</b>	<b>(62,067)</b>	<b>(919)</b>	<b>(62,986)</b>	<b>(16,270)</b>	<b>26.2</b>
<b>Capital Expenditure</b>								
Business Centres Capital	70	0	0	70	0	70	28	40.5
Traffic Infrastructure	3,080	271	0	3,351	811	4,161	497	14.8
Flood Plain Management	60	1	0	61	4	65	65	107.0
Open Space Project Management	105	11	(17)	99	(37)	62	59	59.8
Parks & Reserves	1,286	3,390	29	4,705	(75)	4,629	1,197	25.4
Playgrounds	1,034	1,395	0	2,429	112	2,541	1,385	57.0
Sportsfields	274	42	(160)	156	0	156	162	103.8
Streetscapes	0	221	0	221	0	221	129	58.2
Infrastructure Renewal Program	6,807	4,641	209	11,657	131	11,787	6,587	56.5
Environmental Works Program	1,000	888	0	1,888	0	1,888	500	26.5
Stormwater Levy Works	797	333	0	1,130	19	1,149	734	64.9
Computers & Office Equipment	295	54	0	349	0	349	18	5.1
Commercial/Leased Properties	270	302	74	646	(55)	591	11	1.8
Investment Properties	628	323	187	1,139	(10)	1,129	598	52.5
Kiaora Lands Lease Incentives (Capital)	0	0	0	0	97	97	127	100.0
Parks / Ovals Buildings	175	465	500	1,140	17	1,157	88	7.7
Depots	63	0	(37)	26	0	26	26	100.0
Council Offices	290	261	(71)	479	(114)	366	189	39.4
Community Facilities	351	207	185	743	(12)	731	395	53.1
Library Buildings	75	0	(20)	55	(25)	30	10	18.5
Car Parks	22,595	990	2	23,586	43	23,629	1,338	5.7
Library IT Technology	167	90	131	389	0	389	0	0.0
Library General	333	0	0	333	0	333	183	54.8
Library - Paddington	96	0	0	96	0	96	48	50.2
Plant Replacement Program	3,831	2,974	516	7,321	14	7,335	1,897	25.9
<b>Total Capital Expenditure</b>	<b>43,682</b>	<b>16,857</b>	<b>1,528</b>	<b>62,067</b>	<b>919</b>	<b>62,986</b>	<b>16,270</b>	<b>26.2</b>

Details of Recommended Changes

The following table details by project proposed budget variations that are \$50k or greater recommended in the Capital Budget Review Statement. For a full listing of capital project proposed budget variations refer to **Attachment 3**.

Project No/ Project Name	Current Budget \$'000s	Budget Variation + INCR / (DECR) \$'000s	Revised Budget \$'000s	Detail	Funding Source
01976 - High Pedestrian Activity Area - HPAA Queen Street	-	451	451	Transport for NSW grant funded project-Safe Speeds in High Pedestrian Areas	Grants & Contributions
01975 - High Pedestrian Activity Area - HPAA Rose Bay	-	383	383	Transport for NSW grant funded project-Safe Speeds in High Pedestrian Areas	Grants & Contributions
01501 - Victoria Road , Bellevue Hill b/w Bellevue Park Road and OSH	-	101	101	Contribution from Sydney Water	Grants & Contributions
Kiaora Place Lease Incentives (Capital)	-	97	97	Lease Incentives for new tenancies at Kiaora Place	Internally Restricted - Kiaora Place Reserve
Misc.Plant/Equip Purchases	638	55	693	Increase requested due to quotation price of Sweeper/ Scrubber.	Working funds \$54k / Vehicle Sales \$1k
01937 - RANSA - Toilets refurbishment	70	(70)	-	Reduction due to maintenance work only being required	Internally Restricted - Property Reserve
01953 - Redleaf - Replace copper roof - Heritage building	70	(70)	-	Project moved to 2025-26	Internally Restricted - Property Reserve
01336 - Redleaf Plan of Management	68	(65)	3	Project complete. \$15k budget transferred to PR01338 and \$50k budget transferred to PR01086.	Externally Restricted - s.7.12 Developer Contributions
01086 - Softfall Renewal	153	50	202	Budget transferred from PR01336	Externally Restricted - s.7.12 Developer Contributions
01876 - Spring Street Reserve playground renewal and landscaping	210	51	261	\$35k budget transferred from 00054 and \$16k budget transferred from PR01865	Externally Restricted - s.7.12 Developer Contributions \$35k / Internally Restricted - Revotes Rollover Reserve \$16k

In addition to the Income and Expenses and Capital Budget Review Statements above, Council's Balance Sheet and Reserve levels summarise the results of the budget review and appear as **Attachments 1 and 2** respectively.



Cash and Investments Budget Review Statement

The Cash and Investments Budget Review Statement combines Council's restricted cash reserves with total cash and investments from the balance sheet to show any impact on unrestricted available cash.

The Cash and Investments Budget Review Statement shown below carries the net total of recommended changes to the budget through to the unrestricted and available cash balances. It also shows the various movements in restricted cash recommended in the Budget Review.

As reported in the Monthly Financial Report presented to the Finance, Community & Services Committee at this meeting, Council's total investment portfolio is invested in accordance with Council's investment policy and the bank reconciliation to 31 December 2024 has been completed.

**Woollahra Council**  
**Budget review for the quarter ended 31 December 2024**  
**Cash & Investments**

	ORIGINAL	Approved Changes			Recommended changes for Council Resolution (000's)	PROJECTED year end result 24-25 (000's)	ACTUAL YTD (000's)
	24-25 Budget (000's)	Revotes (000s)	Sept Review (000's)	REVISED Budget (000's)			
<b>Unrestricted</b>	9,122	0	(484)	8,638	381	9,020	16,797
<b>Externally Restricted</b>							
Section 7.11 Contributions	1,243	(169)	0	1,074	(25)	1,049	1,143
Section 7.12 Contributions	5,950	(3,854)	0	2,096	2,306	4,402	7,880
Unexpended Grants	0	0	0	0	0	0	252
Stormwater Levy	180	(174)	0	6	2	8	382
Domestic Waste	5,195	(787)	(308)	4,099	(13)	4,086	5,559
<b>Total Externally Restricted</b>	<b>12,568</b>	<b>(4,984)</b>	<b>(308)</b>	<b>7,276</b>	<b>2,269</b>	<b>9,545</b>	<b>15,216</b>
<b>Internally Restricted</b>							
Environmental & Infrastructure Levy	3,941	(3,541)	0	400	4	404	5,899
Special Rate Variation: Environmental & Infrastructure Levy	218	0	0	218	0	218	562
Employee Leave Entitlements	7,170	0	0	7,170	0	7,170	7,170
Plant Replacement	0	0	0	0	0	0	0
Insurance	683	0	0	683	0	683	1,119
Workers Compensation Insurance	436	0	0	436	0	436	0
Computer	151	(51)	0	100	0	100	1,042
Library IT	618	0	(131)	487	0	487	0
Election	0	0	0	0	0	0	322
Deposits	46,346	0	0	46,346	0	46,346	45,266
Preschool	682	(28)	(58)	596	(4)	591	529
Property	7,801	(2,258)	(472)	5,071	107	5,177	8,889
Open Space & Community Facilities	363	(362)	0	1	0	1	334
Kiaora Place Reserve	5,872	(323)	(187)	5,362	1,360	6,722	4,560
Revotes & Rollovers	4,800	(4,317)	0	483	0	483	3,687
Oxford Street	206	0	0	206	0	206	0
Open Space Projects	289	(288)	0	1	0	1	0
Property Development	21	(2)	0	19	0	19	0
Special Rate Variation (SRV)	1,491	(768)	(12)	711	0	711	1,385
Urban Forest Strategy (UFS)	3,000	0	0	3,000	0	3,000	3,000
General Reserve	2,020	(34)	(14)	1,971	0	1,971	1,681
<b>Total Internally Restricted</b>	<b>86,105</b>	<b>(11,971)</b>	<b>(876)</b>	<b>73,258</b>	<b>1,467</b>	<b>74,725</b>	<b>85,444</b>
<b>Total Restricted</b>	<b>98,673</b>	<b>(16,955)</b>	<b>(1,184)</b>	<b>80,534</b>	<b>3,736</b>	<b>84,270</b>	<b>100,660</b>
<b>Total cash and investments</b>	<b>107,795</b>	<b>(16,955)</b>	<b>(1,668)</b>	<b>89,172</b>	<b>4,117</b>	<b>93,290</b>	<b>117,457</b>
<b>Available Cash</b>	<b>9,122</b>	<b>0</b>	<b>(484)</b>	<b>8,638</b>	<b>381</b>	<b>9,020</b>	<b>16,797</b>

**Notes:**

The **available cash** position excludes restricted funds. External restrictions are funds that must be spent for a specific purpose and cannot be used by Council for general operations. Internal restrictions are funds that Council has determined will be used for a specific future purpose.

ORIGINAL Budget +/- approved budget changes in previous quarters = REVISED Budget  
REVISED Budget +/- recommended changes this quarter = PROJECTED year end result

### Budget Review Contracts and Other Expenses Statement

The Budget Review Contracts and Other Expenses Statement, provided in **Attachment 4**, requires Council to disclose 'Contracts' and 'Consultancy and Legal Expenses' as part of the quarterly Budget Review.

As per requirements set out by the Office of Local Government, the contracts disclosure includes:

- Contracts that were entered into during the quarter under review but have not been fully performed or completed; and
- Have a value equal to or more than \$50,000, (or, 1% of Council's estimated income from continuing operations).

Contracts for employment and contracts entered into from Council's "preferred contracts list" are not included.

The consultancy and legal expenses disclosure shows year to date budget and year to date expenditure for these items.

### **Options:**

Council can resolve to approve the budget changes recommended in this report or choose to resolve in some other manner.

### **Community Engagement and / or Internal Consultation:**

This report has been compiled using information provided by Directors and Managers in relation to their area of budget responsibility.

### **Policy Implications:**

There are no direct policy implications arising from this report.

### **Financial Implications:**

The December 2024 quarterly review forecasts an increase in Council's working funds position for 2024-25 of \$0.809m, comprising of the original budget working funds surplus movement of \$0.911m, a deficit in the September 2024 quarterly review of (\$0.484m) and a surplus in the December Quarterly Budget Review of \$0.381m.

The December quarterly budget review is a forecast increase in Council's net operating result of \$5.036m from \$3.952m to \$8.989m. When we exclude capital grants & contributions (we exclude them because capital grants and contributions can only be used on capital projects, i.e. not on Council's day to day expenses) the net result is a surplus of \$0.391m in the net operating result before capital grants & contributions. This is an increase of \$0.096m from the revised budget of \$0.295m.

The Capital Budget Review Statement shows an increase in capital expenditure of \$0.919m and an offsetting increase in funding of \$0.919m. Changes giving rise to these variations have been detailed in the report.

The Balance Sheet (**Attachment 1**) shows Unrestricted Current Ratio of 3.67:1 with a working funds position at 30 June 2025 of \$5.967m.

**Resourcing Implications:**

Resourcing implications are outlined within the report. Budget changes recommended in relation to resourcing implications have been managed against other budget recommended changes.

**Conclusion:**

As noted throughout this report, the December quarterly budget review is a forecast increase in Council's net operating result of \$5.036m from \$3.952m to \$8.989m. When we exclude capital grants & contributions (we exclude them because capital grants and contributions can only be used on capital projects, i.e. not on Council's day to day expenses) the net result is a surplus of \$0.391m in the net operating result before capital grants & contributions. This is an increase of \$0.096m from the revised budget of \$0.295m. The Capital Budget Review Statement shows an increase in capital expenditure of \$0.919m and an offsetting increase in funding of \$0.919m. Changes giving rise to these variations have been detailed in the report.

Having regard to the original estimates of income and expenditure, and the proposed variations, the projected restricted cash levels and liquidity position indicate at this point in time that Council's overall forecast financial position will remain satisfactory at 30 June 2025.

**Attachments:**

1. Forecast Balance Sheet as at 31 Dec 2024
2. Forecast 30 June 2025 Reserve Levels as at 31 Dec 2024
3. Budget Review Contracts and Other Expenses Statement 31 Dec 2024
4. Capital Budget Proposed Project Variations as at 31 Dec 2024

**BUDGET 2024-25**  
**Balance Sheet**

	Actual 23-24	23-24 Revotes	Revote & Rollovers into 24-25	24-25 Budget	Original Budget & Revotes	September Review 24-25	September Review 24-25	December Review 24-25	December Review 24-25
<b>Current Assets</b>									
Cash & Investments	110,449,678	(16,954,902)	93,494,776	(2,654,698)	90,840,078	(1,667,811)	89,172,267	4,117,404	93,289,671
Receivables	7,995,611		7,995,611		7,995,611		7,995,611		7,995,611
Inventories	306,961		306,961		306,961		306,961		306,961
Other	1,467,904		1,467,904		1,467,904		1,467,904		1,467,904
	<b>120,220,153</b>	<b>(16,954,902)</b>	<b>103,265,252</b>	<b>(2,654,698)</b>	<b>100,610,554</b>	<b>(1,667,811)</b>	<b>98,942,742</b>	<b>4,117,404</b>	<b>103,060,146</b>
<b>Current Liabilities</b>									
Payables	60,326,444		60,326,444		60,326,444		60,326,444		60,326,444
Interest Bearing Liabilities	3,476,264		3,476,264	188,926	3,665,191	291,772	3,956,963		3,956,963
Provisions	12,407,606		12,407,606	840,143	13,247,749		13,247,749		13,247,749
Other	2,217,084		2,217,084		2,217,084		2,217,084		2,217,084
	<b>78,427,397</b>	<b>0</b>	<b>78,427,397</b>	<b>1,029,070</b>	<b>79,456,467</b>	<b>291,772</b>	<b>79,748,239</b>	<b>0</b>	<b>79,748,239</b>
<b>NET CURRENT ASSETS</b>	<b>41,792,756</b>	<b>(16,954,902)</b>	<b>24,837,854</b>	<b>(3,683,768)</b>	<b>21,154,086</b>	<b>(1,959,583)</b>	<b>19,194,503</b>	<b>4,117,404</b>	<b>23,311,907</b>
<b>Non-Current Assets</b>									
Receivables	136,068		136,068		136,068		136,068		136,068
Inventories & Other Assets	234,464		234,464	(209,810)	24,654		24,654	96,823	121,477
Investment Properties	184,750,000		184,750,000	1,200,000	185,950,000		185,950,000		185,950,000
Property, Plant & Equipment	1,085,273,935	16,730,924	1,102,004,858	24,239,245	1,126,244,104	2,011,688	1,128,255,792	822,207	1,129,077,999
	<b>1,270,394,468</b>	<b>16,730,924</b>	<b>1,287,125,391</b>	<b>25,229,435</b>	<b>1,312,354,827</b>	<b>2,011,688</b>	<b>1,314,366,515</b>	<b>919,030</b>	<b>1,315,285,545</b>
<b>Non-Current Liabilities</b>									
Interest Bearing Liabilities	53,044,370		53,044,370	17,742,511	70,786,881		70,786,881		70,786,881
Provisions	496,930		496,930		496,930		496,930		496,930
Other	0		0		0		0		0
	<b>53,541,299</b>	<b>0</b>	<b>53,541,299</b>	<b>17,742,511</b>	<b>71,283,811</b>	<b>0</b>	<b>71,283,811</b>	<b>0</b>	<b>71,283,811</b>
<b>NET ASSETS</b>	<b>1,258,645,924</b>	<b>(223,978)</b>	<b>1,258,421,946</b>	<b>3,803,156</b>	<b>1,262,225,102</b>	<b>52,105</b>	<b>1,262,277,207</b>	<b>5,036,434</b>	<b>1,267,313,641</b>
<b>EQUITY</b>									
Opening Equity	582,587,604		596,344,212		596,344,212		596,344,212		596,344,212
Asset Revaluation Reserves	662,301,712		662,301,712		662,301,712		662,301,712		662,301,712
Operating Result	13,756,608		(223,978)		3,579,178		3,631,283.1		8,667,717
Closing Equity	<b>1,258,645,924</b>	<b>0</b>	<b>1,258,421,946</b>	<b>0</b>	<b>1,262,225,103</b>	<b>0</b>	<b>1,262,277,207</b>	<b>0</b>	<b>1,267,313,641</b>
<b>Working Funds</b>									
Current Assets	41,792,756		24,837,854		21,154,086		19,194,503		23,311,907
ADD:									
Current Prov'n for ELE	12,407,606		12,407,606		13,247,749		13,247,749		13,247,749
Current Deposits	50,522,000		50,522,000		50,522,000		50,522,000		50,522,000
Current Loan Liability	3,476,264		3,476,264		3,665,191		3,956,963		3,956,963
LESS:									
External Restrictions	(13,759,830)		(8,775,831)		(7,583,641)		(7,275,518)		(9,545,017)
Internal Restrictions	(88,479,121)		(76,508,219)		(74,134,288)		(73,258,377)		(74,724,970)
Restricted Receivables & Provisions	(801,893)		(801,893)		(801,893)		(801,893)		(801,893)
	<b>5,157,782</b>	<b>0</b>	<b>5,157,782</b>	<b>0</b>	<b>6,069,204</b>	<b>0</b>	<b>5,585,427</b>	<b>0</b>	<b>5,966,739</b>
<b>Movement in Working Funds</b>			<b>0</b>		<b>911,422</b>		<b>(483,777)</b>		<b>381,312</b>
<b>Unrestricted Current Ratio</b>	<b>4.42</b>		<b>3.92</b>		<b>3.69</b>		<b>3.60</b>		<b>3.67</b>
<b>Current Assets - External Restrictions</b>	<b>105,023</b>		<b>93,052</b>		<b>91,590</b>		<b>90,230</b>		<b>92,078</b>
<b>Current Liabilities - Restricted Liabilities</b>	<b>23,766</b>		<b>23,766</b>		<b>24,795</b>		<b>25,087</b>		<b>25,087</b>

**WOOLLAHRA MUNICIPAL COUNCIL**  
Forecast Restricted Cash Balances - 30th June 2025

Externally Restricted Cash		REVOTES		ORIGINAL BUDGET & REVOTES				SEPTEMBER REVIEW				DECEMBER REVIEW			
Purpose	Restricted Cash Balance Jun 24	Transfers From	Closing Balance Jun 25	Transfer To	Interest Earned	Transfers From	Closing Balance Jun 25	Transfer To	Interest Earned	Transfers From	Closing Balance Jun 25	Transfer To	Interest Earned	Transfers From	Closing Balance Jun 25
Section 7.11 Contributions	1,203,189	169,170	1,034,019		40,000		1,074,019				1,074,019			24,596	1,049,423
Section 7.12 Contributions	7,224,212	3,854,276	3,369,936	2,821,500	200,000	4,295,569	2,095,867				2,095,867	2,305,681			4,401,548
Unexpended Grants	0		0				0				0				0
Stormwater Levy	227,228	173,553	53,675	492,500		540,000	6,175				6,175	1,827			8,002
Domestic Waste:															
General Reserve	4,114,378	787,000	3,327,378	500,000		507,050	3,320,328	26,709		334,832	3,012,205	(13,413)			2,998,792
Employee Leave Entitlements	990,822		990,822	96,429			1,087,251				1,087,251				1,087,251
	<b>13,759,830</b>	<b>4,983,999</b>	<b>8,775,831</b>	<b>3,910,429</b>	<b>240,000</b>	<b>5,342,619</b>	<b>7,583,641</b>	<b>26,709</b>	<b>0</b>	<b>334,832</b>	<b>7,275,518</b>	<b>2,294,095</b>	<b>0</b>	<b>24,596</b>	<b>9,545,017</b>
<b>Internally Restricted Cash</b>															
Purpose	Restricted Cash Balance Jun 24	Transfers From	Closing Balance Jun 25	Transfer To	Interest Earned	Transfers From	Closing Balance Jun 25	Transfer To	Interest Earned	Transfers From	Closing Balance Jun 25	Transfer To	Interest Earned	Transfers From	Closing Balance Jun 25
Environmental & Infrastructure Levy	3,932,049	3,540,815	391,234	5,136,735		5,128,000	399,969				399,969	4,190		1	404,158
Special Rate Variation: Environmental & Infrastructure Levy	198,500		198,500	482,138		463,050	217,588				217,588				217,588
Employee Leave Entitlements	7,169,659		7,169,659				7,169,659				7,169,659				7,169,659
Plant Replacement	128		128				128				128				128
Insurance	682,663		682,663				682,663				682,663				682,663
Workers Compensation Insurance	435,894		435,894				435,894				435,894				435,894
IT Reserve															
General Reserve	385,464	51,000	334,464			234,464	100,000				100,000				100,000
Library IT	662,632		662,632	75,405		120,000	618,037			131,476	486,561				486,561
Election	321,536		321,536			321,536	0				0				0
Deposits	46,346,167		46,346,167				46,346,167				46,346,167				46,346,167
Preschool															
General Reserve	442,054	28,330	413,724	36,146			449,870			58,314	391,556			4,276	387,280
Employee Leave Entitlements	173,741		173,741	30,314			204,055				204,055				204,055
Property	9,594,723	2,257,737	7,336,986			1,794,000	5,542,986			472,426	5,070,560			(106,637)	5,177,197
Open Space & Community Facilities	362,638	361,954	684				684				684				684
Kiaora Place Reserve	4,792,207	323,315	4,468,892	2,094,236		1,014,090	5,549,038			187,245	5,361,793	1,422,340		62,297	6,721,836
Loan Funds	0		0	22,000,000		22,000,000	0				0				0
Revotes & Rollovers	4,799,802	4,316,609	483,193				483,193				483,193				483,193
Oxford Street Placemaking	205,529		205,529				205,529				205,529				205,529
Open Space Projects	288,597	287,829	768				768				768				768
Property Development	20,960	1,960	19,000				19,000				19,000				19,000
Special Rate Variation (SRV)	2,661,863	767,516	1,894,347	4,218,622		5,389,837	723,132			12,000	711,132				711,132
Urban Forest Strategy (UFS)	3,000,000		3,000,000				3,000,000				3,000,000				3,000,000
General Reserve															
Public Art Gallery	326,120		326,120				326,120				326,120				326,120
FAG Prepayment	1,633,013		1,633,013	2,061,645		2,047,195	1,647,463	414,182		428,632	1,633,013				1,633,013
Old Section 94	27,498	27,498	0				0				0				0
General	15,683	6,340	9,343	3,000			12,343				12,343				12,343
	<b>88,479,121</b>	<b>11,970,903</b>	<b>76,508,219</b>	<b>36,138,241</b>	<b>0</b>	<b>38,512,172</b>	<b>74,134,288</b>	<b>414,182</b>	<b>0</b>	<b>1,290,093</b>	<b>73,258,377</b>	<b>1,426,530</b>	<b>0</b>	<b>(40,063)</b>	<b>74,724,970</b>
<b>Total Restricted Cash</b>	<b>102,238,951</b>	<b>16,954,902</b>	<b>85,284,049</b>	<b>40,048,670</b>	<b>240,000</b>	<b>43,854,791</b>	<b>81,717,929</b>	<b>440,891</b>	<b>0</b>	<b>1,624,925</b>	<b>80,533,895</b>	<b>3,720,625</b>	<b>0</b>	<b>(15,467)</b>	<b>84,269,987</b>

# Woollahra Council

Budget review for the quarter ended - 31 December 2024

## Contracts

Contractor	Contract detail & purpose	Contract value (\$) (Incl. GST)	Commencement date	Duration of contract	Budgeted (Y/N)	Explanation if not included in the budget
Talbots	Rendering of Kiaora Place building 2 facades	\$470k	December 2024	12 weeks	Y	
Metro Constructions	Trumper Park female friendly facility	\$306k	December 2024	18 weeks	Y	
GARTNER AUSTRALASIA PTY LIMITED	Specialist IT and Cyber Security Strategic Advisory Consulting & Research Services	\$145,860	1/01/2025	2 Years	N	ELT approved initiative, gap in unbudgeted costs in first period (\$25,860). Remaining contract costs budgeted.

Notes

1. Minimum reporting level is 1% of estimated income from continuing operations or \$50,000 whichever is the lesser.
2. Contracts to be listed are those entered into during the quarter and have yet to be fully performed, excluding contractors that are on Council's preferred supplier list).
3. Contracts for employment are not required to be included.
4. Where a contract for services etc was not included in the budget, an explanation is to be given (or reference made to an explanation in another Budget Review Statement).

*This disclosure forms part of Woollahra Council's Quarterly Budget Review and should be read in conjunction with other documents in the Quarterly Budget Review.*

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## Woollahra Council

Budget review for the quarter ended - 31 December 2024

### Consultancy and Legal expenses

Expense	Budget YTD \$	Expenditure YTD \$	Budgeted (Y/N)
Consultancies	<u>1,281,873</u>	<u>557,651</u>	Y
Legal Fees	<u>1,377,081</u>	<u>1,186,269</u>	Y
<b>Total Consultancies &amp; Legal Fees</b>	<b><u>2,658,954</u></b>	<b><u>1,743,920</u></b>	

Definition of consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision-making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

**NOTES:**

Council engages consultants as part of delivering capital projects but does not budget specifically for them, rather budgets for the project as a whole. To avoid distorting budget and year to date expenditures above, they have been limited to Council's operating budget.

Where any expenses for Consultancy or Legal fees have not been budgeted for, an explanation is provided below:

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N/A

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*This disclosure forms part of Woollahra Council's Quarterly Budget Review and should be read in conjunction with other documents in the Quarterly Budget Review.*

## Capital Budget Proposed Project Variations as at 31 December 2024

The following table details by project the proposed budget variations that are recommended in the Capital Budget Review Statement.

Project No	Project Name	Budget Variation + INCR / (DECR) \$'000s	Detail	s.7.12 Developer Cont'ns \$'000s	Externally Restricted \$'000s	Internally Restricted \$'000s	Grants & Cont'ns \$'000s	Working Funds \$'000s	Vehicle Sales \$'000s
<b>BUDGET FUNDING REALLOCATION BETWEEN PROJECTS / FUNDING SOURCES</b>									
01336	Redleaf Plan of Management	(65)	Project complete. \$15k budget transferred to PR01338 and \$50k budget transferred to PR01086.	(65)					
01338	Fencing Upgrade – Various Sites	15	Budget transferred from PR01336	15					
01086	Sofffall Renewal	50	Budget transferred from PR01336	50					
00777	Park Signage - New and Replace	(12)	Budget transferred to PR01877	(12)					
01877	Yarranabbe Fitness Station renewal	12	Budget transferred from PR00777	12					
00054	POS Project Management	(37)	Transfer \$35k budget to PR01876, \$1k budget to PR01867 and \$1k budget to PR01871	(36)		(1)			
01867	Soudan Street reserve accessibility upgrade - Landscape improvements	1	Project complete - Budget transferred from PR 00054			1			
01871	RHWP landcape improvements	1	Project complete - Budget transferred from PR 00054	1					
01865	Dinghy storage facility at various sites	(16)	Project complete. Budget transferred to PR01876			(16)			
01876	Spring Street Reserve playground renewal and landscaping	51	\$35k budget transferred from 00054 and \$16k budget transferred from PR01865	35		16			
01957	Gaden Reserve - Replace floor coverings	(20)	Budget transferred to PR01958			(20)			
01958	Gaden Reserve - Lift upgrade	20	Budget transferred from PR01957			20			
01716	Bike Parking Facilities Upgrade across the LGA	(4)	Budget transferred to PR01891		(4)				



Project No	Project Name	Budget Variation + INCR / (DECR)	Detail	s.7.12 Developer Cont'ns	Externally Restricted	Internally Restricted	Grants & Cont'ns	Working Funds	Vehicle Sales
01718	Minor Capital Traffic Works program	(17)	Budget transferred to PR01891			(17)			
01888	Moncur Street, Woollahra, near Morrell Street	(1)	Budget transferred to PR01891					(1)	
01891	Edgecliff Road, Woollahra - Climate Change Adaption Measures	23	\$4k Budget transferred from PR01716, \$1k transferred from PR01888 and \$17k transferred from PR01718		4	17		1	
01466	Inlet Capacity Increase - Multiple jobs to improve stormwater	4	Budget transferred to PR01493			4			
01493	Condition assessment for the stormwater network by using CCTV	(4)	Budget transferred from PR01466			(4)			
00163	Plan and control the E&IR Program	(10)	Under expenditure on this project will be distributed to over expenditure on other projects.		(10)				
01664	6 Pringle Place-Stabilisation of a Council owned rock face	(6)	Under expenditure on this project will be distributed to over expenditure on other projects.		(6)				
01916	Myall Avenue Vaucluse, John Dykes Avenue to Old South Head	(5)	Under expenditure on this project will be distributed to over expenditure on other projects.					(5)	
01915	Conway Avenue, Carlisle Street to End - Road Pavement	24	Over expenditure on this project will be funded from under expenditure on other projects.		16			8	
01754	Kiaora Road Double Bay, Forest Rd and Carlotta Rd Road pavement	0	Over expenditure on this project will be funded from under expenditure on other projects.		0				
01827	Ocean St, Forth Street to Wellington Street	1	Over expenditure on this project will be funded from under expenditure on other projects.					1	
01901	William Street Double Bay , Pearce St to Bay St - Road pavement	(4)	Under expenditure on this project will be distributed to over expenditure on other projects.					(4)	
01906	Duxford Street Paddington, Broughton Street to Gurner Street	0	Over expenditure on this project will be funded from under expenditure on other projects.		0				
01911	Cecil Road Rose bay, Chamberlaine Avenue to Towns Road	0	Over expenditure on this project will be funded from under expenditure on other projects.					0	

Project No	Project Name	Budget Variation + INCR / (DECR)	Detail	s.7.12 Developer Cont'ns	Externally Restricted	Internally Restricted	Grants & Cont'ns	Working Funds	Vehicle Sales
01913	Bellevue Road (Left) Bellevue Hill, Fairweather Road	(0)	Under expenditure on this project will be distributed to over expenditure on other projects.					(0)	
01914	Gurner Street Paddington, Cascade Street to Norfolk Street	(0)	Under expenditure on this project will be distributed to over expenditure on other projects.					(0)	
<b>TOTAL BUDGET FUNDING REALLOCATION BETWEEN PROJECTS/ FUNDING SOURCES</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>INCREASE IN CAPITAL WORKS BUDGET</b>									
01976	High Pedestrian Activity Area - HPAA Queen Street	451	Transport for NSW grant funded project- Safe Speeds in High Pedestrian Areas				451		
01975	High Pedestrian Activity Area - HPAA Rose Bay	383	Transport for NSW grant funded project- Safe Speeds in High Pedestrian Areas				383		
01501	Victoria Road , Bellevue Hill b/w Bellevue Park Road and OSH	101	Contribution from Sydney Water				101		
	Kiaora Place Lease Incentives (Capital)	97	Lease Incentives for new tenancies at Kiaora Place			97			
	Misc.Plant/Equip Purchases	55	Increase requested due to quotation price of Sweeper/ Scrubber.					54	1
01526	Minor Capital Road Works- Minor Road& Footpath Works All Wards	30	Budget for Peaker Lane, Woollahra, which has been transferred from the Strategic Planning & Place operational budget			30			
01943	Steyne Park Amenities Building - Refurbishment of worksheds	25	Increase requested.			25			
01276	Rose Bay Car Parks- Redevelopment	25	Increase requested.		25				
01711	Vaucluse Bowling Club – Refurbishment and Upgrade Works	23	Increase requested for sound proofing and outdoor seating			23			
01701	Cross Street-Remedial works	18	Increase requested.			18			
01939	Woollahra Golf Club Cottage - Refurbish roof, gutters	15	Increase requested.			15			

Project No	Project Name	Budget Variation + INCR / (DECR)	Detail	s.7.12 Developer Cont'ns	Externally Restricted	Internally Restricted	Grants & Cont'ns	Working Funds	Vehicle Sales
	Heavy Vehicles Purchases	14	Increase requested.					14	
<b>TOTAL INCREASE IN CAPITAL WORKS</b>		<b>1,240</b>		<b>0</b>	<b>25</b>	<b>212</b>	<b>935</b>	<b>68</b>	<b>1</b>
<b>DECREASE IN CAPITAL WORKS BUDGET</b>									
01937	RANSA - Toilets refurbishment	(70)	Reduction due to maintenance work only being required			(70)			
01953	Redleaf - Replace copper roof - Heritage building	(70)	Project moved to 2025-26			(70)			
01629	Property management system	(44)	Budget transferred to the operating budget for software license purchase			(44)			
	Passenger Vehicles Purchases	(29)	Budget reductions on a number of vehicles					(40)	12
	Light Commercial Vehicle Purchases	(26)	Budget reduction					(27)	1
01969	Woollahra Library - Upgrade Toilets	(25)	Not required			(25)			
01962	Holdsworth Street Community Centre - Toilets refurbishment	(20)	Minor repairs undertaken. Project moved to 2026-27.			(20)			
01956	Cooper Park Community Hall - Roof Gutter & boards replacement	(12)	Project complete			(12)			
01932	Kiaora Place - Air Conditioning Variable Speed Drive replacement	(10)	Not required			(10)			
01965	Sir David Martin Reserve - Drill Hall - Install bird proof	(7)	Project complete			(7)			
01947	McKell Park Toilet - Replace ceilings	(7)	Project complete			(7)			
<b>TOTAL DECREASE IN CAPITAL WORKS</b>		<b>(321)</b>		<b>0</b>	<b>0</b>	<b>(266)</b>	<b>0</b>	<b>(68)</b>	<b>13</b>
<b>TOTAL VARIATIONS</b>		<b>919</b>		<b>0</b>	<b>25</b>	<b>(54)</b>	<b>935</b>	<b>0</b>	<b>14</b>

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**Item No:** 6.5  
**Subject:** **MONTHLY FINANCIAL REPORT - 30 NOV 2024.**  
**Author:** Abdullah Rayhan, Team Leader Financial Services  
**Approver:** Paul Ryan, Chief Financial Officer  
Sue Meekin, Director, Corporate Performance

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**Purpose of the Report:**

To present the monthly financial report for November 2024.

**Alignment to Delivery Program:**

11.2 Secure Council's financial position.

**Recommendation:**

THAT Council:

- A. Receive and note the Monthly Financial Report – November 2024.
- B. Note that the Council's 12-month weighted average return for November 2024 on its direct investment portfolio of 5.11% (LM: 5.12%, LY: 4.80%) exceeds the benchmark 90-day AusBond Bank Bill Index of 4.48%.
- C. Note that the interest revenue for the year to date November 2024 is \$2.39M, exceeding our year to date budget of \$1.26M for the same period.

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**Executive Summary:**

The purpose of this report is for the Responsible Accounting Officer (RAO), the Council's Chief Financial Officer to provide the Council with a written report for November 2024 as per the Local Government Regulation 2005 (Clause 212), setting out details of all money that the Council has invested. The report presents the full monthly financial report for November 2024.

The 12-month weighted average return for Nov 2024 was 5.11% (last month: 5.12%; last year's same month 4.80%) and remains steady. The interest revenue is ahead of our original budget and will be reviewed as part of our quarterly forecast.

**Discussion:**

The Monthly Financial Report for November 2024 is submitted to the Committee for consideration and includes the following:

- Investment Transactions for the month.
- Restricted Cash (Reserves).
- Summary of Receipts, Payments, and Bank Balance.
- Details of Investment Portfolio Nov'24.
- Investment Policy Compliance Report.
- Weighted Average Days to Maturity.
- Weighted Average Return.
- Weighted Average Return v 90-day AusBond Bank Bill Index.
- Actual Interest Earned v Original Budget.

- Movements in Book Value (Fair Value) of Investments.

### Investment Transactions for November 2024

Date	Investment Description	Term	Rate	Transaction	Amount
Opening Balance as at 1 November 2024					115,651,284.70
05/11/2024	National Australia Bank TD	365	5.05	Purchase	2,000,000.00
05/11/2024	Bendigo Adelaide Bank TD	365	4.98	Purchase	2,000,000.00
28/11/2024	Bank of Queensland TD	369	4.99	Purchase	3,000,000.00
28/11/2024	Suncorp TD	366	5.47	Maturity	-2,000,000.00
28/11/2024	CBA Online At Call net movement			Withdrawal	-5,500,000.00
29/11/2024	NAB Loan Repayment account			Maturity	502,473.43
Net movement in Portfolio for the month					2,473.43
<b>Closing Balance as at 30 November 2024</b>					<b>115,653,758.13</b>

Commentary:

Council's investment portfolio remains steady, and the total new investment for the month equates to \$7 million.

### Restricted Cash

Restricted Cash is funds set aside for future expenditure and is established either by a legislative requirement or Council resolution. Reserves established by a legislative requirement are called "External Restrictions" while those established by Council are "Internal Restrictions". The breakdown below shows that of the Council's total cash and investments of \$118.32M\* at the end of Nov'24, \$95.46M was restricted leaving \$22.86M in unrestricted cash.

	30/11/2024 \$'000
Total Cash, Cash Equivalents and Investments	118,319 *
Less: Restricted Cash:	
External Restrictions	14,767
Internal Restrictions	<u>80,695</u>
Unrestricted Cash	<u>22,857</u>

\*Includes on call cash in operating bank accounts not included in the investments balance above.

Details of restricted cash balances are provided each quarter in the quarterly budget review.

**Summary of Receipts, Payments and Bank Balance**

Cash Book Balance as at 31 Oct 2024		<b>564,958.03</b>
	General Fund Acct	242,334.51
	Kiaora Bank Acct	322,623.52

**Receipts**

Rates	6,674,748.58
Investment Maturities	2,000,000.00
Transfers In from At Call Accounts	5,578,853.64
Other	6,441,565.00
<b>Total Receipts</b>	<b>20,695,167.22</b>

**10 Largest Receipts during the month**

Description	This month	Current YTD	Previous YTD
Kiaora Place	1,333,608	5,765,002	5,288,075
Deposits & Bonds	1,091,423	6,273,263	4,337,030
Sundry Debtors	635,489	6,433,063	10,119,810
Parking Fines	608,671	3,217,814	3,172,161
S7.12 Contributions	394,782	2,583,248	1,823,529
GST Refund	286,037	1,667,691	1,675,308
DA Fees	236,603	811,554	435,726
Parking Meter Charges	223,628	1,124,274	1,059,991
Planning Reform Fund	170,451	438,584	149,104
Trade Waste Debtors	156,203	1,042,687	741,243
	5,136,894	29,357,180	28,801,977

**Payments**

Cheque Payments	-960,940.87
Cancelled Cheques	75,895.68
EFT Payments	-6,919,464.46
Returned EFT Payments	600.00
<b>Total Payments before Direct Debits</b>	<b>-7,803,909.65</b>

**10 Largest Payments during the month**

Reference	Payment Date	Payee	Description	Amount
0000114272	7/11/2024	PayClear Services	Superannuation Payment	-568,597.43
0000114496	14/11/2024	Stateline Asphalt	General Works - Capital Projects	-313,649.60
0000114512	14/11/2024	URM Environmental Services	Waste recycling collection	-303,489.28
0000115398	28/11/2024	Stateline Asphalt	General Works - Capital Projects	-246,561.92
0000114314	7/11/2024	State Civil	General Works - Capital Projects	-182,679.75
0000115343	28/11/2024	Play By Design Pty Ltd	General Works - Capital Projects	-155,760.38
0000115412	28/11/2024	URM Environmental Services	Waste recycling collection	-152,125.50
0000115018	21/11/2024	Civotek Pty Ltd	General Works - Capital Projects	-135,467.20
0000114497	14/11/2024	State Civil	General Works - Capital Projects	-126,665.00
0000114481	14/11/2024	Sonic Piling and Foundations	General Works - Capital Projects	-105,679.13

**Payments - Direct Debits From Bank A/c**

Payroll	-2,509,371.37
PAYG Tax	-814,675.00
Bank Charges	-2,234.39
Revenue Collection Charges	-20,198.53
Investment Purchases	-7,000,000.00
Transfers to At Call Accounts	-500,000.00
Credit cards	-19,953.49
<b>Total Direct Debits for period</b>	<b>-10,866,432.78</b>
<b>Total Payments</b>	<b>-18,670,342.43</b>

**Cash Book Balance as at 30 Nov 2024**

	General Fund Acct	1,183,105.70
	Kiaora Bank Acct	1,406,677.12
	Value:	878,581.15

Issued Cheques	1,182,979.98
Outstanding Deposits & Miscellaneous Items	4,651,343.95

**Reconciled Cash Book Balance as at 30 Nov 2024**

<b>Bank A/c Balances as at 30 Nov 2024</b>	<b>4,651,343.95</b>
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	General Fund Acct	3,244,666.83
	Kiaora Bank Acct	1,406,677.12

**Unpresented Cheques > \$50,000.00**

Cheque No.	Cheque Date	Payee	Description	Amount
231279	21/11/2024	Withheld	Security Bond Refund	-154,433.00
231284	28/11/2024	Withheld	Security Bond Refund	-122,529.85
231289	28/11/2024	Withheld	Security Bond Refund	-103,028.93
231259	14/11/2024	Withheld	Security Bond Refund	-73,701.88
231256	14/11/2024	Withheld	Security Bond Refund	-55,389.10

**Commentary:**

This statement presents Council's bank reconciliation as of 30 November 2024. The top ten receipts and payment items are provided. Excluding investment transactions, receipts exceeded payments this month by approximately \$1.94M and together with movements in cash our total portfolio remains steady.

**DETAILS OF INVESTMENTS PORTFOLIO AS AT 30 November 2024**

RATING	BANK & SECURITY	PURCHASE DATE	MATURITY DATE	TOTAL TERM (DAYS)	REMAINING DAYS TO MATURITY	%	BOOK VALUE \$
	<b>1. OAKVALE CAPITAL Limited</b>						
	Emerald Reverse Mortgage Backed Security Face Value 1 Million						754,513.00
	<b>2. WMC DIRECT INVESTMENTS</b>						
<b>A</b>	<b><u>BANK OF QUEENSLAND</u></b>						
	TERM DEPOSIT	20/12/2023	21/01/2025	398	52	5.10	1,000,000.00
<b>A</b>	<b><u>SUNCORP BANK</u></b>						
	TERM DEPOSIT	20/12/2023	21/01/2025	398	52	5.20	7,000,000.00
<b>A</b>	<b><u>ING DIRECT</u></b>						
	TERM DEPOSIT	20/12/2023	21/01/2025	398	52	5.23	7,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	24/01/2024	4/02/2025	377	66	5.15	3,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	24/01/2024	4/02/2025	377	66	5.16	7,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	27/02/2024	4/03/2025	371	94	5.10	5,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	27/02/2024	4/03/2025	371	94	5.12	5,000,000.00
<b>BBB</b>	<b><u>BANKVIC</u></b>						
	TERM DEPOSIT	13/03/2024	13/03/2025	365	103	5.11	2,000,000.00
<b>A</b>	<b><u>ING DIRECT</u></b>						
	TERM DEPOSIT	13/03/2024	13/03/2025	365	103	5.13	5,000,000.00
<b>A</b>	<b><u>ING DIRECT</u></b>						
	TERM DEPOSIT	26/03/2024	2/04/2025	372	123	5.11	3,000,000.00
<b>BBB</b>	<b><u>BANKVIC</u></b>						
	TERM DEPOSIT	26/03/2024	2/04/2025	372	123	5.15	2,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	24/04/2024	6/05/2025	377	157	5.17	4,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	30/04/2024	20/05/2025	385	171	5.34	2,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	29/05/2024	4/06/2025	371	186	5.24	5,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	21/06/2024	24/06/2025	368	206	5.25	2,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	23/07/2024	23/07/2025	365	235	5.32	4,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	23/07/2024	23/07/2025	365	235	5.27	5,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	21/08/2024	27/08/2025	371	270	4.90	6,000,000.00
<b>BBB</b>	<b><u>AMP BANK</u></b>						
	TERM DEPOSIT	21/08/2024	27/08/2025	371	270	4.80	4,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	5/09/2024	23/09/2025	383	297	4.93	8,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	25/09/2024	13/10/2025	383	317	4.85	3,000,000.00
<b>AA</b>	<b><u>WES TPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	17/10/2024	3/11/2025	382	338	5.00	2,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	5/11/2024	5/11/2025	365	340	5.05	2,000,000.00
<b>A</b>	<b><u>BENDIGO ADELAIDE BANK</u></b>						
	TERM DEPOSIT	5/11/2024	5/11/2025	365	340	4.98	2,000,000.00
<b>A</b>	<b><u>BANK OF QUEENSLAND</u></b>						
	TERM DEPOSIT	28/11/2024	2/12/2025	369	367	4.99	3,000,000.00
<b>AT CALL:</b>							
<b>AA</b>	<b><u>COMMONWEALTH BANK</u></b>						
	ONLINE SAVER A/C					4.35	15,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	LOANS REPAYMENT A/C					4.75	899,245.13
	Total WMC Direct Investments						114,899,245.13
	<b>Weighted Average Days to Maturity of WMC Direct Investments</b>				<b>175</b>		
	<b>Weighted Average Return of WMC Direct Investments</b>					<b>5.11</b>	
	<b>PORTFOLIO TOTALS</b>						<b>115,653,758.13</b>

I hereby certify that the above investments have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's investment policy.

P. Ryan  
CHIEF FINANCIAL OFFICER

Commentary:

As of the end of Nov 2024, Council was within the policy limits for each individual ADI. Overall, the portfolio is well diversified across the entire credit rating spectrum. The majority of the portfolio is directed to fixed-term deposits and cash.

**Investment Policy Compliance Report  
as at 30 November 2024**

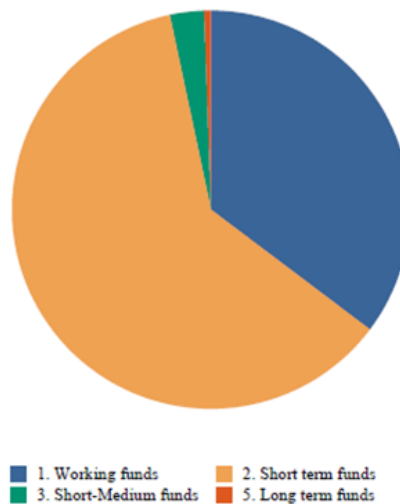
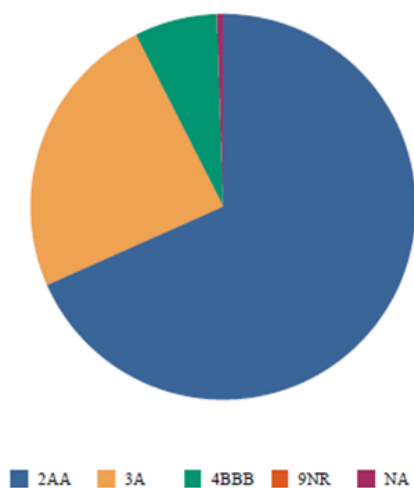
Acct	Bank	Rating Cat.	%	Policy Limit \$	Current Holding	% of Total	Compliance
<b>Counterparty Limits:</b>							
AMP	AMP Bank	BBB	10%	11,565,376	4,000,000	3%	Complies - \$ 7,565,375 available
BAB	Bendigo Adelaide Bank	A	15%	17,348,064	2,000,000	2%	Complies - \$15,348,063 available
CBA	Commonwealth Bank	AA	30%	34,696,127	15,000,000	13%	Complies - \$19,696,127 available
ING	ING Direct	A	15%	17,348,064	15,000,000	13%	Complies - \$ 2,348,063 available
NAB	National Australia Bank	AA	30%	34,696,127	32,899,245	28%	Complies - \$ 1,796,882 available
OAK	Oakvale Capital	NA		0	754,513	1%	Grandfathered - Complies
QLD	Bank of Queensland	A	15%	17,348,064	4,000,000	3%	Complies - \$13,348,063 available
SUN	Suncorp	A	15%	17,348,064	7,000,000	6%	Complies - \$10,348,063 available
VIC	BankVic	BBB	10%	11,565,376	4,000,000	3%	Complies - \$ 7,565,375 available
WBC	Westpac Banking Corporation	AA	30%	34,696,127	31,000,000	27%	Complies - \$ 3,696,127 available
					<u>115,653,758</u>		

**Credit Quality Limits:**

Rating Cat.	Limit	\$	%	
AA	100%	78,899,245	68%	Complies
A	60%	28,000,000	24%	Complies
BBB	40%	8,000,000	7%	Complies
NA		754,513	1%	Grandfathered
		<u>115,653,758</u>		

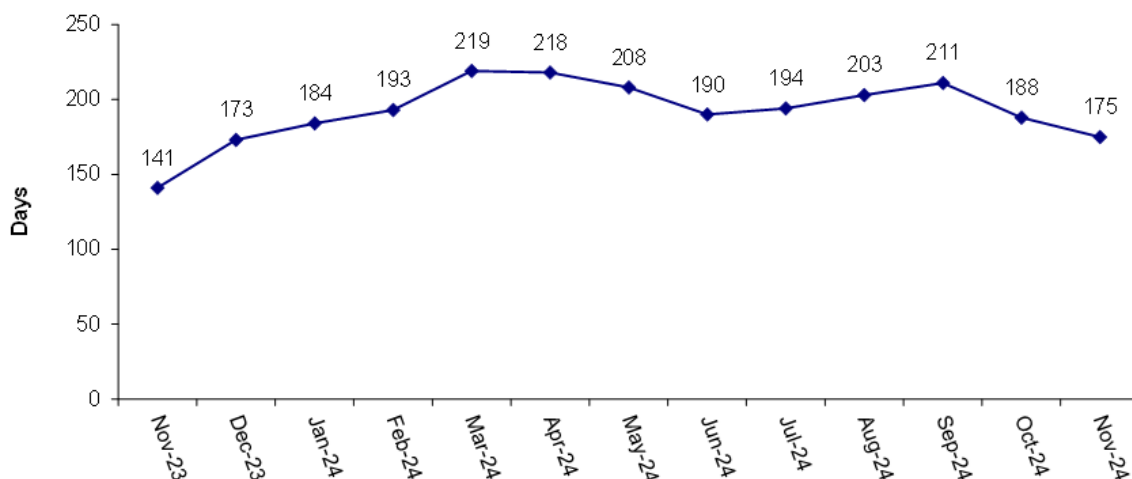
**Term to Maturity Limits:**

Term	Limit	\$	%	
1. Working funds	10-100	40,899,245	35%	Complies
2. Short term funds	20-100	71,000,000	61%	Complies
3. Short-Medium funds	0-70	3,000,000	3%	Complies
5. Long term funds	0-20	754,513	1%	Complies
		<u>115,653,758</u>		





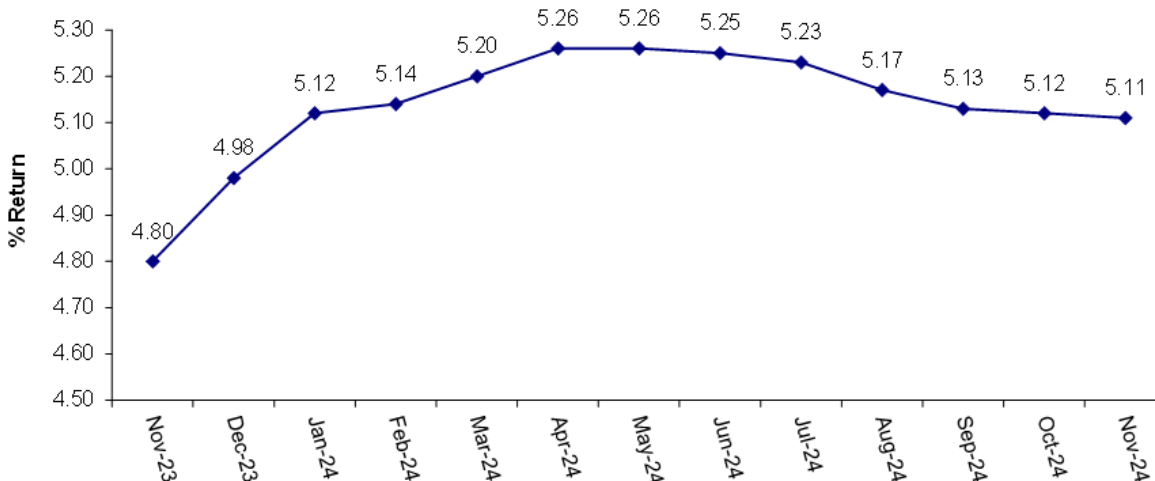
### Weighted Average Days to Maturity



**Commentary:**

The weighted average days to maturity is 175 days to the period and new investments placed on terms no greater than 369 days.

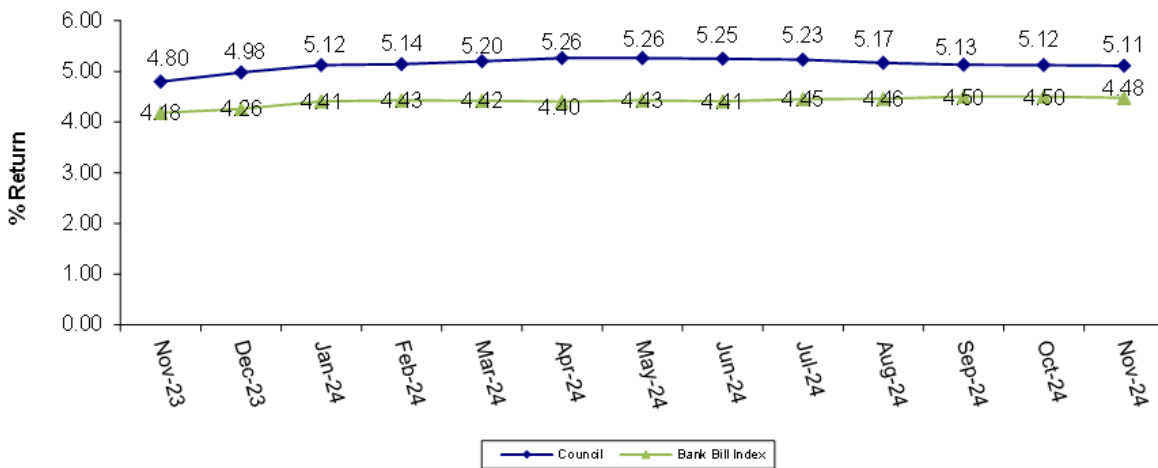
### Weighted Average Return



**Commentary:**

The weighted average return for Nov 2024 remains steady at 5.11% with new investments placed on the highest available market rate between 4.99% to 5.05% per annum.

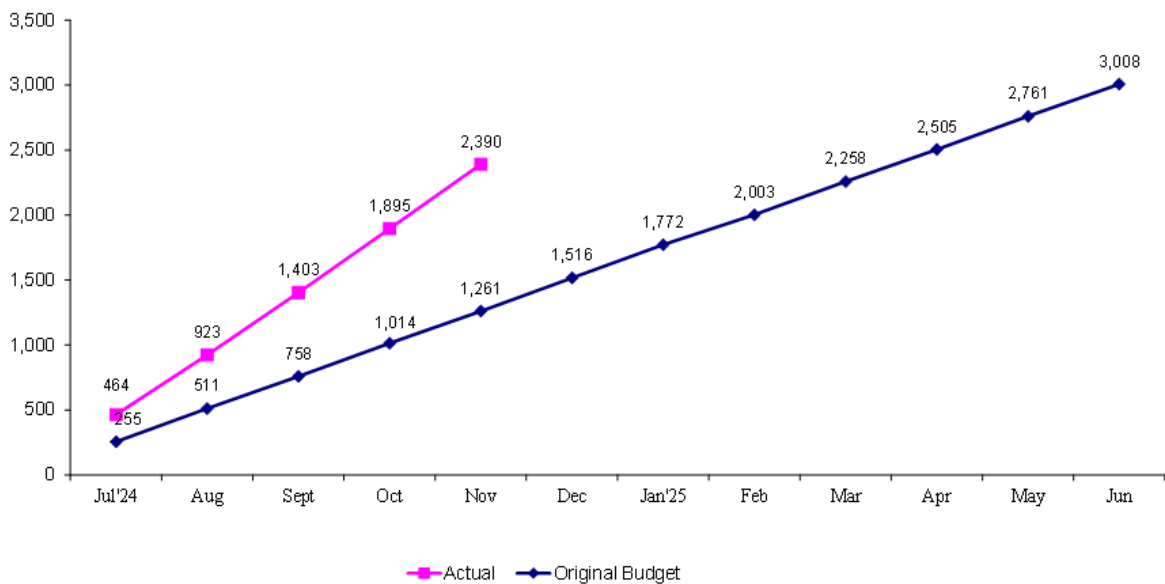
**Weighted Average Return v Bank Bill Index**



**Commentary:**

This chart tracks the Council’s weighted average return on its direct investment portfolio against a 90-day AusBond Bank Bill Index. The Council’s weighted average is 5.11% per annum compared to 3mth AusBond Bank Bill Index of 4.48%.

**Actual Interest Earned v Budget  
 \$'000**



**Commentary:**

Council’s year to date November 2024 interest revenue came in at 2.39M, ahead of our original budget and will continue the trend. The interest income is revised as part of the quarterly budget review presented to council.

## Movements in Book Value (Fair Value) of Investments

### EMERALD MBS2007-1B

	Securities	Total Book Value
1/07/2024 Balance brought forward	754,513.00	754,513.00
	754,513.00	

#### Commentary:

The table above details movements in the Council's portfolio formerly managed by Oakvale Capital. It typically includes the maturity or sale of securities, quarterly coupon payments and fair value (market) adjustments.

#### **Options:**

This report is presented to the Committee for noting.

#### **Community Engagement and / or Internal Consultation:**

No community engagement or internal consultation was required in the preparation of this report.

#### **Policy Implications:**

There are no Policy implications arising from this report.

#### **Financial Implications:**

Over the financial year depending on economic conditions and bank interest offerings, Council will continue to invest in the longer term by placing a slightly larger proportion of deposits across 12 months or more. Over a cycle and in a normal market environment, this may earn up to  $\frac{1}{4}$ - $\frac{1}{2}$ % p.a. higher compared to investing in shorter term.

#### **Resourcing Implications:**

There are no resourcing implications arising from this report.

#### **Conclusion:**

Despite potential interest rate cuts on the horizon, maintaining a slightly longer average duration position on deposits will continue to outperform shorter durations. The deposit market continues to factor in the potential rates cut cycle, reflected by the flattening of the curve demonstrated by the longer-term holdings over the past few months. Interestingly, amongst the major banks, 2 to 5-year deposit rates are now being offered slightly below 6-12 month rates. Therefore, Council continues to place new investments on terms no greater than 12 months with rates on offer between 6-12 months remaining relatively steady.

#### **Attachments:**

None

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**Item No:** 6.6  
**Subject:** **MONTHLY FINANCIAL REPORT - 31 DEC 2024  
INVESTMENT HELD AS AT 31 JAN 2025**  
**Author:** Abdullah Rayhan, Team Leader Financial Services  
**Approver:** Paul Ryan, Chief Financial Officer  
Sue Meekin, Director, Corporate Performance

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**Purpose of the Report:**

To present the monthly financial report for December 2024 and to present a list of investments held as of 31 January 2025.

**Alignment to Delivery Program:**

11.2 Secure Council's financial position.

**Recommendation:**

THAT Council:

- A. Receive and note the Monthly Financial Report – December 2024.
  - B. Note that the Council's 12-month weighted average return for December 2024 on its direct investment portfolio of 5.10% (LM: 5.11%, LY: 4.98%) exceeds the benchmark 90-day AusBond Bank Bill Index of 4.50%.
  - C. Note that the interest revenue for the year to date December 2024 is \$2.89M, exceeding our year to date budget of \$1.51M for the same period.
  - D. Receive and note the list of Council's investments held as of 31 January 2025.
- 

**Executive Summary:**

The purpose of this report is for the Responsible Accounting Officer (RAO), the Council's Chief Financial Officer to provide the Council with a written report for December 2024 as per the Local Government Regulation 2005 (Clause 212), setting out details of all money that the Council has invested.

Due to the end of the month occurring after the closure of the meeting agenda and business papers, the full report for that month is unable to be prepared for the meeting and is instead presented at the following meeting. In order to meet the investments reporting obligations under the Local Government (General) Regulation noted above, a list of investments held as of 31 Jan 2025 is included. Therefore this report presents the full monthly financial report for December 2024, and a list of investments held as of 31 Jan 2025.

The 12-month weighted average return for Dec 2024 was 5.10% (last month: 5.11%; last year's same month 4.98%) and remains steady. The interest revenue is ahead of our original budget and will be reviewed as part of our quarterly forecast.

**Discussion:**

The Monthly Financial Report for December 2024 is submitted to the Committee for consideration and includes the following:

- Investment Transactions for the month.
- Restricted Cash (Reserves).
- Summary of Receipts, Payments, and Bank Balance.
- Details of Investment Portfolio Dec'24.
- Investment Policy Compliance Report.
- Weighted Average Days to Maturity.
- Weighted Average Return.
- Weighted Average Return v 90-day AusBond Bank Bill Index.
- Actual Interest Earned v Original Budget.
- Details of Investment Portfolio Jan'25.
- Movements in Book Value (Fair Value) of Investments.
- Arrears of Rents & Fees.

**Investment Transactions for December 2024**

Date	Investment Description	Term	Rate	Transaction	Amount
Opening Balance as at 1 December 2024					115,653,758.13
20/12/2024	BankVic TD	381	5.05	Purchase	5,000,000.00
20/12/2024	CBA Online movement			Withdrawal	-7,000,000.00
31/12/2024	NAB Loan Repayment account			Withdrawal	-347,904.10
Net movement in Portfolio for the month					-2,347,904.10
<b>Closing Balance as at 31 December 2024</b>					<b>113,305,854.03</b>

Commentary:

Council's investment portfolio remains steady, and the total new investment for the month equates to \$5 million.

**Restricted Cash**

Restricted Cash is funds set aside for future expenditure and is established either by a legislative requirement or Council resolution. Reserves established by a legislative requirement are called "External Restrictions" while those established by Council are "Internal Restrictions". The breakdown below shows that of the Council's total cash and investments of \$117.46M\* at the end of Dec'24, \$100.66M was restricted leaving \$16.80M in unrestricted cash.

	31/12/2024 \$'000
Total Cash, Cash Equivalents and Investments	117,457 *
Less: Restricted Cash:	
External Restrictions	15,216
Internal Restrictions	<u>85,444</u>
Unrestricted Cash	<u>16,797</u>

\*Includes on call cash in operating bank accounts not included in the investments balance above.

Details of restricted cash balances are provided each quarter in the quarterly budget review.

**Summary of Receipts, Payments and Bank Balance**

Cash Book Balance as at 30 Nov 2024		<b>2,589,782.82</b>
	General Fund A cct	1,183,105.70
	Kiaora Bank Acct	1,406,677.12

**Receipts**

Rates	6,017,433.35
Transfers In from At Call Accounts	7,059,030.74
Other	10,061,904.53
<b>Total Receipts</b>	<b>23,138,368.62</b>

**10 Significant Receipts during the month**

Description	This month	Current YTD	Previous YTD
Kiaora Place	956,044	6,721,046	6,254,180
Deposits & Bonds	2,343,410	8,616,673	5,220,361
Sundry Debtors	1,511,842	7,944,904	10,902,387
Parking Fines	644,697	3,862,511	3,750,927
S7.12 Contributions	243,995	2,827,242	2,140,329
Preschool Subsidy	210,572	1,001,917	975,958
Parking Meter Charges	208,889	1,333,163	1,230,453
Trade Waste Debtors	150,664	1,193,351	878,727
DA Fees	87,827	899,381	531,211
Crane Permits	82,484	717,548	576,228
	6,440,425	35,117,738	32,460,760

**Payments**

Cheque Payments	-1,625,237.95
EFT Payments	-10,854,651.90
Returned EFT Payments	273.00
<b>Total Payments before Direct Debits</b>	<b>-12,479,616.85</b>

**10 Largest Payments during the month**

Reference	Payment Date	Payee	Description	Amount
170932	12/12/2024	Revenue NSW	Q2 RFS, SES & F&RNSW Contribution	-812,271.34
0000115723	12/12/2024	Office of State Revenue	Unclaimed Money return	-737,535.07
0000115623	12/12/2024	Veolia Environmental Services	Waste recycling collection	-596,533.26
0000115728	12/12/2024	PayClear Services	Superannuation Payment	-460,316.75
0000115806	19/12/2024	RA Bell & Co	Plant Replacement - Heavy Vehicle	-415,618.50
NAB	23/12/2024	NAB Loan - Loan Repayment	Loan repayment - Principal & Interest	-308,674.98
0000115627	12/12/2024	Corporation Sole EPA	Council contribution S7.42 EPA Act 1979	-269,799.14
0000115705	12/12/2024	Bucher Municipal	Compact Street Sweeper	-264,093.79
0000115764	12/12/2024	State Civil	General Works - Capital Projects	-206,844.00
0000115569	5/12/2024	State Civil	General Works - Capital Projects	-176,671.00

**Payments - Direct Debits From Bank A/c**

Payroll	-3,192,060.10
PAYG Tax	-1,045,728.00
Bank Charges	-11,827.36
Revenue Collection Charges	-19,905.74
Investment Purchases	-5,000,000.00
Credit cards	-10,453.47
<b>Total Direct Debits for period</b>	<b>-9,279,974.67</b>
<b>Total Payments</b>	<b>-21,759,591.52</b>

**Cash Book Balance as at 31 Dec 2024**

	General Fund A cct	3,319,727.52
	Kiaora Bank Acct	648,832.40
Issued Cheques	Value:	848,602.56
Outstanding Deposits & Miscellaneous Items		382,006.06

**Reconciled Cash Book Balance as at 31 Dec 2024**

	<b>5,199,168.54</b>
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**Bank A/c Balances as at 31 Dec 2024**

	General Fund A cct	4,550,336.14
	Kiaora Bank Acct	648,832.40

**Unpresented Cheques > \$50,000.00**

Cheque No.	Cheque Date	Payee	Description	Amount
231300	5/12/2024	Withheld	Security Bond Refund	-354,781.75
231327	19/12/2024	Withheld	Security Bond Refund	-251,675.37
231308	12/12/2024	Withheld	Security Bond Refund	-156,924.99
231292	5/12/2024	Withheld	Security Bond Refund	-97,092.42
231315	12/12/2024	Withheld	Security Bond Refund	-91,723.87
231305	12/12/2024	Withheld	Security Bond Refund	-72,795.06
231329	19/12/2024	Withheld	Security Bond Refund	-58,838.90
231328	19/12/2024	Withheld	Security Bond Refund	-57,841.20

**Commentary:**

This statement presents Council's bank reconciliation as of 31 December 2024. The top ten receipts and payment items are provided. Excluding investment transactions, payments exceeded receipts this month by approximately \$988K and together with movements in cash at bank resulted in a \$2.3M decrease in our total portfolio value.

**DETAILS OF INVESTMENTS PORTFOLIO AS AT 31 December 2024**

RATING	BANK & SECURITY	PURCHASE DATE	MATURITY DATE	TOTAL TERM (DAYS)	REMAINING DAYS TO MATURITY	%	BOOK VALUE \$
	<b>1. OAKVALE CAPITAL Limited</b>						
	Emerald Reverse Mortgage Backed Security Face Value 1 Million						754,513.00
	<b>2. WMC DIRECT INVESTMENTS</b>						
<b>A</b>	<b><u>BANK OF QUEENSLAND</u></b>						
	TERM DEPOSIT	20/12/2023	21/01/2025	398	21	5.10	1,000,000.00
<b>A</b>	<b><u>SUNCORP BANK</u></b>						
	TERM DEPOSIT	20/12/2023	21/01/2025	398	21	5.20	7,000,000.00
<b>A</b>	<b><u>ING DIRECT</u></b>						
	TERM DEPOSIT	20/12/2023	21/01/2025	398	21	5.23	7,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	24/01/2024	4/02/2025	377	35	5.15	3,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	24/01/2024	4/02/2025	377	35	5.16	7,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	27/02/2024	4/03/2025	371	63	5.10	5,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	27/02/2024	4/03/2025	371	63	5.12	5,000,000.00
<b>BBB</b>	<b><u>BANKVIC</u></b>						
	TERM DEPOSIT	13/03/2024	13/03/2025	365	72	5.11	2,000,000.00
<b>A</b>	<b><u>ING DIRECT</u></b>						
	TERM DEPOSIT	13/03/2024	13/03/2025	365	72	5.13	5,000,000.00
<b>A</b>	<b><u>ING DIRECT</u></b>						
	TERM DEPOSIT	26/03/2024	2/04/2025	372	92	5.11	3,000,000.00
<b>BBB</b>	<b><u>BANKVIC</u></b>						
	TERM DEPOSIT	26/03/2024	2/04/2025	372	92	5.15	2,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	24/04/2024	6/05/2025	377	126	5.17	4,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	30/04/2024	20/05/2025	385	140	5.34	2,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	29/05/2024	4/06/2025	371	155	5.24	5,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	21/06/2024	24/06/2025	368	175	5.25	2,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	23/07/2024	23/07/2025	365	204	5.32	4,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	23/07/2024	23/07/2025	365	204	5.27	5,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	21/08/2024	27/08/2025	371	239	4.90	6,000,000.00
<b>BBB</b>	<b><u>AMP BANK</u></b>						
	TERM DEPOSIT	21/08/2024	27/08/2025	371	239	4.80	4,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	5/09/2024	23/09/2025	383	266	4.93	8,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	25/09/2024	13/10/2025	383	286	4.85	3,000,000.00
<b>AA</b>	<b><u>WESTPAC BANKING CORPORATION</u></b>						
	TERM DEPOSIT	17/10/2024	3/11/2025	382	307	5.00	2,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	TERM DEPOSIT	5/11/2024	5/11/2025	365	309	5.05	2,000,000.00
<b>A</b>	<b><u>BENDIGO ADELAIDE BANK</u></b>						
	TERM DEPOSIT	5/11/2024	5/11/2025	365	309	4.98	2,000,000.00
<b>A</b>	<b><u>BANK OF QUEENSLAND</u></b>						
	TERM DEPOSIT	28/11/2024	2/12/2025	369	336	4.99	3,000,000.00
<b>BBB</b>	<b><u>BANKVIC</u></b>						
	TERM DEPOSIT	20/12/2024	5/01/2026	381	370	5.05	5,000,000.00
<b>AT CALL:</b>							
<b>AA</b>	<b><u>COMMONWEALTH BANK</u></b>						
	ONLINE SAVER A/C					4.35	8,000,000.00
<b>AA</b>	<b><u>NATIONAL AUSTRALIA BANK</u></b>						
	LOANS REPAYMENT A/C					4.75	551,341.03
	Total WMC Direct Investments						<u>112,551,341.03</u>
	<b>Weighted Average Days to Maturity of WMC Direct Investments</b>				<b>155</b>		
	<b>Weighted Average Return of WMC Direct Investments</b>					<b>5.10</b>	
	<b>PORTFOLIO TOTAL \$</b>						<u><u>113,305,854.03</u></u>

I hereby certify that the above investments have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's investment policy.  
P. Ryan  
CHIEF FINANCIAL OFFICER

Commentary:

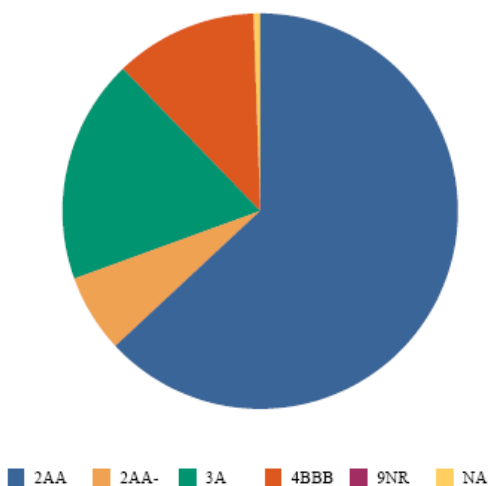
As at the end of December, the portfolio remains well diversified from a credit ratings perspective. The deposit portfolio is spread amongst the investment grade credit spectrum. All aggregate ratings categories were within the Policy limits at month-end.

**Investment Policy Compliance Report  
as at 31 December 2024**

Acct	Bank	Rating Cat.	%	Policy Limit \$	Current Holding	% of Total	Compliance
<b>Counterparty Limits:</b>							
AMP	AMP Bank	BBB	10%	11,330,585	4,000,000	4%	Complies - \$ 7,330,585 available
BAB	Bendigo Adelaide Bank	A	15%	16,995,878	2,000,000	2%	Complies - \$14,995,878 available
CBA	Commonwealth Bank	AA	30%	33,991,756	8,000,000	7%	Complies - \$25,991,756 available
ING	ING Direct	A	15%	16,995,878	15,000,000	13%	Complies - \$ 1,995,878 available
NAB	National Australia Bank	AA	30%	33,991,756	32,551,341	29%	Complies - \$ 1,440,415 available
OAK	Oakvale Capital	NA		0	754,513	1%	Grandfathered - Complies
QLD	Bank of Queensland	A	15%	16,995,878	4,000,000	4%	Complies - \$12,995,878 available
SUN	Suncorp	AA-	30%	33,991,756	7,000,000	6%	Complies - \$26,991,756 available
VIC	BankVic	BBB	10%	11,330,585	9,000,000	8%	Complies - \$ 2,330,585 available
WBC	Westpac Banking Corporation	AA	30%	33,991,756	31,000,000	27%	Complies - \$ 2,991,756 available
					<u>113,305,854</u>		

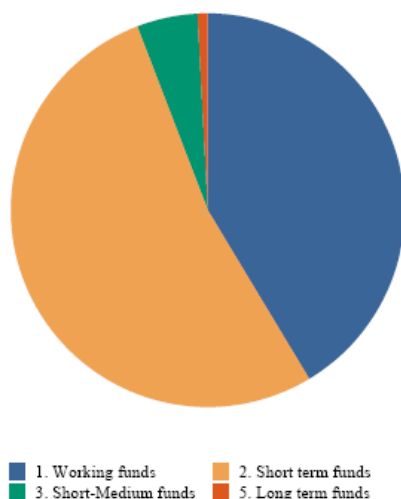
**Credit Quality Limits:**

Rating Cat.	Limit	\$	%	
AA	100%	71,551,341	63%	Complies
AA-	100%	7,000,000	6%	Complies
A	60%	21,000,000	19%	Complies
BBB	40%	13,000,000	11%	Complies
NA		754,513	1%	Grandfathered
		<u>113,305,854</u>		



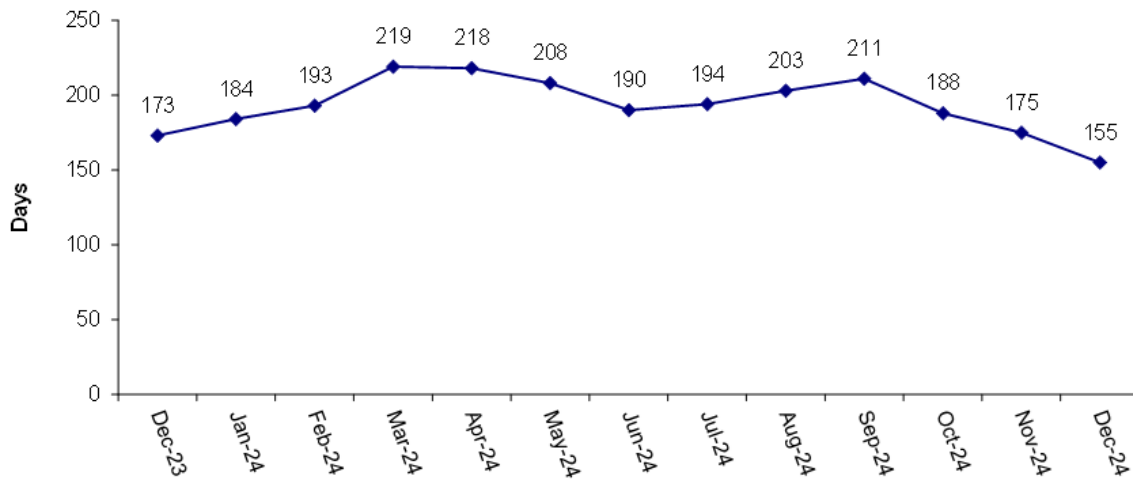
**Term to Maturity Limits:**

Term	Limit	\$	%	
1. Working funds	10-100	55,551,341	49%	Complies
2. Short term funds	20-100	52,000,000	46%	Complies
3. Short-Medium funds	0-70	5,000,000	4%	Complies
5. Long term funds	0-20	754,513	1%	Complies
		<u>113,305,854</u>		





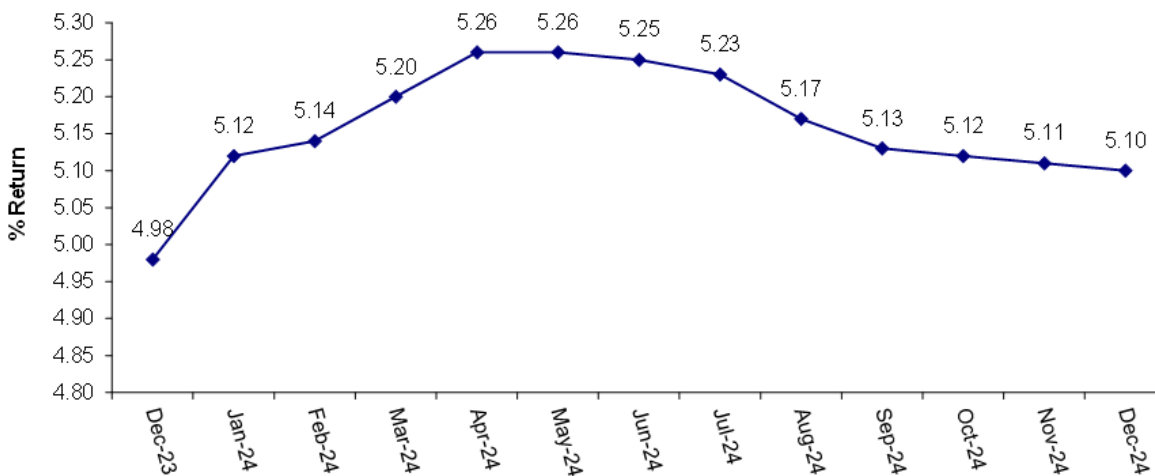
**Weighted Average Days to Maturity**



Commentary:

The weighted average days to maturity is 155 days, and new investments placed on terms no greater than 381 days.

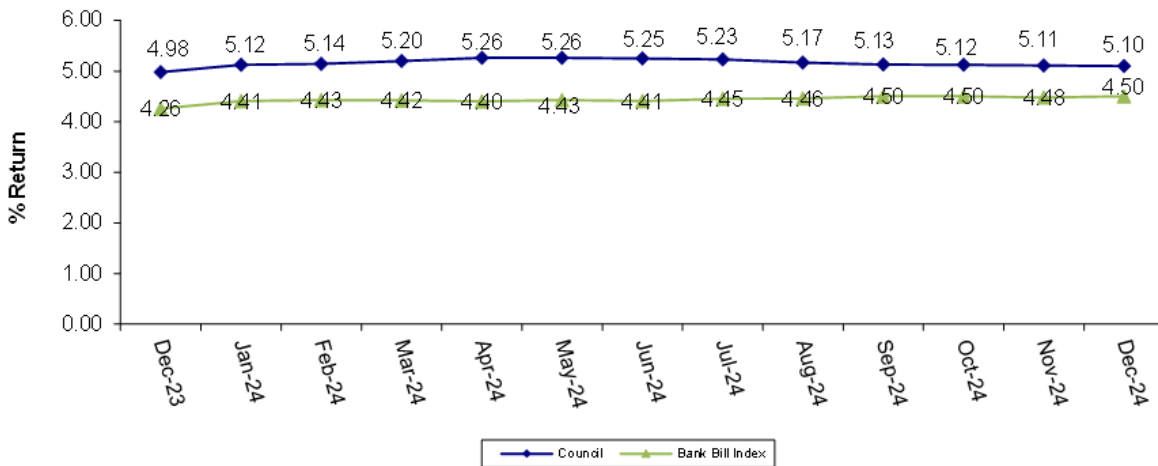
**Weighted Average Return**



Commentary:

The weighted average return for Dec 2024 remains steady at 5.10% with new investments placed on highest available interest rate of 5.05% per annum.

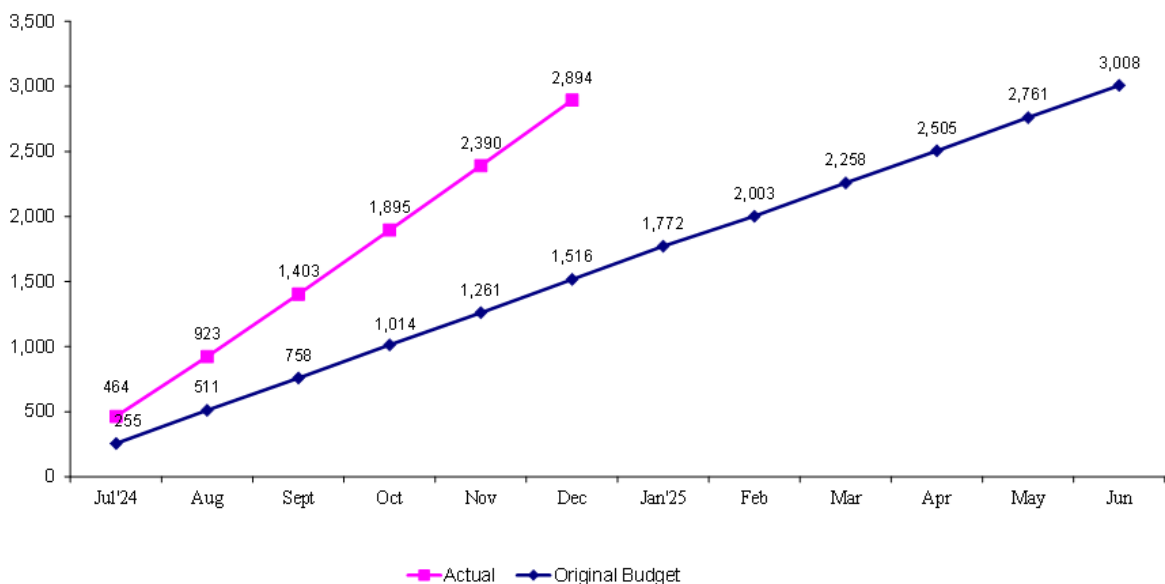
**Weighted Average Return v Bank Bill Index**



**Commentary:**

This chart tracks the Council’s weighted average return on its direct investment portfolio against a 90-day AusBond Bank Bill Index. The Council’s weighted average is 5.10% per annum outperforming the 3mth AusBond Bank Bill Index of 4.50%.

**Actual Interest Earned v Budget  
 \$'000**



**Commentary:**

Council’s year to date December 2024 interest revenue came in at \$2.89M, ahead of our original budget and will continue the trend. The interest income is revised as part of the quarterly budget review presented to council.

**DETAILS OF INVESTMENTS PORTFOLIO AS AT 31 January 2025**

RATING	BANK & SECURITY	PURCHASE DATE	MATURITY DATE	TOTAL TERM (DAYS)	REMAINING DAYS TO MATURITY	%	BOOK VALUE \$	
	<b>1. OAKVALE CAPITAL Limited</b>							
	Emerald Reverse Mortgage Backed Security Face Value 1 Million							754,513.00
	<b>2. WMC DIRECT INVESTMENTS</b>							
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	24/01/2024	4/02/2025	377	4	5.15	3,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	24/01/2024	4/02/2025	377	4	5.16	7,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	27/02/2024	4/03/2025	371	32	5.10	5,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	27/02/2024	4/03/2025	371	32	5.12	5,000,000.00	
BBB	<b>BANKVIC</b>							
	TERM DEPOSIT	13/03/2024	13/03/2025	365	41	5.11	2,000,000.00	
A	<b>ING DIRECT</b>							
	TERM DEPOSIT	13/03/2024	13/03/2025	365	41	5.13	5,000,000.00	
A	<b>ING DIRECT</b>							
	TERM DEPOSIT	26/03/2024	2/04/2025	372	61	5.11	3,000,000.00	
BBB	<b>BANKVIC</b>							
	TERM DEPOSIT	26/03/2024	2/04/2025	372	61	5.15	2,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	24/04/2024	6/05/2025	377	95	5.17	4,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	30/04/2024	20/05/2025	385	109	5.34	2,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	29/05/2024	4/06/2025	371	124	5.24	5,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	21/06/2024	24/06/2025	368	144	5.25	2,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	23/07/2024	23/07/2025	365	173	5.32	4,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	23/07/2024	23/07/2025	365	173	5.27	5,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	21/08/2024	27/08/2025	371	208	4.90	6,000,000.00	
BBB	<b>AMP BANK</b>							
	TERM DEPOSIT	21/08/2024	27/08/2025	371	208	4.80	4,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	5/09/2024	23/09/2025	383	235	4.93	8,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	25/09/2024	13/10/2025	383	255	4.85	3,000,000.00	
AA	<b>WESTPAC BANKING CORPORATION</b>							
	TERM DEPOSIT	17/10/2024	3/11/2025	382	276	5.00	2,000,000.00	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	TERM DEPOSIT	5/11/2024	5/11/2025	365	278	5.05	2,000,000.00	
A	<b>BENDIGO ADELAIDE BANK</b>							
	TERM DEPOSIT	5/11/2024	5/11/2025	365	278	4.98	2,000,000.00	
A	<b>BANK OF QUEENSLAND</b>							
	TERM DEPOSIT	28/11/2024	2/12/2025	369	305	4.99	3,000,000.00	
BBB	<b>BANKVIC</b>							
	TERM DEPOSIT	20/12/2024	5/01/2026	381	339	5.05	5,000,000.00	
AA	<b>SUNCORP</b>							
	TERM DEPOSIT	21/01/2025	21/01/2026	365	355	4.95	16,000,000.00	
<b>AT CALL:</b>								
AA	<b>COMMONWEALTH BANK</b>							
	ONLINE SAVER A/C					4.35	8,544,818.41	
AA	<b>NATIONAL AUSTRALIA BANK</b>							
	LOANS REPAYMENT A/C					4.75	553,565.27	
	Total WMC Direct Investments						<u>114,098,383.68</u>	
	<b>Weighted Average Days to Maturity of WMC Direct Investments</b>				<b>178</b>			
	<b>Weighted Average Return of WMC Direct Investments</b>					<b>5.07</b>		
	<b>PORTFOLIO TOTALS</b>						<u><u>114,852,896.68</u></u>	

I hereby certify that the above investments have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's investment policy.

P. Ryan  
CHIEF FINANCIAL OFFICER

**Commentary:**

As at the end of January, the portfolio remains well diversified from a credit ratings perspective. The deposit portfolio is spread amongst the investment grade credit spectrum. All aggregate ratings categories were within the Policy limits at month-end.

**Movements in Book Value (Fair Value) of Investments**

**EMERALD MBS2007-1B**

	<b>Securities</b>	<b>Total Book Value</b>
1/07/2024 Balance brought forward	754,513.00	754,513.00
	<b>754,513.00</b>	

Commentary:

The table above details movements in the Council’s portfolio formerly managed by Oakvale Capital. It typically includes the maturity or sale of securities, quarterly coupon payments and fair value (market) adjustments. Comparative information is also provided for the previous quarter and the same quarter last year. Noting an improvement in past due categories.

**Arrears of Rent & Fees**

The table below summarises the arrears (greater than 30 days) of rents and fees as of 31 December 2024. This information is provided quarterly along with details of any unpaid debts greater than \$25,000 outstanding over 90 days.

Type	Total Collectible (24/25 Revenue + Arrears)	> 30 days			> 60 days			> 90 days		
		Dec'24	Sep'24	Dec'23	Dec'24	Sep'24	Dec'23	Dec'24	Sep'24	Dec'23
General	10,296,358	75,554	307,054	90,513	22,846	66,757	25,890	107,614	55,644	149,423
% of Total Collectible		0.7%	5.5%	0.8%	0.2%	1.2%	0.2%	1.0%	1.0%	1.3%
Environmental Health	38,948	2,560	1,103	2,406	1,846	742	1,724	20,795	27,956	27,068
% of Total Collectible		6.6%	3.2%	5.0%	4.7%	2.2%	3.6%	53.4%	81.7%	56.6%
Trade Waste	1,010,490	56,418	250	36,629	13,565	12,995	16,288	5,892	4,799	9,822
% of Total Collectible		5.6%	0.0%	3.9%	1.3%	2.5%	1.8%	0.6%	0.9%	1.1%
Kiaora Place	4,994,869	2,013	28,196	23,425	26,847	39,147	20,736	21,549	61,603	185,533
% of Total Collectible		0.0%	1.0%	0.4%	0.5%	1.4%	0.3%	0.4%	2.2%	3.1%
<b>Total</b>	<b>16,559,129</b>	<b>136,545</b>	<b>336,603</b>	<b>152,973</b>	<b>65,104</b>	<b>119,641</b>	<b>64,638</b>	<b>155,850</b>	<b>150,002</b>	<b>371,847</b>
% of Total Collectible		0.8%	3.7%	0.8%	0.4%	1.3%	0.4%	0.9%	1.7%	2.0%

Outstanding Rent and Fees Debts greater than \$25,000 as of 31 December 2024

Name	Amount	Remarks
Receivables	\$25,825.50	This is subsequently been paid.

**Options:**

This report is presented to the Committee for noting.

**Community Engagement and / or Internal Consultation:**

There has been no community engagement or internal consultation in the preparation of this report.

**Policy Implications:**

There are no Policy implications arising from this report.

**Financial Implications:**

Over the financial year depending on economic conditions and bank interest offerings, Council will continue to invest in the longer term by placing a slightly larger proportion of deposits across 12 months or more. Over a cycle and in a normal market environment, this may earn up to  $\frac{1}{4}$ - $\frac{1}{2}$ % p.a. higher compared to investing in shorter terms.

**Resourcing Implications:**

There are no resourcing implications arising from this report.

**Conclusion:**

Despite potential interest rate cuts on the horizon, maintaining a slightly longer average duration position on deposits will continue to outperform shorter durations. The deposit market continues to factor in the potential rates cut cycle, reflected by the flattening of the curve demonstrated by the longer-term holdings over the past few months. Interestingly, amongst the major banks, 2 to 5-year deposit rates are now being offered slightly below 6-12 month rates. Therefore, Council continues to place new investments on terms no greater than 12 months with rates on offer between 6-12 months remaining relatively steady. Due to the timing of the February 2025 FC&S Committee meeting being so close to January month end, the January 2025 Monthly Financial Report will be tabled at the following FCS Committee meeting.

**Attachments:**

None

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**Item No:** 6.7  
**Subject:** **FINANCIAL IMPACT OF COST SHIFTING FROM OTHER LEVELS OF GOVERNMENT 2023-2024**  
**Author:** Esther Hii, Acting Senior Corporate Accountant  
Paul Ryan, Chief Financial Officer  
**Approver:** Paul Ryan, Chief Financial Officer  
Sue Meekin, Director, Corporate Performance  
Craig Swift-McNair, General Manager

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**Purpose of the Report:**

This report details information relating to the financial impact on Council of Cost Shifting from other levels of government for 2023/24.

**Alignment to Delivery Program:**

11.2 Secure Council's financial position.

**Recommendation:**

THAT Council:

- A. Receive and note the annual update of the Financial Impact of Cost Shifting from other levels of Government for 2023-2024.
- B. Note that estimated value of cost shifting from other levels of government impacting on Woollahra Council for 2023-2024 was \$16.16 million, an increase of \$1.7 million or 12% on the survey reported in 2022-2023 (\$14.5 million).

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**Executive Summary:**

Local Government NSW (LGNSW) define 'Cost Shifting' as follows:

Cost Shifting occurs when the responsibility for, or merely the cost of, providing a certain service, concession, asset or regulatory function is shifted from one sphere of government to another without corresponding funding or revenue raising ability required to deliver that new responsibility.

Councils in NSW have been subject to Cost Shifting for many years and as LGNSW have stated, Cost Shifting is one of the most significant problems faced by Councils in NSW. Along with rate pegging, Cost Shifting from federal and state government undermines the financial sustainability of the local government sector by forcing Councils to assume responsibility for the provision and cost of infrastructure and services, without sufficient corresponding offsetting revenue. Cost Shifting diverts ratepayers' funds away from much-needed local infrastructure projects to meet additional demands placed on a Council by state and federal governments.

Having undertaken an enormous body of work to improve Council's long-term financial position, including the approved Special Rate Variation (SRV), the issue of Cost Shifting is important to Council and needs to be clearly understood by Councillors, Council staff and the community. Faced with increasing cost of conducting Council operations, Cost Shifting and the rate peg impact dramatically on Councils, where there is little opportunity for Councils to raise sufficient corresponding revenue when assuming responsibility for more functions and or services.

The estimated impact of Cost Shifting to Woollahra Council for 2023-2024 as per the revised 2023-24 Local Government NSW (LGNSW) cost shifting survey template, is \$16.16 million, an increase of \$1.7 million or 12% on the survey reported in 2022-2023 (\$14.5 million) with the majority of the Cost Shifting impacts coming from the NSW State Government.

## **Discussion:**

### Background

Cost shifting to local government is not a new issue, as it has been taking place for decades. However, as Councils (like most businesses) are forced to do more with less, the challenge of financial sustainability becomes more complex, therefore it is important to provide some context around what the impact of cost shifting is on Council and ultimately the community.

The major types of cost shifting are generally considered to be:

- The withdrawal or reduction of financial support once a program is established and or transferred to local government.
- The transfer of assets without appropriate funding support.
- The requirement to provide concessions and rebates without adequate compensation payments.
- Increased regulatory and compliance arrangements and
- Failure to provide for indexation of fees and charges for services prescribed under various pieces of State legislation or regulation.

Cost shifting clearly impacts on Council's available funds with which it is able to deliver quality services and infrastructure for the community. If Council was not impacted by cost shifting or to the degree that it is currently impacted by cost shifting, this would mean Council could spend additional funds on:

- Additional services to the community.
- Increasing existing service levels to the community.
- New capital / renewal infrastructure works.
- Increased spending on maintenance of Council assets.

Local Government NSW (LGNSW) has partnered with Morrison Low to release the new 2023-24 NSW-wide Council Cost Shifting survey. This saw the inclusion of additional items in the calculation to more accurately reflect the true impact of Cost Shifting. Council's cost shifting in 2022/23 was \$14.46 million (\$14.13 million restated for comparative purposes), and 2023/24 \$16.16 million. There are 4 key changes in the 2023-24 Local Government NSW (LGNSW) cost shifting survey template, removing social affordable housing -\$0.33 million, and adding Capping developer contributions and DA fees (not applicable), Audit fees (increase year on year) +\$4k, and Election costs for Local September 2024 (estimate only, as the invoice has not been issued by NSW Electoral Commission) +\$0.492 million. The main differences from the last 2 years are due to:

- Net contribution to Emergency Services Levy (Fire & Rescue NSW, Rural Fire Service NSW and State Emergency Service) \$0.621 million, primarily due to 24% increase in charges

- Shortfall in Cost of Processing Development Applications \$0.599 million, increase due to taking cases to court
- Election costs (estimate for September 2024 Local Government as invoice not issued yet) \$0.492 million
- Public Library Operations (total operations) \$0.430 million due to higher cost of materials and labour

The following table provides the breakdown of the components of the two comparative financial years, 22-23 and 23-24.

LGNSW ref	Impacts of Cost Shifting from Other Levels of Government	22/23 Actual (restated for comparison) \$	23/24 Actual \$	23/24 vs 22/23 \$ higher /(lower)
1	Net contribution to Emergency Services Levy (Fire & Rescue NSW, Rural Fire Service NSW & State Emergency Service)	2,591,907	3,213,512	621,605
2	Mandatory Pensioner Rate Rebate	90,805	84,448	(6,357)
3	Voluntary Pensioner Rate Rebate	32,668	58,088	25,420
4	Public library operations (total operating expenditure) <sup>1</sup>	6,790,042	7,219,767	429,726
5	State Government subsidy	(222,259)	(210,063)	(12,196)
11	Shortfall in cost recovery for regulatory functions/services under the Companion Animal Act (NSW) 1998	214,405	192,968	(21,437)
12	Shortfall in cost recovery for regulatory functions/services under the Contaminated Land Management Act (NSW) 1997	61,091	62,929	1,838
13	Shortfall in cost recovery for functions under the Protection of the Environment Operations Act (NSW) 1997	183,274	188,786	5,512
14	Shortfall in cost recovery for functions as control authority for noxious weed	25,121	26,199	1,078
15	Shortfall in cost recovery for processing of development applications	2,364,491	2,963,525	599,034
16	Immigration services and citizenship ceremonies	9,340	6,031	(3,309)
19	Aged care	452,262	471,545	19,283
21	Childcare	846,825	764,014	(82,811)
22	Transport	6,289	0	(6,289)
23	Rate exemptions – Government-owned property exemptions	800,589	673,552	(127,037)
24	Rate exemptions – Non-government-owned property exemptions	1,329,187	1,346,991	17,804
26	Rate exemptions – Community housing	35,468	93,907	58,439
28	Waste Levy charged by state government	1,609,310	1,802,133	192,823
31	Additional committee governance	244,671	235,695	(8,976)



LGNSW ref	Impacts of Cost Shifting from Other Levels of Government	22/23 Actual (restated for comparison) \$	23/24 Actual \$	23/24 vs 22/23 \$ higher /(lower)
44	Audit fees (movement year-on-year)	940	4,240	3,300
45	Election costs (estimate September 2024)	0	492,548	492,548
46	Planning portal (Development and Planning Assessment)	58,781	83,298	24,517
	<b>TOTAL</b>	<b>17,525,206</b>	<b>19,774,113</b>	<b>2,224,515</b>
	Less 50% of Library as per Note 1 below	(3,395,021)	(3,609,884)	(214,863)
	<b>Net impact of Cost Shifting</b>	<b>14,130,185</b>	<b>16,164,229</b>	<b>2,009,652</b>
	<i>Total reported to LGNSW per previous templates</i>	<i>14,460,940</i>	<i>15,997,441</i>	<i>1,536,501</i>

<sup>1</sup>Public Library Operations – In the original state government funding arrangement Council would have been eligible for funding for half the amount expended by Council on the operation of libraries sourced from rate income.

Grant Funding:

Whilst the focus of this report is on the value and impact of cost shifting from other levels of government on Council, it should be acknowledged that Council does receive a level of grant funding each year from the State and Australian Government.

The key grant funded by the federal government by Councils across Australia is known as the Financial Assistance Grants (FAGs). The FAG is administered by the NSW Government Local Government Grants Commission (part of the NSW Office of Local Government). The FAGs are paid to Councils to help deliver services to our community and are paid annually.

In the context of Woollahra Council, for the 2024-2025 financial year, Council was allocated an estimated \$1.927 million in FAG, with part of that amount being a general component of \$1.398 million (LY: same), with the other portion being a local roads component of \$0.529 million (LY: \$0.507m). This is a +1.2% increase only, well below the CPI% change of 4.6% used by the commission. Importantly, these grants are what are known as untied grants, meaning Council can spend them at their discretion, rather than on specific services etc.

In 2017, the NSW Local Government Grant Commission commenced a review of the federally funded Financial Assistance Grants (FAG) allocation model. The impact of that revision has meant that Council has received no increase in the General Purpose Component (GPC) which has favoured Councils determined by the commission to have a greater need (regional and remote councils). This new model may result in less FAG for Council in future years.

In relation to other grants, during any given year, local Councils have an opportunity to apply for a range of grant funding from the State and / or Australian Government. These grants are generally around specific government initiatives and programs and it is up to each individual Council to decide whether a grant is appropriate to their needs or not. The majority of one-off grants require some form of financial and or in-kind contribution from Council, noting that grants that are successfully applied for by a Council, can only be used for the specific purpose that the grant was provided for and not for general operational purposes.

The key purpose behind including information in this report around grant funding, is to ensure there is some balance in the conversation around cost shifting, with the key point being that whilst this report highlights the negative impacts of cost shifting from other levels of government, Council does apply for and receive a range of grant funding from these same levels of government.

However, the reality is that outside of the FAGs as detailed above, there is very little guaranteed recurrent funding available to Councils from other levels of government. This means that the majority of grant funding available to Councils is competitive, where one Council is competing against the next Council for limited grant funds for specific purposes, with no guarantee of success.

This leads on to one of the fundamental issues facing local government, being the funding model for Councils. The funding model for local government is effectively broken and no level of one-off successful grant applications can take away from the fact that issues such as cost shifting and rate pegging constrain a Council from being able to achieve long-term financial sustainability, with any degree of certainty.

### **Options:**

This report is largely for noting, however Council can resolve in line with the recommendations included in this report or resolve in some other manner.

### **Community Engagement and / or Internal Consultation:**

There has been no community engagement in relation to this report. The methodology adopted in this survey is consistent with LGNSW with further internal consultation with Managers and Director, where appropriate.

### **Policy Implications:**

There are no specific policy implications as a result of this report, noting that the impact of Cost Shifting is a matter that must be taken into account when considering what services Council provides to the community and in the development of Council's Long Term Financial Plan.

### **Financial Implications:**

As detailed earlier in this report, the impact of Cost Shifting on Woollahra Council for 2023-2024 is estimated to be \$16.16 million and this clearly impacts on Council's available funds with which it is able to deliver quality services and infrastructure for the community. If Council was not impacted by Cost Shifting or to the degree that it is currently impacted by Cost Shifting, this would mean Council could spend additional funds on:

- Additional services to the community.
- Increasing existing service levels to the community.
- New capital / renewal infrastructure works.
- Increased spending on maintenance of Council assets.

Whilst the estimated value of Cost Shifting as detailed in this report is currently absorbed into Council's annual budget, any increase in the level of Cost Shifting from other levels of government will negatively impact on Council's budget, affordability of future projects and future financial sustainability.

**Resourcing Implications:**

There are no direct resourcing implications as a result of this report.

**Conclusion:**

As can be seen from the information included in this report, the impact of Cost Shifting from other levels of government to Council is substantial. This impacts our ability to continue to deliver the range and quality of services our community deserve. Of equal importance is the fact that Cost Shifting continues to impact negatively on the financial sustainability of Council.

It is acknowledged that as detailed in this report, Council does receive a range of grant funding from other levels of government. However these grants do little to offset Cost Shifting, nor do they address the fundamental issues that exist around the funding model for local government.

Importantly, none of the information included in this report takes anything away from the fact that Council needs to continue to do what it can to ensure its own financially sustainable future.

**Attachments:**

None

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**Item No:** 6.8  
**Subject:** **UPDATE REPORT ON A YOUTH VOICE TO COUNCIL**  
**Author:** Jamie Adams, Development Officer Community & Culture  
**Approver:** Maya Jankovic, Coordinator, Community & Culture  
Vicki Munro, Manager Community & Culture  
Patricia Occelli, Director Community & Customer Experience

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**Purpose of the Report:**

The report provides an update on investigations into how best to enable a youth voice to Council in response to Council's adoption of a Notice of Motion at the Council meeting of 28 October 2024. The report also seeks endorsement of the 7 key principles to shape Council's Youth Voice Mechanism.

**Alignment to Delivery Program:**

2.2 Understand needs of our community so that we can facilitate access to support and services.

**Recommendation:**

THAT Council:

- A. Receive and note the report.
- B. Endorse the proposed 7 key principles to shape Council's youth voice mechanism.
- C. Notes that a further report will be submitted to Council in June 2025 with the proposed mechanism to deliver a Youth Voice to Council.

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**Executive Summary:**

In response to a Notice of Motion adopted by Council on 28 October 2024, this report provides an update on investigations into how best to enable a youth voice to Council, for the purpose of increasing youth civic participation and representation across the Woollahra LGA.

It is noted that this matter is also supported as an action in Council's Children, Youth and Families Strategy and Action Plan, 2024-2027, adopted 12 August 2024.

Following additional youth consultation, an update report will be presented to Council in June 2025 with a proposal for the implementation of a youth voice to Council.

**Discussion:**

At the Council meeting of 28 October 2024, Council resolved:

*THAT Council:*

- A. *Notes that Council adopted the Child, Youth & Families Strategy on 11 August 2024 that includes the following:*

- i. *The overarching aim of ensuring our community and places are inclusive and supportive of children (ages 0-11), youth (ages 12-24) and families;*
- ii. *Action 1.4, which focuses on investigating best practice programs to create a mechanism for a voice for youth to Council so that they can inform decisions that affect them.*

B. *Request the General Manager table a report to a future meeting of the Finance and Community Services committee to take place in February 2025 with a report setting out better ways to engage with and hear from our youth, including the potential for establishing a Woollahra Youth Council (including a draft terms of reference), to act as an advisory Committee to Council for the purpose of increasing youth civic participation and representation across the Woollahra LGA.*

Further to the above resolution, Council's Children, Youth & Families Strategy and Action Plan 2024–2027 has highlighted the need for Council to hear the voice of children, young people and families. One of the Strategy's key pillars is focused on giving Voice to these groups in the Woollahra community. The pillar's objective being: *"Children, youth and families will have a say in decisions that impact them. We will proactively engage with children, youth, parents and carers. We will value their insights, perspectives and creativity and empower them to shape their own futures. We will use those insights, alongside data and research, to deepen our understanding of the issues impacting our communities and to respond in ways that reflect their needs. We will engage and communicate outcomes transparently"* (page 29).

Establishing a mechanism that enables a youth voice to Council will achieve the following benefits:

- More Informed decision-making;
- Inclusive decision-making;
- Early and accurate intervention;
- Intergenerational equity;
- Civic participation; and
- Youth empowerment.

Further, action 1.4 of the Children, Youth & Families Strategy and Action Plan 2024–2027 stipulates that Council must *"Investigate best practice programs to create a mechanism for a Voice for youth to Council so that they can inform decisions that affect them"* within the 24/25 Financial Year.

To progress the Notice of Motion on 28 October 2024, broad desktop research has been conducted. However due to exam periods, school holidays, and the necessary time required to plan, promote and execute meaningful consultations with young people, consultation with young people on their preferred approach to contributing to civic representation, commenced in late January 2025.

Youth consultation is in progress and planned to be undertaken through the following means:

1. Survey at Redleaf Social Youth Event (29 January 2025);
2. Youth Week activities (April 2025) and
3. Opportunities such as attendance at schools, libraries and other community activities during this period.

As documented in Woollahra Council's Community Engagement Strategy, young people are considered a hard to reach group when it comes to community engagement. In addition, Council's obligations and commitment to NSW Child Safe Standards requires that children and teenagers are involved in decisions that affect them. In order to effectively involve young people in such decisions, due time and care needs to be taken to ensure that the youth voice mechanism which is developed enables this outcome.

Following the above consultation, a further report will be presented to Council in June 2025 outlining a proposal for the implementation of a youth voice to Council.

## **Research and evidence**

Other NSW Councils who have a means of young people formally providing feedback and input to Council typically use a Youth Council / Reference Group / Advisory Group model. Examples of these mechanisms can be seen in, but are not limited to, the following Council areas: Blue Mountains, Randwick, Newcastle, Ku-ring-gai, Cowra, Lane Cove and Georges River Councils. Whilst no two Council's mechanisms are exactly the same, they follow a similar pattern:

- Groups meet at the same time regularly (e.g. every second Wednesday of the month);
- Groups seek input from young people between ages 12 and 25, though ages vary between groups; and
- Members of the group have a connection to the local area.

Some Youth Councils include Councillors and Council staff, while others appear to run quite independently and report back to Council staff and Councillors.

There are also key similarities between the aims of these groups. Generally, they exist to:

- Identify and reflect the needs and interests of local young people;
- Raise awareness of issues affecting young people;
- Inform, and provide recommendations for relevant Council policies, plans, and actions; and
- Inform and/or plan activities (e.g. Youth Week).

Desktop research has also revealed several unique methods employed to engage young people and give them the opportunity to use their voice in meaningful ways to assist Government services and programs. Examples of these include:

- City of Sydney Youth Opportunities Program - Group of young people specifically focused on the co-design process of Youth Week and International Day of People with Disability;
- City of Sydney Emerging Civic Leaders Program - annual program for young people passionate about leading social change to amplify their voice in community decision making;
- Western Sydney Local Health District Youth Council - creates annual reports which highlight the work they've completed;
- NSW Office of the Advocate for Children and Young People Youth Advisory Committee - facilitates forums on matters pertaining to young people; and
- Meander Valley Drug Treatment Team Community Voices Project (Tasmania) - a co-designed youth program which gathers insights, perspectives and ideas from young people. Gathering methods include a toolkit and involved activities, 1:1 interviews, class interviews, events and an online survey.

Two key resources which grow our understanding of best practice on the youth voice are the VicHealth Local Government Partnership educational module, *Leading the Way – Engaging young voices for change* and the American National Mentoring Resource Centre's *Guide to Applying Youth Voice*. Notably, both of these resources focus on youth advisory group models. The primary learnings from these resources include:

- A youth advisory group requires the meaningful and ongoing participation of young people where they are given decision-making powers that allow them to instigate and witness change;
- When policy creation is the focus, young people should be included throughout the entire process, for example: A youth-led policy co-design is a high-quality method where a Council works in partnership with young people to identify where new policies or programs are needed and /or to determine new approaches to problems/issues.
- A youth voice mechanism should include a diverse group of people which reflects the local community and includes voices that are often overlooked or who might not otherwise be heard;
- Creative and collaborative activities can assist in making young people feel comfortable and generate new ideas;
- Young people must be compensated for their labour, by financial remuneration and by non-monetary means (e.g. training, mentoring, food, growth opportunities);
- A Youth Council / Group / Committee functions best when the following are incorporated:
  - opportunities for professional development and growth;
  - collaborative projects;
  - team-building activities;

- autonomy and empowerment of members ( noting that the parameters of decision making need to be made clear in the context of Local Government)

**Proposed 7 key principles to shape Council's youth voice mechanism:**

As desktop research has highlighted, young people need to be included in decision-making, and their input valued as a means of increasing youth civic participation. The specifics of a Terms of Reference for a youth voice mechanism will need to be created in partnership with young people, to ensure their inclusion and commitment to the process.

To progress the development of the Terms of Reference for a youth voice mechanism, it is recommended that the following 7 key principles are endorsed by Council to shape Council's youth voice mechanism.

1. A co-design model will be used;
2. Meaningful and ongoing participation of young people will be prioritised, wherein they are given decision-making powers to an appropriate and clearly defined level that allows them to instigate and witness change. In the context of Woollahra, this means:
  - a. giving young people the regular opportunity to report to Council with their concerns, ideas, and projects;
  - b. having a specific budget which young people can use to explore issues and action solutions of the group;
  - c. allowing flexibility so that young people can develop and recommend changes to the youth voice mechanism as appropriate.
3. Ensuring that the youth voice mechanism has appropriate support from Council (i.e. staffing, budget, Council-wide commitment);
4. When policy creation that affects young people is the focus, young people will be included throughout the *entire* process;
5. The youth voice mechanism will reflect the Woollahra community and will include diverse voices.
6. Young people will be compensated for their labour, by financial remuneration and by non-monetary means (e.g. training, mentoring, food, growth opportunities); and
7. The growth, development and empowerment of young people will be the cornerstone of the youth voice mechanism. Pending consultation with young people, this could include:
  - a. team building activities
  - b. mentoring by Council staff
  - c. training and education
  - d. collaborative projects.

**Next Steps**

Following Council's endorsement of the proposed 7 key principles to shape Council's youth voice mechanism, staff will continue to consult with local young people to discern their preferred youth voice mechanism as a way of increasing youth civic participation and representation across the Woollahra LGA.

An updated report including the preferred mechanism of a youth voice to Council, will be presented for Council's consideration in June 2025.

**Options:**

Council may resolve in line with the recommendations on this report or by any other means.

**Community Engagement and / or Internal Consultation:**

Specific staff members and Departments were targeted for internal consultation in the development of this report. They included:

- Community and Culture
- Communications and Engagement
- Woollahra Libraries

Youth consultation is in progress and planned to be undertaken through the following means:

1. Survey at Redleaf Social Youth Event (29 January 2025)
2. Youth Week activities (April 2025)
3. Opportunities such as attendance at schools, libraries and other community activities during this period.

### **Policy Implications:**

There are no policy implications as a result of this report.

### **Financial Implications:**

Currently, the investigation and trialling of a youth voice to Council can be funded using the Children, Youth & Families Strategy and Action Plan budget. This budget totals approximately \$30,000 per year for implementation of all the Strategy's actions. Consideration for an ongoing budget commitment covering remuneration of young people to participate in the final youth voice format, training and upskilling of young people, and/or budget for youth led projects, will be outlined in the June 2025 report.

### **Resourcing Implications:**

There are no additional resourcing implications as a result of this report, any actions will be undertaken through existing staffing levels. However, as stated above, the final youth voice mechanism will require a Council wide commitment.

### **Conclusion:**

This report provides an update on investigations into how best to enable a youth voice to Council in response to Council's adoption of a Notice of Motion at the Council meeting of 28 October 2024 and seeks endorsement of the 7 key principles to shape Council's youth voice mechanism. Detailed research and desktop review has been undertaken by staff to develop the above key principles which reflects best practice for engaging and maximising youth participation. Following further consultation with young people, a report will be presented for Council's consideration in June 2025.

### **Attachments:**

None



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**Item No:** 6.9  
**Subject:** **WOOLLAHRA GRANTS PROGRAM 2025/26 ROUND AND WOOLLAHRA OUTGOING SPONSORSHIP PROGRAM 2025/26 ROUND.**  
**Author:** Emma Rodgers-Wilson, Development Officer Community & Culture  
**Approver:** Maya Jankovic, Coordinator, Community & Culture  
Vicki Munro, Manager Community & Culture  
Patricia Occelli, Director Community & Customer Experience

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**Purpose of the Report:**

To endorse the Community and Cultural and Placemaking grant stream themes and Outgoing Sponsorship Program criteria for the 2025/26 round and to note the proposed 2025/26 timeframes.

**Alignment to Delivery Program:**

2.1 Build strong and respectful connections with partners so that we can enhance and protect our local area and quality of life.

**Recommendation:**

THAT Council:

- A. Endorse the themes relating to the 2025/26 Grants round for the Community and Cultural and Placemaking grant streams.
  - B. Endorse the criteria relating to the 2025/26 Outgoing Sponsorship Program.
  - C. Notes the proposed dates for the implementation of the 2025/26 Grants and Outgoing Sponsorship Programs.
- 

**Executive Summary:**

The purpose of this report is to seek endorsement for the 2025/26 Grants Program themes and the Outgoing Sponsorship Program criteria so that the Woollahra Grants and Outgoing Sponsorship Programs for 2025/26 can open to the community for 6 weeks from Monday 31 March until Sunday 11 May 2025. This report also provides Council with details of the proposed 2025/26 round timeframes.

**Discussion:**

**Themes for the 2025/26 Grants Program round:**

As stated in the adopted Grants Guidelines (pages 5 and 6 respectively), the Community and Cultural and Placemaking grant streams need Council to endorse the identified themes on an annual basis. Selection of themes is an opportunity for Council to prioritise projects that support identified goals or needs. It should be noted that applications for projects that do not address the annual themes are still eligible for grant funding and support. Applications are assessed against the Guidelines' selection criteria and themes and responses are weighted. This process enables staff to rank applications according to strength, which informs the recommendations submitted to Council for adoption.

*Community and Cultural Stream: Themes will be identified annually and endorsed through Council resolution to respond to specific community needs and listed under the Community and Cultural grants intended outcomes.*

*Placemaking Stream: Themes for the Events Category may be identified annually and endorsed through Council resolution to respond to identified event priorities and listed under the Placemaking grants intended outcomes.*

In the 2024/25 round, the themes for community grants focussed on social participation and active ageing to support wellbeing and reduce social isolation as well as mental health initiatives for young people. The themes for cultural grants focussed on performing arts and interdisciplinary projects with a focus on the environment, inclusion and diversity. Placemaking events category grants focussed on events and activations that created vibrant, liveable and connected places.

The following grant themes are proposed for the 2025/26 round. These themes are:

**For Community Grants:**

- Projects that activate places and spaces so that children, youth and families have safe and accessible places to meet, connect, celebrate and feel they belong.
- Projects that deliver high quality, relevant services and programs to meet the needs of children, youth and families. Projects that involve young people (12-24 years) must provide evidence that they have been co-designed with young people.
- Projects that support mental health and positive wellbeing.

These themes reflect the identified needs in Council's adopted Children, Youth and Families Strategy and Action Plan 2024-2027 as well as the well established need to foster positive wellbeing across all demographics.

- Pillar 1 : Voice - Action 1.1 Actively prioritise the current needs of children, youth and families in our grants program themes;
- Pillar 3: Places and Spaces - Action 3.3 With community partners, explore the use of other Council community facilities as locations that activate services for children, youth and families; and
- Pillar 3: Places and Spaces - Action 3.5 Explore youth-specific options for accessible, affordable, safe places and spaces in the wider community.

**For Cultural Grants:**

- Projects, embedded in Woollahra, led by First Nations organisations or individuals which foster engagement, representation and positive relationships within the Woollahra community. Projects should focus on storytelling about culture, language and history which encourage truth-telling;
- Projects that foster harmony and celebrate cultural diversity, strengthening social cohesion within the community.; and
- Projects that feature performing arts and live music (with an emphasis on outdoor experiences).

These themes reflect the Woollahra Arts and Culture Strategy and Action Plan 2024-2028:

Goal 1.1: Celebrate Woollahra's First Nations Heritage and Stories.

Goal 1.2: Celebrate Woollahra's Heritage and Stories.

Goal 2.1: Build Community Participation in Arts and Culture from the grass roots up.

**For Placemaking Grants:**

- Collaborative placemaking – events and activations that collaborate with the community and local businesses.

This theme aligns with Woollahra Community Strategic Plan 2032 goals:

Goal 4 Well planned neighbourhoods - 4.4 Facilitate safe and active local centres which increase local activity, balance tourism demands with the impact on the community and are in line with local character; and

Goal 9: Community focussed economic development - 9.1 Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.

This theme also aligns with the NSW Government's Night-time Economy Strategy of fostering collaboration among stakeholders to support precinct building and place-based economies.

**Criteria for the 2025/26 Outgoing Sponsorship Program round:**

As stated in the adopted Donations and Sponsorship Policy (page 8):

*Criteria for sponsorship will be established annually aligned with the objects of the sponsorship program and will be approved through Council resolution. This criteria will be published annually, through an EOI process. Council may also select to undertake a direct EOI process.*

In the 2024/25 round, the criteria for the Outgoing Sponsorship Program focussed on initiatives that enhanced active participation in major community and cultural activities with a focus on performing arts as well as long standing initiatives that have enabled the growth of social capital and delivered community building outcomes.

The following criteria are proposed for the Outgoing Sponsorship Program 2025/26 round:

- Projects that celebrate local culture and the visual and performing arts;
- Projects and initiatives that help stimulate our local economy;
- Cultural and/or community festivals and events; and
- Long standing initiatives that have enabled the growth of social capital and delivered community building outcomes.

**Timeframe for the 2025/26 Grants and Outgoing Sponsorship Programs round:**

The proposed timeframe is as follows:

- Report to Finance, Community and Services Committee on Monday, 10 February 2025 and to Council on Monday, 24 February 2025.
- Community Information Session Webinar on Council's Grants and Outgoing Sponsorship Programs to be held on Tuesday, 11 March 2025 for 1 hour. This will include the launch of a customised grant search portal to connect project leaders to additional funding and support opportunities, which will be embedded on Council's grants webpage.
- Two Community, in-person workshops to be held on Thursday, 20 March 2025 facilitated by an expert contractor across two x 1.5 hour interactive sessions. The purpose is to build the capacity of project leaders, to successfully manage community projects, seek out partnerships and collaborations and better understand resources available to support their initiatives. The workshops will focus on the topics of volunteer management, using your community's strengths, making local connections, developing and sustaining partnerships, identifying collaborative opportunities, effective community leadership, maintaining momentum, succession planning and funding opportunities.
- Funding round open for 6 weeks, from Monday 31 March to Sunday 11 May 2025.
- Staff to review applications in May 2025.
- Report on recommended applications to Finance, Community and Services Committee on 10 June 2025 and to Council 23 June 2025.
- Applicants are notified of the Grant outcome by late June 2025.
- Funding to be made available to successful applicants from 1 July 2025.
- Grants Presentation Ceremony to be held on Thursday 21 August 2025.
- Successful Grants projects are to be completed by 30 June 2026.

**Options:**

Council may resolve in line with the recommendation(s) as included in this report or, Council may choose to resolve in some other manner.

**Community Engagement and / or Internal Consultation:**

Representatives from each of Council's Grant streams met on 18 December 2024, 9 and 20 January 2025 to discuss potential themes, utilising the Woollahra Community Strategic Plan, 2032 and Council's Arts and Culture and Children, Youth and Families Strategies and Action Plans as well as confirming the proposed timeframe for the implementation of the Grants and Outgoing Sponsorship programs for the 2025/26 round.

**Policy Implications:**

There are no policy implications as a result of this report.

**Financial Implications:**

In Council's draft 2025/26 budget, it is proposed that:

The 2025/26 Woollahra Grants Program budget be \$262,470 with the following breakdown:

- Community and Cultural Grants \$115,000
- Placemaking Grants \$66,690
- Environmental Grants \$50,000
- Business Sector Support Grants \$30,780

The Outgoing Sponsorship Program has a budget of \$50,000.

**Resourcing Implications:**

As per the Council resolution of 8 April 2024, an additional \$6,578 is provided annually for casual staff resources to administer the Outgoing Sponsorship Program.

**Conclusion:**

Once the themes for the Community and Cultural and Placemaking grant streams, as well as the Outgoing Sponsorship program criteria are endorsed, Council will proceed with promotion of these programs for 2025/26. It is proposed to open the rounds from Monday 31 March to Sunday 11 May 2025, with applicants to be notified of the outcome by late June 2025 and funding to be made available from 1 July 2025. The Grants Presentation Ceremony is to be held on Thursday 21 August 2025.

**Attachments:**

None

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**Item No:** 6.10  
**Subject:** **AUSGRID EASEMENT - ALEXANDRIA INTEGRATED FACILITY & COMMUNITY ASSOCIATION DP270785 (SC99-004)**  
**Author:** Anthony Sheedy, Senior Property Officer  
**Approver:** Zubin Marolia, Manager Property & Projects  
Tom O'Hanlon, Director Infrastructure & Sustainability

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**Purpose of the Report:**

To consider Ausgrid's proposal for an additional easement within the existing Lot 18 Council owned land for the formalisation of Ausgrid's existing electrical cables at the Alexandria Integrated Facility (AIF) at 67A Bourke Road, Alexandria as part of Community Association DP270785.

**Alignment to Delivery Program:**

11.2 Secure Council's financial position

**Recommendation:**

THAT Council:

- A. Approves execution of the Deed for Grant of Easement and Compensation with Transport for NSW (TFNSW) ABN 18 804 239 602 and a Transfer Granting Easement document with Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385 (Ausgrid) for the existing Lot 18 in DP 270785, at 67A Bourke Road, Alexandria of which Woollahra Municipal Council is a joint owner with Waverley Council and the Community Association Scheme DP 270785; subject to Ausgrid obtaining all the relevant consents and approvals.
- B. Approves as a joint owner of Lot 18 DP 270785 the total amount of \$114,500 inc. GST easement compensation for an estimated 59 sqm area in Lot 18, to be paid by TFNSW to Woollahra and Waverley Councils, for the purposes of Ausgrid's in situ underground electrical cables within the subject area of Lot 18 and associated purposes.
- C. Authorises the General Manager to do all things necessary to give effect to the TFNSW Deed for Grant of Easement and Compensation and the Transfer Granting Easement with Ausgrid to finalise the legal documentation.

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**Executive Summary:**

Over recent years Transport for NSW (TfNSW) has been working with Ausgrid to rollout an expansion of their Sydney motorway infrastructure. Some of those works have impacted the Alexandria Integrated Facility (AIF) at 67A Bourke Road, Alexandria where electrical cables have been placed underground in an existing Lot 18, which is jointly owned by Woollahra and Waverley Councils and is a part of Community Association DP270785.

Council has previously resolved on 22 March 2021 to approve an easement for existing electrical cables in Lots 1, 15, and 18 with Easement compensation paid to the Councils. Through a Compulsory Acquisition process, TfNSW on behalf of Ausgrid are now proposing to formally acquire an additional easement in Lot 18 with the Councils for a different set of electrical cables and associated infrastructure. This being a Statutory Compulsory Acquisition process Council cannot object to the easement but has been able to negotiate favourable terms and conditions.

After an updated easement compensation valuation (in accordance with the Land Acquisition, Just Terms Compensation Act 1991) was completed by Property NSW, TfNSW have agreed to pay an easement compensation amount on behalf of Ausgrid to the joint Councils of \$114,500 incl GST. Because Woollahra Council has a 41% share of Lot 18 as Tenant in Common, it will receive \$46,945 incl GST.

Maddocks Lawyers acting for both Councils have reviewed a Deed for Grant of Easement and Compensation and pursuant to the Deed, a Transfer Granting Easement for registration of the easement also prepared by TfNSW. Property staff from both Councils intend to submit reports to their respective Councils in February 2025 recommending execution of the Deed and Transfer Granting easement for the AIF by both Councils.

### **Discussion:**

Council in partnership with Waverley Council owns Lots 12-18, at 67A Bourke Road, Alexandria for use as an integrated depot facility on the site. As part of the original subdivision various lots are owned by Waverley, Woollahra and City of Sydney Councils. All three Councils have an allocated amount of lot entitlement based on their individual ownership of land under the Community Association Scheme DP270785, which is managed under the Community Association Act being similar in operation to a strata title scheme. A plan in Attachment 1 which shows DP270785 plus the various lots, including the subject Lot 18, and Attachment 2 shows site photos.

The Alexandria Integrated Facility (AIF) is located in close proximity to the ongoing NSW Governments West Connex roadway extension through the South Sydney area. As part of this project, Ausgrid have been required to install underground electrical cables and associated infrastructure in Lot 18. Ausgrid have previously requested the landowners (Council) to grant an easement and have agreed to pay the assessed compensation as determined by NSW Property valuer.

Ausgrid has identified additional electrical cables and infrastructure in Lot 18, prompting the need to formalise access. See Attachment 3 plan showing the portion (a) in Lot 18 with yellow fill highlight. Initially, Ausgrid's agent in the matter Transport for NSW (TfNSW) approached the Councils in July 2023 with a proposal to acquire the land through a Compulsory Acquisition process (see letter in Attachment 4). However, the Councils needed operational access to this driveway, and it was agreed by the parties that a Compulsory Acquired easement would be better a solution, as the cables were underground, and this was the way such Ausgrid infrastructure had previously been formalised in Lot 18.

TfNSW proposes to enter into a Deed for the Grant of Easement and Compensation with the Councils. Under this Deed, Ausgrid (Alpha Distribution Ministerial Holding Corporation) will enter into a Transfer Granting Easement with the Councils to facilitate the registration of the easement on the Title.

In 2023, TfNSW provided the Councils with a NSW Property Valuation report (Attachment 7). Council Property staff successfully negotiated for an updated valuation in late 2024, which resulted in an increase in the compensation payable to the Council. This is further detailed in the 'Financial Implications' section of the report below.

In the TfNSW letter to Council dated October 2024, Attachment 6, it was agreed that easement compensation under the Just terms Compensation Act totalling \$114,500 incl GST would be paid to the Councils, with Woollahra's share by land ownership being 41% would be \$46,950 incl GST. TfNSW has prepared the necessary legal documentation to formalise the electrical cables installed in Lot 18 being a Deed for Grant of Easement Compensation and Transfer Granting Easement. These documents have been reviewed by Maddocks Lawyers acting for Waverley and Woollahra Councils. The amendments recommended by Council's lawyers have now been agreed by all parties, with all documents in executable form and protecting Council's interest.

Waverley and Woollahra Council Property Dept staff have reviewed the final Deed and easement documents suggesting that each Council resolves to adopt the staff recommendations in their respective reports to Council, noting that both Councils are required to execute the documents.

**Options:**

Ausgrid has the Statutory power to compulsorily acquire land or seek an easement over Local Government land.

Because TfNSW has commenced a Statutory Compulsory Acquisition process on behalf of Utility Ausgrid, Council cannot refuse to formalise the easement but is entitled to compensation for the burden on its Title as determined by the Land Acquisition Just terms Compensation Act. If Council refused to provide consent Ausgrid would still acquire the easement through a compulsory acquisition process.

Council therefore must resolve in line with the recommendation(s) as included in this report.

**Community Engagement and / or Internal Consultation:**

Rather than agree to a process of Land Acquisition; Council Property staff and its lawyers have been negotiating the terms and conditions of a Deed for Grant of Easement as and Transfer Granting Easement with TfNSW and Ausgrid for a better outcome to Council as it retains ownership of the Lot 18 access driveway area providing for any future works plan and reinstatement provisions, and ensuring that any construction is done in a manner and at times that do not adversely impede the operation of the Council's depot. Council internal Staff at the AIF have asked for this access and are appreciative of this negotiated position and are very supportive of the local site outcome.

Because approval for the easement is dependent on the joint owners agreeing, the proposal from Ausgrid has been circulated to both Councils for their review. Waverley and Woollahra Council Property staff support the easement proposal. Waverley Council staff will also be seeking their Council's approval to enter into a Deed for Grant of Easement with TfNSW and Ausgrid for the Transfer Granting Easement.

**Policy Implications:**

There are no policy implications as a result of this report.

**Financial Implications:**

For the Councils to accept the proposed new easement for the existing electrical cables in Lot 18 of DP 270785, compensation is required, considering any potential impacts the easement may have on the land title. Since the easement pertains to underground electrical cables, the driveway will remain accessible, and the area affected is relatively small, the impact on the depot site or its land title is minimal.

TfNSW initially provided a Property NSW Valuation report to the Councils (dated 18 September 2023), assessing compensation in accordance with the Land Acquisition Just Terms Compensation Act. The report determined that easement compensation of \$90,000 excluding GST was payable. In October 2023, TfNSW made a formal offer to the Council for compensation of \$103,500 including GST. The valuation report is attached as Annexure 4.

As TfNSW took considerable time to prepare the documents, and the Property NSW valuation was over 12 months old, the Councils requested an updated valuation. In October 2024, the Council received a letter from TfNSW offering an increased compensation amount of \$114,500 including GST for the easement, attached as Annexure 6. To ensure the amount offered was fair and reasonable, the Councils appointed an independent valuer who confirmed that the offered compensation amount was commercially acceptable. Documentation for the easement has been prepared, pending final approval from the Council.

The portion of compensation payable to Woollahra Council will be calculated in accordance with the land ownership entitlements. Woollahra Council has 41% ownership of Lot 18 equating to an apportioned easement compensation payment of \$46,950 incl GST. Council legal costs are also being reimbursed as part of the compensation amount. Finalisation of the matter is anticipated to be 2-3 months after Council formal approval and signing of the final documents.

### **Resourcing Implications:**

The resourcing implications for Woollahra Council are minimal, primarily involving staff time to arrange the review and signing of the easement documentation. Transport for NSW will handle the signing of the Deed, arrange for Ausgrid's signing of the Transfer Granting Easement, and manage all aspects of the easement, including compensation payments, legal fees, survey costs, and easement registration.

### **Conclusion:**

Ausgrid previously obtained a grant of easement from the Council in March 2021 for a separate set of existing electrical cables within Lot 18 at the Alexandria Integrated Facility (AIF), 67A Bourke Road, Alexandria. Now, on behalf of Ausgrid, Transport for NSW (TfNSW) is proposing to compulsorily acquire an easement for a different portion of Lot 18 to accommodate an additional set of electrical cables and infrastructure, also located underground and associated with the TfNSW West Connex road project. TfNSW has statutory powers to acquire the easement from the Council. While this is a compulsory process, the Council is entitled to easement compensation in accordance with the Land Acquisition Just Terms Compensation Act.

TfNSW has agreed to pay a compensation amount of \$114,500, including GST, on behalf of Ausgrid to the joint Councils. This compensation is considered a favourable outcome for the Council, and both Councils' property staff and their lawyers have agreed on the legal documentation, which protects the Council's interests. Woollahra Council will receive \$46,945, including GST.

It is recommended that Council authorises the General Manager to execute the Deed for Grant of Easement, and Transfer Granting Easement with Ausgrid for easements over Lot 18 in DP270785 as noted in this report to facilitate any future Ausgrid works.

### **Attachments:**

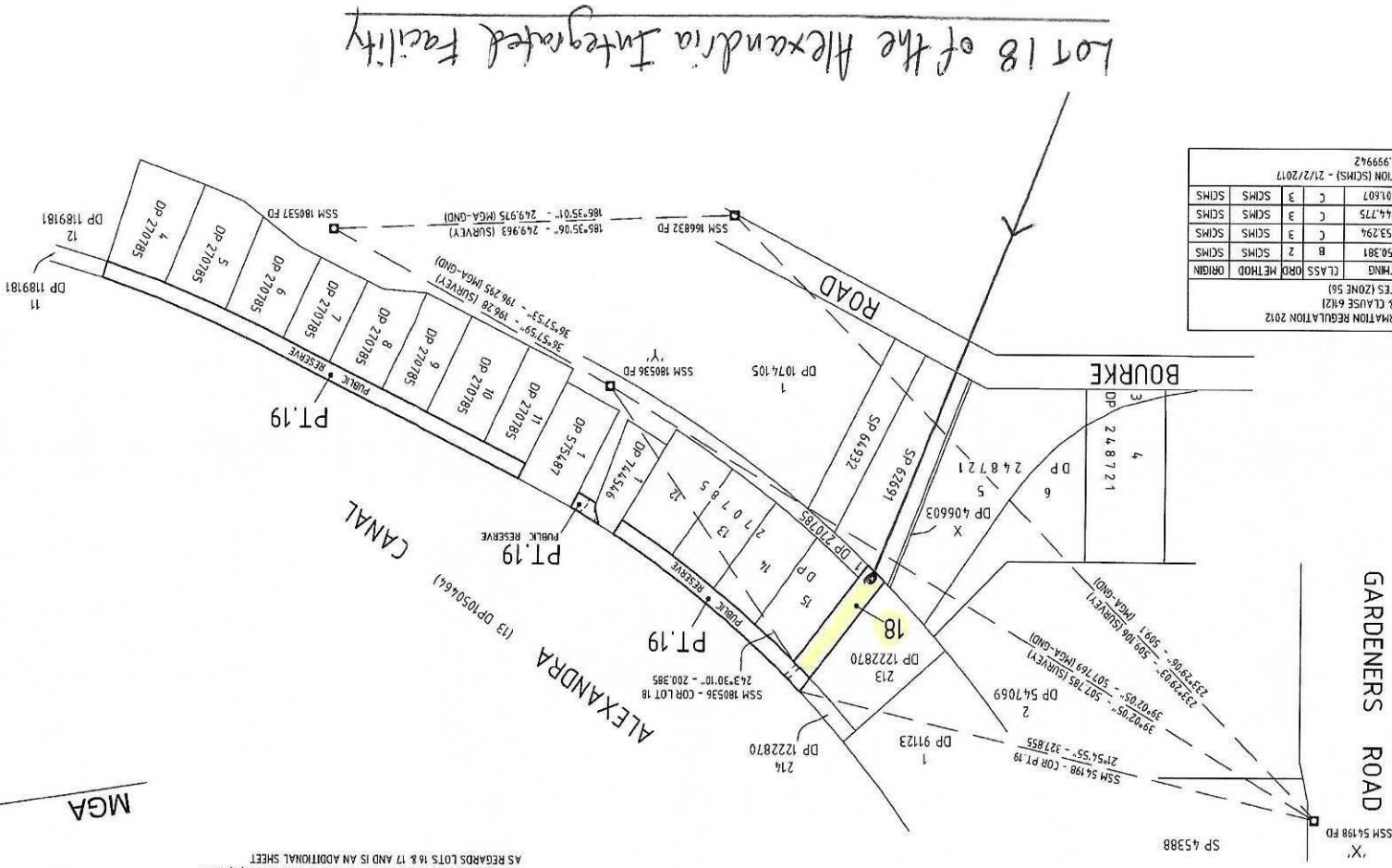
1. Plan of DP270785 showing Lot 18 at AIF
2. Site Photos of Lot 18 in DP270785 at AIF
3. Plan of Lot 18 showing Easement A in yellow
4. TfNSW Letter to Council 17-7-2023
5. NSW Property Valuation Report -18-9-2023
6. TfNSW letter of offer 8-10-2024



MARK	EASTING	NORTHINGS	CLASS	ORIG	METHOD	ORIGIN
SSM 54198	332 276.987	6245 250.381	B	Z	SCMS	SCMS
SSM 166832	332 626.128	6245 553.294	C	3	SCMS	SCMS
SSM 180536	332 536.157	6245 644.775	C	3	SCMS	SCMS
SSM 180537	332 654.787	6245 801.607	C	3	SCMS	SCMS

SURVEYING & SPATIAL INFORMATION REGULATION 2012  
 CLAUSE 35(1)(b) & CLAUSE 6(12)  
 MGA COORDINATES (ZONE 56)

COMBINED SEA LEVEL & SCALE FACTOR 0.999942  
 SOURCE: LAND AND PROPERTY INFORMATION (SCIMS) - 21/2/2017



**DETAIL PLAN**  
 PLAN IN 2 SHEETS

Approved Form 15  
 COMMUNITY LAND DEVELOPMENT ACT  
 ADDITIONAL SHEET NOTE  
 (LOT DEFINITION CHANGED)  
 THIS IS SHEET 9 OF DP270785 AND IT REPLACES SHEETS 2, 3, 4 & 6  
 AS REGARDS LOTS 16 & 17 AND IS AN ADDITIONAL SHEET



Surveyor: MATTHEW JAMES CLARKE  
 Date of Survey: 21 FEBRUARY, 2017  
 Surveyor's Ref: 2016C356  
 (RMS: SP73904, C1253A)

PLAN OF LOT 16 AND LOT 17 IN DP270785 AFTER  
 ACQUISITION OF LOTS 213 & 214 IN DP 1222870  
 FOR THE PURPOSES OF THE ROADS ACT, 1993

LGA: STONEY  
 Locality: ALEXANDRIA  
 Subdivision No: N/A  
 Lengths are in metres. Reduction Ratio 1:2000

Registered  
 03.04.2017

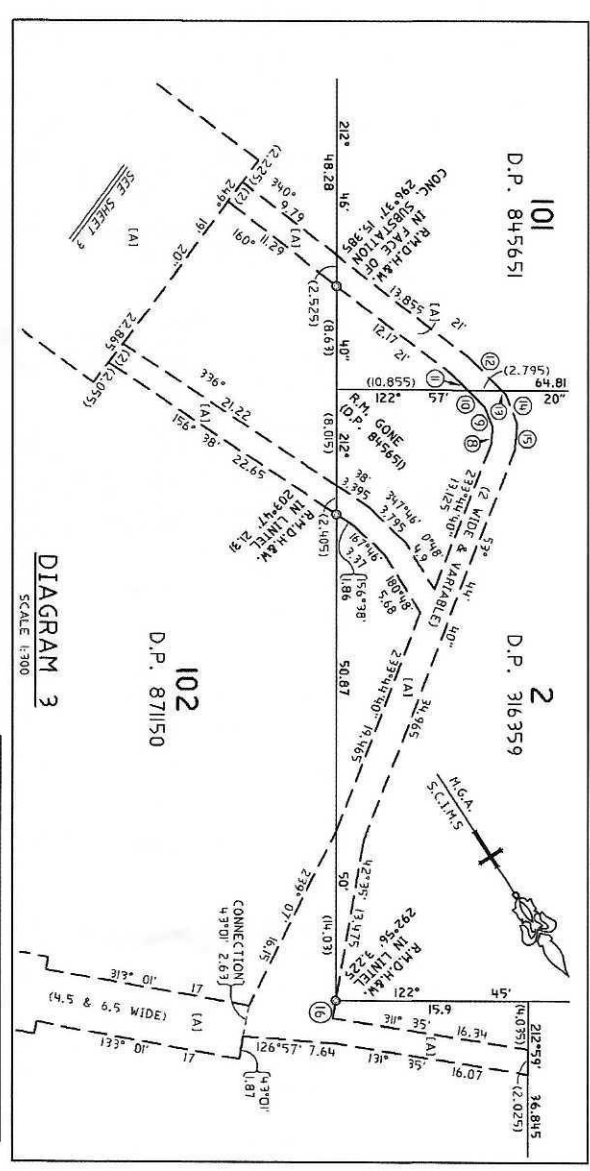
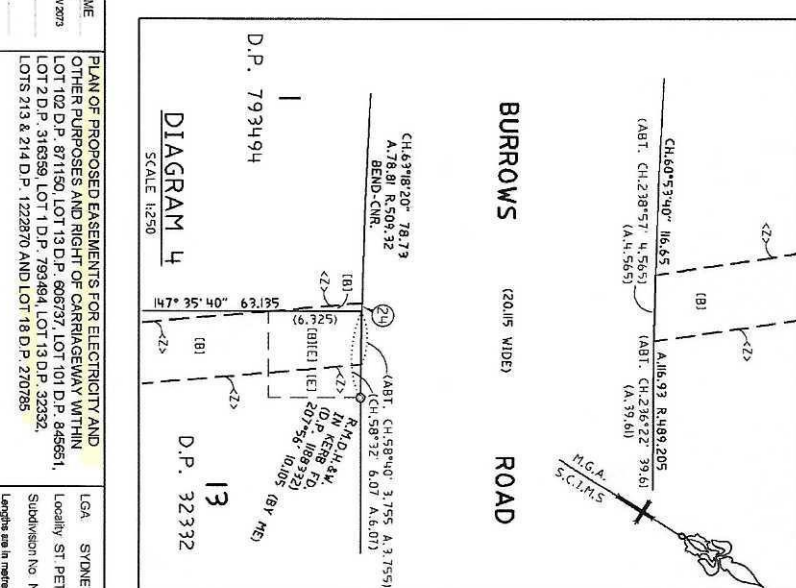
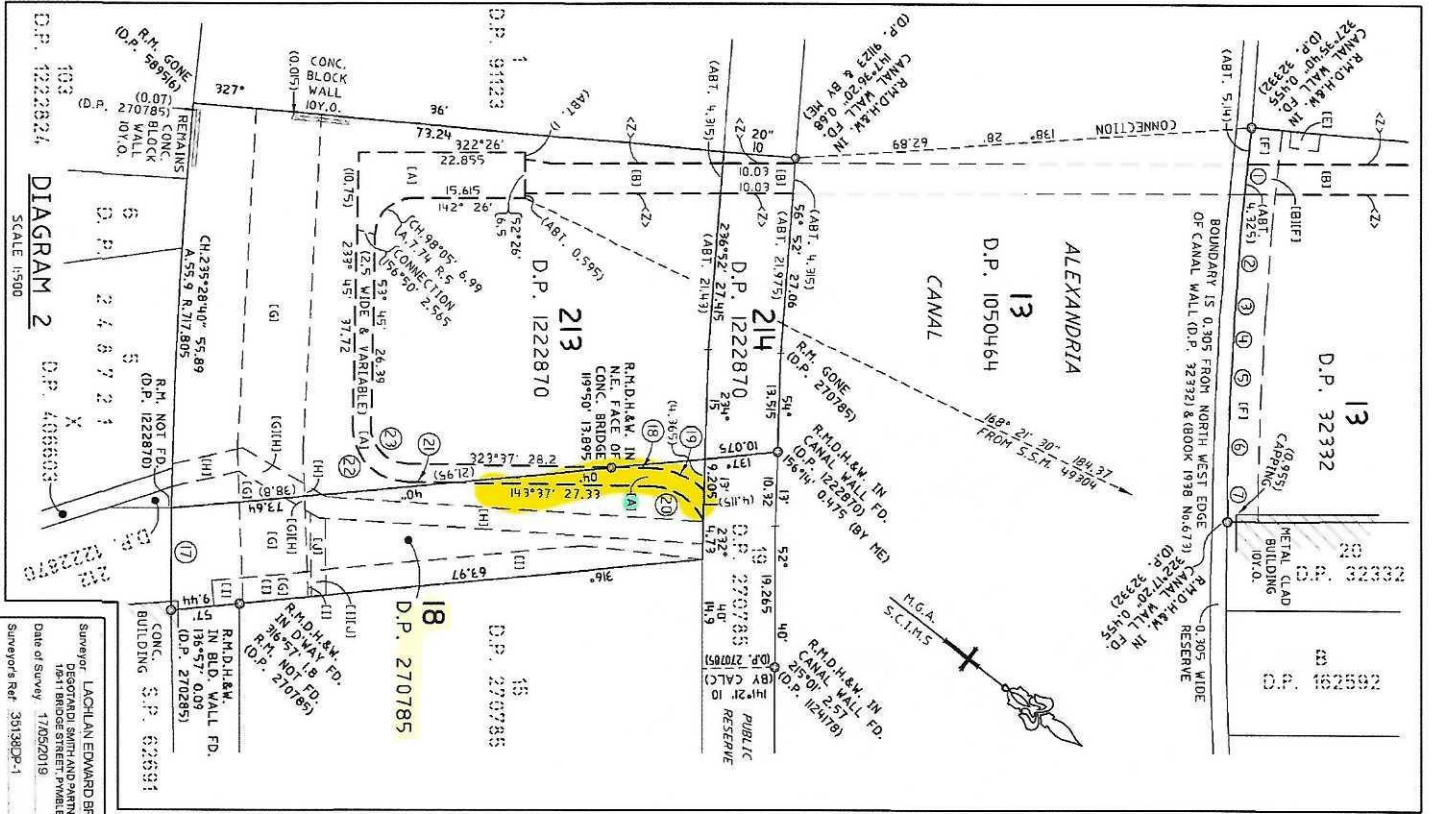
DP270785  
 ADDITIONAL SHEET 9



Picture 1. Lot 18 (Shown hatched)

Picture 2. The approximate location of the easement is in the red line.





No.	BEARING	DISTANCE	ARC	RADIUS
1	58°18'	11.58		
2	55°12'	8.28		
3	57°42'	3.655		
4	55°16'	5.345		
5	56°00'	5.88		
6	54°17'	11.44		
7	52°04'	5.55		
8	217°46'	1.37		
9	191°08'	1.775		
10	168°37'	2.005		
11	168°37'	1.175		
12	168°37'	9.83		
13	348°37'	0.45		
14	1°08'	2.65		
15	37°46'	2.125		
16	42°35'	1.595		
17	52°41'	11.07		
18	323°37'	5.52		
19	345°25'	7.8		
20	175°41'	8.495		
21	143°37'	6.39		
22	188°41'	10.82		
23	8°41'	7.08		
24	(ABT. 58°54') (ABT. 0.575) (ABT. 0.575)	5.0932		

(A) PROPOSED EASEMENT FOR ELECTRICITY AND OTHER PURPOSES. (VARIABLE WIDTH)  
 (B) PROPOSED EASEMENT FOR ELECTRICITY AND OTHER PURPOSES.  
 (C) OVER EXISTING LINE OF CONDUITS. (VARIABLE WIDTH) (APPROXIMATE POSITION)  
 (D) APPROXIMATE EXTENT OF (B)  
 (E) EASEMENT FOR DRAINAGE OF SEWAGE 1, 4 AND VARIABLE WIDTH.  
 (F) EASEMENT FOR ACCESS 4.265 WIDE. (WIDE BOOK 1938 NO.673) (SEE D.P. 32332 NOTES)  
 (G) EASEMENT FOR UNDERGROUND CABLES.  
 (H) EASEMENT FOR UNDERGROUND CABLES (WIDE GOV GAZ 15/01/977 FOL.2956) (SEE D.P. 599516)  
 (I) EASEMENT FOR UNDERGROUND CABLES (WIDE BOOK 2487 NO.08) (SEE D.P. 124781)  
 (J) EASEMENT TO DRAIN WATER 3 WIDE. (WIDE D.P. 270785)  
 (K) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE AND VARIABLE.  
 (L) EASEMENT FOR ELECTRICITY (SEE D.P. 1227780)

PLAN OF PROPOSED EASEMENTS FOR ELECTRICITY AND OTHER PURPOSES AND RIGHT OF CARRIAGEWAY WITHIN LOT 102 D.P. 871150, LOT 13 D.P. 609337, LOT 101 D.P. 845651, LOT 2 D.P. 316359, LOT 1 D.P. 793494, LOT 13 D.P. 32332, LOTS 213 & 214 D.P. 1222870 AND LOT 18 D.P. 270785

LGA: SYDNEY  
 Locality: ST PETERS AND ALEXANDRIA  
 Subdivision No: N/A

Registered  
 9.12.2019  
**DP1258099**

The General Manager  
Waverly Council  
PO Box 9, Bondi Junction  
NSW 1355  
DX 12006 Bondi Junction.

Also by email: [info@waverley.nsw.gov.au](mailto:info@waverley.nsw.gov.au)

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**WestConnex M8 Project - Proposed easement acquisition of part of Lot 18 in Deposited Plan 270785, being part of 16/67 Bourke Road, Alexandria NSW 2015 from Waverly Council and Woollahra Municipal Council (registered proprietors)**

17 July 2023

Ref: SF2022/217119

Dear Sir/Madam

As you may be aware, Transport for NSW (Transport) is planning the WestConnex M8 Project.

The proposed construction of the project necessitates the acquisition of an easement for electricity purposes on part of the property owned by Council at 16/67 Bourke Road, Alexandria NSW 2015.

In regard to the proposed acquisition of easement, it is understood the land is classified as Community Land and Council may be precluded from dealing with the land without an appropriate plan of management. Accordingly, Transport seeks Council's consent to acquire the easement by compulsory acquisition as soon as possible. Under the Land Acquisition (Just Terms Compensation) Act 1991 (The Act), the Valuer General would determine compensation pursuant to the acquisition.

The land to be permanently acquired for the easement is shown by orange tint in the attached Deposited Pan 1258099 (registered 09/12/2019).

If Council can deal with the land and would like Transport to make an offer for the acquisition, then please advise me as soon as possible so that an offer can be made without delay.

Alternatively, if Council cannot deal with the land, we ask Council to provide its written consent to the lease acquisition by responding in either of the two following ways:

1. *“Council consents to the acquisition of the land by the Transport for NSW by compulsory process and agrees to accept compensation in the amount as determined by the Valuer General under section 29 of the Act.”*

With this consent, a Proposed Acquisition Notice (PAN) would not be necessary and entry to the land would be available earlier; OR

2. *“Council consents to the acquisition of the land by Transport for NSW by compulsory process including the reduction of the period of the Proposed Acquisition Notice (PAN) to seven (7) days.”*

We believe this consent provides Council with a right of appeal to the Land and Environment Court regarding the amount of compensation that was determined by the Valuer General.

Transport would appreciate if you could advise Council's preference as soon as practicable.

If you have any queries or require further information, please contact me on mobile 0419 222 554 or email at [william.sarpong-oti2@transport.nsw.gov.au](mailto:william.sarpong-oti2@transport.nsw.gov.au)

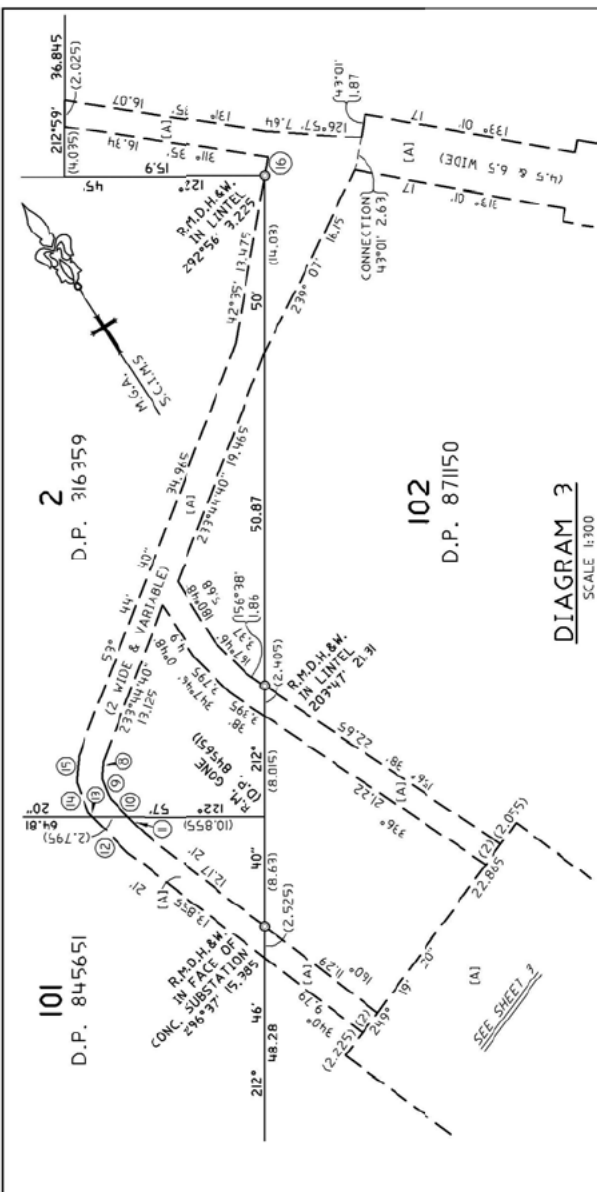
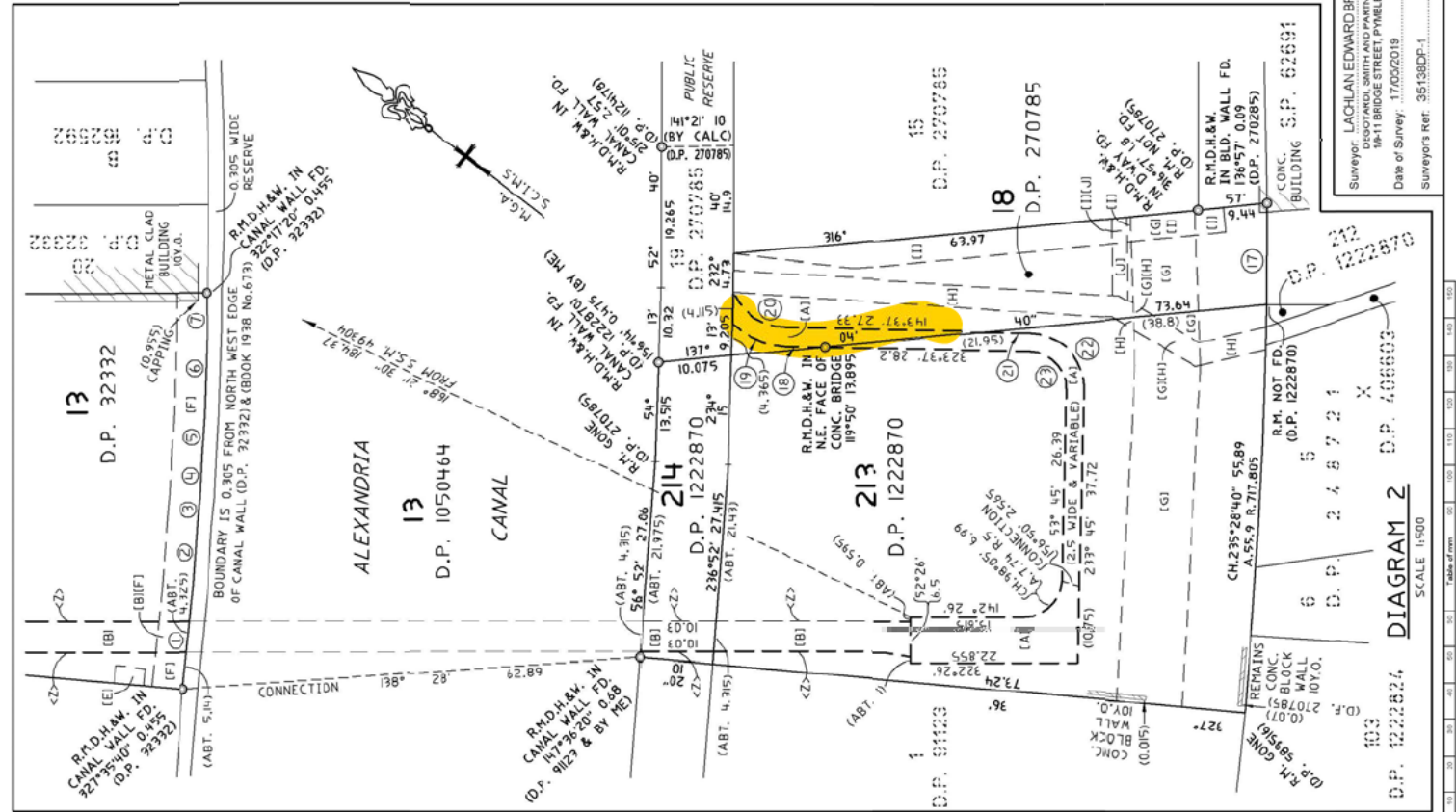
Yours sincerely,

A black rectangular redaction box covering the signature of William Sarpong-Oti.

**William Sarpong-Oti**  
Senior Project Officer, Valuations and Acquisitions  
Infrastructure and Place  
**Transport for NSW**

M: 0419 222 554 | E: [william.sarpong-oti2@transport.nsw.gov.au](mailto:william.sarpong-oti2@transport.nsw.gov.au)

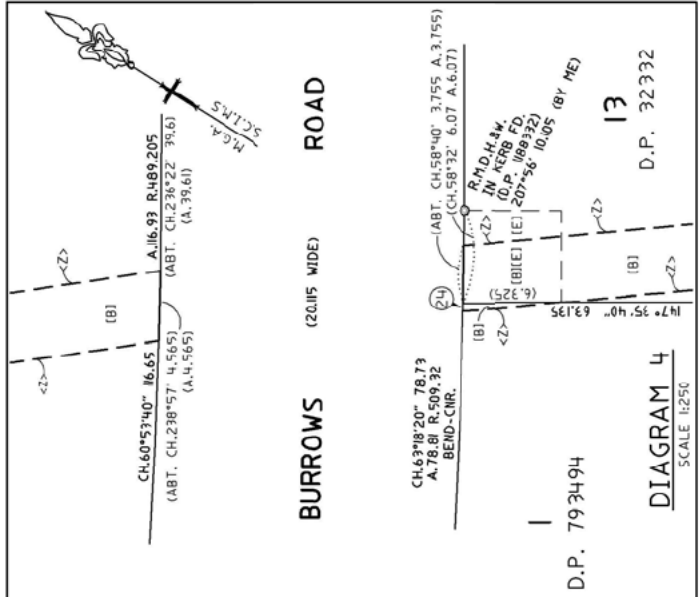
Enclosed:  
Deposited Plan 1258099 – Registered 09/12/209  
Deposited Plan 270785 - Registered 25/02/2013



SCHEDULE OF SHORT AND CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
1	58°18'	14.58		
2	58°12'	8.28		
3	57°42'	3.655		
4	55°16'	5.345		
5	56°00'	5.68		
6	54°17'	11.44		
7	52°04'	5.55		
8	217°46'	1.37		
9	09°08'	1.775		
10	168°37'	2.005		
11	168°37'	1.795		
12	348°37'	3.83		
13	348°37'	0.45		
14	11°08'	2.85		
15	37°46'	2.125		
16	42°35'	1.545		
17	52°41'	14.07		717.805
18	32°37'	5.52		
19	345°25'	7.8		10.5
20	175°41'	8.495		8.955
21	14°37'	6.39		
22	188°41'	10.52		11.8
23	8°41'	7.00		7.065
24	(ABT. 58°54')	(ABT. 0.575)	(ABT. 0.575)	509.32

- (A) PROPOSED EASEMENT FOR ELECTRICITY AND OTHER PURPOSES. (VARIABLE WIDTH)
- (B) PROPOSED EASEMENT FOR ELECTRICITY AND OTHER PURPOSES OVER EXISTING LINE OF CONDUITS. (VARIABLE WIDTH) (APPROXIMATE POSITION)
- <Z> APPROXIMATE EXTENT OF (B)
- (E) EASEMENT FOR DRAINAGE OF SEWAGE 1, 4 AND VARIABLE WIDTH.
- (F) EASEMENT FOR ACCESS 4.265 WIDE. (VIDE BOOK 1938 No.673)
- (G) EASEMENT FOR UNDERGROUND CABLES. (VIDE GOV GAZ 15.01.1977 FOL.2956) (SEE D.P. 5895(6))
- (H) EASEMENT FOR UNDERGROUND CABLES. (VIDE BOOK 2487 No.108) (SEE D.P. 1124178)
- (I) EASEMENT TO DRAIN WATER 3 WIDE. (VIDE D.P. 270785)
- (J) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE AND VARIABLE. (VIDE AN167439) (SEE D.P. 122718)



PLAN OF PROPOSED EASEMENTS FOR ELECTRICITY AND OTHER PURPOSES AND RIGHT OF CARRIAGEWAY WITHIN LOT 102 D.P. 871150, LOT 13 D.P. 606737, LOT 101 D.P. 845651, LOT 2 D.P. 316359, LOT 1 D.P. 793494, LOT 13 D.P. 32332, LOTS 213 & 214 D.P. 1222870 AND LOT 18 D.P. 270785

LGA: SYDNEY  
 Locality: ST. PETERS AND ALEXANDRIA  
 Subdivision No. N/A

Registered  
 9.12.2019

Surveyor: LACHLAN EDWARD BROOME  
 DISCOFF AND SMITH AND PARTNERS  
 19-11 BRIDGE STREET, PYMBLE NSW 2073  
 Date of Survey: 17/05/2019  
 Surveyors Ref: 35139DF-1

DP1258099

Lengths are in metres. Reduction Ratio 1:AS SHOWN

SCALE 1:100

DIAGRAM 3

SCALE 1:250

DIAGRAM 4

SCALE 1:500

DIAGRAM 2

SCALE 1:500



# VALUATION REPORT

**ASSESSMENT OF COMPENSATION FOR THE PROPOSED ACQUISITION OF AN EASEMENT BY TRANSPORT FOR NSW OF PART OF LOT 18 IN DEPOSITED PLAN 270785, BEING PART OF PROPERTY KNOWN AS 16/67 BOURKE ROAD, ALEXANDRIA FROM WAVERLEY COUNCIL AND WOOLLAHRA MUNICIPAL COUNCIL.**

**Date: 18 September 2023**

**Under Instructions From: Mr William Sarpong-Oti  
Senior Project Officer – Valuations & Acquisitions  
Transport for NSW**



**Prepared by: NSW Property Valuation & Consultancy Services**

**31 Bruhn Circuit, Kellyville NSW 2155  
Tel: (+61) 407 078 767**

**Transport for NSW Ref: SF2022/217119**

**NSW Property Valuation & Consultancy Services Ref: 23-09-0002**

---

**NSW Property Valuation & Consultancy Services ABN 91 145 981 878 Ph 0407 078 767  
All correspondence to: 31 Bruhn Circuit, Kellyville NSW 2148**

*“Liability limited by a scheme approved under Professional Standards Legislation”*

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# 1. EXECUTIVE SUMMARY

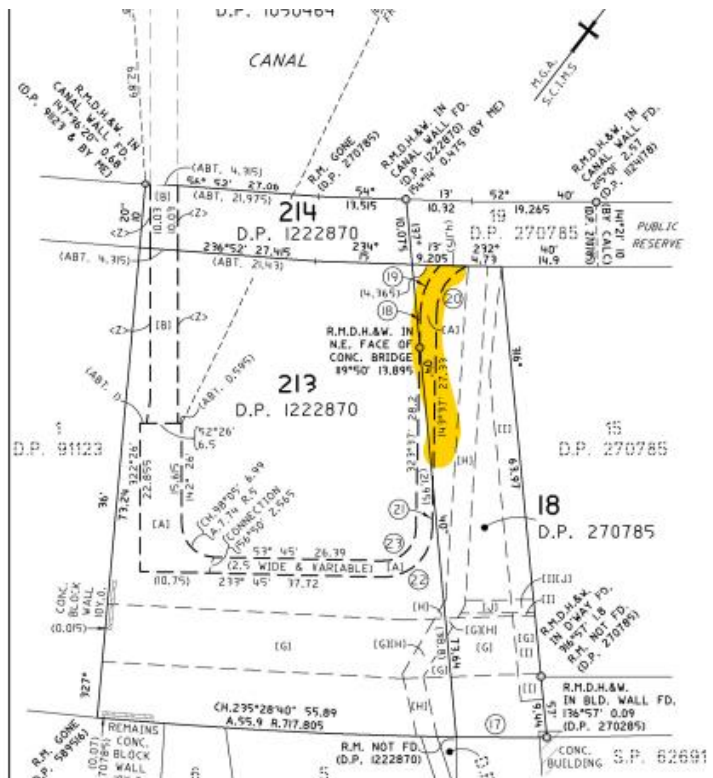
**Property:**

Address	16/67 Bourke Road, Alexandria
Title	Lot 18 DP270785
Total Site Area	1,023 square metres
Area of Proposed Easement	Approximately 59m <sup>2</sup>

**Property Description:**

The land subject of the proposed easement is described as Lot 18 in Deposited Plan 270785, known as 16/67 Bourke Road, Alexandria. It is near regular shape level parcel, located off Bourke Road, adjacent to WestConnex. It is situated within St Peters and Alexandria Industrial Precinct, surrounded by industrial factory and warehouse. The subject land is part of Waverley Council Depot which occupy Council owned land east of the subject property with the subject land, which is encumbered by various easements, used as parking and entry and exit point for vehicles and trucks in and out of the depot.

The area subject of proposed easement is located at the rear section of the land as shown highlighted by orange tint in the following extract form DP1258099, being the “Plan of Proposed Easement”. It has an area of approximately 59 square metres.



<b>Zoning:</b>	The subject property is zoned SP2 Infrastructure under Sydney Local Environmental Plan 2012.
<b>Purpose of Report</b>	To assess the amount of compensation payable in accordance with Section 55 of the Land Acquisition (Just Terms Compensation) Act 1991.
<b>Basis of Valuation:</b>	<p>Section 55: Relevant matters to be considered in determining the amount of compensation.</p> <p>In determining the amount of compensation to which a person is entitled, regard must be had to the following matters only (as assessed in accordance with this Division):</p> <ul style="list-style-type: none"><li>(a) the market value of the land on the date of its acquisition,</li><li>(b) any special value of the land to the person on the date of its acquisition,</li><li>(c) any loss attributable to severance,</li><li>(d) any loss attributable to disturbance,</li><li>(e) the disadvantage resulting from relocation,</li><li>(f) any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired.</li></ul>
<b>Date of Inspection:</b>	15 September 2023
<b>Date of Valuation:</b>	15 September 2023
<b>Interest Valued:</b>	Fee Simple with Vacant Possession.
<b>Statement of Conflict of Interest:</b>	I wish to advise that NSW Property Valuation & Consultancy Services have provided an unbiased opinion of compensation and does not have any pecuniary interest in the subject property for the purpose of this valuation or otherwise.

**Valuation:** I have assessed the amount of compensation payable for the acquisition of an easement as shown highlighted by orange tint in DP1258099 (Plan of Proposed Easement), comprising an area of approximately 59 square metres, having regard to the Heads of Compensation contained within Section 55 of the Land Acquisition (Just Terms Compensation) Act, 1991, as at 15 September 2023 to be in the sum of:

**NINETY THOUSAND DOLLARS (\$90,000) \***

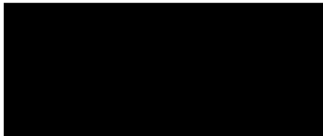
\*This sum includes:

Section 55(a) -	Market Value of Land:	\$90,000
Section 55(b) -	Special Value:	Nil
Section 55(c) -	Severance:	Nil
Section 55(d) -	Disturbance:	To be assessed by TfNSW
Section 55(e) -	Disadvantage Resulting from Acquisition:	Not Applicable
Section 55(f) -	Increase in the Value of other Land:	Nil
Section 55(f) -	Decrease in the Value of other Land:	Nil

Note: This valuation amount excludes Goods & Services Tax

***The executive Summary must be read in context and is subject to all comments, assumptions and qualifications within the following full valuation report***

**PREPARED BY:**



18/09/2023

---

Davendra Chandra – AAPI  
Certified Practising Valuer  
Director  
NSW Property Valuation and Consultancy Services

## **2. INTRODUCTION**

### **2.1 INSTRUCTIONS**

Instructions have been received from Mr William Sarpong-Oti, Senior Property Officer – Valuation & Acquisitions of Transport for NSW to undertake a valuation to assess the amount of compensation payable for the acquisition of an easement of part of Lot 18 in Deposited Plan 270785, being part of property known as 16/67 Bourke Road, Alexandria, in accordance with the provisions under the Land Acquisition (Just Terms Compensation) Act, 1991.

### **2.2 ADDRESS**

16/67 Bourke Road, Alexandria NSW 2015.

### **2.3 DATE OF INSPECTION**

15 September 2023

### **2.4 DATE OF VALUATION**

15 September 2023

## **3. TITLE DETAILS**

### **3.1 LEGAL DESCRIPTION**

Lot 18 in Deposited Plan 270785, in the Local Government Area of Sydney, Parish of Alexandria and County of Cumberland.

### **3.2 REGISTERED PROPRIETOR**

As recorded on the First Schedule of Folio 18/270785, the subject property is registered in the ownership of Waverley Council in 59/100 Share and Woollahra Municipal Council in 41/100 Share as Tenants in Common. See copy of Title Search as “Annexure 1”.

### 3.3 EASEMENT & ENCUMBRANCES

Included in the Second Schedule are 13 Notifications:

SECOND SCHEDULE (13 NOTIFICATIONS)

- 
- 1 INTERESTS RECORDED ON REGISTER FOLIO 1/270785
  - 2 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE  
COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
  - 3 BK 2487 NO 108 EASEMENT FOR UNDERGROUND CABLES AFFECTING THE PART(S)  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 15.7.1977 FOL 2956:  
EASEMENT FOR UNDERGROUND CABLES AFFECTING THE PART SHOWN SO  
BURDENED IN THE TITLE DIAGRAM
  - 5 DP1141611 EASEMENT FOR RIGHT OF ACCESS 13, 9.5 & 7 METRE(S)  
WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE  
DESCRIBED
  - 6 DP270785 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING  
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM  
(DOC.1)
  - 7 DP270785 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT  
TO THE LAND ABOVE DESCRIBED (DOC.1)
  - 8 DP270785 RESTRICTION(S) ON THE USE OF LAND (DOC.1)
  - 9 DP270785 POSITIVE COVENANT (DOC.1)
  - 10 AH457176 EASEMENT FOR SUPPORT 6 METRE(S) WIDE APPURTENANT TO  
THE LAND ABOVE DESCRIBED
  - 11 AI597110 POSITIVE COVENANT
  - 12 AI816533 POSITIVE COVENANT
  - 13 AN167439 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE  
AND VARIABLE AFFECTING THE PART DESIGNATED (E) IN  
DP1227781

NOTATIONS

- 
- DP1256459 PLAN OF PROPOSED EASEMENT FOR ELECTRICITY AND OTHER PURPOSES  
DP1258099 NOTE: PLAN OF PROPOSED EASEMENT

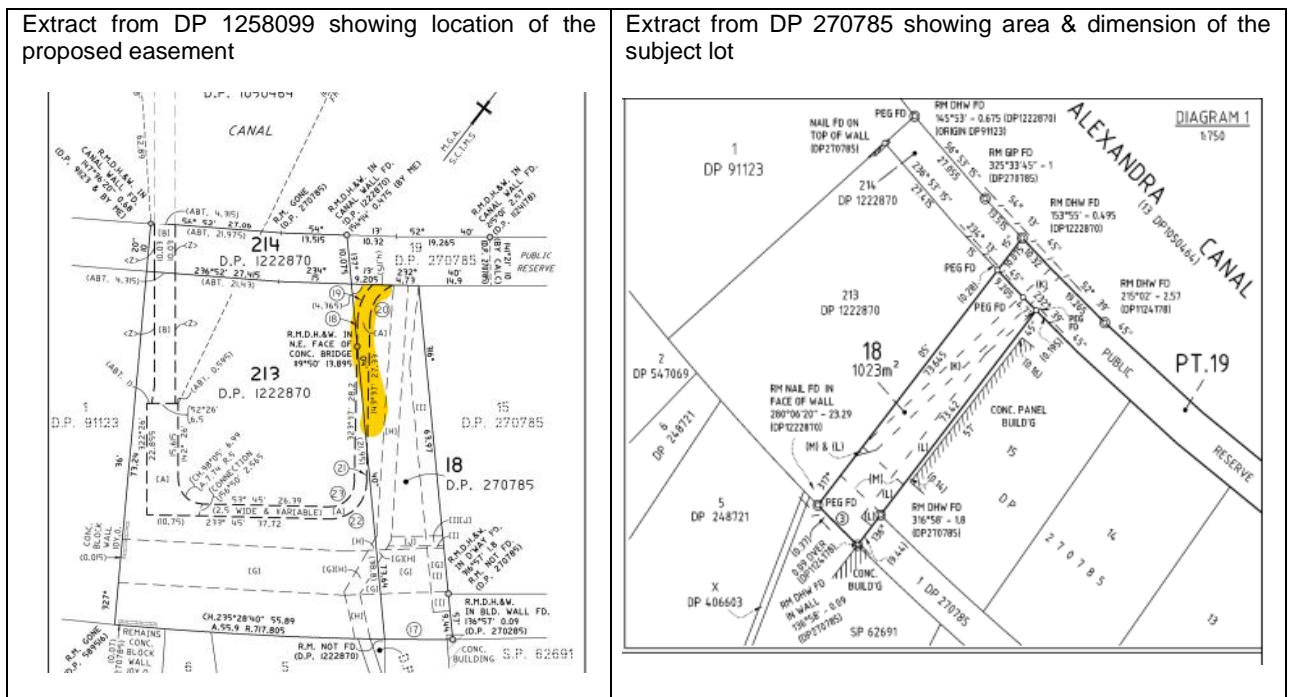
There are no unregistered Dealings under Notations.

## 4. PROPERTY DESCRIPTION

### 4.1 AREA, DIMENSIONS & PHYSICAL DESCRIPTION

The land subject of the proposed easement is described as Lot 18 in Deposited Plan 270785, known as 16/67 Bourke Road, Alexandria. It is near regular shape, level parcel having approximately 14.07 metres south eastern boundary, side boundaries measuring 73.645 metres and 73.42 metres each with the rear boundary measuring approximately 13.94 metres.

The area subject of proposed easement is located at the rear section of the land as shown highlighted by orange tint in the following extract from DP1258099, being the “Plan of Proposed Easement”. It has an area of approximately 59 square metres.



As stated in Section 3.3 of this report under “Easements & Encumbrances” and as shown in the above extract from DP270785, the subject property is burdened by various easements, most notably, Easement to Drain Water 3 metres wide and Easement for Underground Cables. Consequently, the subject land has limited potential in its own right.

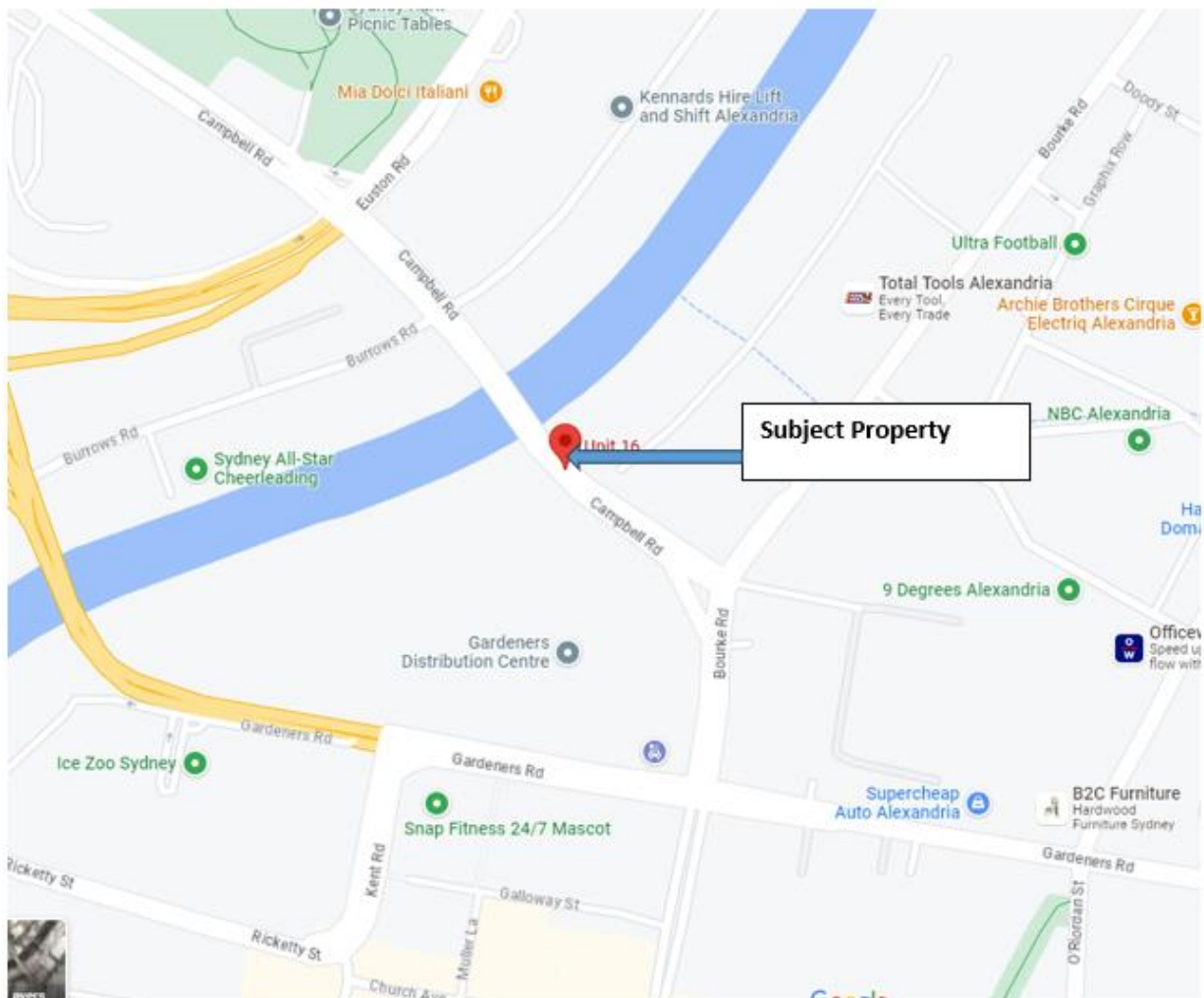
## 4.2 LOCATION

The subject property is located at Alexandria, adjacent to WestConnex and backs onto a park and Alexandria Canal. It is located approximately 11 kilometres by road from Sydney Central Business District, 4 kilometres from Sydney Airport and some 10 kilometres from Port Botany.

It is located within St Peters and Alexandria Industrial precinct surrounded by industrial factory and warehouse development.

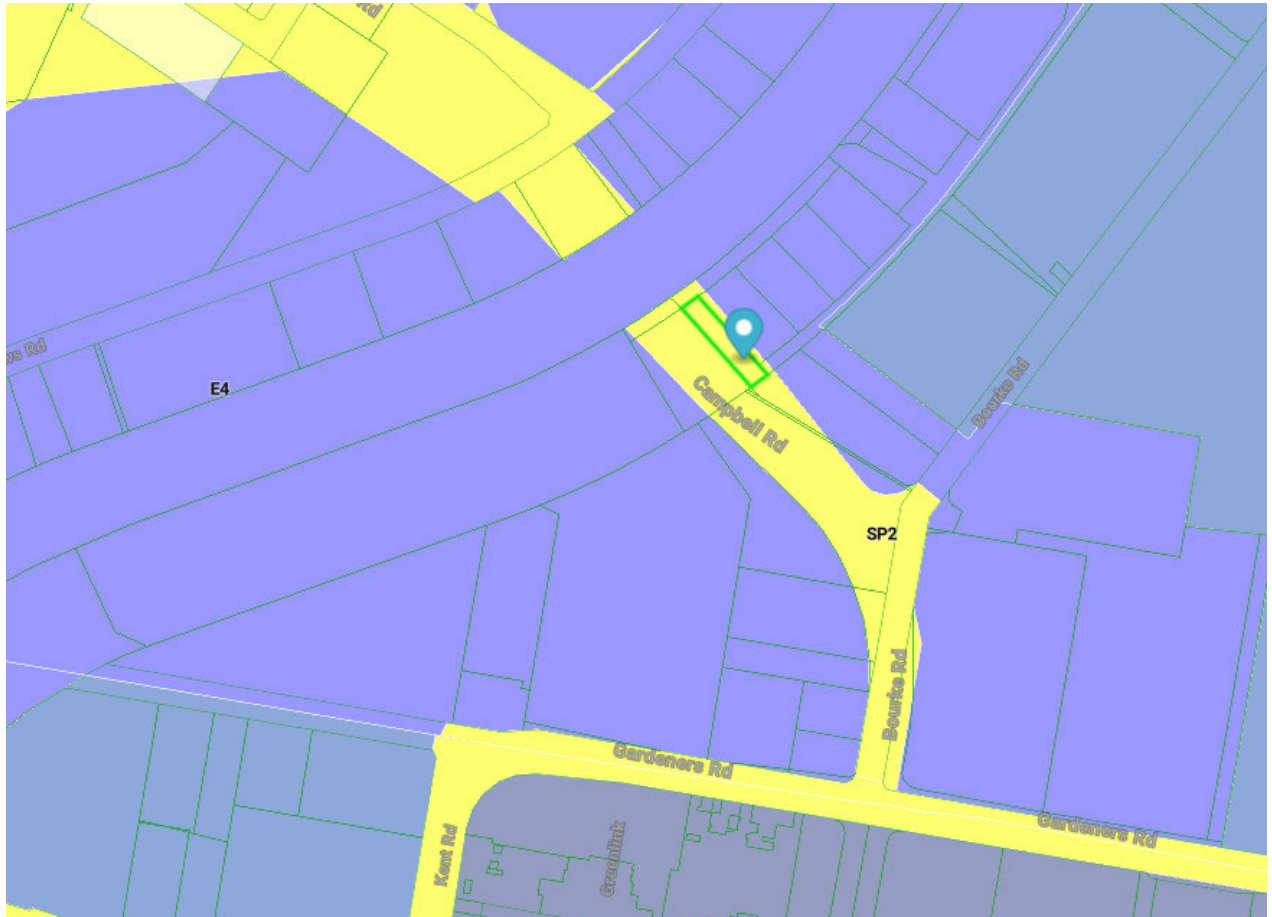
The area is well serviced by infrastructure and amenity and offers easy access to Sydney's key motorway networks.

Location Map



### 4.3 TOWN PLANNING

The subject property is zoned part SP2 Infrastructure under Sydney Local Environmental Plan 2012.



The public purpose zoning of the subject land as SP2 Infrastructure is a step in the acquisition process and is likely to have been ascribed an “E4 General Industrial” zoning in line with immediate zoning “but for” the Public Purpose.

Therefore, in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, I have considered the underlying zoning to be E4 General Industrial.



The “Land Use Table” under part 2 of the Sydney LEP 2012 specify the objectives for development, development that may be carried out without development consent, development that may be carried out only with development consent and development that is prohibited, within E2 General Industrial zoned land.

#### *“Zone E4 General Industrial*

##### *1 Objectives of zone*

- To provide a range of industrial, warehouse, logistics and related land uses.*
- To ensure the efficient and viable use of land for industrial uses.*
- To minimise any adverse effect of industry on other land uses.*
- To encourage employment opportunities.*
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*
- To ensure land uses support the viability of nearby local centres.*
- To support and protect industrial land for industrial uses.*

##### *2 Permitted without consent*

*Nil*

##### *3 Permitted with consent*

*Agricultural produce industries; Depots; Food and drink premises; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Roadside stalls; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Any other development not specified in item 2 or 4*

##### *4 Prohibited*

*Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Self-storage units; Sex services premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wholesale supplies”.*

**Additional Planning Controls:**

Under the LEP, the subject property has permitted Floor Space Ratio (FSR) of 2 :1 and maximum building height of 18 metres.

Floor Space Ratio

Building Height



**4.4 SERVICES**

All town services, which include water supply, electricity, telephone and sewer are available and connected to the subject land. Bourke Road is bitumen sealed with concrete kerb and guttering.

**4.5 IMPROVEMENTS**

The land subject of the easement is hardstand, void of any building improvements.

**4.6 PHOTOGRAPHS**



## 5. ENVIRONMENTAL ISSUES

### 5.1 CONTAMINATION

A search of the contaminated land database, [Search the contaminated land record | NSW EPA](#) revealed no listing of the subject property. This search is of a database maintained by Environment Protection Agency under Part 5 of the Contaminated Land Management Act, 1997. The database is not a record of all contaminated land in NSW, but rather of all written notices by the EPA under the Act relating to the investigation or remediation of site contamination that presents a significant risk of harm. “Significant risk of harm” refers to the status of a site where the contamination is considered to be serious and requires EPA regulatory intervention.

Our report and valuation have been made assuming an audit would be available which would satisfy all relevant environmental and occupational health and safety legislation. If the site’s current status needs to be clarified, an Environmental Audit should be undertaken and should any subsequent investigation show that the site is contaminated, this report and valuation may require revision.

### 5.2 FLOODING

According to the Department of Planning online flood map, the subject land is unaffected by flooding.

## 6. MARKET COMMENTARY

Sydney industrial and logistics land supply reports highlight that the total new development supply expected to be delivered in 2023 and 2024 has a high pre-commitment level, at 63 per cent and 48 per cent respectively.

With just 4 per cent of the total industrial-zoned land in the Sydney Metropolitan Region being undeveloped and serviced, the reports highlight a chronic stock shortage, with supply falling well short of demand from transport & logistics, e-commerce and manufacturing occupiers.

While Queensland and Victoria are running low on land, Sydney faces a different dilemma with vast amounts of zoned land but planning authority challenges, which means that most of this land won’t be unlocked until way into the future.

This could potentially see some larger occupiers being forced to consider Melbourne or Brisbane until developers can provide certainty of delivery on many sites.

The supply response has been insufficient to meet demands in the Sydney market and this lack of land supply is driving significant appreciation in land values, with 25 per cent year-on-year growth recorded for 1.6ha lots over the past three years.

New development of stock has been difficult given the high land values and rising construction costs over the last few years, a combination of high raw material costs and labour shortages causing many new developments to not be viable resulting in a glut supply of projects sitting in the DA approval segment of the development pipeline.

Sydney’s West represents over 95 per cent of all underdeveloped industrial land in Sydney. The central west and outer west are the highest total returning industrial precincts in Australia.

As Western Sydney Airport continues to develop, Outer and South West Sydney will become home to the bulk of newer logistics and distribution facilities.

The Western Sydney industrial land market remained active in 2022 as rental market pressures bolstered developer returns in a market of significant occupier demand. In turn, the take-up of land increased to new heights while record levels of rental growth have been recorded for both pre-commitment and speculative facilities. From an investment perspective, demand for industrial land remained solid in 2022, albeit a reduction in liquidity played out as investors became more cautious in the current environment given the emerging changes in funding costs. Notwithstanding this, the market remained active as institutional developers continued to expand their build-to core strategies while strong demand from owner occupiers, including data centre operators, continued to be recorded.

Across Western Sydney, there are approximately 11,500 hectares of zoned industrial land (IN1, IN2 and IN3), almost 75% of which has been developed and is dominated by the Blacktown and Penrith Local Government Areas where major precincts such as Eastern Creek and Erskine Park exist. While the latest NSW Government data suggests there are some 3,000 hectares of undeveloped zoned industrial land remaining, this figure is gross and does not take into account land that will be lost for transport corridors, local roads, lot fragmentation and topography.

The Outer West submarket captures the bulk of undeveloped and uncommitted industrial land stocks, led by the Mamre Road and Western Sydney Employment Area (WSEA) precincts which account for 60% of the total. Elsewhere, land availability is also solid in Sydney's South West and North West and includes major precincts such as the Moorebank Intermodal Precinct and the Sydney Business Park.

Land ownership remains the largest barrier for industrial development as fragmented private land holdings has capped the rate at which industrial development can occur. Developers (institutional and private) control just 47% of developable vacant land stocks, with the balance being dominated by private groups who have shown limited urgency to progress the development in recent years.

Planning, servicing and road infrastructure delays have meant the timing in which land can be brought online for development has been pushed back, particularly within the Mamre Road Precinct where most of the land can't be delivered prior to 2024 and 2025. In terms of uncommitted serviced land available for immediate development or within the next 12 months, there are just 70 hectares in the pipeline and is largely located within the South West and Outer West submarkets. Notably, it primarily consists of smaller lots (sub two hectares) which does not cater towards big box demand and as a result, land take-up in 2023 will be capped. In addition, a large share of this land is constrained by the current ownership structure with 43% of the 70 hectares being owned by a developer. The balance of land available for development over the next 12 months is owned by owner occupiers or privates.

Land availability will increase substantially in 2024 with an additional 414 hectares able to be delivered to the market, 57% of which is located within the Mamre Road and WSEA precincts. Large parcels which could be delivered in 2024 include Charter Hall's Light Horse Business Hub at Eastern Creek and the Frasers/Altis, the Yards Estate within the Mamre Road Precinct. In the medium-term pipeline (2025+), there are almost 1,150 hectares that will become available for development and is concentrated within the Mamre Road Precinct and selected parcels within the Aerotropolis. However, the timing and quantum of industrial land within the Aerotropolis remains uncertain at this stage.

While there is capacity for sites to be delivered in 2024 and 2025, a large portion is controlled by inactive landowners or owner occupiers and given lead times in decision making processes, upcoming land in the pipeline for from 2024 will be taken up much sooner than deliver.

The take-up of industrial land in 2022 set a new record at almost 290 hectares and follows 260 hectares in 2021. By comparison, the 5-year average totals 188 hectares per annum, while pre-COVID-19 it averaged closer to 110 hectares per annum. The Outer West submarket continues to record the strongest level of land take-up (144 hectares) while it was also strong in the South West and North West submarkets (79 hectares and 34 hectares respectively). For the Mamre Road Precinct, land take-up in 2022 measured approximately 90 hectares; however, it is envisaged the take-up to accelerate in 2023 as the staging of master plans accelerate to capture the strength in current rental returns.

Despite an overlay of investor cautiousness and capital constraints for many market participants due to rising funding costs, investment volumes for land in Western Sydney remained active in 2022. For the year, just over \$1.2 billion traded across 28 transactions, totalling almost 1.3 million sqm of land. Notably, this follows approximately \$1.5 billion in 2021. Institutional developers were the most active in the market, however, activity from data centre providers and owner occupiers has grown.

Demand for land acquisitions was broadly spread throughout Western Sydney, however, a large jump in activity was recorded in the South West submarket in 2022 with over \$500 million trading, led by infill precincts such as Milperra which are seeing substantial interest given multi-level and rental reversion potential. The Outer West remained the most active market with approximately \$530 million trading, however, this was below the heights recorded in 2021.

Looking at selected precincts, demand for land within the Mamre Road Precinct has been dominated by institutional developers with ESR, Frasers, Fife and Stockland all acquiring sites in 2022. For the Aerotropolis Precinct, institutional developer interest remains strong, however, acquisitions are being led by owner occupiers including the likes of several transport and logistics groups such as DHL who acquired 24 hectares within the Precinct in early 2022 for almost \$600/sqm. Off market targeting is expected to ramp up in 2023 as many recent transactions have occurred without visibility to the market.

The Mamre Road Precinct represents a key focal point for the industrial and logistics market in Sydney, with the area set to receive a wave of new stock additions between 2023 and 2026. In 2022, take-up levels within the Precinct reached record levels, underpinned by low vacancies throughout Western Sydney and high occupier demand.

However, the Precinct still faces hurdles such as the delivery of road infrastructure and essential services. Most notably, this includes the recent Sydney Water Development Servicing Plan (DSP) which has added an additional layer of cost above and beyond what most developers had factored in. These obstacles may cause some deals to fall over (as select deals reach construction sunset milestones), and planning approvals have been significantly delayed from last year. Nevertheless, take-up is expected to remain high in 2023, with an emphasis on committing staged masterplan releases for pre-lease and speculative development.

The Aerotropolis Precinct represents the next wave of growth for industrial land in Western Sydney, supported by a focus on planning progression that saw the recent finalisation of the Phase 2 DCP in November 2022, with the precinct plans to follow early 2023. Based on the zoning outcomes,

Agribusiness (AGB) and Enterprise (ENT) zones have the potential to accommodate industrial uses. Initial development within the Precinct will be contingent upon developer led service and infrastructure upgrades and/or interim servicing solutions. As such, developers with significant land scale will hold a competitive advantage. It is expected that the bulk of development will coincide and be structured around the opening of the Airport in 2026 and the delivery of precinct infrastructure and road upgrades (M12 Motorway, Eastern Ring Road etc).

The areas of focus within the Precinct are lots that provide immediacy of outcome and proximity to new infrastructure. This includes lots adjacent to the dedicated cargo area, Elizabeth Drive and Martin / Lawson Road corridors. Land rates currently range between \$450-500/sqm on usable area where industrial application is expected.

Over the past 12 months, the level of rental growth across Western Sydney has been unprecedented, with prime rents jumping by around 40% across the market while selected precincts recorded growth well in excess of this. Record low vacancy rates has fuelled this growth as occupiers have had to compete aggressively for warehouse space. At present, there is just over 26,000 sqm immediately available for lease, representing a 92% fall from the levels of vacant space at the end of 2021.

In response to rising yields and elevated construction costs which has tested the feasibility of projects, there has been a softening of land values across Western Sydney.

While groups in the current environment have become more cautious, there has been an increase in demand from new market entrants into the Western Sydney land market. Notably, this has been underpinned by owner occupiers including data centre operators.


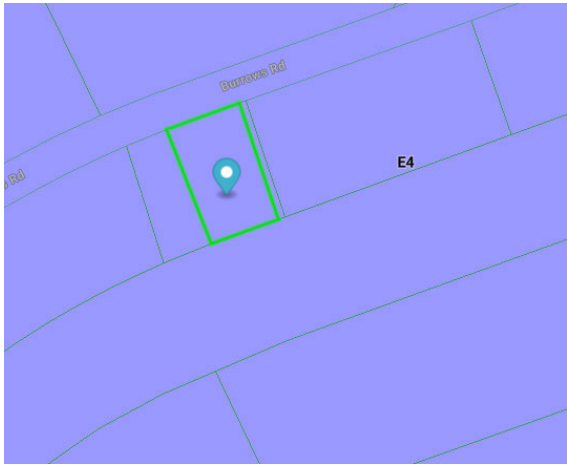
Looking ahead, it is likely that land values in selected precincts will remain under pressure as yields soften further. However, in markets where there is a lack of developable land, current pricing is more likely to be maintained, supported by the continued growth of rents.

A number of groups who were active in 2021 and the early part of 2022 have paused on any land acquisitions given uncertainty around funding. However, once there is more certainty once interest rates stabilise, these buyers are expected to return to the market in search of opportunities to grow funds under management. The flight to quality thematic is playing out with regards to timing and location and this will remain a trend throughout 2023 as groups are more selective with future acquisitions.

Precincts closest to the Sydney CBD and Kingsford Smith Airport have the least amount of undeveloped land. The lack of supply in these areas is reflected in land value difference compared to Outer West. Average land values in the South Sydney and Northern precincts are over double the average of the Outer Western Precincts.

## 7. MARKET EVIDENCE

### Sale 1

<b>Property:</b> 22 Burrows Road, St Peters 2044			
<b>Legal Description:</b> Lot 4 DP538140			
<b>Parties</b>	<b>Vendor</b>	<b>Purchaser</b>	
	Srb Property & Investments Australia Pty Limited	22 Burrows Sub TC Pty Ltd	
<b>Sale Price:</b> \$12,750,000	<b>Rental (PA):</b> \$500,000 net	<b>Yield:</b> 3.92 %	<b>Site Area:</b> 2,485m <sup>2</sup> <b>GFA (Permitted Gross Floor Area):</b> 3,728m <sup>2</sup>
<b>Sale Date:</b> 27 August 2021			<b>Settlement Date:</b> 8 October 2021
<b>Zoning:</b> E4 General Industrial under Sydney LEP 2012; FSR 1.5:1; Maximum Building Height: 18 metres			
<b>Aerial View</b>		<b>Zoning Map</b>	
			

### Comments:

Near regular shape parcel with approximately 39.62 metres frontage to Burrows Road, side boundaries measuring 63.35 metres and 63.32 metres each and rear boundary measuring approximately 36.73 metres. Improved with a two-storey office building with a 9.3 metres high clearance, single level warehouse at the rear. Ground floor office/workspace has an area of approximately 263m with first floor office and showroom measures approximately 412m<sup>2</sup>. The single level high clearance warehouse is approximately 1,560m<sup>2</sup> in size. The site consists of a lock-up yard with 18 parking spaces.

Sold with lease in place returning \$500,000 net per annum with an unexpired term of 19 months.

The property was listed and sold by Colliers International Sydney South after being on the market for approximately 108 days.

## Analysis

22 Burrows Road, St Peters	Site Area(m <sup>2</sup> )	FSR	Floor Space Area (m <sup>2</sup> )
	2,485	1.5	3,728
<b>Improvements</b>	Area (m2)	Rate/m2	New Replacement Cost
High Clearance Warehouse	1,506	\$950	\$1,430,700
Ground Floor Office	263	\$2,400	\$631,200
First Floor Office	412	\$2,400	\$988,800
O/I- Hardstand carpark	18	\$3,100	\$55,800
<b>Total New Replacement Cost</b>			<b>\$3,106,500</b>
Less Depreciation & Obsolesce		20%	\$621,300
Value of Improvements			\$2,485,200
Sale Price			\$12,750,000
Land Value			\$10,264,800
<b>Land Value - Adopt</b>			<b>\$10,250,000</b>
Rate per m <sup>2</sup> improved			5,131
Rate per m <sup>2</sup> of site area - vacant			4,125
Rate per m <sup>2</sup> of GFA			2,750

### Comparison with the Subject property:

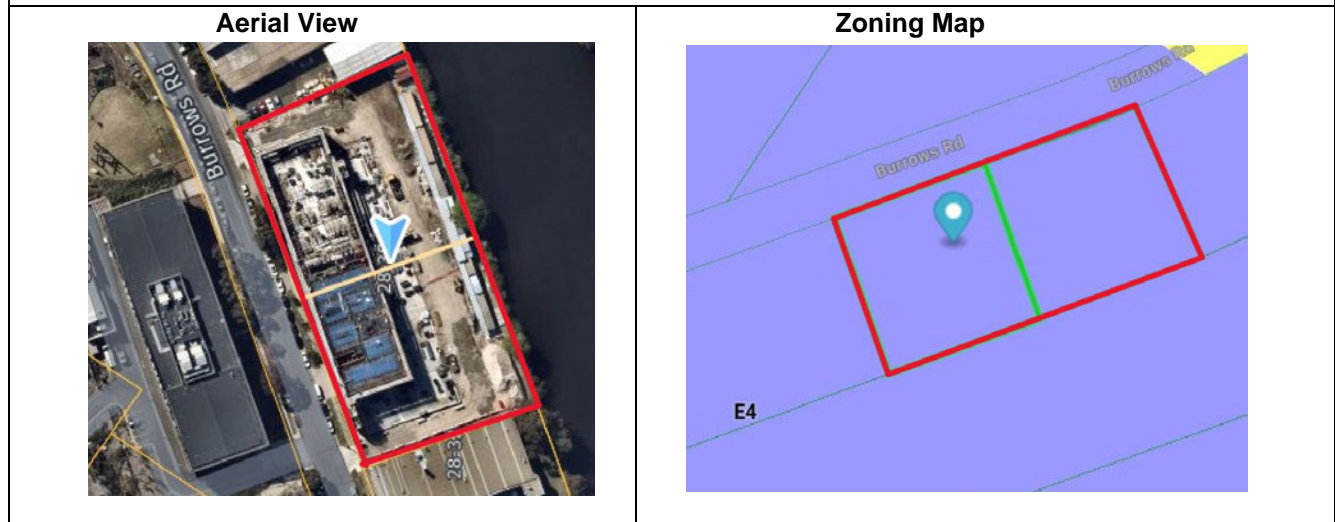
Located close to and on the same street as the subject property. Comparable in terms of location, exposure, zoning including maximum building height and FSR.

Sale shows:     \$4,125/m<sup>2</sup> of site area.  
                       \$2,750/m<sup>2</sup> of GFA



**Sale 2**

<b>Property:</b> 28-30 Burrows Road, St Peters			
<b>Legal Description:</b> Lot 15 DP32332 & Lot 2 DP212652			
<b>Parties</b>		<b>Vendor</b>	<b>Purchaser</b>
		Malouf	Perpetual Corporate Trust Limited
<b>Sale Price:</b> \$36,000,000	<b>Rental:</b>	<b>Yield:</b>	<b>Site Area:</b> 7,961m <sup>2</sup> <b>Permitted Gross Floor Area (GFA):</b> 11,942m <sup>2</sup>
<b>Sale Date:</b> 13 May 2022			<b>Settlement Date:</b> 16 August 2022
<b>Zoning:</b> E4 General Industrial under Sydney LEP 2012; FSR 1.5:1; Maximum Building Height: 18 metres			



**Comments:**

Near regular shape parcel with approximately 122.9 metres frontage to Burrows Road, side boundaries measuring 63.15 metres and 63.38 metres each and rear boundary measuring approximately 130.67 metres. The property was purchased as a re-development site.

According to “Financial Review” Logos Australia Logistics Venture, a shared entity with Abu Dhabi Investment Authority, acquired the property, which will be developed for Qantas Training Facility comprising office accommodation and a training centre housing up to eight flight simulators, at a cost estimated at \$100 million.



Aviation training provider CAE has entered into a 20-year lease of the two-level facility that is expected to have an end value of about \$100 million. Construction has already commenced and operations are due to start by early 2024.

**Comparison with the Subject property:**

Adjoins the subject land, comparable in terms of location, exposure and zoning including maximum building height and FSR.

Sale shows:     \$4,522/m<sup>2</sup> of site area.  
                    \$3,015/m<sup>2</sup> of GFA

### Sale 3

<b>Property:</b> 100-104 Euston Road, Alexandria			
<b>Legal Description:</b> Lot 1 DP1179761			
<b>Parties</b>		<b>Vendor</b>	<b>Purchaser</b>
		Williams Head Investments Pty Ltd	Abbaspour/ Nejadiran
<b>Sale Price:</b> \$24,400,000	<b>Rental:</b>	<b>Yield:</b> 4%	<b>Site Area:</b> 4,800m <sup>2</sup> <b>Permitted Gross Floor Area (GFA):</b> 7,200m <sup>2</sup>
<b>Sale Date:</b> 21 July 2021			<b>Settlement Date:</b> 31 August 2021
<b>Zoning:</b> E4 General Industrial under Sydney LEP 2012; FSR 1.5:1; Maximum Building Height: 18 metres			
<b>Aerial View</b>		<b>Zoning Map</b>	
			

#### Comments:

Near regular shape parcel with approximately 39 metres frontage to Euston Road and an average depth of approximately 123 metres. Improved with an industrial warehouse measuring approximately 4,120 square metres

The property was sold by Colliers to a private investor with a short-term lease back of 80% of the building, with the remaining 20% remaining vacant.

#### Analysis:


Sale Price:	\$24,400,000
Less added value of Improvements:	
4,120m <sup>2</sup> @ \$1,150	\$ 4,738,000
Derived Land Value	\$19,662,000
Say	\$19,600,000

#### Comparison with the Subject property:

Located close to the subject property. Comparable in terms of location, size, zoning and exposure. Overall considered comparable to the subject property.

Sale shows:     \$4,083/m<sup>2</sup> of site area.  
                       \$2,722/m<sup>2</sup> of GFA

## Sale 4

<b>Property:</b> 3 Burrows Road South, St Peters			
<b>Legal Description:</b> Lot 1 DP858187			
<b>Parties</b>		<b>Vendor</b>	<b>Purchaser</b>
		Tobien Pty Limited	Swadling St Peters Properties Pty Ltd
<b>Sale Price:</b> \$11,550,000	<b>Rental (PA):</b> \$376,190	<b>Yield:</b> 3.26%	<b>Site Area:</b> 3,617m <sup>2</sup> <b>Permitted Gross Floor Area (GFA):</b> 3,436m <sup>2</sup>
<b>Sale Date:</b> 29 March 2022			<b>Settlement Date:</b> 17 May 2022
<b>Zoning:</b> E4 General Industrial under Inner West LEP 2022; FSR 0.95:1.			
<b>Street View</b>		<b>Zoning Map</b>	
			

### Comments:

Near regular shape parcel with approximately 54.16 metres frontage to Burrows Road, side boundaries measuring 69.24 metres and 64.61 metres each and slightly irregular rear boundary measuring approximately 57.41.

The property was marketed and sold by Colliers International Sydney South via an expression of interest campaign.

According to the selling agent, the existing improvements on the site have been purpose built for its long-standing tenant (BOC Gas) who are an international covenant and a multi-billion-dollar company. BOC Gas have occupied the site since 2010 with the lease coming to an end in September 2022 and another (5) year option after that. Advertised as potential redevelopment site for industrial strata units, which is understandable given that the current improvements do not represent the highest and best use of the site.

The total building area is estimated at 825 square metres, leased at net annual rental of \$376,190, with tenant paying 100% of the outgoings.

**Analysis:**

Sale Price: \$11,550,000

Less added value of Improvements:

PV of \$376,190 per annum for 5 years @ 5%: \$ 1,628,707

Derived Land Value \$9,921,293  
**Say \$9,900,000**

**Comparison with the Subject property:**

Located close to the subject property. Comparable in terms of location, size, zoning and exposure. Inferior in terms of FSR, however provides good evidence of value of the subject on \$rate/m<sup>2</sup> of GFA.

Sale shows: \$2,737/m<sup>2</sup> of site area.  
\$2,881/m<sup>2</sup> of GFA.

## 8. BASIS OF VALUATION

The amount of compensation is assessed in accordance with the Heads of Compensation under Section 55 of the Land Acquisition (Just Terms Compensation) Act 1991 (**Act**).

*Section 55: Relevant matters to be considered in determining amount of compensation*

*In determining the amount of compensation to which a person is entitled, regard must be had to the following matters only (as assessed in accordance with this Division):*

- (a) the market value of the land on the date of its acquisition,*
- (b) any special value of the land to the person on the date of its acquisition,*
- (c) any loss attributable to severance,*
- (d) any loss attributable to disturbance,*
- (e) the disadvantage resulting from relocation,*
- (f) any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired.*

### **Section 56: Market value definition**

*Market value of land at any time means the amount that would have been paid for the land if it had been sold at that time by a willing but not anxious seller to a willing but not anxious buyer, disregarding (for the purpose of determining the amount that would have been paid):*

- (a) any increase or decrease in the value of the land caused by the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired, and*
- (b) any increase in the value of the land caused by the carrying out by the authority of the State, before the land is acquired, of improvements for the public purpose for which the land is to be acquired, and*
- (c) any increase in the value of the land caused by its use in a manner or for a purpose contrary to law.*

### **Section 57: Special value definition**

*Special value of land means the financial value of any advantage, in addition to market value, to the person entitled to compensation which is incidental to the person's use of the land.*

### **Section 58: Loss attributable to severance definition**

*Loss attributable to severance of land means the amount of any reduction in the market value of any other land of the person entitled to compensation which is caused by that other land being severed from other land of that person.*

## **Section 59: Loss attributable to disturbance definition**

*Loss attributable to disturbance of land means any of the following:*

- (a) legal costs reasonably incurred by the persons entitled to compensation in connection with the compulsory acquisition of the land,*
- (b) valuation fees of a qualified valuer reasonably incurred by those persons in connection with the compulsory acquisition of the land (but not fees calculated by reference to the value, as assessed by the valuer, of the land),*
- (c) financial costs reasonably incurred in connection with the relocation of those persons (including legal costs but not including stamp duty or mortgage costs),*
- (d) stamp duty costs reasonably incurred (or that might reasonably be incurred) by those persons in connection with the purchase of land for relocation (but not exceeding the amount that would be incurred for the purchase of land of equivalent value to the land compulsorily acquired),*
- (e) financial costs reasonably incurred (or that might reasonably be incurred) by those persons in connection with the discharge of a mortgage and the execution of a new mortgage resulting from the relocation (but not exceeding the amount that would be incurred if the new mortgage secured the repayment of the balance owing in respect of the discharged mortgage),*
- (f) Any other financial costs reasonably incurred (or that might reasonably be incurred), relating to the actual use of the land, as a direct and natural consequence of the acquisition.*

## **Section 60: Disadvantage resulting from relocation definition**

- (1) Disadvantage resulting from relocation means non-financial disadvantage resulting from the necessity of the person entitled to compensation to relocate the person's principal place of residence as a result of the acquisition.*
- (2) The maximum amount of compensation in respect of the disadvantage resulting from relocation is \$75,000. Note. Schedule 1A provides for the amendment of this section to enable the maximum amount of compensation to be increased by regulation and for the automatic indexation of the maximum amount in line with inflation.*
- (3) In assessing the amount of compensation in respect of the disadvantage resulting from relocation, all relevant circumstances are to be taken into account, including:*
  - (a) the interest in the land of the person entitled to compensation, and*
  - (b) the length of time the person has resided on the land (and in particular whether the person is residing on the land temporarily or indefinitely), and*
  - (c) the inconvenience likely to be suffered by the person because of his or her removal from the land, and*
  - (d) The period after the acquisition of the land during which the person has been (or will be) allowed to remain in possession of the land.*
- (4) Compensation is payable in respect of the disadvantage resulting from relocation if the whole of the land is acquired or if any part of the land on which the residence is situated is acquired.*
- (5) Only one payment of compensation in respect of the disadvantage resulting from relocation is payable for land in separate occupation.*
- (6) However, if more than one family resides on the same land, a separate payment may be made in respect of each family if:*
  - (a) the family resides in a separate dwelling-house, or*
  - (b) The Minister responsible for the authority of the State approves of the payment.*
- (7) If separate payments of compensation are made, the maximum amount under subsection (2) applies to each payment, and not to the total payments.*

## 9. VALUATION RATIONALE

### Section 55(a) – Market Value

To arrive at the market value, I have utilised a direct comparison approach whereby I have researched sales of Industrial properties within close proximity of the subject land and have made appropriate adjustments between the sales and the subject property for differences such as date of sale, location, size, exposure and any other features which affect value.

In the case of partial acquisition, the “before and after” approach is considered to be the primary method of valuation; whereby the current market value of the subject property is assessed “as is” to determine the “before” value; and the market value of the property is assessed upon completion of the acquisition to determine the “after” value and compensation amount is the difference between the “before” and “after” values. However, in this particular instance, the adjoining land which is also owned by Council has significant improvements and also the easement area is significantly small compared to the area of the whole parcel and the “before and after” approach may not adequately measure the loss in value due to the acquisition. Accordingly, I have utilised a “piecemeal” approach in my valuation.

To arrive at the amount of compensation for market value, I have assessed the current market value of the land and applied a 50% discount to take into consideration the “right to use the land” under the proposed easement.

I have been advised by Transport for NSW that the acquisition is only to acquire the right to the easement which will be below ground conduits and that no above ground wires will be constructed.

As stated earlier in this report, the land subject of the proposed easement is zoned SP2 Infrastructure and that the public purpose zoning is a step in the acquisition process and is likely to have been ascribed an “E4 General Industrial” zoning in line with immediate zoning “but for” the Public Purpose.

Therefore, in accordance with the Land Acquisition (Just Terms Compensation) Act 1991, I have considered the underlying zoning to be E4 General Industrial.

Market evidence comprise of four industrial sales, which are summarised in the table below.

### Sales Summary

Address	Sale Price	Derived Land Value	Sale Date	Area	FSR	GFA	Rate/m2 of Site Area	Rate/m2 of GFA
22 Burrows Rd St Peters	\$12,750,000	\$10,250,000	27/08/2021	2,485	1.5	3,728	\$4,125	\$2,750
28-30 Burrows Rd St Peters	\$36,000,000	\$36,000,000	13/05/2022	7,961	1.5	11,942	\$4,522	\$3,015
100-104 Euston Rd Alexandria	\$24,000,000	\$19,600,000	21/07/2021	4,800	1.5	7,200	\$4,083	\$2,722
3 Burrows Rd South St Peters	\$11,550,000	\$9,900,000	29/03/2022	3,617	0.95	3,436	\$2,737	\$2,881

All four sales are located close to the subject property and are considered to provide good evidence of the value of the subject property on rate per square metre of GFA, which range from \$2,722/m<sup>2</sup> to \$3,015/m<sup>2</sup> with the more recent sales showing \$3,000/m<sup>2</sup> or close to \$3,000 per square metre of permissible GFA.

Based on the available market evidence, I am of the opinion that the current market value of vacant site, unencumbered by easement is circa \$3,000 per square meter of GFA.

As mentioned earlier in this report, the land subject of the proposed easement is significantly affected by various easements, consequently have limited development potential. Although this land has limited development potential, it can be effectively used in design feature for the purposes of carparking, access, storage etc. and also contribute to the development density of the site, which is what the land is currently used for. I am of the opinion that a fair and reasonable rate for land zoned E4 General Industrial, affected by various existing easement is \$1,500/m<sup>2</sup> of GFA, which represents 50% of the unencumbered industrial rate.

The current market value of the land subject of the proposed easement is calculated as follows:

Easement Area: 59 square metres.

FSR: 2:1

GFA: 118 square metres.

Current Market Value - 118m<sup>2</sup> of GFA @ \$1,500/m<sup>2</sup> = \$177,000.

Compensation for Market Value:

Adopt a further 50% discount for the “right to use the land” under the proposed easement.

\$177,000 less 50% = \$88,500.

But say \$90,000.

**Section 55(b): Special Value**

In my opinion, there is no special value attributable to the land or particular use that is peculiar to the owner, which would not exist for any other owner, and therefore I consider there to be no special value attributable to the dispossessed owner.

**Section 55(c): Loss Attributable to Severance**

Compensation for severance in this instance is considered to be Nil.

**Section 55(d): Loss Attributable to Disturbance**

The relevance and quantum of compensation under Section 55(d) Disturbance is to be assessed by the Acquiring Authority, Transport for NSW.



### **Section 55(e): Disadvantage Resulting from Relocation**

Nil amount is considered under this section

### **Section 55(f): Increase or Decrease in the Value of Any Other Land**

Compensation for injurious affection or betterment in this instance is considered to be Nil.

## **10. COMPANY DISCLAIMER**

This valuation has been prepared on specific instructions of Transport for NSW.

The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Consequently, we do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

## **11. VALUATION**

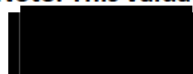
I have assessed the amount of compensation payable for the acquisition of an easement as shown highlighted by orange tint in DP1258099 (Plan of Proposed Easement), comprising an area of approximately 59 square metres, having regard to the Heads of Compensation contained within Section 55 of the Land Acquisition (Just Terms Compensation) Act, 1991, as at 15 September 2023 to be in the sum of:

**NINETY THOUSAND DOLLARS (\$90,000) \***

\*This sum includes:

Section 55(a)	-	Market Value of Land:	\$90,000
Section 55(b)	-	Special Value:	Nil
Section 55(c)	-	Severance:	Nil
Section 55(d)	-	Disturbance:	To be assessed by TfNSW
Section 55(e)	-	Disadvantage Resulting from Acquisition:	Not Applicable
Section 55(f)	-	Increase in the Value of other Land:	Nil
Section 55(f)	-	Decrease in the Value of other Land:	Nil

**Note: This valuation amount excludes Goods & Services Tax**



18/09/2023

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Davendra Chandra – AAPI  
Certified Practising Valuer  
Director  
NSW Property Valuation and Consultancy Services

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## 12. TERMS & CONDITIONS

*This valuation report is subject to the following terms and conditions:*

1. **Limited Liability:** *Liability is limited by a scheme approved under Professional Standards Legislation.*
2. **Reliance on Valuation:** *This report has been prepared for the private and confidential use of our client, Blacktown City Council for the specified purpose. It should not be reproduced in whole or part without the express written authority of NSW Property Valuation & Consultancy Services or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so.*
3. **Market Movement:** *This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.*
4. **Encroachments:** *The valuation is made on the basis that there are no encroachments (unless otherwise noted) by or upon the property and this should be confirmed by a current survey report and/or advice from a land surveyor. If any encroachments are noted by the survey report the valuer should be consulted to assess any effect on the value stated in this report*
5. **Market Evidence:** *In preparing this valuation we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the market evidence information and any other information provided to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to:*
  - *Personal details of parties involved in transactions (including the relationship of the parties);*
  - *Information on recent transactions that are yet to become public knowledge; and*
  - *Copies of leases or contracts to confirm rents or prices and to ascertain whether or not rents or prices are inclusive or exclusive of GST.*
6. **Asbestos:** *We are not experts in the identification of Asbestos and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no: asbestos material present; health risk from asbestos within the property; or there is any material expense relating to the repair, management or replacement of asbestos materials in the foreseeable future. Should an expert's report establish that there is an asbestos related health risk or a requirement to undertake asbestos remediation works then we reserve the right to review this valuation.*
7. **Environmental:** *This report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments given as to environmental or pollution factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have an impact on the Market Value of the property, we reserve the right to review and if necessary, vary our valuation if any contamination or other environmental hazard is found to exist.*

8. **Geotechnical:** *We have not sighted a geotechnical engineers' survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.*

## **ANNEXURES**

1. *Title Search*
2. *Deposited Plan*

## 1. TITLE SEARCH



LAND  
REGISTRY  
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 18/270785

SEARCH DATE	TIME	EDITION NO	DATE
19/10/2022	5:48 PM	1	12/3/2018

LAND

LOT 18 IN COMMUNITY PLAN DP270785  
 AT ALEXANDRIA  
 LOCAL GOVERNMENT AREA SYDNEY  
 PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP270785

FIRST SCHEDULE

WAVERLEY COUNCIL  
 IN 59/100 SHARE  
 WOOLLAHRA MUNICIPAL COUNCIL  
 IN 41/100 SHARE  
 AS TENANTS IN COMMON (T AN167440)

SECOND SCHEDULE (13 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO 1/270785
- 2 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
- 3 BK 2487 NO 108 EASEMENT FOR UNDERGROUND CABLES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 15.7.1977 FOL 2956: EASEMENT FOR UNDERGROUND CABLES AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1141611 EASEMENT FOR RIGHT OF ACCESS 13, 9.5 & 7 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP270785 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.1)
- 7 DP270785 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.1)
- 8 DP270785 RESTRICTION(S) ON THE USE OF LAND (DOC.1)
- 9 DP270785 POSITIVE COVENANT (DOC.1)
- 10 AH457176 EASEMENT FOR SUPPORT 6 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 AI597110 POSITIVE COVENANT
- 12 AI816533 POSITIVE COVENANT
- 13 AN167439 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE AND VARIABLE AFFECTING THE PART DESIGNATED (E) IN DP1227781

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
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FOLIO: 18/270785  
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PAGE 2

NOTATIONS  
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DP1256459 PLAN OF PROPOSED EASEMENT FOR ELECTRICITY AND OTHER PURPOSES  
DP1258099 NOTE: PLAN OF PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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PRINTED ON 19/10/2022

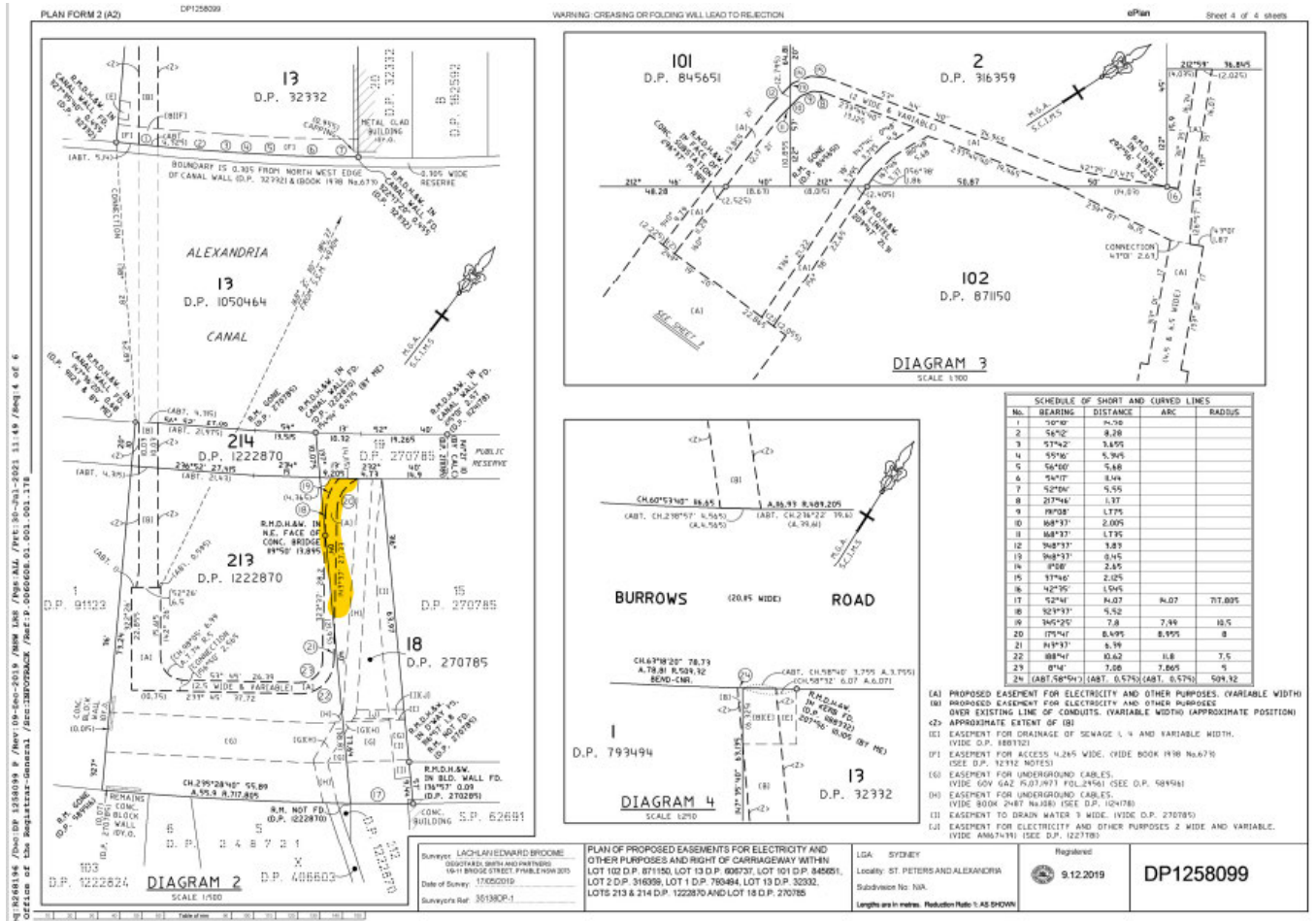
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Received: 19/10/2022 17:48:47



Proposed Acquisition of an Easement of Part of Lot 18 DP270785 – 16/67 Bourke Road, Alexandria  
 Our Reference: 23-09-0002





The General Manager  
Waverly Council  
PO Box 9, Bondi Junction  
NSW 1355  
DX 12006 Bondi Junction.  
By email: [John.Andrews@Waverley.nsw.gov.au](mailto:John.Andrews@Waverley.nsw.gov.au)

The General Manager  
Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

By email: [Anthony.sheedy@Woollahra.nsw.gov.au](mailto:Anthony.sheedy@Woollahra.nsw.gov.au); [zubin.marolia@woollahra.nsw.gov.au](mailto:zubin.marolia@woollahra.nsw.gov.au)

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**M8 Project - Proposed easement acquisition of part of 16/67 Bourke Road,  
Alexandria NSW 2044 being part of Lot 18 in Deposited Plan 270785 from  
Waverley Council and Woollahra Municipal Council (registered proprietors)**

8 October 2024

Ref: SF2022/217119

Dear John,

I refer to the letter from Transport for NSW (Transport) dated 30 October 2023 and the subsequent discussions on this easement acquisition.

Transport has received a revised valuation report from Transport's consultant valuer Davendra Chandra of NSW Property Valuations & Consultancy Services. Accordingly, Transport proposes to acquire the electricity easement right identified by orange shading on the attached Deposited Plan 1258099 on the following terms and conditions.

- i. Purchase price of **\$114,500** inclusive of GST for the subject property in full satisfaction of all claims on the following terms conditions. The purchase price comprises:

Compensation for Real Estate	*\$110,000
<u>Disturbance</u>	
Legal & Conveyancing to TfNSW	*\$4,500
<b>TOTAL</b>	<b>*\$114,500</b>

Amounts marked \* includes an allowance for GST.

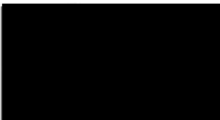
-2-

Ref: SF2022/217119

The above offer is subject to execution of all supporting documents and upon receipt of acceptance, the documents will be prepared and forwarded by TfNSW.

If you have queries or wish to discuss this matter further, please contact William Sarpong-Oti on 0413 222 554 or email [William.sarpong-oti2@transport.com.au](mailto:William.sarpong-oti2@transport.com.au)

Yours sincerely,



**Robert Bird**  
Senior Manager Valuations and Acquisitions  
Infrastructure and Place  
**Transport for NSW**  
M 0422 598 181 E [robert.bird@transport.nsw.gov.au](mailto:robert.bird@transport.nsw.gov.au)