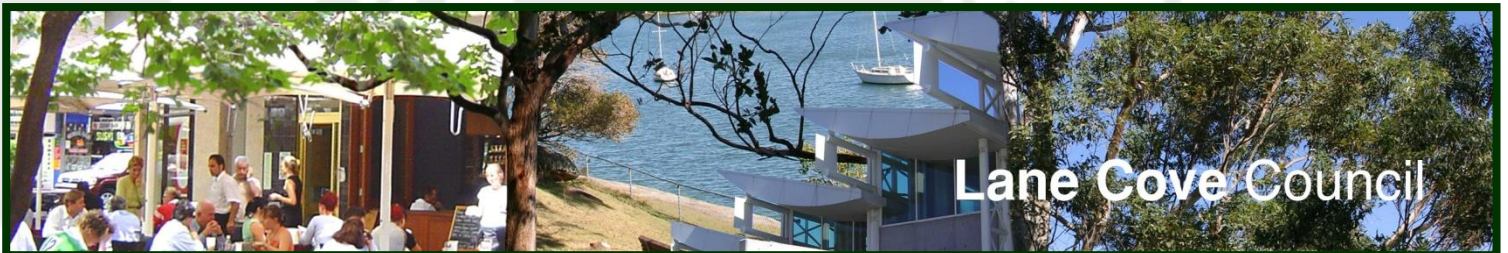


# Agenda Ordinary Council Meeting 18 August 2022

Council will commence consideration of  
all business paper agenda items at **7.00 pm.**



## Notice of Meeting

Dear Councillors,

Notice is given of the Ordinary Council Meeting, to be held in the Council Chambers on Thursday 18 August 2022 commencing at 7:00pm. The business to be transacted at the meeting is included in this business paper.

In accordance with clause 3.26 of the Code of Meeting Practice Councillors are reminded of their oath or affirmation of office made under section 233A of the Act, and of their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

Yours faithfully



Craig Wrightson  
**General Manager**

## Council Meeting Procedures

The Council meeting is chaired by the Mayor, Councillor Andrew Zbik. Councillors are entitled to one vote on a matter. If votes are equal, the Chairperson has a second or casting vote. When a majority of Councillors vote in favour of a Motion it becomes a decision of the Council. Minutes of Council and Committee meetings are published on Council's website [www.lanecove.nsw.gov.au](http://www.lanecove.nsw.gov.au) by 5.00 pm on the Tuesday following the meeting.

The Meeting is conducted in accordance with Council's Code of Meeting Practice. The order of business is listed in the Agenda on the next page. That order will be followed unless Council resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

The Public Forum will hear registered speakers from the Public Gallery as well as online using the web platform Zoom. All speakers wishing to participate in the public forum must register by using the [online form](#) no later than midnight, on the day prior to the meeting (Wednesday, 17 August 2022) and a Zoom meeting link will be emailed to the provided email address of those registered as an online speaker. Please note that the time limit of three minutes per address still applies, so please make sure your submission meets this criteria. Alternatively, members of the public can still submit their written address via email to [service@lanecove.nsw.gov.au](mailto:service@lanecove.nsw.gov.au). Written addresses are to be received by Council no later than midnight, on the day prior to the meeting. (500 words maximum).

Please note meetings held in the Council Chambers are recorded on tape for the purposes of verifying the accuracy of minutes and the tapes are not disclosed to any third party under the Government Information (Public Access) Act 2009, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation. Should you require assistance to participate in the meeting due to a disability; or wish to obtain further information in relation to Council, please contact Council's Executive Manager – Corporate Services on (02) 9911 3550.

**DECLARATIONS OF INTEREST**

**APOLOGIES**

**ACKNOWLEDGMENT TO COUNTRY**

**MINUTE OF SILENCE FOR REFLECTION OR PRAYER**

**NOTICE OF WEBCASTING OF MEETING**

**PUBLIC FORUM**

Members of the public may address the Council Meeting on any issue for 3 minutes.

**CONFIRMATION OF MINUTES**

**1. ORDINARY COUNCIL MEETING - 21 JULY 2022**

**ORDERS OF THE DAY**

**NOTICES OF MOTION**

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**8. REPRESENTATIVE NOMINATIONS FOR THE COMMUNITY DOG AND  
SPORTING CLUB ADVISORY COMMITTEES, AND THE DIGITAL  
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**MATTERS RECOMMENDED BY THE GENERAL MANAGER TO BE CONSIDERED IN CLOSED  
COMMITTEE**

**CONFIDENTIAL ITEMS**

**13. FURTHER REPORT - IDENTIFICATION, PRESERVATION AND  
ACKNOWLEDGEMENT OF HERITAGE ITEMS - MANNS POINT, GREENWICH  
POINT WHARF AND ENVIRONS**

*It is recommended that the Council close so much of the meeting to the public as provided for under Section 10A(2) (h) of the Local Government Act, 1993, on the grounds that the report contains information concerning the nature and location of a place or an item of Aboriginal significance on community land; it further being considered that discussion of the matter in open meeting would be, on balance, contrary to public interest by reason of the foregoing.*

<p style="text-align: center;"><b>Ordinary Council Meeting 18 August 2022</b> <b>NOTICE OF MOTION - GENERAL MANAGER REVIEW COMMITTEE</b></p>
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**Subject:** Notice of Motion - General Manager Review Committee  
**Record No:** SU5071 - 45233/22  
**Division:** Lane Cove Council  
**Author(s):** Councillor Rochelle Flood; Councillor Bridget Kennedy

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### **Executive Summary**

This report seeks to expand the number of councillors on the General Manager Review Committee from three councillors (the Mayor, the Deputy Mayor and one other councillor selected by the Mayor) to all councillors.

### **Discussion**

As per the LGNSW Guidelines, each council must perform yearly performance reviews of the General Manager. In recent years, Lane Cove has had three councillors sit on the GM review committee (the Mayor, the Deputy Mayor and one other councillor selected by the Mayor). However, under LGNSW, there are no limits placed on the number of councillors able to participate in the review process. They recommend four, however a number of councils have moved to increase the representation on their committee.

Councils that have expanded the number of representatives on the GM review committee include Tweed Council and Bellingen Council, who have both opened the committee to include all sitting councillors. They are similarly sized councils to Lane Cove. Other councils such as Woollahra have extended the number of councillors to five, to allow for a broader diversity of views and better representation of the council as a whole. In many cases, these councils also appoint independent facilitators to assist with the process

There are benefits to expanding the number of councillors on the Review Committee. It ensures a broader diversity of views that are representative of the council body. In a council that operates in a collegiate manner, it is a reasonable step to propose. It would also ensure the diversity of views were adequately represented in the review process.

### **RECOMMENDATION**

That Council nominates and approves all sitting councillors to be members of the GM review committee.

Councillor Rochelle Flood  
**Councillor**

Councillor Bridget Kennedy  
**Councillor**

### **ATTACHMENTS:**

There are no supporting documents for this report.

**Ordinary Council Meeting 18 August 2022**  
**FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY**

**Subject:** Final Report - Provision of a Sport and Recreation Facility  
**Record No:** SU7396 - 44679/22  
**Division:** General Managers Unit  
**Author(s):** David Stevens; Craig Wrightson

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### **Executive Summary**

Council has passed various resolutions relating to the objective of meeting the demand for indoor sporting facilities in the Lane Cove area. In summary, to finalise the preferred location this report considers a shortlist of locations for the facility post the 19 May, 2022 Council report which considered all alternative locations, being:-

- Option 1: Revised Facility with a new entrance at River Rd site with 5 Indoor / 4 Outdoor Courts
- Option 2: Revised Facility with a new entrance at River Rd site with 4 Indoor / 4 Outdoor Courts
- Option 3a: Acquire property in Lane Cove West Business Park and adapt to 4 Indoor Courts
- Option 3b: At River Rd site, rebuild the existing outdoor courts, converting them to 4 multi-courts and construct a new Golf Club House.
- Option 3c: Combine 3a. + 3b.

The report also includes the outcome of the review of the previous Development Application at the Golf Course, 180 River Road site which includes revised entry arrangements, removal of the arrival plaza, and subsequent reduction in the outdoor court footprint, and further details of the Environmentally Sustainable Development options for the project. Finally, the report outlines the next steps if Council chooses to progress the project. It is recommended that Council determine whether or not to proceed with the project and the preferred option if the project is to proceed.

### **Background**

The current Council has passed the following resolutions which are relevant to this report:-

Council at its meeting on 21 February 2022 resolved, that Council:-

- "1. Receive and note the report;*
- 2. Note that the Sydney North Planning Panel has refused Council's request to defer the hearing of DA 64/2021 and that the hearing will proceed on 2nd March 2022;*
- 3. Restates its resolution of 24 January 2022 that Council confirms its commitment to consider other options for the indoor sport and recreation facility, and acknowledges that an approved Development Application will not prevent Council from further consulting with the community and considering all possible options. In so doing:-*
  - a. That Council organise an open community workshop on sport and recreation requirements in Lane Cove with attendance open to residents of other LGAs; and*
  - b. That promotion of the workshop will be designed to ensure the widest possible range of attendees.*
- 4. Schedule a working session with Councillors on the details behind the current Business case for the project (with clarification of the source AT-1 or the Xypher Report). And following the internal working session, that Council conducts a public forum, with the current Business Case presented, and a Question and Answer session;*

5. *If Council decides to proceed with the Detailed Design phase of the current design proposal, undertake the following actions:-*
  - a. *Engage the Sustainable Design Consultant to set Green Star or equivalent goals for the current building design;*
  - b. *Undertake a new Traffic Report which accounts for the increase in traffic to River Road with the three major proposed new developments in that precinct and in line with the Business Case modeling user numbers;*
  - c. *Arrange a review of the current scheme by the Lane Cove Design Review Panel, including the siting and review of the significant trees; and*
  - d. *Update the Building Cost Report and the Business case in preparation for re-release following the completion of points (a) to (c) above.*
6. *Not seek funding grants at this stage in the process.”*

Council at its meeting on 21 March 2022 resolved, that Council:-

- “1. Advises the Sydney North Planning Panel that it formally withdraws DA 64/2021 for the Lane Cove Sport and Recreation Facility;*
- 2. Confirms that the two workshops from resolution 37/2022 will proceed as planned;*
- 3. Reaffirms Council’s intent to consider all available options to meet the demand for indoor sporting facilities in the Lane Cove area; and*
- 4. In relation to point three (3), receive an updated project timeline at the March Council meeting.”*

Council at its meeting on 21 March 2022 resolved, that Council:-

- “1. Endorse the proposed activities and indicative time frames for a facility to meet the demand for indoor sporting facilities in the Lane Cove area;*
- 2. Replace the community workshop on possible alternate solutions with an online survey;*
- 3. The status report to Council in May 2022 include the outcomes of the community workshop on the business case and community survey on alternative locations;*
- 4. Remove the requirement to refer to the design review panel if it impacts on the overall timeframe;*
- 5. Request the final report to come back to Council by 15 August 2022 or earlier if possible; and*
- 6. Council affirms that is also pursuing additional capacity to meet the short-term training requirements of netball”.*

Council at its meeting on 19 May 2022 resolved, that Council:-

- “1. The report be received and noted;*
- 2. All respondents to the survey be advised of the outcome of Council’s consideration of the alternate options; and*
- 3. Moving forward with the development of the design, Council undertake a process to try and achieve the equivalent of the Green Building Council of Australia’s 6 star rating system and make that available to the public for review prior to submitting the DA”.*

<p align="center"><b>Ordinary Council Meeting 18 August 2022</b>  <b>FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY</b></p>
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The 19 May 2022 report to Council identified a series of actions to meet the demand for indoor sporting facilities in the Lane Cove area, the following table from that report provides a summary.

Activity	Details	Timing
Conduct Councillor workshop	1. Possible alternative solutions /sites 2. Business Case	Conducted 14 March
Explore possible joint facility	Willoughby Council - Gore Hill facility	Initial meeting scheduled 24 March
Conduct community workshops	3. Possible alternative solutions /sites 4. Business Case	By end April 2022
Explore alternate location for the facility	Most suitable site within the Lane Cove Business Park identified, with feasibility study to be undertaken, including acquisition costs and adaptation QS estimate.	By end May 2022
Status Report to Council	<ul style="list-style-type: none"> <li>Outcome of community workshops. (Alternative options not under consideration would be added to the program for consideration by Council as part of the final outcome report)</li> </ul>	16 May 2022
Review the Current Development Application	<ul style="list-style-type: none"> <li>Access to the site alternatives</li> <li>Sustainability inclusions</li> <li>Tree Impacts</li> <li>Review Traffic Modelling</li> <li>Golf course maintenance facility requirements</li> <li>Update Cost Report</li> </ul>	By end May 2022
Refer any future proposal to the Design Review Panel	Post design refer for review	By end July 2022
Outcome report to Council	<ul style="list-style-type: none"> <li>Recommended facility option – Current location, alternate location or joint facility</li> <li>Financing model</li> </ul>	15 August 2022

## Discussion

### ***Facility Location Option***

#### *Demand Business Case*

Council's 2008 Recreation Action Plan found that there are no public indoor sports courts in the Lane Cove LGA. Supporting regional studies at that time and in the interim also showed that there is a supply / demand imbalance in Sydney's North for sports such as basketball and netball.

In 2013 Montemare Consulting completed an initial feasibility report which examined opportunities for introducing new sports and facilities into the Golf Course Precinct whilst maintaining a Golf Course. It examined gaps in overall recreation facility provision and highlighted the lack of indoor facilities and facilities which catered for Women's sports. A copy of the summary presentation is included as **AT-1** and the full report is available at **AT-2**.

Council in 2015 received a further report from Montemare Consulting analysing options for the scale of the building and associated costs. Council then placed further development of the concept



on hold pending the outcome of the development at 266 Longueville Road which was identified as the primary revenue source for the project.

Council engaged Xypher Consulting in 2020 to prepare an updated business case **AT-3** focusing on demand and social capital in addition to the business model **AT-4**.

Lane Cove, based on the 2011 census had a population of 31,510, the 2022 census recorded 39,438, a 25% increase. The NSW Department of Planning estimates the population will increase to 49,350 by 2041, in total increase of 56%. Since 2011 no additional multi-court facility capacity has been provided in Lane Cove or the lower North Shore.

Key points regarding demand include:-

- The Business Case demonstrates community need, community support, economic, health and social benefits on a sub-regional scale.
- Lane Cove is part of the largest membership clubs and / or associations for basketball and netball state-wide;
- Willoughby Outdoor Courts on a netball usage basis, have the heaviest demand per court in Metropolitan Sydney;
- Netball has become a three-day weekend of competition sport versus historically Saturday only (including ALL games already being reduced by 15 minutes);
- 88% of Lane Cove netball members play in Willoughby; and
- 89% of Lane Cove basketball members play in North Sydney
- Based on both the Gore Hill and the Council's projects proceeding and the addition of a court at the North Sydney Indoor Sports Centre; the area would have up to 19 courts, leaving a gap of 4 courts in 2036.

Key Points regarding the business model:-

- The visitation forecast highlights the opportunity to reduce the sub-regional facility gap with visitation in Year 1 of 321,687 persons increasing to 366,175 persons in Year 10.
- The financial forecast supports the ongoing operations (excluding the cost of capital), with an operating surplus from Year 1 of \$383,100 increasing to \$776,900 in Year 10.

The original Business Case included as **AT-3** and **AT-4**, provided for a capital cost of \$47.73M and \$20M of debt from T-Corp which will be updated to reflect current projections before lodging the Grant application if Council proceeds with the Project.

#### *Consultation for a Multi-Sport Facility*

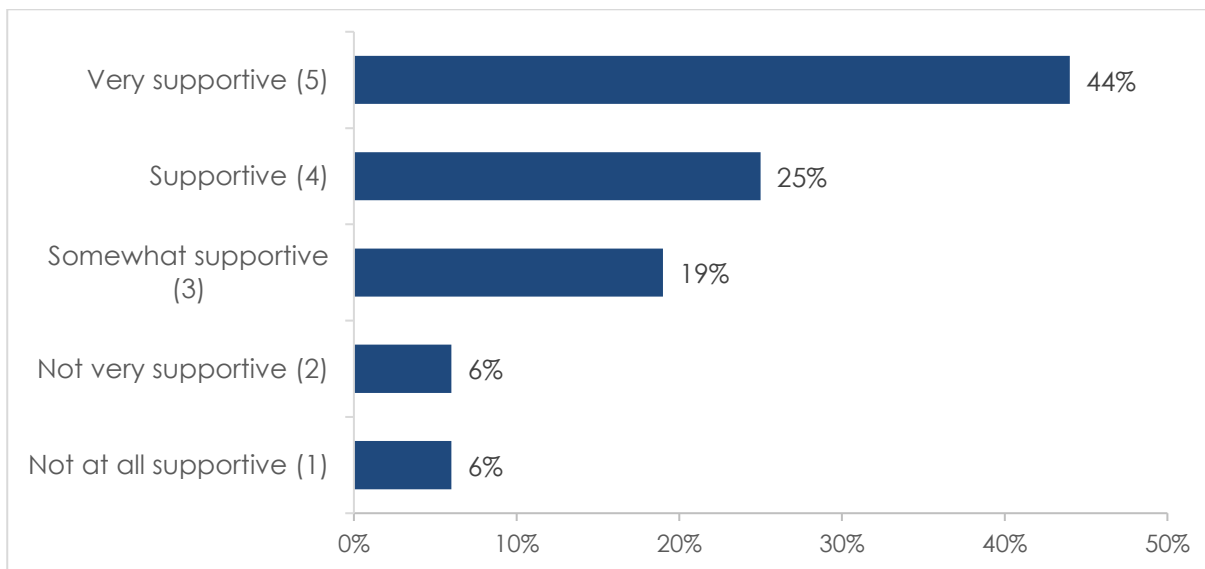
Since 2013/14 Council has focused its attention on the provision of a sport and recreation facility on the curtilage of the Lane Cove Golf Course. This process included various levels of consultation, including in September 2020 a broad consultation on the provision of a multi-sport facility at the site. As part of this consultation, Council undertook an independent telephone survey conducted by Micromex who composed the questions and undertook the full survey process. A copy of the Micromex reports are included as **AT-5** and **AT-6**.

The Key findings determined by Micromex from the independent telephone survey of 401 randomly selected, demographically representative, local residents (which provides a 95% confidence rating in the result), in relation to the Multi-Sport Facility were:-

1. *"95% are at least somewhat supportive of council addressing the shortfall of indoor sporting facilities; and*

**Ordinary Council Meeting 18 August 2022**  
**FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY**

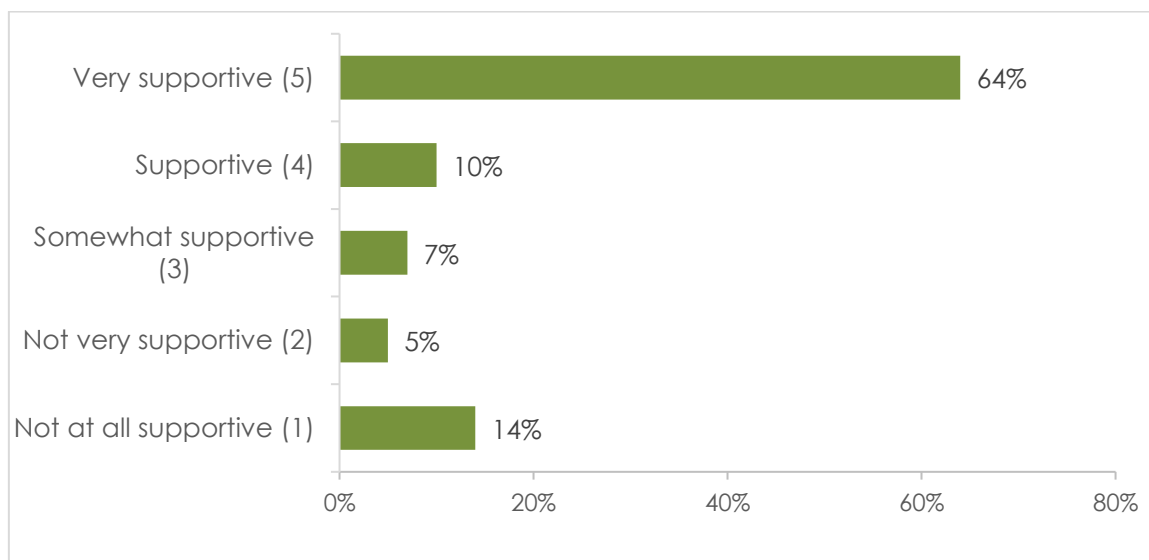
2. *88% are at least somewhat supportive of the proposal to develop a sport and recreational precinct at 180 River Road Northwood (This was in response to the question “In established Council areas there are limited opportunities to obtain land upon which to build new facilities. With participation rates and community needs for these sorts of facilities increasing, Council has developed a plan to create a sport and recreation precinct at the Lane Cove Golf Course, 180 River Road Northwood. How supportive are you of the Council progressing with this Project as outlined?)*



→ ***Based on the results of this community research, “Lane Cove Council has strong community support for the development of the proposed Sport and Recreational Precinct”***

The Key findings determined by Micromex from Council’s online survey which received 1350 responses in relation to the Multi-Sport Facility, which included identical questions, were:-

1. *“89% are at least somewhat supportive of council addressing the shortfall of indoor sporting facilities*
2. *81% are at least somewhat supportive of the proposal to develop a sport and recreational precinct at 180 River Road Northwood*



**3. Results obtained throughout this research have indicated that “Lane Cove Council has strong community/stakeholder support for the proposed development of the Sport and Recreational Precinct “**

A total of 240 submissions were received, 52% made comment on their support or otherwise for a Sport and Recreation Precinct (31% no and 21% yes). The remainder of submissions did not contain a specific indication of support/ no support.

Council also held two (2) community drop-in events at the Lane Cove Golf Club in August 2020. Between fifty (50) and one hundred (100) residents attended each of the Saturday workshops whereupon Council staff (including Mayor Palmer) presented concept designs for feedback (see above paragraph). The concept designs at this stage of the development process included the provision of mini golf and a driving range. These two elements were subsequently removed from the design and study process as a consequence of the community feedback received as highlighted in the above paragraph and the determination made by a Community Panel in June 2021.

Specific engagement was undertaken with: Lane Cove Golf Club, Basketball NSW, North Suburbs Basketball Association, Northern Suburbs Netball Association (and associated local clubs), Football NSW (Futsal), Sydney North Volleyball, Golf NSW, and Tennis NSW.

*Consideration of Alternate Locations - Broad*

Council considered a report **AT-7** on alternate locations at its May 2022 Meeting, following a consultation period, which highlighted the following:-

	Support Golf Course	Support Willoughby JV	Support Blackman Park	Support Pottery Green	Support Lane Cove West Business Park	Other
<i>Number</i>	32	7	5	3	15	22

Included in that report was confirmation that Willoughby Council did not wish to engage in a Joint Venture. Willoughby's basis for proceeding separately is that their analysis concludes that with both Lane Cove and their own centre, demand will still not be satisfied. This is consistent with Council's business case demand analysis. The large accumulated demand arises from the fact that no additional capacity has been added to the Lower North Shore Region for more than 25 years, despite the area's increase in population. Willoughby did consider three options in terms of the scale of the facility, from six courts up to a nine-court facility. In summary, Willoughby indicated that ultimately a nine-court facility is both cost prohibitive and spatially less favourable, as it would involve additional levels of underground parking at significant cost.

*Consideration of Alternate Locations – Short List*

Post the May report the following options were shortlisted as most suitable and warranted further consideration.

- Option 1: Revised Facility with new entrance at River Rd site with 5 Indoor / 4 Outdoor Courts
- Option 2: Revised Facility with new entrance at River Rd site with 4 Indoor / 4 Outdoor Courts
- Option 3a: Acquire property in Lane Cove West Business Park adapt to 4 Indoor Courts
- Option 3b: At River Rd site, rebuild existing outdoor courts converting them to 4 multi-courts & construct new Golf Club House.
- Option 3c: Combine 3a. + 3b.

**Ordinary Council Meeting 18 August 2022**  
**FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY**

The following table provides a summary comparison of the options:-

<b>Considerations</b>	<b>Original DA 64/21 Withdrawn</b>	<b>Option 1: Revised Facility 5 Indoor / 4 Outdoor Courts</b>	<b>Option 2: Revised Facility 4 Indoor / 4 Outdoor Courts</b>	<b>Option 3a: Facility in Lane Cove West 4 Indoor Courts</b>	<b>Option 3b: Rebuild existing Outdoor Courts &amp; New Golf Club House</b>	<b>Option 3c: 3a. + 3b.</b>
<b>Sport Provision</b>						
Number of Multi-purpose courts suitable for Basketball 1.	5	5	4	4	0	4
Number of Multi-purpose courts suitable for Netball 2.	9	9	8	4	4	8
Number of Multi-purpose courts suitable for Tennis	4	4	4	0	4	4
Other sports provided for	Futsal, Judo volleyball, fencing, pickleball	Futsal, Judo volleyball, fencing, pickleball	Futsal, Judo volleyball, fencing, pickleball	Futsal, Judo volleyball, fencing, pickleball	0	Futsal, Judo volleyball, fencing, pickleball
Number of Multi-purpose courts (total)	9	9	8	4	4	8
Mezzanine Viewing / Multi-purpose 3.	317	317	317	317	0	317
Total sports related space (1) excl amenities	8,113	8,113	7,302	4,770	3,158	7,928
<b>Amenities</b>						
Toilets and Change Rooms 4.	393	393	393	368	25	393
Adult Change Room	36	36	36	36		36
<b>Recreation Provision</b>						
Total Recreation excluding amenities 5.	2,180	2,180	2,180	1,216	352	1568
Total Recreation required to match				1216	964	2180

**Ordinary Council Meeting 18 August 2022**  
**FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY**

<b>Considerations</b>	<b>Original DA 64/21 Withdrawn</b>	<b>Option 1: Revised Facility 5 Indoor / 4 Outdoor Courts</b>	<b>Option 2: Revised Facility 4 Indoor / 4 Outdoor Courts</b>	<b>Option 3a: Facility in Lane Cove West 4 Indoor Courts</b>	<b>Option 3b: Rebuild existing Outdoor Courts &amp; New Golf Club House</b>	<b>Option 3c: 3a. + 3b.</b>
Option 1 and 2 (excl. amenities) 6.						
Provision of dance floor (m2)	40	40	40	0	40	40
Provision of Stage - total (m2)	111	111	111	91	7	98
Provision of Café (m2)	0	0	0	Yes	6	6
Provision of Bistro (m2) 7.	276	276	276	Yes	297	297
Provision of Bar (m2)	16	16	16	No	Yes	Yes
Provision of Bar / Lounge (m2)	108	108	108	No	75	75
Provision of multi-purpose rooms 8.	328	328	328	TBA	45	45
Provision of stage and retractable seating - seating capacity	Yes (500 pax)	Yes (500 pax)	Yes (500 pax)	Yes (TBA)	No	Yes (TBA)
<b>Access</b>						
No of carparking spaces provided 9.	233	242	214	151	84 (123 required)	235
Traffic impacts on neighbouring streets 10.	No	No	No	No	No	No
Current public transport available	Yes	Yes	Yes	Yes	Yes	Yes
Current active transport connections	Yes	Yes	Yes	Yes	Yes	Yes
Ability to provide additional active transport connections 11.	Yes	Yes	Yes	Yes	Yes	Yes
Provision of	Yes	Yes	Yes	Yes	Yes	Yes

**Ordinary Council Meeting 18 August 2022**  
**FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY**

<b>Considerations</b>	<b>Original DA 64/21 Withdrawn</b>	<b>Option 1: Revised Facility 5 Indoor / 4 Outdoor Courts</b>	<b>Option 2: Revised Facility 4 Indoor / 4 Outdoor Courts</b>	<b>Option 3a: Facility in Lane Cove West 4 Indoor Courts</b>	<b>Option 3b: Rebuild existing Outdoor Courts &amp; New Golf Club House</b>	<b>Option 3c: 3a. + 3b.</b>
access to persons with mobility impairment						

***Sustainability and Environment***

No of trees to be removed (built form)	84	79	76	0	5	5
No of trees to be removed for entry / exit 12.	71	14	14	0	14	14
Reduction of green space available for recreation (m2)	2810	1810	1030	0	0	0
Estimated loss and impact of powerful owls and grey gliding fox etc habitat trees 13.	0	0	0	0	0	0

List all sustainability features see separate report

***Finance and Business Case***

Construction Cost (inc acquisition where applicable)*	\$48,000,000	\$57,000,000	\$51,695,777	\$54,473,000	\$9,750,000	\$64,223,000
Asset Acquisition	No	No	No	Yes	No	Yes
<i>Other Project Costs (Contingency, Esc. to 1/7/23, Consultant Fees)</i>	\$6,302,816	\$12,850,000	\$11,654,223	\$8,012,000	\$585,000	\$8,597,000
<i>Traffic Management* 14.</i>	\$4,000,000	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$2,000,000
Total Project Cost	\$58.30M	\$71.85M	\$65.35	\$62.48M	\$12.33M	\$74.82M
Total Project Cost if equal recreation space provided (larger clubhouse)					\$4,590,000	\$79.41M

**Ordinary Council Meeting 18 August 2022**  
**FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY**

<b>Considerations</b>	<b>Original DA 64/21 Withdrawn</b>	<b>Option 1: Revised Facility 5 Indoor / 4 Outdoor Courts</b>	<b>Option 2: Revised Facility 4 Indoor / 4 Outdoor Courts</b>	<b>Option 3a: Facility in Lane Cove West 4 Indoor Courts</b>	<b>Option 3b: Rebuild existing Outdoor Courts &amp; New Golf Club House</b>	<b>Option 3c: 3a. + 3b.</b>
Fixed operational costs 15.	\$889,000	\$889,000	\$790,222	\$395,111	\$395,111	\$790,222
Variable operational costs 15.	\$623,000	\$623,000	\$553,777	\$276,889	\$276,889	\$553,778
Effective 'cost per court' (m2)	\$6,478,091	\$7,983,333	\$8,110,000	\$15,621,250	\$3,083,750	\$9,352,500
Effective 'cost for recreation space' (m2)	\$22,018	\$26,147	\$23,165	\$44,797	\$27,699	\$40,959

**Notes to Table:-**

1. *Basketball use indoor courts only*
2. *Netball can use outdoor and indoor courts*
3. *Can be accommodated in 'Warehouse Area at Lane Cove West*
4. *All Toilets and Change Room regardless of which use they serve*
5. *Existing Golf Club 222 entertaining area (restaurant / function) + 45 (conference room) + 75 (deck) + 10 (café)*
6. *Add additional to Golf Club rebuild to allow direct comparison of Recreation Space*
7. *Includes outdoor dining*
8. *Option 2 and 3 includes 3 x multi purpose rooms plus meeting room @ 58m2.*
9. *\*Insufficient parking at site 3b for higher use Tennis vs Multi-courts to meet DA requirements. Require 53 (outdoor multi-sport courts) + 60 (golf) + 4 (staff inc 1 x admin) + 6 (café / restaurant) = 123.*
10. *No study conducted on any option, TTW do not expect impacts given Left and Right turn in and out at 180 River Rd site.*
11. *Lane Cove West is not close in proximity to Lane Cove village*
12. *Option 3b includes traffic signals due to increased usage*
13. *See appendix A response to SNPP September 2021 Attachment G pp4-5.*
14. *Traffic signals included basis intensification of site*
15. *This has been determined using a simplified method, i.e by dividing the operating costs for the 9 court option contained in the Business Case by the number of courts. No allowance for inefficiencies created where there are two sites.*

In relation to the options the following additional points are noted in respect of Option 3:

- Northern Suburbs Netball Association (NSNA) have indicated they wish to relocate "Net-Set-Go" (junior development pathway group) from Sunday at Willoughby Leisure Centre

(only times slot available) back to a Saturday, as they are currently losing players to other Sunday sports such as girls soccer. They have confirmed that 4 courts would not provide sufficient capacity and require 6 courts as an absolute minimum to meet current demand, i.e. does not cater for future growth. Based on this, the Lane Cove West Facility would not meet this requirement; and

- The current parking capacity at the Lane Cove Golf course site will not meet the demand associated with the change of the courts to multi-sport courts due to the significant increase in players utilising the courts at any one time. At this stage, costings have not included any provision for additional parking and this would be required to meet development application assessment requirements.

Regardless of which option is selected, a case for additional bus services to meet increased demand can be made to Transport for NSW (TfNSW) when demand can be demonstrated, or a contract weekend shuttle bus can be implemented.

Based on the limitations of option 3c, and its relative cost being the highest, it is not recommended.

### ***Review of the Previous Development Application***

The revision of the proposed design for the 180 River Road site considered included alternative access to the site arrangements, tree impacts, golf maintenance facility requirements, traffic modelling and environmental impacts of the revised design. Revised Plans are included at **AT-8**, which include revised entry arrangements, removal of the arrival plaza, and subsequent reduction in the outdoor court footprint.

Council engaged TTW to undertake a design analysis for signalisation of the existing entrance to the Lane Cove Golf Course, which is depicted in the following diagram. A presentation on the TTW findings is included in **AT-9**.

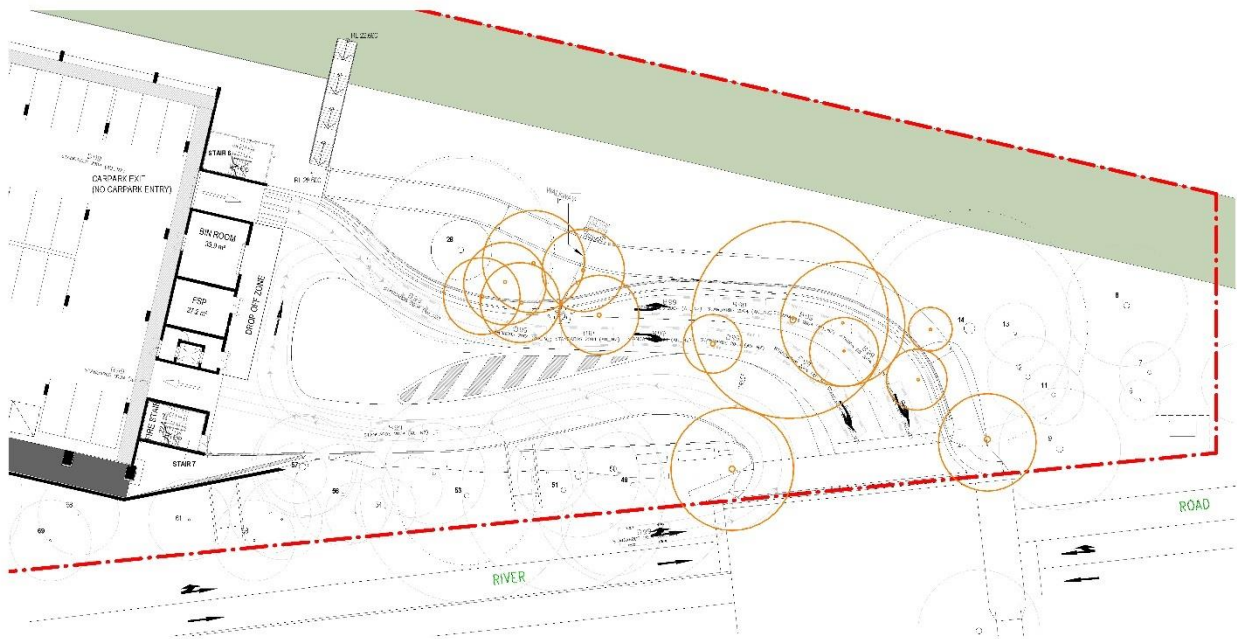
The design provides for a single-entry lane into the site with dual exit lanes out of the site, with the ability for vehicles up 2.6 metres to be able to enter and exit the site in an easterly and westerly direction onto River Rd. Two traffic lanes in each direction are retained on River Road, with turning movements part of mixed traffic lanes (i.e. no dedicated bay). Pedestrian crossings will be to the north and east sides of the entrance and a dedicated Shared User path is provided within the site along the top of the existing embankment, elevated to reduce impact. Due to the restricted turning radius, a full-size bus is unable to enter the site, the existing bus stop to the east of the current entrance on River Road would be utilised by full-size buses visiting the site.

The onsite lane configuration provides a drop off area for visitors prior to entering the car park (another is located within the car park) which can accommodate a 'coaster' size bus. The exit lanes provide capacity of up to 16 cars

Initial discussions with Transport for NSW, (TfNSW) have expressed indicative support for Traffic Signals at the locations based on the preliminary design. Obtaining TfNSW approval is a multi-stage approval process.

The study of the intersection arrangement also reviewed the overall background traffic from the proposed development, which included background escalation of traffic growth to 2032. It concluded that the intersection performance would be at service level A or B, the best, and second-best ratings for intersections, with performance still considered acceptable in most instances even at service level E. This work included new updated traffic counts which were consistent with those lodged under the previous Development Application and include growth from recent nearby developments including 4 Northwood Road and 266 Longueville Rd.





## *Environmental Reports*

### Noise

As part of preparation of the original Development Application Acoustic Logic undertook a Noise Impact Assessment (**AT-10**) to predict operational noise emissions at the nearest residential receivers (existing residences along Stevenson Street; existing residences across River Road from the proposed development; existing residences to the North along Cogan Place, Osborne Road, Osborne Place, and Richardson Street East) and assess the predicted noise levels against the relevant acoustic criteria.

In the updated design the following changes have a potential impact on noise emissions for the project in relation to the properties which border Stevenson Street:-

- Removal of the access driveway along Stevenson Street. Access to the site will now be from River Road.
- Removal of the arrival plaza. Similarly, drop off/pick up and bus movements will be along River Road.
- Alteration in the location of the external sports courts, moving them south and west closer to the existing tennis court location.

An initial model of noise emissions from the use of the sports courts has been undertaken using the same assumptions as presented in the previous development application, however utilising revised distances and elevations as indicated on the architectural drawings. A summary of the results from the model (refer **AT-11**) are detailed below:-

- Noise levels at all Receivers are within the 'background plus 10 dB' assessment criteria for the evening period (up to 10 pm).
- There is a marginal change in the predicted noise levels for the revised scheme, however less than 2dB to all residents along Stevenson Street. This is not significant acoustically, noting that a 2dB change in noise level is imperceptible.

- Noise from the external courts is expected to be highest at 6 Stevenson Street, however still within the noise limits adopted in the report.
- The remainder of Stevenson Street will receive noise consistent with existing noise levels from the tennis centre and within the noise limits adopted in the report.

In relation to the impact of noise impacts on wildlife, it is noted there are no NSW guidelines for assessing the impact of noise on wildlife. The Biodiversity Development Assessment Report and Addendum prepared for the previous Development Application “followed the Biodiversity Assessment Method (BAM) 2020 and described and assessed the indirect impacts of the proposal on threatened species, beyond the development footprint, including reduced viability of adjacent habitat due to noise primarily as a short term impact associated with construction. However, it does identify that noise is likely to be an impact associated with operation as required under the BAM, noise impacts are to be managed as outlined in Table 20 of the BDAR, refer **AT-12**. The Acoustic Report recommends a number of noise controls that would benefit wildlife (which will be included in the project). Potential additional noise controls suggested within BAM 2020 such as large sound barriers are not recommended due to movement issues they would create for native fauna.”

#### Riparian Land

For the original Development Application ,Ecological Consultants Australia (ECA) prepared a Riparian Constraints Assessment (**AT-13**) concluding that “the mapped 1<sup>st</sup> order watercourse located within Lane Cove Golf Course does meet the definition of a river under the Water Management Act 2000 (WM Act). ECA concluded that there is no need for a Controlled Activity Approval prior to any proposed development taking place within 40m of the waterway. This has not changed for the revised proposal.

#### Flora and Fauna.

A Biological Development Assessment Report (BDAR) was prepared by ecological for the original Development Application. The report concluded that the proposed development complies with the objectives and provisions of Council’s DCP in respect of Development Adjacent to bushland because the development footprint avoids the land mapped as SEPP 19 Bushland in Part H of the Lane Cove DCP. Further, the building maintains a minimum 10m setback to bushland as required by the DCP.

The BDAR has documented the loss of vegetation and fauna habitat is required to be offset by the purchase and retirement of 3 biodiversity credits. The report concluded the development does not have any Serious and Irreversible Impacts (SAIL) as defined under the Biodiversity Assessment Method 2020 (BAM) and the development would not result in a significant impact to Grey-headed Flying-fox or Powerful Owl. For Powerful Owls the site was inspected for suitable breeding habitat which included potential nest trees. One tree was found with a 50mm hollow (**AT-14**). This hollow is not large enough for Powerful Owls to nest in and the tree with the hollow is not proposed to be removed as part of the development. The assessment also looked at potential foraging habitat for Powerful Owls and it was determined that the development would result in the loss of occasional habitat suitable for Powerful Owl prey animals such as possums.

The BDAR concluded that the site was not a breeding habitat for Powerful Owls and the loss of foraging habitat could be mitigated within the ecosystem credits calculated to offset its loss.

For the Grey-headed Flying-Fox the assessment concluded that the site does not contain any breeding sites suitable for the species to utilise. The site does have suitable foraging habitat for Grey-Headed Flying-Foxes however, the loss of foraging habitat could also be mitigated within the ecosystem credits calculated to offset its loss.

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Subsequent to preparation of these reports, developments at 266 Longueville Rd were and 4 Northwood Rd were approved. Ecological were re-engaged to address any cumulative effect from these recent developments due to their proximity to the revised project. The updated consultant's report is included as **AT-15**. In summary, it concludes there is no impact from the developments beyond what was initially addressed for the original development application.

### *Tree Impacts*

The entrance road to the original proposal for the Sport and Recreation Precinct was being undertaken in conjunction with the installation of a roundabout at the Northwood Road/River Road/Stevenson Street intersection. Over the past 12 years, 19 accidents have been recorded at this intersection, 12 of which caused injury and the roundabout was the proposed solution to address the road safety issues at this intersection. Council's original proposal to address safety at this intersection was to install traffic signals however, TfNSW was not supportive of this option. Council was then successful in obtaining a grant from TfNSW under their Safer Roads Program to develop a design for a roundabout. The initial estimate for the roundabout was in the vicinity of \$2M. However, as the design progressed the land required for installing the roundabout increased, requiring the construction of large retaining structures and the removal of substantially more trees than was originally anticipated. This was necessary to achieve level access within the roundabout, sight lines and also increased swept paths throughout the intersection to accommodate larger vehicles. The more detailed design for the roundabout proposal would have required the removal approximately 71 trees, which included 6 significant trees (AA Rating), 44 healthy trees (A Rating) and 21 unviable trees (Z Rating).

With the abandonment of the roundabout proposal and the change in design of the Sport and Recreation Precinct, the access road off Stevenson Street is no longer necessary. Instead, an upgrade of the current golf course entrance on River Road is required as outlined earlier in the report. The upgraded entrance will require the installation of traffic signals and an increase in size of the current asphalt car park to accommodate entry/exit plaza to the development. The construction of the traffic signals and entry/exit plaza will require the removal of 14 trees which includes, 1 significant tree and 13 healthy trees. See table below.

<b>New Entrance Tree Impacts</b>					
Botanical	Common	Tree AA	Tree A	Tree Z	Totals
Angophora costata	Red gum		3		3
Eucalyptus pilularis	Blackbutt		1		1
Casuarina glauca	She Oak		7		7
Eucalyptus saligna	Blue Gum	1			1
Syncarpia glomulifera	Turpentine		1		1
Jacaranda mimosifolia	Jacaranda		1		1
<b>Totals</b>		1	13	0	14

With the removal of the Stevenson Street entry, the revised proposal also removes the entry plaza of the original proposal. With the removal of the original entry plaza the footprint of the development is reduced by approximately 25m. This reduction brings the northern boundary of the

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structure down by 20m which will save an additional 5 trees adjacent to the first fairway of the golf course

In summary with the abandonment of the roundabout, removal of the Stevenson Street access, removal of the entry plaza and construction of the new traffic signals there is an overall net difference of trees required to be removed between the original proposal and the revised proposal of 62 trees saved where 5 are considered significant. See summary table below.

<b>Summary of Changes to Tree Removal</b>			
Tree Value	Original Proposal	Revised Proposal	Net Difference Between Designs – i.e. additional Trees retained
	Roundabout + 1st Fairway	New Entry	
AA	6	1	5
A	44 + 5 = 49	13	36
Z	21	0	21
Totals	76	14	62

Later in the report an 8-court option with 4 indoor courts and 4 outdoor courts is investigated. In this proposal the building footprint would be reduced by a further 20m which would retain another 3 trees. These trees are located adjacent to the rear boundary of the 'caretaker's house' and are all Rate Z, that is they are considered to be unviable.

Overall, the revised 9 court option built form would also requires the removal of 79 trees, none of which are rated AA, significant trees and the 79 includes 15 non-native and 3 recommended for removal. The 8-court option as outlined earlier would reduce the total trees to be removed for the building the facility to 76 trees, a saving of 3 trees, which were rates a Z not viable. Council has committed to replace all trees removed within the project at a ratio of two to one, which would see all trees being indigenous to the local area. Council referred the revised scheme to the Bushland Management Advisory Committee who provided the following comments:-

- *"BMAC were supportive of revised option. Noting that there was a substantial net reduction in tree loss by:*
  - *Deleting the roundabout at River Road/Northwood Road/Stevenson Street intersection*
  - *Deleting the Stevenson Street entrance to the precinct*
  - *Upgrading the existing River Road entrance with the provision of traffic signals*
- *Council should get the project Ecologist to provide advice on maintaining the wildlife corridor along the River Road frontage of golf course. Special mention was given to the new driveway entrance which looks to be wider than the existing entrance.*
- *Council should regenerate the bushland above the cliff face between the Sports Precinct site, River Road and Stevenson Street. "*

Should Council progress development at the golf course site, the matters raised by the Committee can be accommodated within the proposal.

#### Contamination

A detailed site investigation (contamination) (Stage 1 DSI) site for the proposed new sporting facility and amenities was carried out. Stage 2 works are proposed to be completed post demolition, once the site is handed over for construction works. There is no expectation that the DSI Stage 2 would identify any issues that cannot be addressed or that contamination cannot

be adequately removed or rehabilitated. The report concludes that the site can be made suitable for the proposed development subject to implementation of various requirements, none of which are considered significant. The specific details of contamination identified are included on Pages 32 and 33 of the report included as **AT-16**.

A Remediation Action Plan was also prepared which requires a Stage 2 DSI be undertaken post demolition and clearance at which point the potential risk associated with asbestos and other potential hazardous building materials in building demolition waste can most effectively be assessed. It concluded that the site can be rendered suitable for the proposed development subject to appropriate remediation, management, and validation in accordance with this RAP.

The reports were subsequently reviewed by Jason Clay, Accredited Site Auditor, who would oversee the remediation process, he concurred with recommendations of the Stage 1 DSI and the approach adopted in the Remedial Action Plan (RAP) that a holistic assessment of the contamination status of the site is required after the completion of Stage 2 DSI.

### *Sustainability*

AJ+C Architects, when designing both the original and revised scheme engaged the international firm, Steensen Varming as the Environmentally Sustainable Development consultants. They advise: -

*“The Lane Cove Sports & Recreational Centre (LCSRC) has been designed in accordance with passive first design principles. Key sustainable design priorities are based on building type and functional requirements*

- 1. High levels of occupant comfort (daylight, glare control, acoustic and IAQ);*
- 2. Reduced embodied and operational carbon*
- 3. Resource efficiency (energy, water, waste, materials); and*
- 4. The phase out of gas onsite.”*

*“To ensure a sustainable outcome, the following key strategies have been considered within the proposed design:*

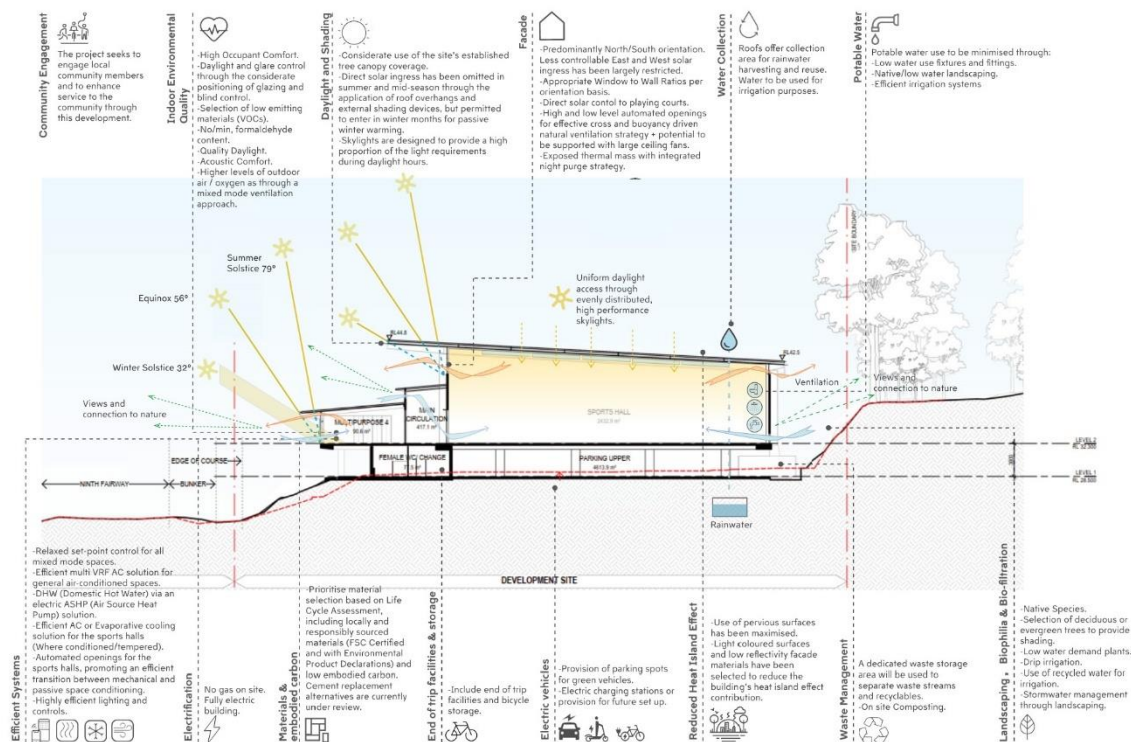
- An effective mixed mode strategy has been applied to the vast majority of spaces, including the two large multipurpose halls, through correctly sized,*
- oriented and controlled openings. The role of ceiling fans to assist will be investigated further.*
- A narrow, north / south orientated building ensures the correct balance between daylight, solar and glare control can be achieved. Extensive solar analysis has been performed to ensure the correct glazing percentages, positioning and the application of external shading and roof overhangs has been applied.*
- Incorporates a high-performance building envelope, to ensure energy efficiency as well as occupant comfort (including thermal, visual, and acoustic comfort);*
- Demonstrates good design through early-stage modelling and guidance, in general accordance with the best practice standards;*
- Material selections are to be performed during the next stage of the design, but are to be considerate of embodied carbon, prefabrication, local supply chains, design for disassembly, dematerialisation etc.*
- Light coloured materials will be specified in reducing the local heat island effect.*
- The phase out of Gas on-site;*
- Water collection and reuse is a priority.*

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- The performance of mechanical systems have been evaluated based on a mixed mode approach. We have strived to optimise the duration of natural ventilation and lessen the requirement for air-conditioning. In the Sydney climate, we would suggest that for 35-45% of the year, spaces would be passive conditioned. This is greatly assisted through minimising unwanted solar gain, night purge strategies and exposed thermal mass.
- The expansive roof can be used for both rainwater collection and PV electrical generation. The extent of PV would contribute to either building electrical reduction, carbon neutral in operation or as a net exporter of electricity to the grid (To be determined).
- Electric car charging and all electric systems would be tied into the extent of PV. Presently, both of these can be targeted.
- Construction and Demolition waste management spaces."

STEENSEN VARMING



In addition to the passive first principles, the base project costings include sustainability features designed to address ongoing operating impacts to the same standard as those included in The Canopy:-

- 230 solar panels (in addition skylights and glass louvers are provided to sports halls)
- Four 'Tesla' power wall batteries, each stores 13.5kw of power as well as 7kw of back-up power to help in the event of a black out.
- Regenerative lifts when braking while going down generate power to go back up. This feature recovers up to 30% of the total energy consumption of the lifts.
- LED Lights throughout, with movement sensors and adjustable light levels in the car park.
- Green wall to improve oxygen levels and air quality
- EV charging stations
- Rainwater Harvesting and onsite reuse
- Bicycle Parking and end of trip facilities
- Tree replacement at 2:1

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Further to the 22 May 2002 resolution, viz:- *“Moving forward with the development of the design, Council undertake a process to try and achieve the equivalent of the Green Building Council of Australia’s 6 star rating system and make that available to the public for review prior to submitting the DA.”* AJ+C engaged Steensen and Varming to respond. A copy of the full report is included as **AT-17**. The following summary is contained in the report.

*“Based on the preliminary assessment conducted against the Green Star Buildings tool, it has been identified that a 4-star target is achievable for the proposed project, through intelligent design and with a moderate cost premium.*

*The ESD strategies that are being considered for achieving the 4-star rating, seem to better align with the proposed design as it stands, and thereby negates the need to chase the more expensive credits.*

*The requirements for achieving a higher Green Star rating of 5 or 6 star has also been reviewed and presented for information. It is important to note, that a 5 Star rating under the new Green Star Buildings tool, is considered equivalent to a 6 Star Rating under the old (ceased 2021) Green Star Design and As-built V1.3.*

*In demonstrating this stretch component, a higher rating of 6 stars is equivalent to twice the 5-star score. The below table summarises the minimum scores for achieving 4-, 5- and 6-star ratings.*

Rating	Minimum Score	Comparison against 4 Star
4 Star	15 + (5 Buffer)	NA
5 Star	35 + (5 Buffer)	4 Star + 20 points
6 Star	75 + (5 Buffer)	4 star + 60 points

*Carbon emissions: One of the key criteria that requires a significant uplift, when compared across the options:*

- *4 Star: At least 10% less than a reference building;*
- *5 Star: 20% less than a reference building;*
- *6 Star: 40% less than a reference building.*

*The reference building noted above implies a standard-practice building that is designed to achieve the minimum performance requirements of the National Construction Code (NCC) Section-J Energy Efficiency.*

*Transportation: The design is required to comply with, to be able to achieve a 6-star rating. The requirements include infrastructure to:*

- *Encourage walking;*
- *Utilise non-fossil-fuel powered travel;*
- *Plus provide on-site EV charging infrastructure.*

*Responsible Structure, construction, finishes and envelope: The vision of the new tool is to drive the supply chain to deliver transparent, healthy, low-impact, and net zero carbon products that are part of a circular economy. As noted previously, the market is maturing to this requirement.*

The Steensen Varming report provides a detailed breakdown of the actions required/components within each star rating and the following cost information utilising a high level review by the Quantity Surveyor:-



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Item	Sub-Category	Cost Ex GST
Certification	Equivalency	Approx \$175,000
	Formal	4 Star: Approx \$200,000 - \$300,000 + GST 5 Star: Approx \$250,000 - \$350,000 + GST 6 Star: Approx \$350,000 - \$500,000 + GST
	Green Building Council of Australia (GBCA) Fees	\$39,850 - \$44,850 + GST
Capital Costs		4 Star: Approx \$3.2m + GST 5 Star: Approx \$11.6m + GST 6 Star: Too difficult to estimate at this stage, without developing the design further. A building redesign is likely.

The Quantity Surveyor (Mitchell Brandtman) has identified post the Steensen and Varming Report that consultant fees to design for 4 and 5 star rating(s), regardless of whether the design fees are for Equivalency or Certification, will amount to \$200,000 (4 star) and \$500,000 (5 star). These design consultant fees are in addition to the costings provided in the Steensen and Varming Report and have been included in the total project costs later in the report.

#### Golf Course Facilities

The revised design results in the reduction in the area in 1st hole by 1000 square metres (a further 780 square metres if an 8 court facility is ultimately adopted) and now includes a preliminary design for the golf putting green (same size as existing) and three practice driving nets (one more than existing). These are located in close proximity to the 1st hole.

The actual golf course maintenance sheds located within the car park have been designed to provide level access between the car park and the surrounding grass area to the north of the building. This maintenance area has been sized based on the existing sheds and facilities available to the maintenance crews and has level access to the course and internally to the car park for deliveries and the like.

#### Consultation on the Revised Facility

In preparing the revised design Council also undertook further consultation with the following groups BMAC, S&RPA, "Save the Dance Floor" Group, Probus Club, and Pickleball.

The comments from BMAC are outlined earlier in the report.

Council also sought comments from the Sport and Recreation Advisory Committee, who provided the following comments:-

1. Support the reduction in tree removal from the revised access arrangements.
2. Supports the need and design for the traffic signal entrance arrangement.
3. Support from Golf Club representatives on the reduced impact of the First Hole, due to the reduction in the building length. One community member commenting "not across these functional aspects"
4. Accept the golf practice green, practice nets and maintenance shed capacity.
5. Support for the Bar / Lounge area being located overlooking the 9<sup>th</sup> Green.
6. Alternate options to improve safety at the River Road / Northwood Road intersection should be explored. One committee member added "including pedestrian access from Northwood peninsula/Fleming St to south side River Road.



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7. Request for suitable notice and understanding of arrangements during the construction period for access to the course
8. One committee member requested more time to consider with detailed plans and sections
9. One committee member expressed functional concern re: three social recreation rooms for live performance/ dancing/ celebrations
10. Request the golf club have access to a room for entering competition and handicap score(s).
11. Request the facility include a space for older golfers to store their buggies.

The Mayor and Council staff met with “Save the Dance Floor” who advocate for retention of a recreation performance space within the project. There are two separate performance spaces in Option 1 and Option 2. The interconnecting bar / lounge and three multi-purpose spaces (404m<sup>2</sup>) refer **AT-18**, and a 91m<sup>2</sup> stage in the two multi-sport courts area that is equipped with retractable seating. Both of these areas are larger than the current space available within the Golf Clubhouse, being 297m<sup>2</sup> comprising of 12x12m main auditorium of 144sqm, lower auditorium 78sqm and deck 75sqm.

In terms of other locations in Lane Cove for performing arts, Council has identified two locations for use during the construction period:-

1. The Longueville Sporting Club – in 2018/19 Council and the Club jointly funded regular music nights for approximately one year where a jazz band performed for locals. The Club can accommodate up to eighty (80) patrons including a dance floor and demountable stage (note, the prior performances were done at “ground level”). The Club have stated they remain willing and able to continue their support of local music, however the series of music nights mentioned above regularly did not attract crowds of more than 10-12 people.
2. The Alcott – located in Birdwood Avenue this venue has two (2) performance spaces that can accommodate up to 100 and 220 people respectively. The larger venue is upstairs and can be configured to meet a range of needs (seated and / or standing) that include a dance floor and stage. The Alcott can assist with marketing, advertising, ticket sales and flexible seating plan(s) to suit the client-specific needs.

Acquisition of 6 Stevenson Street

Council at its Meeting of 19 April 2021 resolved, in part that:-

*“In relation to 6 Stevenson Street, include in the final business case the option for Council to acquire the property at market value, as it is the closest property to the development and therefore the most affected property by light and noise from the operation of the outdoor courts; noise from the access road to the carpark and noise from the operations of the carpark.”*

Consultation has occurred with the owners of 6 Stevenson St and their response together with indicative valuation for acquisition of the property is included in a Confidential Memo circulated separately to Councillors.

It is not recommended that Council commit at this stage to voluntarily acquire the property. Council’s acoustic and lighting reports conclude the additional impact of the Centre’s operations compared to existing (existing impacts have been recorded for later comparison) will be minimal. It is therefore proposed Council wait until the facility is constructed and operational to allow the owners of 6 Stevenson St the opportunity to fully assess the actual impact versus the predicted impact. This can be achieved by Council giving a written undertaking to the owners to assess the impacts once the precinct is operational and based on this, consider acquisition by Council.

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If Council was to proceed and acquire the property, at that stage the most logical use of the site would be to demolish the existing house and regenerate the land as bushland as this is the only property fronting Stevenson St. This option is consistent with the Bushland Management Advisory Committee's advice to ensure a wildlife corridor is maintained as part of the Sport and Recreation Precinct. Council has committed to replacing trees on a two-to-one basis as part of the project and some plantings in the area along the cliff face would bolster the wildlife corridor beyond what is currently existing. If this option was preferred, Council could use s7.11 funds available for open space acquisition to fund the purchase, accordingly Council does not need to factor this cost into the current project cost. Other options could be to purchase and resell, this would be close to funding neutral. Ultimately Council would determine the best option at the time of considering acquisition.

***Progression of Selected Option***

The following outlines the total project cost inclusive of ESD:-

	<b>Option 1 9 Court</b>	<b>Option 2 8 Court</b>	<b>Option 3c – Split site</b>
<b>Total</b> with Base Sustainability	\$71.85M	\$65.35M	\$74.82M
<b>Total</b> with 4 Star \$3.2M	\$ 75.43M	\$68.93M	\$78.02M*
<b>Total</b> with 5 Star \$11.6M	\$ 84.13M	\$77.63M	\$87.32M*

*\* Not based on actual estimate, included for like for like comparison purposes.*

***Available Funding***

The following funding model is proposed for the project.

<b>Source</b>	<b>Amount</b>	<b>Notes</b>
General Funds	\$33,500,000	Proceeds from 266 Longueville Road Long Term Lease Income
s7.11 funds available + due	\$25,000,000	Incl \$22M received and future commitments for projects currently in progress.
Multi-Sport Community Facility Fund	\$5,000,000	Subject to successful application
TCorp 10yr Loan	\$10,000,000	Eligible for Interest Rate Subsidy
Sustainability Levy	\$1,500,000	Current Balance of Reserve plus 6 yr, \$200k pa. commitment
<b>Total</b>	<b>\$75,000,000</b>	

Council at its meeting of 18 October 2021, adopted a Notice of Motion which included in part:-

- “2. Subject to receipt of the funds from Australian Unity, set aside \$20mil of these funds in a reserve called, ‘Future Infrastructure Fund Reserve’ to be applied to projects as detailed below; and”

At the time this motion was passed, Council has approved a \$20M loan as part of funding for the project. Given recent construction cost escalation and a reduction in Council's proposed borrowing for the project (discussed later in the report) it will not be possible to proceed with a ‘Future Infrastructure Fund Reserve’ if the Sport and Recreation Facility proceeds.

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*Long Term Financial Plan*

Council's adopted Long Term Financial Plan includes Capital Expenditure of \$52m, funded from \$32m from 266 Longueville and \$20m in Section 7.11 Funds (it is included in Scenario 2 which was adopted by Council on 23 June 2022).

Based on the increased interest rates, Council's Long-Term Financial Plan cannot accommodate \$20M of debt, given the increased interest payable is attributable to Council's Profit and Loss statement, and Council will not meet all financial ratios. A \$10M loan can be accommodated.

Due to the revision required to the plan it is proposed to reexhibit the proposed change for Community Consultation. Refer **AT-19**.

*Loan*

In regard to debt funding, Council at its meeting of 19 April 2021 authorised the General Manager to accept a loan with T-Corp of \$20M for 10 years with a 50% discount on the interest rate for the life of the loan, provided by the NSW government's low-cost loans initiative. The actual rate at the time was 1.9%, which would have equated to Council paying interest of just 0.85%, which equates to total interest of \$814,000 for the proposed 20-year term of the loan. Council staff identified that this amount represented a 40% subsidy, the reduction was due to the total Grant Funds available not being able to cover a 50% subsidy to all applicants. T-Corp has advised that the loan approval has now lapsed as Council did not draw down the funds given the Council did not commit to proceed with the project. They advise Council will need to make a new loan application, however given Council's financial position has not changed significantly since approving the previous application, T-Corp do not believe there will be any difficulty in Council obtaining the approval.

In relation to the NSW Government's low-cost loans initiative, Council sought an extension of the subsidy which was not utilised as Council did not draw down the loan. Council has been advised that if it moves to reconfirm its commitment to the loan by September, it will still have access to it. However, the interest rate for the loan has increased since Council's original application. The following table depicts, the original, current and projects cost of funds.

<b>Local Cost Loan Initiative - \$10m Loan (Fixed for 10 Years)</b>			
	<b>2021</b>	<b>2022</b>	<b>2023</b>
Fixed Interest Rate	1.90%	4.44%	5.00%
LCLI Interest Subsidy Value (Cap)	513,500	814,337	814,337
Effective LCLI Subsidy %	50%	33%	29%
LCC Interest Payable (10 years)	<b>513,500</b>	<b>1,679,000</b>	<b>2,015,000</b>
<b>Local Cost Loan Initiative - \$20m Loan (Fixed for 10 Years)</b>			
	<b>2021</b>	<b>2022</b>	<b>2023</b>
Fixed Interest Rate	1.90%	4.44%	5.00%
LCLI Interest Subsidy Value (Cap)	814,337	814,337	814,337
Effective LCLI Subsidy %	40%	16%	14%
LCC Interest Payable (10 years)	<b>1,241,000</b>	<b>4,123,000</b>	<b>4,845,000</b>

Council has been advised it can make an additional application for the remainder of the funding to achieve a maximum 50% subsidy, however as this is the final round of the subsidy program, Council will be reliant upon other councils that have subsidy approvals, not proceeding. It is therefore proposed to make a second application for an increased subsidy allocation to achieve a 50% subsidy.

Council's source of funding to make the loan repayments will be revenue from its commercial property portfolio, which includes tenancies at The Canopy.

It should be noted that as Council has no other debt the debt servicing ratio would remain at less than the permitted 20% of operational revenue, the standard set by the Office of Local Government performance measurement ratios.

#### *s7.11 Developer Contributions*

Council's s7.11 Developer Contributions Works Schedule provides for up to \$25M (indexed from \$20m 2013) to be utilised for the facility. Council currently has received funds of \$22M, and there are several developments in progress that would allow Council to accumulate \$25m prior to completion of the project.

#### *Multi-Sport Community Facility Fund*

The NSW Government has committed \$200 million to the Multi-Sport Community Facility Fund, recognising the critical role local sports infrastructure plays in keeping communities healthy, active and connected. Council ultimately determined not to make an application for the first round of funding but a second round is now in progress with applications closing 1 pm, Friday 2 September 2022 with outcomes notified from November 2022 onwards. Under this second round, construction must commence by July 2023 with projects to be completed by 31 December 2025.

The fund provides up to \$5M for multi-court facilities and Council has prepared a Business Case suitable for making an application under the grants, which demonstrates the projects meets all of the [criteria](#). One issue which is a key risk is Council's ability to meet the requirement to commence construction by July 2023. Given Council must make an application for Development Consent, document the design and undertake a procurement process, the timeframes to meet the Fund timetable are extremely tight. If Council proceeds to prepare a revised Development Application, a detailed project program will need to be developed which will potentially need to involve a two-stage process, with a separate demolition contractor and then a construction contractor. This process would be consistent with the requirements of the Remediation Action Plan, which requires further details site investigation stage 2 post demolition, to undertake further core hole sampling to identify if there is additional contamination in areas that are currently inaccessible. If Council proceeds to lodge a revised Development Application it will also be necessary to authorise the preparation of documentation necessary to prepare to procure the project in parallel with the lodgement of the Development Application in order to meet the timeline for the Multi-Sport Community Facility Fund.

#### *Governance*

Council is required to submit a Capital Expenditure Review proposal to the Office of Local Government for this project given its significant cost. The purpose of the review is to ensure Council's evaluation of the project is consistent and rigorous, the merits of the project can be compared, and resources are allocated on an informed basis. The Capital Expenditure Review has prescribed information including: Risk Management; Probity; Financial Implications; Community Consultation; Project Management; and, many other areas. In approving the Capital Expenditure Review, the OLG does not endorse the project but plays a role in ensuring Council has the capacity and processes in place to undertake a project of this scale and capacity. The Capital

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Expenditure Review will be prepared and lodged with a view to being available prior to commencement of the procurement process for the project.

*Indicative Timeline Option 1 and 2 only to meet Multi-Sport Community Facility Fund Timeframes*

The time frames for the Multi-Sport Community Facility Fund are tight given Council is finalising the selected site. However, as Council previously prepared a Development Application submission for a sport and recreation facility (9 multi-sport courts) at the 180 River Rd site, the ability to submit a Development Application for Option 1 or 2 can be achieved within a condensed timeframe (see table below).

It is proposed as part of Council's procurement strategy to obtain construction pricing for both Option 1, a five Indoor / four outdoor courts facility and Option 2, a four indoor / 4 outdoor court facility. This gives Council options if the current market results in further large construction cost escalation beyond what has been included in current estimates.

To accommodate this strategy, it is proposed to ultimately lodge a Development Application for Option 1, 9 multi-sport courts, as, if required, it is simpler, involves less risk and is cheaper to lodge a s4.55 Application to amend a Development Consent to reduce the number of courts post the procurement process than it is to increase the number of courts. Options 3A and 3B are a considerably larger body of work (process to finalisation of Development Application) on the basis that Council has done no previous design work nor investigations for these options including the amalgam, being Option 3C. As a result, Council could not seek to obtain funding under the Multi-Sport Community Facility Fund due to timing constraints.

The program below illustrates the projected timeline to construction such that Council meet the mandatory (Multi Sport Facility Fund) construction commencement date of July 2023.

<b>Activity</b>	<b>Council Resolution Required</b>	<b>Start</b>	<b>Finish</b>	<b>Time - Months</b>
Selection of preferred option and Community Consultation 'Fine Tuning' Concept Design	Yes	Aug-23	Sep-23	1
Approval for DA Lodgement	Yes	Oct-23	Oct-23	1
Development Application Assessment Period		Nov-22	Mar-23	4
Design documentation to 90% - The Canopy Delivery Model		Nov-22	Mar-23	4
Tender Specification and Draft Contract preparation		Feb-23	Mar-23	2
Status Report to Council – Proceed to Tender/RFQ	Yes	Mar-23	Mar-23	1
Tender/RFQ Period 1 - Demolition and Sediment Control		Mar-23	April-23	2
Tender/RFQ Award 1 - Demolition and Sediment Control		Apr-23	Apr-23	1
Tender Period 1 - Construction		Apr-23	May-23	2
Tender Evaluation, Tender Award 1 - Construction	Yes	Apr-23	Jun-23	2

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Activity	Council Resolution Required	Start	Finish	Time - Months
Work Commencement - Demolition and Sediment Control		Jun-23	Jun-23	1
Detailed Site Investigation Stage 2 and Clearance		Jul-23	Jul-23	1
Work Commencement - Construction		Aug-23	Jan-25	18
Commissioning		Feb-25	Mar-25	1
Opening		Apr-25		

*Consultation for a Multi-Sport Facility (Options 1 and 2)*

Statement of Intent

The consultation is designed to inform the community of the concept design for the selected site at the Lane Cove Golf Course site and provide the opportunity for community feedback to 'fine tune' the Development Application Plans. Council will consider the feedback in finalising the Development Application submission. The consultation will also include Council's updated Long-Term Financial Plan for funding of the Project.

Method

Level of Participation	Inform	Consult
Form of Participation	Open	Targeted
Target Audience	Lane Cove Community	Adjacent Residents, Sporting groups, associations and State bodies, Key Message givers, Lane Cove Golf Club, Probus, 'Save the Dance Floor'
Proposed Medium	eNewsletter, Website (Have Your Say and Hot Topics), Community Briefing, Survey	<ul style="list-style-type: none"> <li>Letter/Email with information pack to adjacent residents and previous submission authors (where contact details known),</li> <li>Community Briefing/Workshop – Architect and Environmental Sustainability Consultant</li> </ul>
Indicative Timing	6 weeks Late August /September	6 weeks Late August /September

*Consultation for a Multi-Sport Facility – Next Steps (Option 3c)*

Statement of Intent

The consultation is designed to inform the community and provide the opportunity for early input into develop concept plans for a Sport and Recreation Facility at Split locations.

Method

Level of Participation	Inform	Consult
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<b>Form of Participation</b>	Open	Targeted
<b>Target Audience</b>	Lane Cove Community	Adjacent Residents, Sporting groups, associations and State bodies, Key Message givers, Lane Cove Golf Club, Probus, 'Save the Dance Floor'
<b>Proposed Medium</b>	eNewsletter, Website (Have Your Say and Hot Topics), Community Briefing, Survey	<ul style="list-style-type: none"> <li>• Letter/Email with information pack to adjacent residents and previous submission authors (where contact details known),</li> <li>• Community Workshop – Project Architect</li> </ul>
<b>Indicative Timing</b>	6 weeks Late August /September	6 weeks Late August /September

### Conclusion

If Council wishes to proceed with Option 1 or Option 2 the following resolution is recommended,

That Council:-

1. Adopt the concept design for the provision of a Sport and Recreation Facility at the 180 River Road, Northwood location;
2. Prepare a revised Development Application based on the updated concept design of a 9 Court Facility as prepared by Allen Jack and Cottier;
3. Prior to lodgment of a Development Application, Council:-
  - a. Undertake a further round of consultation in relation to the concept design to 'fine tune' the design as outlined in the report.; and
  - b. Receive a report on the results of the consultation to the October 2022 meeting to finalise the design and authorise submission of the Development Application.
4. Adopt the funding strategy outlined in the report for the project and the revised Long Term Financial Plan attached to the report for the purposes of exhibition and proceed with community consultation on the revised Long Term Financial Plan as outlined in the report;
5. Council determine a minimum Level of Sustainability / Greenstar Rating and aspirational level and the determined level be stated in the Development Application;
6. The future construction procurement strategy obtain pricing for both Option 1, a five Indoor / four outdoor courts facility and Option 2, a four indoor / 4 outdoor court facility, as amended;
7. Adopt the Business Case for the project, subject to it being updated to reflect the change in Project Costs and the reduction in Debt funding;
8. Council lodge an application under the NSW Government's Multi-Sport Community Facility Fund for \$5M funding towards the project;
9. Council lodge a Capital Expenditure Review with the Office of Local Government for the project; and
10. Delegate authority to the General Manager to enter into a fixed loan agreement for \$10 million over 10 years with TCorp utilising the NSW Department of Planning, Industry and Environment interest rate subsidy under the Low-Cost Loans Initiative.

In Council wishes to proceed with Option 3a, 3b or 3c the following resolution is recommended.

That Council:-

1. Delegate authority to the General Manager to undertake further due diligence and to negotiate to obtain affirm price in respect of the identified property in the Lane Cove West Business Park, and prior to acceptance report back to Council;
2. Commence a consultation with stakeholders at the Lane Cove Golf Course site for the development of a plan for the site to accommodate both multi courts and a new Golf Course Clubhouse concept and associated recreation space with additional parking;
3. Call Tenders for consultants for design of the facilities; and
4. Develop a funding strategy for Option 3c.
5. Determine a minimum Level of Sustainability / Greenstar Rating and aspirational level and the determined level be targeted in future design work.



<p align="center"><b>Ordinary Council Meeting 18 August 2022</b>  <b>FINAL REPORT - PROVISION OF A SPORT AND RECREATION FACILITY</b></p>
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## RECOMMENDATION

That Council determine whether to proceed with the project and the preferred option if the project is to proceed.

Craig Wrightson  
**General Manager**  
**General Managers Unit**

## ATTACHMENTS:

<b>AT-1</b>	<a href="#">View</a>	Recreation Precinct - Montemare - Lane Cove Council Presentation August 12 Final 2013	37 Pages	Available Electronically
<b>AT-2</b>	<a href="#">View</a>	Recreation Precinct - Montemare - Indoor Sports Centre Feasibility Study Final Report	119 Pages	Available Electronically
<b>AT-3</b>	<a href="#">View</a>	Lane Cove Sports and Recreation Precinct - Business case - Final May 2021	36 Pages	Available Electronically
<b>AT-4</b>	<a href="#">View</a>	Lane Cove Sports and Recreation Precinct - Business Model Final May 2021 - Appendices A	34 Pages	Available Electronically
<b>AT-5</b>	<a href="#">View</a>	Micromex Report Presentation Telephone Survey Sport and Recreation Precinct August 2020	41 Pages	Available Electronically
<b>AT-6</b>	<a href="#">View</a>	Micromex Report Presentation Online Survey Responses Sport and Recreation Precinct September 2020	40 Pages	Available Electronically
<b>AT-7</b>	<a href="#">View</a>	REPORT Sport and Recreation Facility Locations and Business Case Update - May 2022 Ordinary Meeting	8 Pages	Available Electronically
<b>AT-8</b>	<a href="#">View</a>	Draft Lane Cove Sports and Recreation Centre Revised Concept Design	9 Pages	
<b>AT-9</b>	<a href="#">View</a>	Lane Cove Sport & Recreation Precinct Revised Scheme Traffic Analysis	20 Pages	Available Electronically
<b>AT-10</b>	<a href="#">View</a>	Noise Impact Assessment - Lane Cove Sports & Recreation Centre Revised Scheme	66 Pages	Available Electronically
<b>AT-11</b>	<a href="#">View</a>	Preliminary Acoustic Review of Revised Scheme - Lane Cove Sports & Recreation Precinct	2 Pages	Available Electronically
<b>AT-12</b>	<a href="#">View</a>	Biodiversity Development Assessment Report - Proposed Sports and Recreation Facility - 180 River Road, Lane Cove - DA64/2021	92 Pages	Available Electronically
<b>AT-13</b>	<a href="#">View</a>	Riparian Constraints Assessment Report - Proposed Sports and Recreation Facilities - 180 River Road, Lane Cove - DA64/2021	19 Pages	Available Electronically
<b>AT-14</b>	<a href="#">View</a>	Eco Logical - Addendum to DA64/2021 Flora and Fauna Impacts	6 Pages	Available Electronically
<b>AT-15</b>	<a href="#">View</a>	Summary Ecology Cumulative Impacts Review - Lane Cove Sport and Recreation Precinct Revised Scheme	5 Pages	Available Electronically
<b>AT-16</b>	<a href="#">View</a>	Sports and Recreation Facility DA64/2021 Stage 1 Detailed Site Investigation (Contamination)	666 Pages	Available Electronically
<b>AT-17</b>	<a href="#">View</a>	Consultants ESD Advice Note - Lane Cove Sport and Recreation Precinct Revised Scheme	34 Pages	Available Electronically
<b>AT-18</b>	<a href="#">View</a>	Sport and Recreation Facility - Dance Floor Areas Comparison Revised Scheme	1 Page	
<b>AT-19</b>	<a href="#">View</a>	Revised Long Term Financial Plan 2022 - August 2022	38 Pages	Available Electronically



## LANE COVE SPORTS AND RECREATION PRECINCT

COUNCILORS WORKSHOP PRESENTATION

MONDAY 1 AUGUST 2022

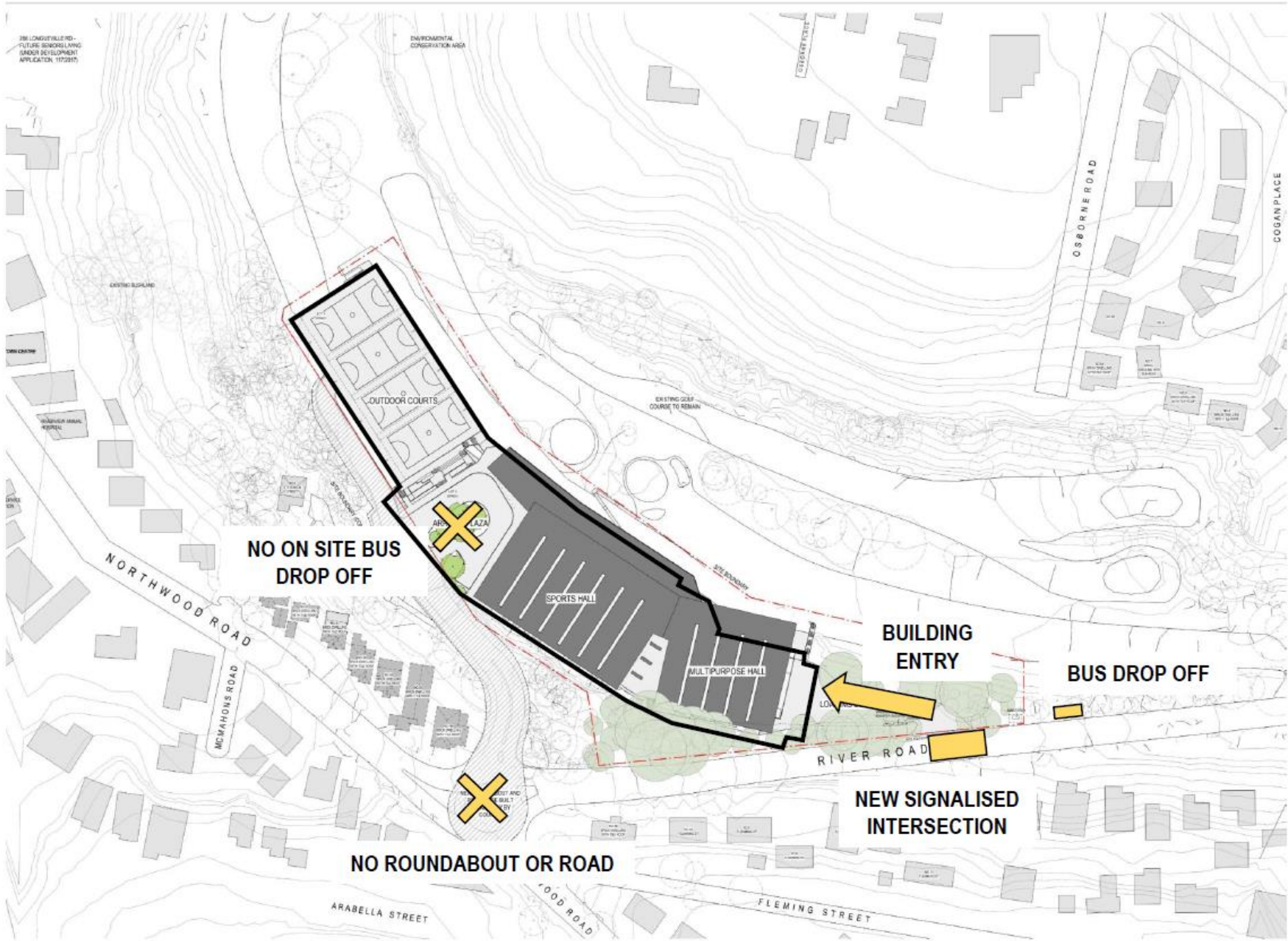
JOHN WHITTINGHAM | DIRECTOR

SARAH SLATTERY | SENIOR PROJECT LEAD DESIGN



AJ+C  
ALLEN JACK+COTTIER









GROUND FLOOR PLAN





GROUND FLOOR PLAN – GOLF DETAIL



FIRST FLOOR PLAN



ROOF PLAN



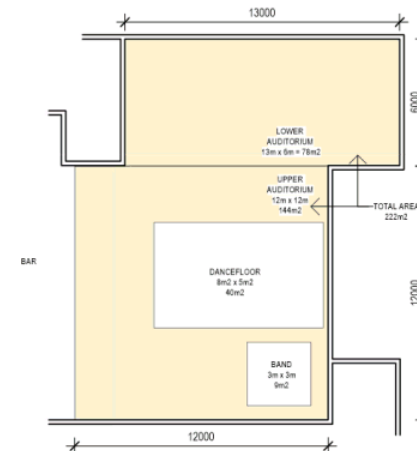


### FIRST FLOOR PLAN – 8 COURT OPTION

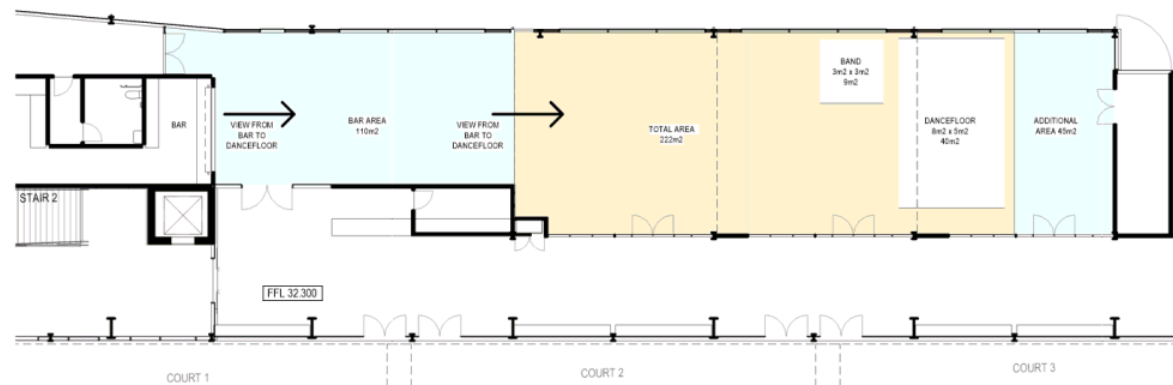


## OUTDOOR MULTICOURTS





## 1 Lane Cove Golf Course Dancefloor Layout



2 Equivalent Areas Proposed Multipurpose Rooms

LCC SPORTS &amp; RECREATION PRECINCT 19040

SK401

AJ+C  
Anti-Cancer

**Subject:** Finalisation of the Sustainability Action Plan 2022-2025  
**Record No:** SU8586 - 44033/22  
**Division:** Environmental Services Division  
**Author(s):** Fiona McCleary

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### **Executive Summary**

Council at its meeting of 23 June 2022, resolved to place on public exhibition the Draft Sustainability Action Plan 2022-2025 (SAP) for six (6) weeks and that a report be prepared for Council following this process.

The Draft SAP was placed on public exhibition from 27 June to 7 August 2022, five (5) survey responses and four (4) separate submissions were received. The responses were supportive of the SAP, although some respondents requested an increased emphasis on the natural environment and economic sustainability.

Having regard to the responses, amendments have been made to the Draft SAP to incorporate these suggestions where appropriate. The revised Draft SAP is attached and is recommended to be adopted by Council (**AT-1**).

### **Background**

The Draft SAP has been developed in collaboration with key stakeholders in the community and Council staff. Council conducted a community-wide survey in late 2021/early 2022 to identify the community's sustainability values and to obtain insights on key issues, gaps, challenges, needs and opportunities regarding sustainability and the environment in Lane Cove.

The feedback was utilized to form the draft actions addressing the natural and built environment, community engagement, economic sustainability, energy, society, sustainable transport and water in the Draft Sustainability Action Plan 2022 – 2025.

#### *Draft SAP Summary*

The Draft SAP has three key themes; Livability, Community and Environment, which reflect Council's quadruple bottom line approach ensuring all decisions consider a balance of economic, environmental, social and governance to enhance the quality of life in Lane Cove.

Each theme has 12 goals and each goal has up to 18 strategic actions, resulting in more than 100 strategic actions to create a more sustainable Lane Cove that is able to be resilient in the face of future challenges.

The DRAFT SAP actions will guide the implementation of priority projects to 2025 to drive environmental improvements, increase the wellbeing of our community, promote and protect the natural environment and ensure sustainable development into the future.

#### *Public Exhibition*

Council resolved at its Ordinary Meeting on 23 June 2022 that the Draft SAP be placed on public exhibition for six (6) weeks until the 7 August 2022, and that a further report be prepared for Council on the responses.

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**FINALISATION OF THE SUSTAINABILITY ACTION PLAN 2022-2025**

The public consultation period was promoted through the following channels:

- Online exhibition on Council's website
- Online exhibition via Council's social media platforms
- E-newsletters
- Notified Council Advisory Committees
- Targeted emails to local sporting associations, schools and residents' associations
- Targeted email to businesses
- Local media e-news

## Discussion

At the end of the exhibition period a total of nine (9) responses were received with all the responses supporting the adoption of the Draft SAP.

Comments raised in the survey and submissions are summarised in **Table 1**. Proposed amendments to the Draft SAP are listed below (shown attached as **AT-1**).

<b>Table 1: SUMMARY OF SUBMISSIONS &amp; PROPOSED CHANGES TO DRAFT SAP</b>		
<b>Comments</b>	<b>No. of submissions</b>	<b>Proposed changes to Draft SAP</b>
Economic sustainability – add a fourth theme of ' <b>Economy</b> ' to the existing goals of Environment, Community and Livability.	1	<b>No changes proposed.</b>  Economic development and initiatives are actioned in the Livability theme. Reference is made to Goal 12- <b><i>Vibrant &amp; Viable Commercial Precincts.</i></b>
Success Indicators - not all success indicators are SMART indicators.	2	<b>No changes proposed.</b>  SMART indicators are included where appropriate and progress of the actions will be reported through Councils Annual Report.
Add a success indicator about maintaining drainage channels (creeks) through bushland	1	<b>No changes proposed.</b>  Council does not have the resources to monitor and report on all draining channels.
Our Guiding Principles- create a stand-alone guiding principle for the Natural Environment.	2	<b>No changes proposed.</b>  Actions relating to the Natural Environment are included in Goal 3. The natural environment is not a stand-alone guiding principle.
- Re-define 'drinking water grade' to 'drinking water end-use' and 'non-potable grade' to 'non drinking water end-use'	2	<b>No changes proposed.</b>  The current language used is believed to be clearer and as such better understood by the community.
- Confirm whether the water use - target is based on drinking water only.	1	<b>No changes proposed.</b>  The target includes all categories of water i.e potable and non-potable water.

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Replace Goal 3 with Goal 1 to prioritise the natural environment	3	<p><b>No changes proposed.</b></p> <p>The actions outlined in Goal 1: A Circular Economy appears first as the actions are pivotal to sustainability across the LGA, for e.g.:</p> <p>1.1 Meet Lane Cove's emissions and water targets by implementing the identified roadmap and pathways</p>
Goal 3: Change wording from Enhance and Value Our Open Space, Waterways and Bushland to <b>Value and Care</b> for our Open Space, Waterways and Bushland	1	<p><b>No changes proposed.</b></p> <p>It is considered 'enhance' is stronger than 'value and care'.</p>
Separate Goal 3 actions into two goals, one for waterways and bushland and the other for parks and sporting fields.	2	<p><b>No changes proposed.</b></p> <p>Separate goals are not required to ensure waterways and bushland are a priority.</p>
Goal 3: Enhance and Value our Open Space, Waterways and Bushland <b>ensuring development adjacent to open space, waterways and bushland is managed to reduce negative impacts and protects the natural environment.</b>	2	<p><b>No changes proposed.</b></p> <p>This would change the Goal into an Action.</p> <p>Action 3.2 addresses the impacts of managing stormwater and developments.</p>
Action 3.5: Optimise usage of existing parks and sports fields through improved, <b>sustainably designed</b> facilities	1	<p><b>Change supported and action updated.</b></p>
Action 3.7: Undertake bush regeneration works to <b>protect</b> , restore <b>and maintain</b> natural areas	2	<p><b>Change supported and action updated.</b></p>
Action 3.14: Coordinate and promote opportunities for community members to participate in their community <b>including through environmentally focused volunteer work</b>	1	<p><b>Change supported and action updated.</b></p>
Action 3.16: <b>Ensure</b> only native plants are used when managing bushland transition areas.	1	<p><b>Change supported and action update.</b></p>
Action 3.18: Continue to contribute to the Bushfire Management Committee and carry out required actions in the Bushfire Risk Management Plan <b>to plan and implement environmental burns.</b>	1	<p><b>No changes proposed.</b></p> <p>Council to investigate the feasibility of environmental burns.</p>



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Action 4.2: Recognise <b>and remediate</b> areas of concern to protect creeks from erosion associated with increased intensity of rainfall and storm flows	1	<b>Change supported and action updated.</b>
Ensure non-potable water is used to irrigate green spaces	1	<b>No changes proposed.</b>  Council has been maximising opportunities to install rain-water tanks to irrigate sports fields.
Community Gardens - change timeline from medium to <b>short</b>	1	<b>Change supported and timeline updated.</b>
Subsidise solar pv and electric vehicle charging infrastructure in apartments	1	<b>No changes proposed.</b>  Actions 1.8, 1.13 and 11.11 allow for these initiatives.
Business engagement breakfasts should include 50% sustainability focus	1	<b>No changes proposed.</b>  The SAP doesn't define the focus of the business breakfasts however Council will investigate relevant keynote speakers who can present on sustainability issues.
Increase or maintain tree canopy	2	<b>No changes proposed.</b>  Action 4.3 is considered appropriate.
Action 9.6: Investigate walkable precincts <b>and identify speed limits for livability in local streets</b>	1	<b>No changes proposed.</b>  All local streets are 50km/h zones unless otherwise stated.
Action 9.7: Create parklets (using car spaces) to increase outdoor dining and social interaction <b>and to improve livability and remove rat-runs</b>	1	<b>No changes proposed.</b>  Councils Traffic Committee is investigating opportunities to add landscaping and cycle paths to local roads.
Action 12.1: Provide sustainable landscaping in streets (trees, shrubs and other <b>indigenous</b> vegetation <b>where appropriate</b> ).	1	<b>Change supported and action updated.</b>

## Conclusion

This Draft Sustainability Action Plan provides Council with a robust framework in which to continue to pursue excellence in sustainability. It was developed with extensive stakeholder engagement from within Council's diverse range of functional areas, members of Council Advisory Committees, business community and community organisations.

The Draft SAP will raise sustainability performance and ensure best practice outcomes are achieved.

**RECOMMENDATION**

That Council:

1. Receive and note the report;
2. Adopt the Revised Sustainability Action Plan 2022-2025 (shown attached as **AT-1**); and
3. Conduct the next review of the Sustainability Action Plan in 2025 and report on progress annually through Council's Annual Report.

Mark Brisby  
**Executive Manager**  
**Environmental Services Division**

**ATTACHMENTS:**

**AT-1** [View](#) Sustainability Action Plan 2022-2025 - Final

44	Available
Pages	Electronically



**Ordinary Council Meeting 18 August 2022**  
**DCP AMENDMENT NO 20 - PART STOREYS - POST-EXHIBITION REPORT**

**Subject:** DCP Amendment No 20 - Part Storeys - Post-Exhibition Report  
**Record No:** SU8876 - 43983/22  
**Division:** Environmental Services Division  
**Author(s):** Terry Tredrea; Christopher Pelcz

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### **Executive Summary**

The purpose of this report is to outline the results of community consultation for a proposed amendment to the *Lane Cove Development Control Plan* (DCP) to clarify the definition of “Part storeys” in DCP *Part C – Residential Localities - Locality 8 St Leonards South Precinct*. (see **AT-1**).

Council resolved at its 23 June 2022 meeting to exhibit this proposed amendment and to receive a report back on the results of community consultation (**AT-2 & AT-3**).

A public exhibition was held from 7 July 2022 to 3 August 2022.

In line with the Resolution Council sought legal advice and referred the amendments to the Design Review Panel (**AT-4 & AT-5**), which is discussed within this report.

A total of **Seventeen (17)** submissions were received during the exhibition period. **Nine (9)** were in favour of the proposal, and **Eight (8)** were opposed. Two submissions raised no argument for their position. The comments can be summarised as follows:

#### For the Amendment:

1. Perceived Exceeding of Height (6)
2. Unclear definition of part storey (3)
3. Authority of DCP supported (1)
4. Protection of Deep soil objective (1)

#### Against the Amendment:

1. Prevailing authority of the LEP [height & FSR] (4)
2. No Negative Environmental Impacts of current part storeys control (3)
3. Negative impact on dwelling yield (4)
4. Procedural fairness/justice (3)
5. Against accepted practice within the planning system (3)
6. Orderly development Objective of EP&A Act (2)
7. Effect on Streetscape visual amenity of reduced number of part storeys (2)
8. Against principles of Transit-Orientated Development (1)
9. No Planning Grounds to justify (1)

Issues that were not relevant or not the subject of this draft DCP amendment:

1. Overdevelopment of St Leonard's South in general (2)
2. Affordable housing (1)
3. Council procedures (1)
4. Technical points regarding mapping & Tables (1)
5. Averaging of Prescriptive measures (1)
6. Hierarchy of documents (DCP above LMP) (1)

Two (2) submissions offered no arguments, one favoring and one opposing the proposal.

The relevant issues are addressed within this Report.

Based on the submissions, the Design Review Panel comments and legal advice, it is recommended that Council adopt the amendments with revised wording deleting the proposed 1 Part Storey limitation.

## Background

*Lane Cove Council Development Control Plan 2010* (the DCP) contains site specific controls for *Part C Residential Localities - Locality 8 St Leonard's South Precinct*. Included in the controls for building envelopes is the provision for Height of Buildings (in storeys). This describes the maximum height of the proposed buildings in storeys, unlike the *Lane Cove Local Environmental Plan* which sets the building heights in metres.

The *St Leonards South Master Plan* of 2014, identified "steep south-facing slopes" as one of the five major constraints to development, and one of the Goals for the Objective of Streetscape Amenity was for "topography to be followed, tapering towards south".

The *draft Landscape Master Plan* of 2017 assumed multiple part storeys in order to accommodate an 18 metre fall from west to east (Figure 1). The final *St Leonards South DCP* resulting from public exhibition in 2020 addressed the matter of part storeys:

*Part storeys resulting from excavation of steep slopes or semi basement parking will not count as a storey.*

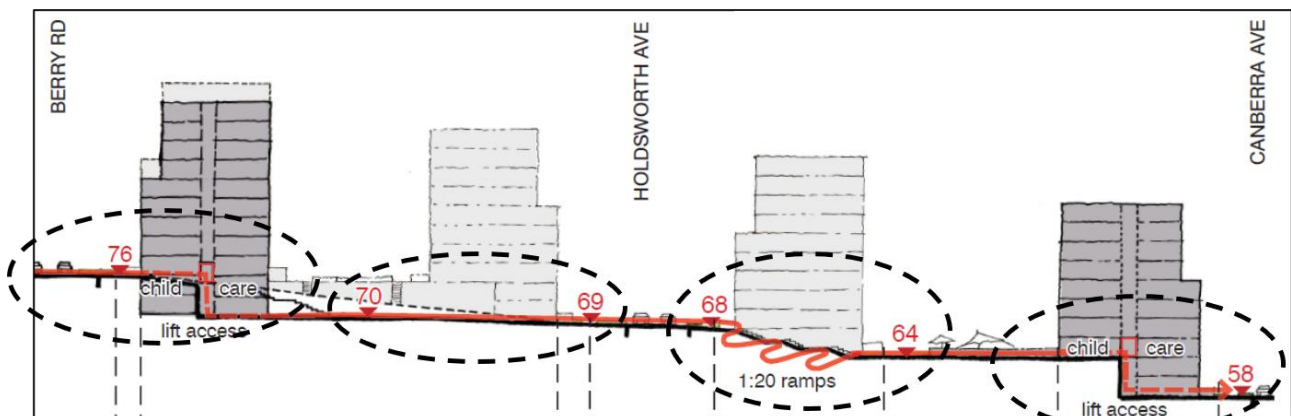


Figure 1: Landscape Master Plan section of east-west pedestrian link showing multiple part storeys to accommodate topography.

Following a recent Councillor Workshop, Councillors sought clarity on the Part Storey control by amending the DCP to limit the part storeys to a maximum of one and to apply these provisions retrospectively.

## Public Exhibition

The proposed amendment was on public exhibition from 7 July 2022 to 3 August 2022, as per the planning regulations and the *Lane Cove Community Participation Plan 2019*, and included the following:-

- E-newsletter distributed to over 6,000 registered residents;
- Lane Cove community groups, including the Greenwich Community Association;
- Notice of the proposal (via 1200 letters) distributed to:
  - affected property owners and tenants;
  - adjoining Local Government Areas (Willoughby and North Sydney);

- NSW Dept of Planning and Environment;
- On-line exhibition on Council's website (*Have Your Say*); and
- Poster at the Lane Cove Civic Centre.

Note that due to COVID-19 restrictions Council was unable to include:

- Hard copy documents for viewing at Council's Civic Centre, and Lane Cove & Greenwich Libraries.

## **Discussion**

The issues raised in the public submissions are discussed below.

### *A. For the amendments*

#### 1. Perceived Exceeding of Height

*"There are obvious contradictions between the DCP and other height control planning documents/maps for St Leonards South (SLS)."*

Some buildings were

*"able to add 2 [or] 3 part storeys each. While many in the community objected to the heights and storeys set out in the DCP and LEP for SLS, once in place, the minimum the community should be able to expect is the controls are adhered to and hopefully these amendments will achieve this."*

For example, some buildings have used unusually high storey heights [above the usual 3.1m floor-to-floor]. Some have used mezzanines to hide storey height [a mezzanine is not a "storey"].

*Comment:*

It is agreed that the current DCP does not restrict the number of part storeys to one.

Thus, the maximum density as expressed by height and FSR is already set. Other potential impacts on the perception of bulk and scale of a building (such as those pertaining to parking, solar access, privacy and amenity), are mitigated by the DCP, the LEP and SEPP 65 (through the Apartment Design Guide).

#### 2. Authority of DCP supported

*"It is important [maximum storey numbers] apply to all developments before Council effective immediately. However, the community still has the right to know:*

- *How was the DCP drafted so incorrectly to allow this to happen in the first place?*
- *Who has taken responsibility or been made accountable for the gross exceedances which have already slipped through because of it?*

*Comment:*

Figure 1 shows that it was always envisaged that multiple buildings with steep topography would require part storeys. It is important to note that the approved developments have not breached the LEP height and floor space ratios, the DCP number of storeys and comply with the requirements for part storeys.

It is possible to have a development which complies with both the LEP and DCP height controls but has more than one part storey. In circumstances where the part storeys are a product of slope and topography, there is no planning basis for limiting the number or footprint of those part storeys when they do not result in a breach of the LEP controls and would not have any adverse impacts.

3. Unclear definition of part storey

The resolution seeks clarity on the definition of a “Part storey”.

*Comment:*

Council’s legal advice has provided suggested wording – this is provided in the ‘Other matters’ section of this report.

4. Protection of Deep soil objective

The addition to the Built Form Objective (3) “to minimise subterranean carpark protrusions” is also supported as these protrusions reduce the area available for deep soil, necessary for planting large trees in urban streets. Such protrusions may also destroy the root zones of large existing trees.

*Comment:*

The DCP already has controls related to basement protrusions and edge treatments. The purpose of these controls is to maximise the amount of deep soil within the Green Spine.

On the issue of deep soil for trees, the Design Review Panel also notes that based on the exhibited amendments:

*“Any reductions to courtyards and recesses at street level [as described as a potential consequence], may also affect the ability of a development to preserve existing mature tree planting and respond to other existing site specific conditions. These factors could similarly effect the north-south communal open spaces, resulting in more pronounced “canyon” effects to these spaces.”*

*B. Against the amendments*

1. Procedural fairness/justice

It is submitted that one applicant [in fact several] had a number of discussions with Council regarding the storey control, and even amended their DA in response to previous comments from Council.

One applicant notes that “significant time and resources” have been invested in preparing and amending their DA., and it is “clearly unjust to introduce a retrospective control which may then be used as a basis for refusing the DA.”

*Comment:*

Council’s legal advice concludes that under Section 3.43(4) of the EP&A Act, “*the statutory power to amend a development control plan does not carry with it any entitlement on the part of those who are adversely affected by the change to be compensated.*”

2. Against accepted planning practice

Council previously resolved to amend the savings provisions to apply the part storey controls retrospectively. This amendment means that St Leonards South development applications (DAs) which are already before Council for assessment and determination will be subject to a new control which was not contemplated at the time that some DAs were submitted, in one instance 8 months previously. *“This is contrary to why savings provisions are widely used in planning controls, and in effect, it undermines the integrity of the planning system, which is based on land owners having certainty as to planning controls”.*

*Comment:*

Council’s legal advice concludes that a potential savings clause for this amendment could be:

*1.6A. The provisions of this DCP as amended by Lane Cove Development Control Plan 2009 (Amendment No. 20) apply to development applications made both before and after Lane Cove Development Control Plan 2009 (Amendment No. 20) came into effect, despite any other provision of this DCP.”*

In determining a development application for St Leonards South, Council must consider the provisions of the LCDCP *as in force on 1 November 2020* when deciding whether the development exhibits design excellence under clause 7.6 of the LEP.

3. Orderly development Objective of EP&A Act

It is submitted that:

*“One of the key objectives of the Environmental Planning and Assessment Act 1979 (EP&A Act) is to promote the orderly development of land (see cl1.3). Changing the savings provision so that landowners cannot rely upon current controls to develop the land and are instead subject to any amendment to a planning control made at any time, clearly undermines the objects of the EP&A Act.”*

*Comment:*

See previous response.

4. No justifiable planning grounds

The submitter suggests that *“the steep slopes are the very reason why the part storey control should not be limited to one part-storey”*. In fact:

*“...any development which includes multiple part-storeys yet satisfies the maximum height and FSR standards would readily be able to satisfy the objectives of both the LEP and DCP. There are no grounds in which additional part-storeys (or storeys) result in direct additional environmental impacts that are not currently addressed by other statutory planning instruments.”*

*Comment:*

The Local Environmental Plan and Development Control “operate in conjunction” with each other. They do so in the manner in which any DCP operates to resolve the design detail of the more ‘broad-brush’ LEP control. The LEP sets up the broad envelope in which a building’s bulk and scale is permitted. Then the DCP offers guidance on the built form.

In the instance of part-storeys, the DCP gives effect to the aims and objectives of the LEP with respect to envisaged height and density (FSR and setbacks).

5. Prevailing authority of the LEP [height & FSR]

It is submitted that “*unlike DCP controls which are not binding, the height and FSR controls in the LEP are binding.*” Therefore,

*“it is possible to have a development which complies with both the LEP and DCP controls but has more than one part storey. In circumstances where the part storeys are a product of slope and topography, we cannot see any planning basis for limiting the number or footprint of those part storeys when they do not result in a breach of the LEP controls and would not have any adverse impacts.”*

*Comment:*

The existing part storeys provision within the DCP exists to provide opportunities and flexibility to allow for site specific architectural response associated with the site characteristics and topography constraints. Specifically, the existing part storey controls recognises sloping topography across the Precinct and allows for part storeys of basement or semi-basement resulting from excavation of steep slopes to not count as storeys. This is a common planning and design issue.

6. No Negative Environmental Impacts of current part storeys control

It is submitted that

*“... the current limit on the number of storeys set by the DCP generally fall short of the maximum building height achievable on the sites within the St Leonards South precinct. Limiting the number of the storeys when there is a maximum height and FSR set under an environmental planning instrument is both arbitrary and unnecessary.”*

*“The number of storeys, much less part-storeys, that can be included within this maximum height bears no real influence on the environmental impacts of a development. Whilst additional part storeys may result in additional density on a site, this density is limited by the maximum height and FSR. And other potential impacts (such as those pertaining to parking, solar access, privacy, amenity, etc) are dealt with by other controls throughout the LEP, DCP and relevant State Environmental Planning Policies.”*

*Comment:*

The maximum density as expressed by height and FSR is already set. And other potential impacts (such as those pertaining to parking, solar access, privacy and amenity) are mitigated by the DCP, the LEP and Apartment Design Guide.

As stated by the Design Review Panel:

***“The Panelists observe that based on the multiple DRP reviews completed within the Precinct over the past 2 years, the existing provision (which places no limit on the number of part storeys), has contributed positively to the objectives of the DCP and ADG, in respect to achieving high-quality public domain, articulated built form, active street walls and housing diversity.”***



7. Effect on Streetscape visual amenity of reduced number of part storeys

A Computer-generated graphic has been submitted showing the difference in streetscape activation between two and only one part storey (see Figures 2 & 3). On the east corner of Berry Road and the new road, for example, two part-floors are activated by residential frontage. Where only one part-floor is permitted, a blank, inhospitable ground floor remains.



Figure 2: Impact of controls – Potential building along new road with two part storeys



Figure 3: Impact of controls – Potential building along new road with one part storey

**Comment**

Figures 2 & 3 provide examples of the current controls functioning to address the protrusions created by the excavation of basement parking. This provides supporting evidence that Council should not restrict the number of part storeys.

The Design Review Panel raises extreme concern with this aspect as they note that “*the DCP amendment may have the effect of:*

- *Reducing the gross floor area (and resulting FSR) that can be achieved on some sites and/or;*
- *Cause developers and their design teams to seek alternative solutions to achieving the FSR permitted by the LEP, which may for example include the reduction of dwellings to street level and “filling” of space between buildings and within facade recesses; and*
- *Reducing the level of flexibility available to form high quality design solutions.”*

*“This may result in the introduction of blank street walls or louvred walls to car parking. Lower scale town-housing and apartments that conceal potentially unattractive car parking, have formed an important part of design proposals and DA’s within the Precinct. They contribute to higher quality street amenity for pedestrians in the form of street courtyards, recessed entrances, street gates and associated landscaping which reduce the apparent scale of the buildings at street level. Given the prevailing scale and character of 1 and 2 storey houses within the surrounding neighbourhoods, the use of townhouses and podiums within the Precinct contribute to a site’s integration with the context.”*

*“Any loss of ground level dwellings to streets and communal open spaces may reduce opportunities for social interaction between residents of the development and with the surrounding community.”*

#### 8. Anti-Transit Orientated Development

It is submitted that, “... such an amendment is contrary to the “TOD” development idea”

*Comment:*

The Transit-Oriented Development (TOD) principles that underpin the *St Leonards South Master Plan* include density principles such as:

- *“Incorporate higher density residential uses in TOD precinct[s] to increase vitality and provide more convenient access to services and transport;*
- *Locate development around nodes or corridors where infrastructure capacity exists, or can be created;*
- *Prioritise locations with high levels of transit service frequency; and*
- *Ensure TOD occurs at a scale that is appropriate for the location.”*

#### 9. Negative impact on dwelling yield

It is submitted that:

*“If further constraints are put, [then] the number of units will fall below the gazetted number....where is the council going to put these lost units? is it going to be put as medium density housing in the low-rise areas? Wouldn’t that be further away than the train, Metro and bus interchange?”*



*Comment:*

Council's housing targets and locations for additional residential development are addressed in the Local Housing Strategy. The Design Review Panel makes the following observation:

*"The proposed DCP amendment may have the effect of reducing the GFA and FSR that can be achieved on a typical site. This may lead to a reduced capacity to meet Lane Cove Council's overall housing targets. Developers may also argue that the infrastructure requirements contained on some Areas, such as childcare and community centres, should be removed as they were contingent upon the developers ability to meet the prescribed FSR and only necessary for such higher densities. However a more likely outcome will be that developers and design teams seek alternative solutions for maximising the permitted gross floor area. This may lead to negative impacts on building massing, amenity and landscape quality."*

**Other matters**

*E-W pedestrian link setback control*

Reference is made to previous Council resolutions in relation to the 6 metre setback to the east-west pedestrian link (i.e. 'the blue line'). Council's legal advice has provided recommended wording to strengthen this control.

Please note this cannot form part of the part storeys DCP amendment. Legal advice confirms that this separate amendment cannot be undertaken as an administrative matter nor can it be done as part of the part storey amendment.

Despite the above, the advice states that in order to make it clear that any building is to be setback a minimum of 6m from the edge of the 15m east-west pathway, the provisions relating to "Buildings Setback F" should be changed to read as follows;

*"6m at level 1 to level 4 and 9m at level 5 and above" and the words "To pathway reservation as shown in Figure 5(b) for Areas 5, 6, 7, 8, 14, 15, 16 and 17" should be added in the Notes/Location column.*

*Design Review Panel*

After review of these draft amendments, Council's Design Review Panel (**AT-5**) did not support the amendments in brief as follows;

- It could lead to a number of unintended consequences including *"a reduction to the number of building storeys that can be achieved within development sites, thereby placing pressure on developers and design teams to achieve the permitted GFA and FSR in other ways."*
- This may result in a changed approach to building designs, including reductions to the use of townhouses and other desirable housing typologies, which contribute to high quality public domain and sustainable and energy efficient dwellings. Other impacts may include an increase to building sizes and loss of desirable building articulation, all of which are essential to creating a high-quality urban environment and to meeting the requirements of the ADG for high levels of solar access, cross ventilation and daylighting."
- *"... it is unlikely that this amendment would lead to reduced building heights given the controls within the LEP relate to height and not storey numbers".* In many cases the permitted FSR and density may be achieved anyway, however with a reduced level of design quality, which forms the principle terms of reference for this Panel.

In addressing the impacts in more detail, *“a number of negative outcomes on built form and scale may result, including:*

- *More massive podiums with blank walls,*
- *Taller podium/street buildings, given the DCP control is in levels/storeys not metres,*
- *The filling of street courtyards and facade recesses with floor area in order to increase GFA. This would be contrary to the objectives of the ADG, which seek to maximise building articulation,*
- *The adjoining of adjacent buildings in the case of development sites that include multiple Areas. This could result in much longer buildings with negative impacts on building massing and scale and pedestrian amenity,*
- *The exposing of ground level and part basement parking to the street and*
- *The possible raising of ground levels adjacent to streets and communal open spaces with cut and fill, in order to raise the measurement datum of the first storey. This could have a similar effect of reducing ground level amenity.*

Other outcomes *“may include the introduction of 2 -level mezzanine style apartments to the upper levels, which may be argued as constituting only one storey as defined by the NCC. In this situation there may be no reduction to the building massing or overall yield and FSR achieved.”*

In the opinion of the Design Review Panel, ***“the DRP does therefore not support the proposed amendment to the St Leonard South DCP.”***

#### Legal Advice

The relevant advice recommends amending the current control to the following:

*“A part storey will not count as a storey”.*

In order to clarify the definition, it is recommended that the term part storey be expressed in the DCP Dictionary as follows:

***“part storey*** means a storey where the floor level is partly more than 1 metre below ground level (existing) and where the space within the storey is predominantly used as non-habitable space (such as for car parking, vehicular access, plant rooms, mechanical services, loading areas, waste storage or the like) that is ancillary to the main purpose for which the building is used”.

However, the word ‘predominantly’ is open to interpretation. As such it is recommended to replace the word ‘predominantly’ with 50%. The new definition would then read:

***“part storey*** means a storey where the floor level is partly more than 1 metre below ground level (existing) and where 50% of the space within the storey is used as non-habitable space (such as for car parking, vehicular access, plant rooms, mechanical services, loading areas, waste storage or the like) that is ancillary to the main purpose for which the building is used.”

In relation to the potential savings clause for this amendment, the legal advice recommends the following:

*1.6A. The provisions of this DCP as amended by Lane Cove Development Control Plan 2009 (Amendment No. 20) apply to development applications made both before and after*

**Ordinary Council Meeting 18 August 2022**  
**DCP AMENDMENT NO 20 - PART STOREYS - POST-EXHIBITION REPORT**

*Lane Cove Development Control Plan 2009 (Amendment No. 20) came into effect, despite any other provision of this DCP."*

In determining a development application for St Leonards South, Council must consider the provisions of the LCDCP *as in force on 1 November 2020* when deciding whether the development exhibits design excellence under clause 7.6 of the LEP.

Nevertheless, under section 4.15(1)(a)(iii) of the EP&A Act, when determining a development application it is a requirement to consider the provisions of any development control plan that is *in force as at the date of determination* of the development application, subject to the operation of any savings provision that may be contained in that version of the development control plan.

### **Conclusion**

After considering the public submissions, advice from the Design Review Panel, and legal advice it is recommended that the following:

- a. Proceed with the amended definitions;
- b. Not proceed to limit the maximum number of part storeys to one; and
- c. Proceed with the suggested savings provisions.

### **RECOMMENDATION**

That Council:

1. proceed with the proposed DCP Amendment No 20 in relation to Part Storeys with the following amendments:-
  - a. replace the existing control with "A *part storey will not count as a storey*",
  - b. Add the following definition to the Dictionary section of the DCP –

*"**part storey** means a storey where the floor level is partly more than 1 metre below ground level (existing) and where 50% of the space within the storey is used as non-habitable space (such as for car parking, vehicular access, plant rooms, mechanical services, loading areas, waste storage or the like) that is ancillary to the main purpose for which the building is used."*
  - c. Include a new Section A.1.6A as follows;

*The provisions of this DCP as amended by Lane Cove Development Control Plan 2009 (Amendment No. 20) apply to development applications made both before and after Lane Cove Development Control Plan 2009 (Amendment No. 20) came into effect, despite any other provision of this DCP."*
2. Not proceed to limit the maximum number of part storeys allowed.
3. Prepare a draft Development Control Plan amendment to address the E-W pedestrian link setbacks as follows, the provisions relating to Building setback F should be changed as follows:-
  1.
    - a. to read "6m at level 1 to level 4 and 9m at level 5 and above"; and
    - b. to add "To pathway reservation as shown in Figure 5(b) for Areas 5, 6, 7, 8, 14, 15, 16 and 17" to the Notes/Location column.

<p style="text-align: center;"><b>Ordinary Council Meeting 18 August 2022</b> <b>DCP AMENDMENT NO 20 - PART STOREYS - POST-EXHIBITION REPORT</b></p>
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Mark Brisby  
**Executive Manager**  
**Environmental Services Division**

**ATTACHMENTS:**

<b>AT-1</b>	<a href="#">View</a>	Exhibited Amendment No. 20 to Lane Cove DCP	2 Pages	Available Electronically
<b>AT-2</b>	<a href="#">View</a>	Report to Council meeting, 23 June 2022	4 Pages	Available Electronically
<b>AT-3</b>	<a href="#">View</a>	Minutes to Council meeting, 23 June 2022	1 Page	Available Electronically
<b>AT-4</b>	<a href="#">View</a>	Environmental Planning & Assessment Regulations - Section 15	1 Page	Available Electronically
<b>AT-5</b>	<a href="#">View</a>	NSROC Design Review Panel Advice - DCP Part Storey amendment	6 Pages	Available Electronically

**Subject:** Community Consultation Review  
**Record No:** SU80 - 44989/22  
**Division:** Corporate Services Division  
**Author(s):** Steven Kludass

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## **Executive Summary**

This report summarises feedback received from local residents and council officials in relation to Council's current community engagement practices and identifies opportunities to improve same. It is recommended Council develop a Draft Action Plan, which will be referred to the Digital Transformation Reference Group for input and comment and a Councillor Workshop be held prior to the formalisation of a Final Action Plan, no later than November 2022.

## **Background**

A Notice of Motion passed by Council at its Ordinary Council Meeting of 21 February 2022 contained the following resolution (in part):

*"That Council engage an external consultant to host an interactive combined community and council workshop in the month of April to seek input from local community groups and residents about new inclusive strategies to engage with the public within the framework of the Community Participation Plan and Community Engagement Policy."*

Councillors will recall a facilitated workshop session with an external consultant, Margaret Harvie (Plancom) at the Corporate Planning Weekend, held April 1-3, 2022. This workshop session involved a series of activities aimed at familiarising Councillors with commonly used community consultation methods and techniques and an introduction to the International Association for Public Participation (IAP2) framework, a universally applied framework for community consultation that is used widely amongst local government practitioners.

Following this facilitated workshop session, an invitation was sent to Lane Cove residents to attend a Community Consultation Workshop Session on Monday 16 May 2022 (evening). Of the 27 residents who registered, 20 participated in the workshop session. Again, this workshop session was facilitated by Margaret Harvie (Plancom) who engaged participants in a range of activities, culminating in the exploration of new and improved community consultation strategies and actions that Council could pursue going forward.

A summary of the feedback received during the community consultation workshop session is attached to this report as **AT-1**.

A short presentation outlining the feedback from participants, together with a list of potential ways in which Council could improve its current community consultation practices was presented to Council at a Councillor Workshop on 14 June 2022.

Subsequent to this Councillor Workshop, the Executive Manager – Corporate Services has held discussions with individual councillors to better understand their views and expectations.

## **Discussion**

Council has an adopted Community Engagement Policy (2017) that outlines the following:

- Council's commitment to community engagement;

- Guiding principles, including council's statement of intent;
- When Council engages;
- Stakeholders and target audiences;
- Levels of engagement (IAP2 framework), and
- Methods of engagement.

The Community Engagement Policy is comparable with other local government councils in NSW insofar as it contains appropriate statements of intent and contemporary methods of engagement. The Policy is supplemented by a Community Consultation Matrix which has been developed as a practical interpretation of how to apply the Policy. Aside from a few minor administrative changes to both documents, the Policy and Matrix serve Council well in terms of its community engagement intent.

A copy of the Community Engagement Policy and Community Consultation Matrix is appended to this report as **AT-2** and **AT-3**.

The general feedback received from both local residents and a number of councillors appears to indicate an ad-hoc execution of the Policy and/or that Council's current community engagement practices do not meet current community expectations. This sentiment has been broadly echoed by other local residents in a recent Community Strategic Plan survey when the following question was posed to 400 randomly selected local residents

*Question:*

How satisfied are you with the level of consultation and engagement Council currently has with the community?

*Response:*

Very Satisfied:	8%
Satisfied:	35%
Somewhat Satisfied:	36%
Not very Satisfied:	17%
Not at all Satisfied:	4%

While the results indicate 79% of those surveyed are at least somewhat satisfied, the range of results indicate there is room for improvement.

Feedback received

With respect to Council's current community consultation and engagement practices, feedback received from local residents who participated in the community consultation workshop session can be broadly summarised as follows:

- Perceived general lack of communication – active listening, acknowledge input and explain the process
- Limited modes of engagement – less reliance on surveys and explore new modes of engagement
- Surveys – the style of questions does not always illicit genuine opinion
- Feedback – there is a perception that feedback is not genuinely considered and accommodated in decision making
- Timeframes – allow reasonable timeframes for the community to consider, research and respond to matters
- Resources and Expertise – the availability of staff and councillors and the need for requisite expertise amongst staff and councillors in community engagement

- Representation – there appears to be a lack of demographic representation in feedback, particularly amongst the younger generation
- Consistency – the ad-hoc execution of the Community Engagement Policy & Community Consultation Matrix

#### Areas where we can improve

The following suggestions were offered with respect to improving council's current community engagement practices:

- Create more opportunities to meet and discuss issues in person
- Create better access to information and broaden the dissemination of information amongst the public
- Develop fit for purpose information and use simple language (less technical jargon)
- Outline the process by which decisions will be made
- Loop back with individual responses to matters raised
- Create opportunities for the community to be involved earlier on in the consultation process
- Explain why decisions are made so the community better understands the rationale
- Where practicable, allow reasonable timeframes for the community to consider, research and respond
- Make better use of technology to engage the community (community engagement applications)
- Improve the website layout and maintain the currency of information contained within it
- Consider the introduction of Podcasts, or similar
- Use electronic notice boards and The Canopy TV as a vehicle to alert the public on important issues, including the broadcasting of 'have your say'
- Introduce methodologies, tools and techniques to engage the younger demographic and/or those members of the community that may be time poor
- Invest in staff and councillor professional development (community engagement strategies)
- Invest in more staff to execute council's commitment as per the adopted community engagement policy

#### Insights from Councillors

A number of Councillors provided their own insights into Council's current community engagement practices and offered suggested ways in which council might be able to improve its current engagement practices. Commonly suggested improvements (themes) included:

- Consider providing professional development opportunities for both staff and councillors, particularly in regard to the International Association for Public Participation (IAP2) framework, including the strategies, tools and techniques used to inform, consult, involve, collaborate and empower the community during community engagement opportunities;
- Consider the creation of a dedicated community engagement officer who oversees all community engagement 'events', provides specialist advice on all matters community engagement, analyses community feedback and prepares comprehensive consultation reports for Council's consideration; and
- Expand our range of consultation methods and techniques, including improvements to Council's website and its content, and investigations into other social media platforms and community engagement software to elicit input and feedback from a wider cross section of our community.

### Moving Forward

The insights from members of the community and councillors have significant merit and can be used to form the basis for developing a draft action plan that articulates our proposed implementation approach and advances Council's current community engagement practices.

In addition to the suggestions identified in this report, there are a number of other actions that can be considered, including the use of QR Codes in council correspondence so members of the community can track progress of matters via Council's website, encouraging members of the community to register their interest in matters so Council can send updates and notifications (including timelines for decision making) and improve the disclosures in Council Minutes (ie the basis for decision making).

It is anticipated the draft action plan will include objectives and actions that revolve around building capacity (resources, training and culture), demonstrating accountability and transparency, and committing to a journey of continuous improvement.

In drafting the action plan, it is recommended that the Digital Transformation Reference Group be consulted given the important role the proposed new website (and technology, generally) will play in enabling improved community engagement outcomes.

### **Conclusion**

The Community Consultation Review has involved a series of engagement sessions with members of the community, a number of councillors and several members of staff over the past 3-4 months. This report outlines a number of opportunities that exist in advancing council's current community engagement practices.

### **RECOMMENDATION**

That Council:-

1. Receive and note the Community Consultation Review report;
2. Develop a Draft Action Plan, consistent with the contents of this report, for referral to the Digital Transformation Reference Group for input and comment; and
3. Receive a Draft Action Plan for Councillor consideration at a Councillor Workshop, prior to the formalisation of a Final Action Plan no later than November 2022.

Steven Kludass  
**Executive Manager - Corporate Services**  
**Corporate Services Division**

### **ATTACHMENTS:**

<b>AT-1</b>	<a href="#">View</a>	Community Consultation Workshop Session Notes	7 Pages	Available Electronically
<b>AT-2</b>	<a href="#">View</a>	Community Engagement Policy	9 Pages	Available Electronically
<b>AT-3</b>	<a href="#">View</a>	Community Consultation Matrix	1 Page	Available Electronically



**Ordinary Council Meeting 18 August 2022  
TRAFFIC COMMITTEE - JULY 2022**

**Subject:** Traffic Committee - July 2022  
**Record No:** SU1326 - 44455/22  
**Division:** Open Space and Urban Services Division  
**Author(s):** Dennis Anthonysamy

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### **Executive Summary**

The Lane Cove Traffic Committee has met and has submitted recommendations for Council's consideration. It is recommended that the recommendations of the Committee be adopted.

Three items from the May 2022 Traffic Committee were deferred to a Councillor Workshop at the June 2022 Council Meeting. The items were presented at the August 2022 Workshop and are now ready for Council's deliberation.

### **Background**

The Lane Cove Traffic Committee is a requirement of Transport for NSW and is primarily a technical review committee, which provides advice to the Council on matters referred to it by Council. These matters must be related to prescribed traffic control devices and traffic control facilities for which Council has delegated authority. The Committee makes has no decision-making powers, it makes recommendations for the Council to consider, but the Council is not bound by the advice.

At the June 2022 Council meeting the May 2022 Traffic Committee report was presented to Council for adoption. Council resolved to deferred items Y8, Y11 and G1 to a Councillor Workshop.

### **Discussion**

The Lane Cove Traffic Committee Meeting was held on Tuesday, 19 July 2022. The Agenda is included as **AT-1**. The Traffic Committee recommendations are shown in the Minutes of the Meeting, included as **AT-2**.

The three items were discussed at the August Councillor Workshop, are now ready for Council's deliberation and are included as **AT-3**.

### **RECOMMENDATION**

That Council adopt the recommendations of the Lane Cove Traffic Committee Meeting held on Tuesday, 19 July 2022.

Martin Terescenko

**Executive Manager - Open Space and Urban Services  
Open Space and Urban Services Division**

### **ATTACHMENTS:**

<b>AT-1</b> <a href="#">View</a>	Agenda - Traffic Committee - July 2022	18 Pages	Available Electronically
<b>AT-2</b> <a href="#">View</a>	Minutes - Traffic Committee - July 2022	11 Pages	Available Electronically
<b>AT-3</b> <a href="#">View</a>	Deferred Items - Traffic Committee - May 2022	7 Pages	Available Electronically

**Ordinary Council Meeting 18 August 2022**  
**REPRESENTATIVE NOMINATIONS FOR THE COMMUNITY DOG AND SPORTING CLUB**  
**ADVISORY COMMITTEES, AND THE DIGITAL TRANSFORMATION REFERENCE GROUP**

**Subject:** Representative Nominations for the Community Dog and Sporting Club Advisory Committees, and the Digital Transformation Reference Group

**Record No:** SU7169 - 40182/22

**Division:** Corporate Services Division

**Author(s):** Emma McLennan

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## **Executive Summary**

Following the establishment of the Community Dog Advisory Committee, the Sporting Club Advisory Committee and the Digital Transformation Reference Group, Council called for members of the community to nominate for Community Representative positions on these Committees. All nominations received were presented to the Council Selection Committee for consideration. This report outlines the recommendations of the Council Selection Committee and recommends that Council endorse the recommendations for appointment of community members for Council's Advisory Committees.

## **Background**

### Community Dog Advisory Committee

At the Ordinary Council meeting on Monday, 18 October 2021, Council resolved to establish a Community Dog Advisory Committee to act as a central point of communication between Council and community stakeholder representatives, as users of open space for dogs in the Lane Cove LGA. On Tuesday, 29 March 2022, Council hosted a Community Workshop to give members of the community an opportunity to determine how the Advisory Committee will operate which would then inform the role, functions and objectives of the Committee for the development of the Charter. At the Ordinary Council meeting on Thursday, 19 May 2022, Council adopted the Charter and appointed Councillors Bryla and Southwood as the Councillor Representative on the Committee. At this meeting it was also resolved to call for expressions of interest for community representatives on the Community Dog Advisory Committee.

### Sporting Club Advisory Committee

At the Ordinary Council meeting on 21 February 2022, Council resolved to establish a Sporting Club Advisory Committee to advise on issues around sporting clubs and the demand for sporting facilities within the Lane Cove LGA. At the Ordinary Council meeting on 19 May 2022, Council adopted the Sporting Club Advisory Committee Charter and appointed Councillor Bennison as the Councillor Representative on the Committee. At this meeting it was also resolved to call for expressions of interest for community representatives on the Sporting Club Advisory Committee.

### Digital Transformation Reference Group

In February 2022 Council resolved to form "a temporary Digital Transformation Working Group to support the development of Council's digital communications which should include digital experts (service design and/or user experience design experts, digital content strategists, web developers, product managers, for example) and representatives of the general community as determined by the Mayor and General Manager, to provide input into the scope of the project". Also forming part of the same resolution were improvements to Council's website. In line with this resolution, it is intended that this Reference Group assists in identifying how the new website integrates with

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Council's other communication channels to make it easier for residents to engage and seek information from our Council.

At the June Council meeting it was resolved to seek community representative nominations for this committee to initiate the formation of this group in line with the 2022/23 delivery program. This report also recommends Council to appoint a Councillor representative to sit on the Digital Transformation Reference Group.

## **Discussion**

The Council Selection Committee met on 08 August 2022 and considered all applications received during the nomination periods.

### Community Dog Advisory Committee

The nomination period for the Community Dog Advisory Committee ran from Monday 06 June 2022 to Monday 18 June 2022 and during this period Council received 16 nominations for Community Representatives on the Committee. The call for nominations was advertised via Council's website, an e-newsletter, video updates to Council's social media and an email directly to the community members who had registered their interest in the committee.

The Committee's Charter allows for up to:-

- Five (5) community representatives, being:-
  - i. Three (3) dog owners from within the Lane Cove LGA local government area, including one from each Council ward;
  - ii. One (1) local dog owner from the local dog services industry (i.e. dog walking, dog training); and
  - iii. One (1) local dog owner from the veterinary profession.
- One (1) representative from a sporting club from the LCC area who is a dog owner;
- One (1) member from the Bushland Management Advisory Committee (appointed by the Bushland Management Advisory Committee);
- One (1) member from the Sporting Club Advisory Committee (appointed by the Sporting Club Advisory Committee); and
- One (1) non-dog owner.

Following a review of each applicant's skills, experience and interests, the Council Selection Committee recommend the following nominees be appointed to the Community Dog Advisory Committee:

- Vanessa Walker as the local dog owner from the veterinary profession;
- Alan King as the representative from a local sporting club from the LCC area who is a dog owner;
- Gina Collins as the local dog owner from the local dog services industry;
- Daniel Strassberg as the dog owner from Central Ward;
- Lucy Macaulay as the dog owner from East Ward;
- Debra Anderson as the dog owner from West Ward; and
- Roslynne Hunt as the non-dog owner.

### Sporting Club Advisory Committee

The nomination period for the Sporting Club Advisory Committee ran from Monday 06 June 2022 to Monday 18 June 2022 and during this period Council received 18 nominations for Community Representatives on the Committee. Council notified all sporting clubs that hire Council sports fields

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that the Sporting Club Advisory Committee was being developed and that they should nominate if they are interested in being a committee member. The call for nominations was also placed on Council's website and included in video updates on Council's social media.

The Committee's Charter allows for:-

- One (1) representative from each sporting club using the LCC sporting facilities; and
- One (1) member from each School who use Council's sporting facilities.

Following a review of each applicant's skills, experience and interests, the Council Selection Committee recommend the following nominees be appointed to the Sporting Club Advisory Committee:

- Amanda Burian – St Michaels Netball Club
- Peter Luke – Lane Cove Football Club
- Lara Wehby – Lane Cove Public School
- Scott Martin – Lane Cove Rangers
- Karmen Karamanian – Lane Cove Netball
- Jonathan Hughes – St Michaels FC
- Jenni Priestly – St Michaels Basketball
- Adam Cloughton – Northern Suburbs Football Association
- Matthew Smith – Norths Cricket
- Scott Hinton – North Shore Junior Cricket
- Graeme Priddy – Lane Cove Senior Rugby Union
- Sally Tremlett – Lane Cove Junior Rugby Union
- Mark Quealey – Lane Cove Tigers
- Brendan Hood – Lane Cove Cricket Club
- Daniel Hynes – Lane Cove Cats

#### Digital Transformation Reference Group

The nomination period for the Digital Transformation Reference Group ran from Wednesday 29 June 2022 to Wednesday 27 June 2022 and during this period Council received 5 nominations for Community Representatives on the Committee.

The community membership for the Digital Transformation Reference Group previously included:

- Three general community representatives, ideally including one who may not engage regularly with Council's services;
- A User/Customer Experience (UX) expert;
- Two digital experts which could be from areas such as content strategy development, community engagement; and
- An expert in the area of digital transformation, ideally in a government setting.

Given that expressions of interest were only received from community representatives who are digital experts, it is recommended that an adjustment be made to the Terms of Reference to reflect the new make up of the group.

As per **AT-1** the community membership for the Digital Transformation Reference Group would now include up to six representatives across the following areas:

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- General community representatives, ideally including one who may not engage regularly with Council's services;
- A User/Customer Experience (UX) expert;
- Digital experts which could be from areas such as content strategy, development, community engagement; and
- An expert in the area of digital transformation, ideally in a government setting.

Following a review of each applicants skills, experience and interests, the Council Selection Committee recommend the following nominees be appointed to the Digital Transformation Reference Group:-

- Greg Spencer - An expert in the area of digital transformation, ideally in a government setting
- Dion Weston - General community representative; Digital expert from areas such as content strategy, development, community engagement
- Glen Burns - Digital expert from areas such as content strategy, development, community engagement; An expert in the area of digital transformation, ideally in a government setting
- Leisa Wahlin - Digital expert from areas such as content strategy, development, community engagement
- Madeleine Huston - Digital expert from areas such as content strategy, development, community engagement; An expert in the area of digital transformation, ideally in a government setting

This leaves the opportunity for a User/Customer Experience expert or to engage with someone who does not regularly use Council's services.

## **RECOMMENDATION**

That:-

1. Council endorse the following nominations for Council's Advisory Committees:-

a. Community Dog Advisory Committee:

- Vanessa Walker as the local dog owner from the veterinary profession
- Alan King as the representative from a local sporting club from the LCC area who is a dog owner
- Gina Collins as the local dog owner from the local dog services industry
- Daniel Strassberg as the dog owner from Central Ward
- Lucy Macaulay as the dog owner from East Ward
- Debra Anderson as the dog owner from West Ward
- Roslynne Hunt as the non-dog owner

b. Sporting Club Advisory Committee:

- Amanda Burian – St Michaels Netball Club
- Peter Luke – Lane Cove Football Club
- Lara Wehby – Lane Cove Public School
- Scott Martin – Lane Cove Rangers
- Karmen Karamanian – Lane Cove Netball
- Jonathan Hughes – St Michaels FC
- Jenni Priestly – St Michaels Basketball
- Adam Cloughton – Northern Suburbs Football Association

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- Matthew Smith – Norths Cricket
- Scott Hinton – North Shore Junior Cricket
- Graeme Priddy – Lane Cove Senior Rugby Union
- Sally Tremlett – Lane Cove Junior Rugby Union
- Mark Quealey – Lane Cove Tigers
- Brendan Hood – Lane Cove Cricket Club
- Daniel Hynes – Lane Cove Cats

c. Digital Transformation Reference Group:

- Greg Spencer - An expert in the area of digital transformation, ideally in a government setting;
- Dion Weston - General community representative; Digital expert from areas such as content strategy, development, community engagement;
- Glen Burns - Digital expert from areas such as content strategy, development, community engagement; An expert in the area of digital transformation, ideally in a government setting;
- Leisa Wahlin - Digital expert from areas such as content strategy, development, community engagement; and
- Madeleine Huston - Digital expert from areas such as content strategy, development, community engagement; An expert in the area of digital transformation, ideally in a government setting.

2. Adopt the revised Terms of Reference for the Digital Transformation Reference Group (**AT-1**);
3. Appoint a Councillor Representative on the Digital Transformation Reference Group; and
4. All nominees be advised of Council's decision.

Steven Kludass  
**Executive Manager - Corporate Services**  
**Corporate Services Division**

**ATTACHMENTS:**

**AT-1** [View](#) Terms of Reference Digital Transformation Reference Group

Available  
Electronically

**Subject:** Fourth Quarter Review - Delivery Program and Operational Plan 2021 - 22  
**Record No:** SU238 - 39060/22  
**Division:** Corporate Services Division  
**Author(s):** Stephen Golding

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## **Executive Summary**

This report reviews the quarterly progress between April and June 2022 towards the goals and strategies adopted by Council in the 2021-22 Delivery Program and Operational Plan. It is recommended that the report be received and noted.

## **Background**

The 2021-22 Delivery Program and Operational Plan was endorsed by Council on 21 June 2021.

The quarterly review of the 2021-22 Operational Plan assists Council to measure performance in meeting the key areas of focus in Council's Delivery Program.

The achievements in the financial year and during the Council term are reported against the aspirations of the community contained in the goals and objectives of the Community Strategic Plan, "Liveable Lane Cove: 2035".

## **Discussion**

The Fourth Quarter Review of the 2021–2022 Delivery Program and Operational Plan is attached at **AT-1**.

A number of planned community events were held during this quarter including:

- The largest ANZAC Day event held at its new venue in The Canopy with 1,000 people joining the service hosted by Lane Cove RSL Sub Branch and Lane Cove Council;
- A signature music event featuring Christine Anu at The Canopy resulting in more than \$3,000 raised for flood-affected communities in NSW;
- The official opening of Friedlander Place in St Leonards. Named after Council's longest serving Alderman, Syd Friedlander, the opening included representatives from Syd's family as well as Felicity Wilson MP, builders and Lane Cove Councillors;
- The Annual Lane Cove Citizenship Awards which were presented to 21 recipients during National Volunteer Week with a further 5 recipients recognised with Neighbour Day Awards. The 25th Anniversary of Lane Cove's Children's Voices for Reconciliation event was held in Lane Cove Plaza came to celebrate Aboriginal and Torres Strait Island culture in recognition of National Reconciliation Week. This year's performances were inspired by the Reconciliation Week theme 'Be Brave. Make Change.'. Participants were treated to an extra special celebration in acknowledgement of the 25th anniversary, including dance, songman and didgeridoo performances and a small anniversary ribbon pin;
- In addition to the Children's Voices for Reconciliation event, the popular Animals of the Dreaming event returned to the Plaza as part of the regional Gai-mariagal Festival; and. More than 250 people enjoyed a wonderful morning experience thanks to Col Hardy and the Taronga ZooMobile.



Other highlights included:

- Council was a winner of the Environmental Leadership Awards at the 2022 NSW Local Government Excellence Awards. Council has been leading by example by expanding its tree canopy, developing an Urban Forest Strategy, agreeing to switch to 100% renewable energy and saving more than 80% on streetlight power.
- Council was successful in applying for the social cohesion grant from the Department of Premier and Cabinet to implement a Community-led resilience program (with Australian Red Cross) for 3 apartment buildings in Lane Cove. The grant was a partnership among Lane Cove Council, Willoughby City Council and the Australian Red Cross where councils will engage with local residents and empower them to connect with neighbours, foster sense of community, and build resilience within medium to high density apartment communities.
- The installation of a Gross Pollutant Trap at Miramont Avenue.
- The installation of swings at Central Park.
- Central Avenue median island, footpath and dish drain.
- Road works at Orion Road, Sirius Road, Sam Johnson Way, Mars Road, Oxley Street and Nicholson Street.
- A Shared User Path at Tambourine Bay Road.
- A new footpath at Sirius Road.
- More than 700 local residents helped shape Council's suite of integrated planning and reporting documents which were adopted by Council in June 2022.
- Council inducted more than 50 local community representatives to join eight (8) Advisory Committees during the quarter.

## **RECOMMENDATION**

That Council receive and note the Fourth Quarter Review of the 2021-2022 Delivery Program and Operational Plan.

Steven Kludass  
**Executive Manager - Corporate Services**  
**Corporate Services Division**

## **ATTACHMENTS:**

<b>AT-1</b> <a href="#">View</a>	4th Quarter Delivery Program and Operational Plan - Quarterly Review - 2021 - 2022	173 Pages	Available Electronically
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**Ordinary Council Meeting 18 August 2022**  
**ANNUAL FINANCIAL STATEMENTS FOR 2021/22 - REFERRAL FOR AUDIT**

**Subject:** Annual Financial Statements for 2021/22 - Referral for Audit  
**Record No:** SU740 - 42870/22  
**Division:** Corporate Services Division  
**Author(s):** Steven Kludass

### **Executive Summary**

Council is required to prepare Financial Statements and have them referred to audit as soon as practicable after 30 June each financial year. This report is seeking the release of Council's draft 2021/22 Financial Statements for external audit purposes. The audit is due to be completed by early October 2022.

It is proposed that at its meeting on 20 October 2022, Council will resolve to sign the audited 2021/22 Financial Statements prior to placing them on public exhibition. A presentation of Council's audited Financial Statements and Auditor's Report will be arranged for the November Council Meeting.

The signed Financial Statements will be forwarded to the Office of Local Government on or before the deadline date of 31 October 2022, and a further report attaching any public submissions will be tabled at the November Council meeting.

### **Discussion**

The Auditor-General (Audit Office) is responsible for ensuring the audit is performed in accordance with Australian Auditing Standards and the Local Government Act, 1993.

The Auditor-General has engaged Grant Thornton to provide audit and/or assurance services on this engagement. However, the Auditor-General remains responsible for the audits, their performance and for issuing the Independent Auditor's Reports. The level of Audit Office involvement will vary depending on the size, nature, complexity and risk of the audit.

The following timeline is proposed to ensure that Council fulfils its legislative requirements in accordance with the Local Government Act and as agreed with the Audit Office:-

<b>Action</b>	<b>Date</b>
Council resolves to refer the 2021/22 financial accounts to external audit (Council Meeting)	18 August
External audit is conducted by the Audit Office (via Grant Thornton)	5 September to 5 October
Draft 2021/22 Financial Statements presented to the Internal Audit Committee for its review	Early October
Externally audited 2021/22 financial statements are presented to Council for sign-off and released for public exhibition (Council Meeting)	20 October
Submit externally audited 2021/22 Financial Statements and Audit Reports to the Office of Local Government	On or before 31 October
Report to Council relating to the tabling of any public submissions received (Council Meeting) and External Auditors presentation to Council	24 November

**RECOMMENDATION**

That Council refers its 2021/22 financial accounts to external auditors for audit purposes, pursuant to section 413 of the Local Government Act 1993.

Steven Kludass

**Executive Manager - Corporate Services**  
**Corporate Services Division**

**ATTACHMENTS:**

There are no supporting documents for this report.

**Subject:** Council Events Success  
**Record No:** SU5510 - 43195/22  
**Division:** Human Services Division  
**Author(s):** Corinne Hitchenson

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### **Executive Summary**

Since 2015 Council staff have been keeping records of annual event attendance and associated trends to help identify areas of improvement from year to year.

While COVID-19 has presented many challenges over the past two years, staff have been able to adapt event offerings to deliver a record number of events in the year 2021/22.

The community has been given the opportunity to enjoy more than 400 events over the past year, 100 more than average.

This has resulted in more than 48,000 participants which is 10,000 more than the previous year and 15,000 more than when our records first began. This has also been achieved without the larger signature events such as Sustainability Lane at the Rotary Fair, Food and Wine by the River and the Lighting of the Christmas Tree event.

### **Background**

Prior to the COVID-19 pandemic, Council staff had been successful in increasing collaboration on events while growing the overall attendance rates, including introducing larger scale events. This meant that on average there were around 300 events per year with an average of 44,000 participants across the six previous years.

The pandemic has meant that many previously successful formats such as larger scale activations within the village have been impacted by the need for social distancing while staff have also reported significant drop-off rates for ticketed events where pre-registration has been required due to COVID-Safe measures. The increased wet weather has also reduced some outdoor event delivery.

The ability of staff to respond to changing conditions and reconsider the format of their regular events has been reflected in the results over the past 12 months with the most events delivered since our records began. It was also an above average year for attendees with 48,000 participants (compared to 38,000 the year prior) despite the largest events not running due to ongoing COVID-19 impacts.

### **Discussion**

In 2021/22 some areas of Council retained the online format of events that they trialed during the first year of the pandemic, such as in areas of special interest or where participants are time-poor. For example, online workshops to help parents guide learner drivers have quadrupled in attendance while Bushcare workshops on Urban Birds and the Secret Life of Echidnas had 95 and 150 online participants respectively.

Lane Cove Library has been delivering a hybrid of events, for example offering online author talks in partnership with other organisations while also returning to a successful series of Meet the Author talks in person. Also using a partnership model, the sustainability team delivered popular online events with other councils including Electrify Everything and Waste Not with Alexx Stuart

with these two events attracting over 600 people. The most popular locally delivered activity was the EV Showcase at The Canopy in June which gave 300+ residents the opportunity to explore a range of vehicle options.

Other activities have pivoted to be supported by digital content, particularly at the beginning of the 2021/22 financial year when there was an additional lockdown. This resulted in additional online workshops and videos published on social media for on-demand viewing.

While 25% of events now take place online, some other events have had reduced success in an online format including Small Business Breakfasts, networking and some cultural events. Activities such as Get that Job! and Men's Cooking Classes are also best suited to in-person delivery and have successfully returned this year.

Council is conscious that the focus of a number of our larger scale events centres on activation and broader participation. The change to health orders in Spring 2021 meant that by Christmas/New Year we could more confidently consider returning to public-facing events in outdoor environments. This resulted in an increase in volume of events with more than 2,000 free tickets being allocated for Bluey's Christmas Concert, 17 additional outdoor events across the Summer as well as 1,000 attendees at ANZAC Day making it the largest single event since The Canopy opened in 2020. One-third of Council's events over the past 12 months were held outdoors, consistent with pre-pandemic levels.

### **Conclusion**

Staff have been busy this past year delivering more than 100 additional events than they were prior to the pandemic.

The willingness of staff to be flexible in the format and frequency of events has provided the Lane Cove community with access to more events than ever over the past year. While this has ultimately led to a significant increase in the number of participants engaging with Council events it is expected that staff will continue to adapt to the changing needs of the COVID-19 pandemic through their events taking place over the coming year.

It is expected that larger scale activities will continue to return in 2022/23 providing the opportunity to balance the volume of events with a steady number of participants.

### **RECOMMENDATION**

That Council receive and note this report

Jane Gornall  
**Executive Manager - Human Services**  
**Human Services Division**

### **ATTACHMENTS:**

There are no supporting documents for this report.

**Ordinary Council Meeting 18 August 2022**  
**COUNCIL SNAPSHOT JULY 2022**

**Subject:** Council Snapshot July 2022  
**Record No:** SU220 - 44623/22  
**Division:** General Managers Unit  
**Author(s):** Craig Wrightson

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Attached for the information of Councillors is a review of Council's recent activities. This report provides a summary of the operations of each division in July 2022.

**RECOMMENDATION**

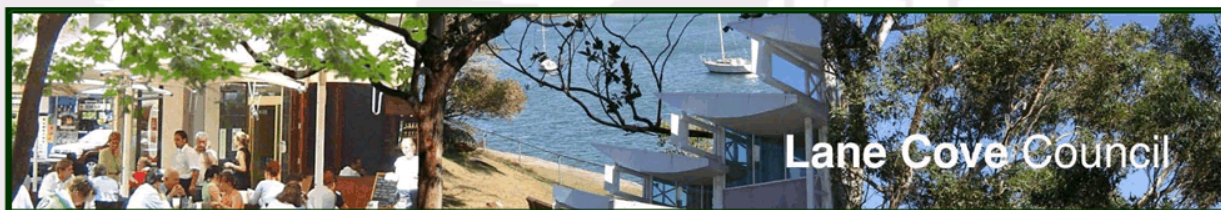
That the report be received and noted.

Craig Wrightson  
**General Manager**  
**General Managers Unit**

**ATTACHMENTS:**

AT-1 [View](#) Council July Snapshot Report

## Council Snapshot – July 2022





## **CORPORATE SERVICES**

### **GOVERNANCE**

#### **Community Consultation and Engagement**

During July 2022, Council consulted with the community, via various methods, on the following matters:

- Employment Zones Reform – Consultation was undertaken and closed on 12 July 2022;
- Henningham Playground – Consultation was undertaken and closed on 17 July 2022;
- Community Dog Advisory Committee Nominations – expressions of interest closed on 18 July 2022;
- Sporting Club Advisory Committee Nominations – expressions of interest closed on 18 July 2022;
- Digital Transformation Reference Group Community Nominations – expressions of interest closed on 27 July 2022;
- Proposed Development Control Plan Amendment 20 – Part Storeys in St Leonards South – Consultation was undertaken and closed on 03 August 2022.
- Draft Sustainability Action Plan – Consultation was undertaken and closed on 07 August 2022; and
- Draft Community Gardens Policy, Guidelines and Procedures – Consultation was undertaken and closed on 14 August 2022

#### **GIPAs**

Three (3) formal GIPAs were received in the month of July and two (2) Notice of Decisions were issued during the month of July 2022.

#### **Tenders**

No new Tenders were advertised during the month of July 2022.

#### **Formal Complaints**

There were no formal complaints received during the month of July 2022.

## Pending Reports

Meeting Date	Res No	Details	Action Required	Division	By
21/2/22	18	Lane Cove North Neighbourhood Centre	Write to landowners within the Lane Cove North/Mowbray Precinct area who own land zoned R4 who have not yet lodged a Development Application to ask their level of interest in developing a 'Neighbourhood Shop' to support a local convenience store and/or local shops; and A report be provided back to Council on what is required to further the proposal should the owners display interest in progressing the matter.	ESD	Upon receipt of formal response
21/3/22	54	Progression of a Sport and Recreation Facility	That Council endorse the proposed activities and indicative time frames for a facility to meet the demand for indoor sporting facilities in the Lane Cove area, Replace the community workshop on possible alternate solutions with an online survey, the status report to Council in May 2022 include the outcomes of the community workshop on the business case and community survey on alternative locations and remove the requirement to refer to the design review panel if it impacts on the overall timeframe.	OSUS	August 2022
19/7/21	111	Golf Course Alternate Operating Model	Receive a further report at the end of the 12-month trial on the results from the alternate operating model.	GMU	Nov 2022
23/6/22	119	Notice of Motion - Recognise and Protect from	That Council investigate and report back to a Councillor Workshop for further discussion,	23/6/22	Nov 2022

		impacts the bushland adjacent to the western side of The Golf Course	the process, costs and resources required to identify opportunities to consolidate and extend the existing Northwood slope C2 zoning to cover adjacent remnant patches of bushland on public land.		
23/6/22	120	Notice of Motion - Identification, Preservation and Acknowledgement of Heritage Items - Manns Point and Environs, Greenwich Point Wharf and Environs	That Council report as to the scope and cost of undertaking a study for the Identification, Preservation and Acknowledgement of Heritage Items - Manns Point and Environs, Greenwich Point Wharf and Environs	23/6/22	August 2022
23/6/22	124	Draft Sustainability Action Plan	A report be submitted to Council following the public exhibition period on the feedback received in relation to the Draft Plan.	ESD	August 2022
23/6/22	125	St Leonards South DCP Amendment - Part Storeys	That Council report back on the outcome of community consultation and receives legal advice during the consultation period.	ESD	August 2022
23/6/22	134	Draft Community Garden Policy and Draft Community Garden Guidelines And Procedures	A further report be submitted to Council following the exhibition period, to consider the final Policy and Guidelines and Procedures for adoption.	OSUS	September 2022
23/6/22	129 131 132	Traffic Committee	Defer items G1 and Y11 to a Councillor Workshop.  Defer item Y8 to a Councillor Workshop.	OSUS	August 2022
21/7/22	147	Notice of Motion - Address Reported Bushland Encroachments by Private Users	Council investigate developing a publicly advertised process to address reported encroachments to ensure the boundaries are	OSUS	Nov 2022

		on Public C2 Land and Identify Education Opportunities	clear and encroached land is restored to the public domain and its natural state.		
21/7/22	148	Traffic Modelling Possible Closure of Canberra Avenue	Council receive a further report once construction of projects in Canberra Avenue have commenced, outlining the process to consider a road closure, including the associated consultation processes and proposed design/configuration of the Duntroon Ave/Canberra Avenue intersection.	OSUS	May 2023

**FINANCE****Investments as at 31 July 2022**

**Total Cash and Investments                \$ 126.70 M**

**Return on Investments for the month of July 2022 was 2.05%**

Actual Interest return                        \$ 168,106

Capital Gains (Tcorp)                        \$ 43,533

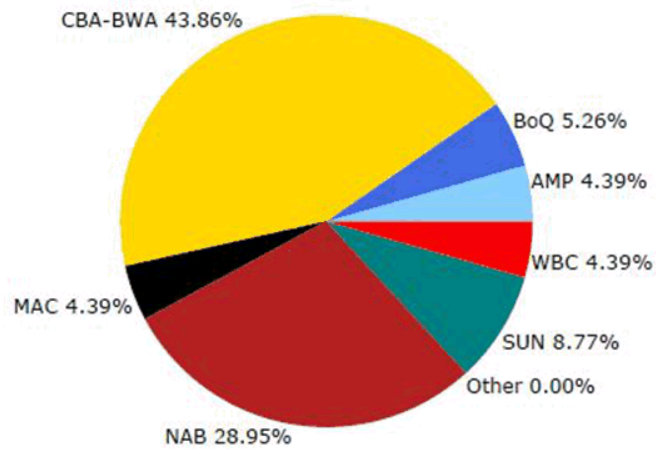
**Total    \$ 211,639**

For the past 12 months, the portfolio has returned 0.20% pa.

## Lane Cove Council

## Investment Holdings Report - July 2022

Cash Accounts							
	Monthly Return (%)	Fund Name	Purchase Price (\$)	Purchase Date	Current Value (\$)		
	1.3500%	Macquarie Bank	5,000,000.00		5,007,317.64		
	0.8500%	CBA Business Online Saver	10,000,000.00		10,017,583.13		
			<b>15,000,000.00</b>		<b>15,024,900.77</b>		
Term Deposits							
Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)
31-Aug-22	2,000,000.00	0.4500%	AMP Bank	BBB	2,000,000.00	31-Aug-21	2,008,260.27
18-Oct-22	3,000,000.00	2.0700%	Commonwealth Bank of Australia	AA-	3,000,000.00	18-May-22	3,012,760.27
1-Nov-22	8,000,000.00	0.7200%	Commonwealth Bank of Australia	AA-	8,000,000.00	2-Nov-21	8,042,923.84
17-Nov-22	7,000,000.00	0.6000%	Commonwealth Bank of Australia	AA-	7,000,000.00	18-Nov-21	7,029,457.53
17-Nov-22	10,000,000.00	2.4500%	Suncorp Bank	A+	10,000,000.00	19-May-22	10,049,671.23
17-Nov-22	3,000,000.00	2.2900%	Commonwealth Bank of Australia	AA-	3,000,000.00	18-May-22	3,014,116.44
24-Nov-22	5,000,000.00	0.6000%	Westpac Group	AA-	5,000,000.00	24-Nov-21	5,005,671.23
7-Dec-22	2,000,000.00	0.6500%	National Australia Bank	AA-	2,000,000.00	7-Dec-21	2,008,441.10
8-Dec-22	2,000,000.00	0.7000%	National Australia Bank	AA-	2,000,000.00	9-Dec-21	2,009,013.70
14-Dec-22	3,000,000.00	1.1000%	AMP Bank	BBB	3,000,000.00	14-Dec-21	3,020,794.52
14-Dec-22	2,000,000.00	0.7000%	Bank of Queensland	BBB+	2,000,000.00	14-Dec-21	2,008,821.92
4-Jan-23	5,000,000.00	0.6300%	National Australia Bank	AA-	5,000,000.00	4-Jan-21	5,018,036.99
6-Jan-23	3,000,000.00	3.3200%	Commonwealth Bank of Australia	AA-	3,000,000.00	6-Jul-22	3,007,094.79
11-Jan-23	5,000,000.00	0.5500%	National Australia Bank	AA-	5,000,000.00	7-Jul-21	5,001,883.56
20-Feb-23	4,000,000.00	2.7700%	Commonwealth Bank of Australia	AA-	4,000,000.00	18-May-22	4,022,767.12
22-Feb-23	4,000,000.00	0.5600%	National Australia Bank	AA-	4,000,000.00	24-Feb-21	4,009,696.44
14-Mar-23	2,000,000.00	3.8100%	Commonwealth Bank of Australia	AA-	2,000,000.00	19-Jul-22	2,002,713.97
6-Apr-23	3,000,000.00	3.7100%	Commonwealth Bank of Australia	AA-	3,000,000.00	6-Jul-22	3,007,928.22
19-Apr-23	3,000,000.00	3.9200%	Commonwealth Bank of Australia	AA-	3,000,000.00	19-Jul-22	3,004,188.49
18-May-3	10,000,000.00	3.1200%	Commonwealth Bank of Australia	AA-	10,000,000.00	18-May-22	10,064,109.59
8-Jun-23	4,000,000.00	3.6300%	Bank of Queensland	BBB+	4,000,000.00	8-Jun-22	4,021,481.64
15-Jun-23	5,000,000.00	0.5200%	National Australia Bank	AA-	5,000,000.00	15-Jun-21	5,003,347.95
6-Jul-23	4,000,000.00	3.8600%	Commonwealth Bank of Australia	AA-	4,000,000.00	6-Jul-22	4,010,998.36
12-Jul-23	10,000,000.00	0.6500%	National Australia Bank	AA-	10,000,000.00	12-Jul-21	10,003,561.64
	<b>109,000,000.00</b>	<b>1.7320%</b>			<b>109,000,000.00</b>		<b>109,387,740.81</b>



### Legal Matters

Legal costs for the month of June 2022 were as follows: -

Firm/Matter	Previous Costs	Current	Total	Status	Category
<b>HWL Ebsworth Lawyers</b>					
LEC 2021/273374 1 Gatacre Ave & 5 Allison Ave – Lane Cove	\$ 87,383.15	\$ 6,578.00	\$ 93,961.15	Ongoing	Legal Advice
LEC 50716/2022 113A Northwood Road	\$ 32,024.30	\$ 16,387.25	\$ 48,411.55	Ongoing	Legal Advice
LEC 2022/0065807 19 George St Greenwich	\$ 17,905.10	\$ 741.95	\$ 18,647.05	Ongoing	Legal Advice
<b>Marsdens Law Group</b>					
Advice on St Leonards South Precinct Set back Controls assessment of DA	Nil	\$ 3,850.00	\$ 3,850.00	Final	Legal Advice
<b>Schmidt- Liermann Pty Ltd</b>					
General Advice	\$ Nil	\$ 9,035.62	\$ 9,035.62	Ongoing	Legal Advice

**Total Legal Expenses for July 2022:                      \$ 36,592.82**

Budget Impact				
General Ledger Account Details "Legal"	Account Number	Budget 2022/23	Actual 2022/23	Budget Available
Environmental Operating Expenses	50019.2000.2106	\$ 215,000	\$ 3,500	\$ 211,500
Development and Health Operating Expenses	50020.2000.2106	\$ 15,000	\$ -	\$15,000
Planning Operating Expenses	50035.2000.2106	\$ 100,000	\$ 1,869	\$ 98,131
Human Services Operating Expenses	50080.2000.2106	\$ 7,900	\$ -	\$ 7,900
Urban Services Operating Expenses	50163.2000.2106	\$ 28,000	\$ 1,016	\$ 26,984

## PEOPLE & CULTURE

### Staff Establishment

Equivalent Full-time Staff	170
Total number of positions	186
Total Headcount	236

### Staff Turnover

Staff Turnover – July 2022	1.18%
Staff Turnover – Year to Date	1.18%
Staff Commenced – June 2022	4 Permanent, 3 Temporary
Staff Separations – June 2022	2 Permanent



## GENERAL MANAGER UNIT

### St Leonards Over Rail Plaza

Works to the tower crane base and installation of the tower crane was completed early July via two 400t cranes. July saw a partial pause on Protected Industrial Action (PIA) allowing WE03 (16 July 2022) and WE05 (30 to 31 July 2022) to proceed, permitting installation of the first two Super-T precast concrete girders on WE03 and a further eleven on WE05.

Whilst WE03 & WE05 proceeded, the power outage was not granted for WK03 (18-22 July 2022) resulting in a late cancellation of scheduled work. No formal conclusion to the PIA has been announced however industry negotiations continue. This continues to provide uncertainty in project planning particularly heading into August which contains multiple critical possessions.

Safety hoardings have been installed on the existing bridge footpath as well as the first girder (G1) to allow for deck construction works to commence. Hydrant piping has been installed inside the rail corridor during normal hours terminating at the city end of St Leonards Station platform.

All AFC drawings have now been issued with continued discussions around remaining coordination issues ongoing.

Key areas of onsite progress include the following:

- Completion of the tower crane footing and installation of the crane
- Installation of 13 Super-T precast concrete girders from a total of 37
- Fire hydrant route from western abutment to St Leonards Station under Pacific Highway 60% completed
- Completion of the lift shaft base excavation and concrete works on Canberra Avenue

St Leonards Over Rail Bridge –Program	
Sydney Trains Configuration Control Board Gate 3 approvals and permits – completed (Mar 2022)	Mar 2022
Temp Closures - Lithgow Street Pedestrian Underpass Works	Sep 2021– early 2023
Temp Closures – Canberra AVE (between Pac Hwy and Marshall Ave)	Nov 2021 - Jun 2023
Completion of Construction Main Works (PC)	June 2023

### Lane Cove Sport & Recreation Precinct

A Councillor Workshop was held on Monday 25<sup>th</sup> July where upon Council's ESD Consultant, Steenson Varming presented on sustainable building practices including Green Star ratings. A second Councillor Workshop has been scheduled for Monday 1<sup>st</sup> August for Council's Lead Design Consultant, AJ+C to present concept drawings for the revised scheme that includes a new entry / exit on River Road. Subsequently, Council staff are due to table a report at the August Ordinary meeting that includes a Site Options Matrix to assist Councillors in determining: Sport and Recreation Precinct site; grant funding for the project via the Multi-Sport Facility Fund; and, lodgement of a Development Application for the project.

**COMMERCIAL OPERATIONS****Leases**

- Greenwich Flying Squadron (GFS) – Head lease, sub lease and Deed of Consent to sub lease have been executed by GFS and Council. Council awaits TfNSW execution of the Deed of Consent to sub lease.
- Macquarie University – Lease renewal pending for Boatshed in Tambourine Bay and lessee works which have now been completed on the pontoon. The bush track works have been costed and approval granted to proceed at the tenant's cost. Council and UMQ await quotes and / or further due diligence on the related sea wall project at the site.
- VIVA Pipeline –Council's Plan of Management (POM) approval has been received by Crown Lands thereby recommencing the licence process at this site. The POM community exhibition is now complete with only one submission received which is largely procedural in nature, ie naming conventions for a small number of community parks. As a consequence, the revised POM will be on the September Ordinary Council Meeting agenda.
- Sydney Community Services – Council has agreed terms in principal for the 25-27 Stokes St site, SCS has reviewed and provided a preliminary "Statement of Use" for the premises which is an integral component of the lease to ensure optimal activation and community participation in services delivered at the site. The only outstanding matter of site programming has been agreed and a final version has been sent to SCS for execution.
- Park Community Garden. The Lease has been executed by Hughes Park Community Garden Incorporated. Matter closed.
- Council has issued a draft lease and sub-licence to the 12 Foot Skiff Club to enter into a new long-term arrangement. Council and the Club have agreed a tiered (transition) rent structure in recognition of a deterioration in membership numbers since 2018. The parties now await TfNSW approval of the sub-licence and Deed of Consent before proceeding further.
- The month of June saw Lane Cove Gift Card redemptions of \$1,991 via 61 transactions. The total load value is \$80,081 since program inception.

**Voluntary Planning Agreements**

- Three Draft VPA's at the St Leonards South site have been agreed with the respective proponents, publicly exhibited and reported upon to Council.
- Four further Draft VPA's at the same site are under negotiation and are due to be finalised in the first quarter of FY23.

## ENVIRONMENTAL SERVICES

### STRATEGIC PLANNING

#### Planning Proposals - Snapshot

Summary of Current Projects						
Project	Preparation of Plan and/or Report to Council	Advice from Local Planning Panel	Gateway Approval	Public Exhibition stage	Final decision by Council	Finalisation by NSW Planning & Environment
Planning Proposal Proposed Strata Sub-Division of Dual Occupancies	Proposal to be prepared	Pending	n/a	n/a	Proposal to be prepared	n/a

#### Planning Proposal - Proposed Strata Sub-Division of Dual occupancies

Council at its 23 June Ordinary meeting resolved to prepare a Planning Proposal to allow the strata sub-division of dual occupancies that were approved prior to 16 June 2022 and registered as either company title or tenants in common.

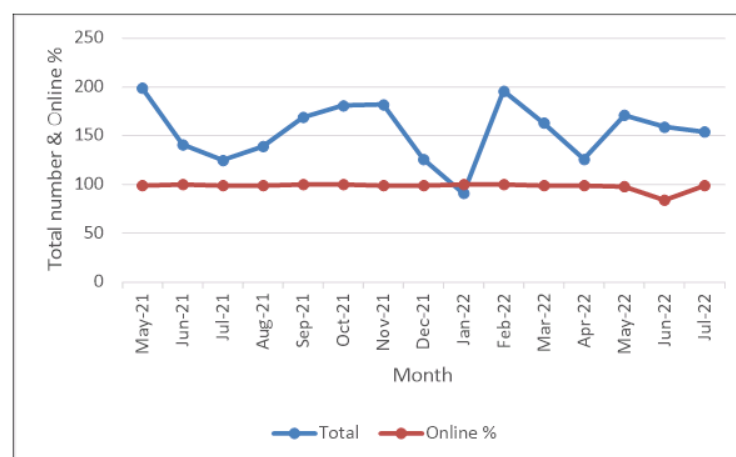
#### Section 10.7 Certificates (Property Certificates Stating Zoning etc)

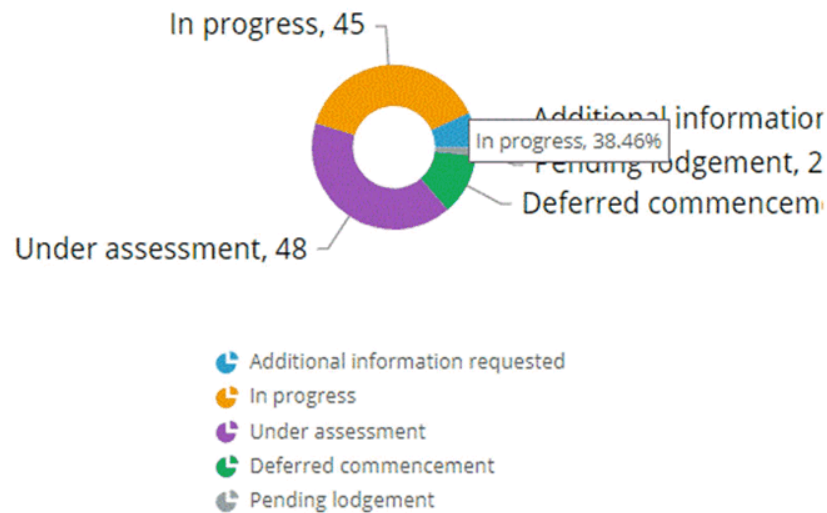
The total number of Section 10.7 Certificates lodged with Council provides an on-going indicator for property sales and demand within the Local Government Area.

The total number of certificates processed was lower compared to the previous period last year, although the percentage of online certificates was higher. Approximately 98 per cent of all applications are processed within 2-3 working days. There is a continuing use of online certificate ordering.

#### Total and Online Figures

	May-21	June-21	July-21	May-22	June-22	July-22
Total number	199	141	125	171	159	154
Online %	99	100	99	98	84	99



**DEVELOPMENT****Development Applications Determined and Outstanding as at June 2022****Average Processing Days YTD = 59****Median Processing Days YTD = 46****The Lane Cove Local Planning Panel**

The Local Planning Panel met on 5 July 2022 and determined the following:

Address	Proposal	Outcome
6 Mary Street, Longueville	Alterations and additions including new pool and garage	Approved
30 Landers Road, Lane Cove	Increase current capacity of childcare centre from 56 to 88 children	Refused

**The Sydney North Planning Panel**

There were no meetings of the Sydney North Planning Panel in July.

## Court Appeals as at June 2022

Address and DA number	Date Lodged	Solicitor	Planner	Type of Appeal	Issues	Stage
1 Gatacre Avenue and 5 Allison Avenue, Lane Cove	24 September 2021	HWL Ebsworth	Rajiv Shankar	Appeal against determination	Height, SEPP 65, amenity of dwellings, setbacks	Hearing 16, 17 and 18 August 2022.
113A Northwood Road, Northwood	21 February 2022	HWL Ebsworth	Neil Lynch	Appeal against Development Control order.	Development not in accordance with consent	LEC Hearing 26/09/22.
254 Burns Bay Road, Lane Cove DA83/21	20 April 2022	Marsdens Law Group	Greg Samardzic	Appeal against Determination.	Hours of Operation 24 Hour trading.	S34 Conciliation Conference 12 August 2022.
1A and 3 Bridge Street DA169/21	27 May 2022	Marsdens Law Group	Andrew Bland	Appeal against determination	Tree removal	S34 Conciliation Conference 3 August 2022.
30-32A Landers Road, Lane Cove DA24/22	9 June 2022	Marsdens Law Group	Greg Samardzic	Deemed refusal appeal	Carparking and pedestrian safety	S34 Conciliation Conference 12 October 2022.
16A Brooks Street, Linley Point DA174/21	29 July 2022	Marsdens Law Group	Chris Shortt	Appeal against Lane Cove determination	FSR calculations and Clause 6.4	S34 Conciliation Conference 17 August 2022.
113A Northwood Road, Northwood	6 July 2022	HWL Ebsworth	Rajiv Shankar	Appeal against Lane Cove determination (boundary wall)	Height of side boundary wall	LEC Hearing TBA.

## Development Applications Determined for July 2022

DA/CDC No	Address	Description
DA54/22	125 Centennial Avenue, Lane Cove West	Alterations and additions
DA56/22	12 Barina Road, Riverview	Stormwater management system
DA57/22	64 Cullen Street, Lane Cove West	Alterations and additions
DA58/22	9 Carlotta Street, Greenwich	Alterations and additions
DA63/22	47 Gore Street, Greenwich	Alterations and additions
DA64/22	56-60 Burns Bay Road, Lane Cove	Fit out and use of Shop 4 as a Noodle Box dine in/takeaway food shop
DA68/22	6 Cox's Lane, Lane Cove	Pergola on roof terrace
DA122/21	6 Mary Street, Longueville	Alterations and additions, pool and garage
DA42/22	6A Bridge Street, Lane Cove	New 2 storey dwelling with pool

DA/CDC No	Address	Description
DA45/22	1 Crowther Avenue, Greenwich	Alterations and additions
DA46/22	50 King William Street, Greenwich	Demolition, new dwelling house, garage and studio
DA47/22	38 Howell Avenue, Lane Cove	Swimming pool, front fence and landscaping
DA50/22	60 Kallaroo Road Riverview	Carport and vehicular crossing
DA160/19	31A Mary Street, Longueville	S4.55 Modification of Consent
DA49/20	2 Greenwich Road, Greenwich	S4.55 Modification of Consent
DA71/20	20 Gore Street, Greenwich	S4.55 Modification of Consent
DA77/20	59 Bridge Street, Lane Cove	S4.55 Modification of Consent
DA108/21	77A Ronald Avenue, Greenwich	S4.55 Modification of Consent
DA295/00	17 Arabella Street, Longueville	S4.55 Modification of Consent
DA151/18	9 Kallaroo Road, Riverview	S4.55 Modification of Consent
CD22/22	144 Longueville Road, Lane Cove	Change of use to hair salon

#### Unauthorised Work for July 2022

Address	Complaint	Action
38 Cullen Street, Lane Cove West	Development not in accordance with consent (site security fence, material stored on Road Reserve, and demolition not per the Australian Standard)	Written Direction
2 Illawong Avenue, Riverview	Development not in accordance with consent (construction of retaining wall on boundary without consent)	Referred to Certifier
72A Burns Bay Road, Lane Cove	Development not in accordance with consent (stormwater).	Written Directions
289 Burns Bay Road, Lane Cove West	Illegal Occupation, Unauthorised Building Work(s), Public Safety	289 Burns Bay Road, Lane Cove West
15 Willandra Street, Lane Cove North	Development not in accordance with consent (landscape plan)	Written Direction
9 Second Avenue, Lane Cove	Poor site condition and inadequate tree protection – not in accordance with consent (CDC).	Written Direction
4 Northwood Road, Lane Cove	Development not in accordance with consent (sediment control)	Referred to Certifier
27, 4 Murray Street, Lane Cove North	Pollution event	Written Direction
34 Taleeban Road, Riverview	Development not in accordance with consent (stormwater).	Written Directions
13 Gore Street, Greenwich	Development not in accordance with consent (traffic management)	Referred to Certifier
134 Riverview Street,	Development not in accordance with consent	Referred to Certifier

Address	Complaint	Action
Riverview	(tree protection)	
5 Trouve Street, Lane Cove	Development not in accordance with consent (CDC)	Written Direction – BIC application lodged
42 Tambourine Bay Road, Lane Cove	Public Safety (dilapidated structure)	Written Directions
37 Cliff Road, Northwood	Development not in accordance with consent (tree protection zone, unauthorised tree removal, site condition, hoarding on public land)	Referred to Certifier
40 Cope Street, Lane Cove	Unauthorised Temporary Advertising Signage	Written Directions

#### Infringements Issued – Development & Building Compliance, July 2022

Address	N	Fine	Offence
289 Burns Bay Road	1	\$1,500	Occupying without Occupation certificate
4 Northwood Road	1	\$6000	Development not in accordance with consent TMP
4 Northwood Road	1	\$6000	Development not in accordance with consent TMP
10 Bellevue Road	1	\$3,000	Development not in accordance with consent – (storing building material on public land)
38 Cullen Road	2	\$3,000 \$3,000	Development not in accordance with consent – (storing building material on public land)
4 Northwood Road	1	\$6,000	Development not in accordance with consent Traffic plan
1 Banksia Close	1	\$3,000	Silt & Sediment controls not in accordance with Consent.
33 Greenwich Road	1	\$8,000	Polluted waters
2 Greenwich Road	1	\$ 6000	Development not in accordance with consent stand and operate Plan
11 Lucretia Ave	1	\$ 6000	Development not in accordance with consent – (storing building material on public land)

#### WASTE MANAGEMENT

During the month of June, 602 tonnes of red bin waste was collected, 108 tonnes of mixed containers (yellow bin) recycling, 114 tonnes of paper/cardboard (blue bin) recycling, 290 tonnes of vegetation (green bin) recycling, 102 tonnes of bulky clean-up and 1 tonne of metals recycling.

Monitoring of illegal dumping has seen a decrease to the number of incidents during the month with 12 illegal dumps investigated by Council. 2 illegal dumps were self-removed after Council intervention, and 10 were removed at Council's expense.

Council commenced a food organics waste trial on the 14<sup>th</sup> of March in conjunction with five other NSCROC Councils. The trial has now concluded and data is being analysed before final reports are drafted. Post-trial communication and surveying has finalised.



## SUSTAINABILITY

### Sustainability Achievements 2021/2022

In July staff reported on the outcomes of their 2021/2022 levy projects. Forty-three projects received levy funding across the key sustainability themes of Biodiversity, Community Engagement, Energy, Water, Economy, Society and Built Environment. A snapshot of the key achievements of these projects is highlighted below.

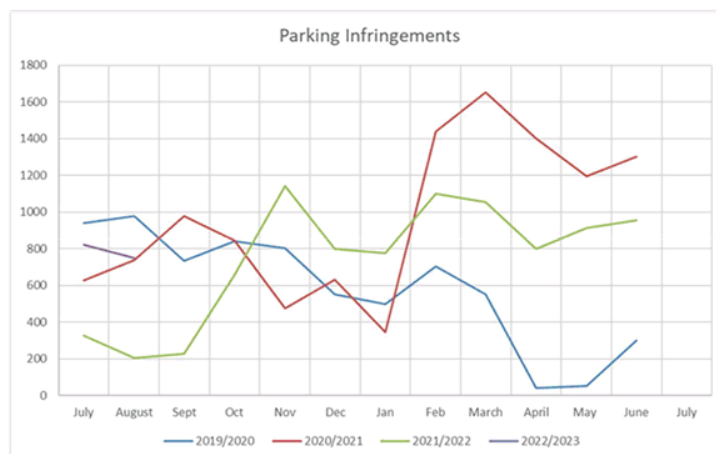


## PARKING CONTROL

Council's Rangers regularly monitor parking activities within the Local Government Area. The purpose of monitoring parking areas is to encourage safe parking practices and ensuring the efficient circulation and access to parking in high demand locations, such as the shopping areas and school zones.

Following the easing of restrictions (Covid-19 Public Health Order) there has been an increase in demand for parking during across the LGA.

### Comparative Data (4 Years) Infringements Issued Per Month



*Note: The data shows trends for the past 4 operational years. Significant variations in enforcement activity can be seen during 2020 and 2021 operational years which is due to the Covid*

## HUMAN SERVICES

### LIBRARY SERVICES

#### Library Loans

Items lent	July 2022	July 2021	July 2020
Lane Cove Library	44,008	2,989	37,736
Lane Cove LTYD (includes Librarian's Choice)	14	647	
Greenwich Library	1,372	61	904
The Yarn, Hunters Hill	566	4	
Hunters Hill LTYD (includes Librarian's Choice)	5	24	
eResource	4,353*	5,328	5,460
<b>Total</b>	<b>50,318</b>	<b>9,053</b>	<b>44,100</b>

\*incomplete due to reporting delays

Lane Cove Libraries lent 41,265 more items, in July 2022 compared to the previous July and 6,218 more than July 2020. Please note that due to COVID-19 health measures Lane Cove Library was closed July – September 2021 (first quarter) and Greenwich Library was closed July – October 2021. Renewals, Reserve and Collect and Library to your Door deliveries accounted for all loans during July 2021.

Home Library Service loans for Hunters Hill residents are now reported as Hunters Hill loans.

#### Library Visits

Visits to Library	July 2022	July 2021	July 2020
Lane Cove	29,881	0	11,349
Greenwich	575	0	379
<b>TOTAL</b>	<b>30,456</b>	<b>0</b>	<b>11,728</b>

Please note that due to COVID-19 health measures Lane Cove Library was closed July – September 2021 (first quarter) and Greenwich Library was closed July – October 2021. In July 2020 the Library operated under severe COVID health measures – this included reduced operating hours and limited access to collections – this resulted in less frequent visits from borrowers.

#### Outreach Services

The Home Library Service currently has 111 individual clients and eight institutional members in the Lane Cove and Hunters Hill Local Government Areas. The Home Library service made 140 visits during July.

#### Volunteers

There are nine young people undertaking the Duke of Edinburgh program at the Library.

### Local Studies & Archives

Local Studies staff answered 18 requests for information and 202 visits were made to the Reading Room.

Local Studies staff have begun updating the Lane Cove World War II Honour Roll. The roll was first published in 1995 and Local Studies is hoping to add veteran's full names, their postings on discharge, ranks, ties to the area, decorations etc. The roll will be published online once all the entries have been confirmed and checked.

The scanning of the older property files will be completed in August - 668 boxes of records will have been processed during this project. To date 12,967 files (849 in July) have been scanned and 664 boxes (41 in July) have been destroyed. Staff are currently scanning property files in Wood Street. This has been a mammoth task and staff hope that these electronic documents will be of lasting value to the community.

### Displays and Exhibitions

- Dinosaur/Paleontology display in the foyer cabinet.
- Exhibition – Who's Been Living in my House?: Elizabeth Anderson's sketches of Lane Cove's present and past heritage buildings on display in the Local Studies Room
- Caroline Jones AO Exhibition in the Local Studies Display Cabinet
- Exhibition of Aboriginal Art from the Lane Cove Municipal Art Collection

### COMMUNITY EVENTS

#### Library Events

Date	Event	Sessions	Attendance
<b>Children &amp; Youth Programs - attendance includes carers</b>			
19,26 July	Lane Cove Baby Bounce	2	178
7,14,21,28 July	Lane Cove Storytime	4	126
18,25 July	Greenwich Storytime	2	18
1,22,29 July	Hunters Hill Baby Bounce	3	58
6,13,20,27 July	Hunters Hill Storytime	4	75
School Visits	Currambena Primary	1	20
Month of July	Shorelink Reading Challenge – Celebrate NAIDOC Week	1	16
	Green Sheep Project	1	205
<b>July School Holiday Programs</b>			
4 July (Greenwich), 5 July (Lane Cove), 8 July (The Yarn)	Australian Animal Craft (For ages 4-10)	3	59
5, 14 July (Lane Cove)	Making Machine Craft (For ages 8-12)	2	42
6 July (The Yarn), 13 July (Lane Cove)	Felt Creations for Teens (For ages 10-17)	2	35
7 July (Lane Cove)	Busy Box Craft (For ages 4-10)	1	22
11 July (Greenwich), 12 July (Lane Cove), 15 July (The Yarn)	Scratch Jr Coding (For ages 6-8)	3	23
12 July (Lane Cove)	Colour Mix Art (For ages 6-12)	1	29
	<b>Sub Total</b>	<b>30</b>	<b>906</b>
<b>General Library Programs</b>			
5 July	Author Talk - Meet Ronnie Kahn, A <i>Repurposed Life</i> – Online Zoom Talk	1	8
7 July	Knit-in @ Lane Cove Library	1	6
12 July	Crafternoon Tea @ Greenwich Library	1	2

12 July	Author Talk – Meet Mark Tedeschi AM QC, <i>Missing</i> , <i>Presumed Dead</i>	1	70
14, 21 July	Learn to Love Your Laptop	2	8
19, 26 July	English Conversation Classes (three levels)	6	23
20 July	Library Lovers with Maya Linnell (features Benjamin Stevenson and Kirsty McKenzie) – online event presented by Overdrive (Libby)	1	16
25 July	Poets in Residence	1	4
26 July	Ben's Book Club: Tony Birch, <i>The White Girl</i> . Online event presented by Overdrive (Libby)	1	21
27 July	Moments in Music – The Savoy Operas. Presented by local musician Graham Ball.	1	38
27 July	Crafternoon @ The Yarn, Hunters Hill	1	3
28 July	Writers in Residence	1	9
	<b>Sub Total</b>	<b>18</b>	<b>209</b>
	<b>Total Library Programs</b>	<b>48</b>	<b>1,114</b>

### Upcoming Events

#### Library Events

Date	Event
<b>Children &amp; Youth Programs</b>	
2,9,16,23, 30 August	Lane Cove Baby Bounce
4,11,18,25 August	Lane Cove Storytime
1,8,15,22,29 August	Greenwich Storytime
5,12,19,26 August	Hunters Hill Baby Bounce
3,10,17,24,31 August	Hunters Hill Storytime
17 August	National Science Week STEM activity
Closing 19 August	CBCA Book Week 2022 Dreaming with eyes open... competitions (three age categories)
22 August	Meet Jenny Hale – Book Week Illustrator
<b>General Programs</b>	
2,9,16,23,30 August	English Conversation Classes (three levels)
2 August	Meet Laura Waters – Online Author Talk
4 August	Knit-in @ Lane Cove Library
9 August	Crafternoon Tea @ Greenwich Library
9 August	Military Talk (in partnership with the Lane Cove RSL Sub Branch) - Cowra Breakout – Origins and Aftermath
10 August	Author Talk - Meet Mike Carlton OAM, <i>The Scrap Iron Flotilla</i>
11,18 August	Learn to Love Your Laptop
16 August	Tech Savvy Seniors – Introduction to Smart Phones
17 August	Library Lovers with Maya Linnell (features Tori Haschka and Casey Withoos) – online event presented by Overdrive (Libby)
23 August	Ben's Book Club: Frank Chalmers, <i>Conviction</i> . Online event presented by Overdrive (Libby)
25 August	Writers in Residence
29 August	Poets in Residence
31 August	Moments in Music – The Savoy Operas. Presented by local musician Graham Ball.
31 August	Crafternoon @ The Yarn, Hunters Hill

**COMMUNITY SERVICES BRANCH****Events/Programs/Activities**

Date	Event	Venue	Attendance
1	Talk time - Vaping	Lane Cove Youth Centre	26
4-15	Winter School holiday Program	Lane Cove Youth Centre	175
7	Men's Cooking	Living and Learning Centre	11
11 - 18	Where is the Green sheep? hunt	Venues around Lane Cove Village	539 registrations
17	Resilience workshop	Bella Bacio	20+
20	Different Degrees	Living and Learning Centre	5 face to face; 2 via Zoom
21	Men's Cooking	Living and Learning Centre	10
16 - 30	Term 3 Program	Lane Cove Youth Centre	246
26	Talk Time – Mobile phone awareness	Lane Cove Youth Centre	19
27	Different Degrees	Living and Learning Centre	6 face to face; 3 via Zoom
28	HIIT Me Up	Lane Cove Aquatic Centre	2

**Meetings**

Date	Meeting	Attending staff
13	Introduction to Zero Barriers - webinar	Manager Community Services (MCS) and Community Development Officer Seniors, Disability and Social Inclusion (CDO – SDSI)
21	Age-Friendly Committee meeting	MCS and CDO - SDSI
25	Early Intervention Workshop with the Sydney North Primary Health Network and Northern Sydney Local Health District	CSO - SDSI

**Upcoming events/Programs/Activities**

Date	Event
3 August	Community Assistance Grants presentation evening
3 August	Stepping On program starts in Lane Cove at the Living and Learning Centre
6 August	Shoreshocked All-ages music festival
10 August	Access and Inclusion Advisory Committee – special meeting to discuss the DIAP
18 August	Local Area Network Meeting
22 August	Suicide Prevention for Seniors (online workshop)
23 August	Northern Sydney Disability Networking Meeting
25 August	Age-Friendly Committee Meeting
25 & 26 August	Busways – Bus Travel Training for Community

**Current Programs and Projects**

- **DIAP**

The draft plan is currently being reviewed and will be presented to Access and Inclusion Advisory Committee at a special meeting.

- **Dementia Café**

Dementia Café was put on hold for now due to no attendance to date. CDO and Volunteer Coordinator from SCS have agreed to visit other dementia cafes for best practice research with the aim of reviewing prior to any relaunch.

- **Different Degrees**

The Different Degrees Theatre Group continues to meet using a blended face-to-face and Zoom approach. This month the group continued to work hard on their upcoming performance in September at the Lane Cove Festival – this includes crafting up ways to make their James Bond a comical and likeable character for the audience to enjoy. Over the next two months the group will be working on developing and perfecting their play for the audience to enjoy at the Festival.

Sydney Community Services have applied for a small funding grant with assistance from Council's Community Services Team to enable a relaunch event and attract returning members during Mental Health Month.

- **Men's Community Cooking Group**

The group continues to meet on the first and third Thursday of the month. A new member has joined the group as a result of the special Men's Health Week promotion. The group enjoyed cooking three new recipes this month; on the first cook a few errors were made, so the group had a second round of cooking the recipes to perfect it!

- **Stepping On**

Stepping On is a falls prevention initiative coordinated by the Northern Sydney Local Health District. It has been running in Greenwich for some time and will now also run at the Living and Learning Centre. The program is said to be full already.

- **Zero Barriers**

Zero Barriers is a not-for-profit organisation created to eliminate barriers for people with disability by creating a more accessible and inclusive business community. Lane Cove Council has joined Zero Barriers as a partner to work with local businesses and services to raise awareness about disability inclusion and support them to become more accessible and inclusive.

- **Resilience event at Bella Bacio**

This event gave further opportunity to help community members map their own resilience plan, whilst personally gaining deeper understanding of shared accessible dwellings in our area. These consultations also created an opportunity to provide information to community members on other Council services and programs.

- **Talk time**

Talk time – is a weekly program held on Tuesdays at the Youth Centre. Facilitated by local youth service providers, the program provides information and resources about issues relevant to young people. Two sessions were held in July, the first on vaping and the second on mobile phone awareness.

- **HIIT Me Up**

HIIT Me Up is an exercise program held each week on Thursday. Developed in partnership with the Lane Cove Aquatic Centre. A personal trainer works with young people, taking them through a high intensity interval training program and teaching them to exercise and use gym equipment safely.

- **Friday Night Feast**

Each Friday night at the Centre, the Youth Workers coordinate a cooking program to teach young people kitchen skills including cleaning up afterwards. Young people are asked what they would like to cook, this month there was home-made pizza, Spanish style chicken and rice and a barbecue.

- **Youth Centre**
  - **Total number of young people attending in July – 421**
    - School holiday program – 175
    - Term 2 drop-in – 246
  - **Schools represented: 10**

Riverview, Hunters Hill High School, Lane Cove Public School, Cammeray High School, Marist College North Shore, Greenwich Public School, Sydney Secondary College Balmain Campus, Chatswood High School, Mowbray Public School

#### Highlight of the month

**Where is the Green Sheep ?** – 539 children and adults registered to hunt for the Green Sheep between 11 and 18 July. Starting at Council, QR codes contained clues that took participants around the Lane Cove Village. The hunt finished at the Library where participants received an activity bag and cookie.

#### CULTURAL PROGRAMS AND EVENTS

Events Held		
Date	Event	Attendance
1 July	<b>First Fridays: Sustainable Energy</b> Due to the rain, the July First Fridays event was moved into the Junior section of Lane Cove Library. This month, to align with Council's move to 100% greenpower, Scienza Viva hosted an afternoon of interactive energy stations showcasing sustainable ways of powering the planet.	40 people
8 July	<b>Lane Cove Show Up! for NAIDOC Week and Opening Night for <i>Digital Dreaming - Decolonial Futures</i> Exhibition</b> As part of NAIDOC Week 2022, Council hosted an interactive evening alongside the opening night for the <i>Digital Dreaming - Decolonial Futures</i> exhibition. Participants started in the Creative Studios and witnessed a multimedia presentation by Karen Smith from the Aboriginal Heritage Office speaking of the local Indigenous context of Lane Cove. Following this, they were treated to a hands-on weaving workshop by north shore local Ngumpie Weaving. The group then headed upstairs to the Gallery for some delicious Indigenous inspired food by Kallico Catering and the official opening of the exhibition. The exhibition featured works by First Nations women artists Jenny Fraser, Maddison Gibbs and April Phillips. This exhibition was originally planned for NAIDOC Week 2021 however was postponed to this year due to the COVID-19 lockdown. This NAIDOC Local Grants activity received grant funding from the Australian Government.	50 people
9-17 July	<b>Winter in the Village: Ice Rink</b> Following postponement in 2021, Lane Cove was finally able to host Winter in the Village, featuring Lane Cove's very first ice-skating rink. The program also featured a range of events during this period including a film screening, live music and winter-themed Makers Market.	2,103 people participated in ice-skating sessions with additions as spectators.

9 July	<b>Saturday Sounds: Cam Atkins</b> Avoiding the rain, local talent Cam Atkins entertained the people of Lane Cove Plaza, providing some fun for a Saturday morning in the village.	60 people
9 July	<b>Winter in the Village: Stars on Ice</b> Visitors to the ice-skating rink and The Canopy were treated to magical performances by the talented skaters of Stars on Ice.	250 people
10 July	<b>Lane Cove Live Music: The Canopy</b> Amanda Thomas took to The Canopy stage for a two hour performance for the enjoyment of public open space users.	57 people plus restaurant patrons
13 July	<b>Lane Cove Live Music: The Canopy</b> <i>Those Guys</i> took to The Canopy stage for a two hour performance for the enjoyment of public open space users.	60 people plus restaurant patrons
15 July	<b>Screen on the Green: <i>The Bad Guys</i> (PG)</b> It was a chilly night in Lane Cove, but local residents turned out for a fantastic evening on The Canopy Village Green. To get everyone warmed up, there were fire performances by local talent Eclipse Flow, followed by screening of <i>The Bad Guys</i> (PG), based off the Australian authored children's book series by the same name.	500 people plus 60% capacity at surrounding restaurants
16 July	<b>Lane Cove Live Music: The Canopy</b> KVISION took to The Canopy stage for a two hour performance for the enjoyment of public open space users.	65 people plus restaurant patrons

Meetings Held		
5 July	<b>NSROC Arts and Cultural POG Brief Meeting</b> The group met briefly to finalise Councils' availability around region-wide collaboration opportunities in 2023.	
7 July	<b>Lane Cove Festival Advisory Committee Meeting</b> Committee members met to discuss promotions and finalise programming plans for the Launch and Festival.	
19 July	<b>Lane Cove Rotary Fair Meeting</b> Continued preparation with Rotary Fair organisers.	
20 July	<b>Cultural Diversity Advisory Group Meeting</b> The Group met for the quarter to evaluate recent events as part of Gai-mariagal Festival and discuss planning for upcoming celebrations including Diwali and Hannukah.	
July	<b>Lane Cove Art Award</b> Staff continued to meet with members of the Art Society to finalise their preparations for the 2022 Lane Cove Art Award.	



Upcoming Events	
5 August	First Fridays
13 August	Saturday Sounds: Belle Woods
11 August	Lane Cove Live Music, The Canopy: Back to Back
13 August	Chess Day, The Canopy
24 August	Citizenship Ceremony
26 August	Lane Cove Festival Launch: Plaza Party
26 August	Lane Cove Art Award Opening Night
28 August	Lane Cove Live Music, The Canopy: Phonic Duo

### KINDY COVE

July saw some children and staff take a break over the school holidays. We also saw a temporary spike in Covid-19 cases in our community. Covering staff on unplanned absences proved challenging some days with a general shortage of early childhood staff across the sector.

Over the last month a range of topics have been explored by the children and educators. Many of the areas of interest have come from the children themselves, as well as their families. Sensory play has been a big part of the month for Nursery children. They have enjoyed using boxes of many shapes and sizes to extend their creative play and turn taking.

Blue room have been exploring letters and numbers with the educators. They have also enjoyed lots of outdoor play after a few wet weeks. There has been lots of activity in the sandpit, on the bikes and building their confidence on the gross motor equipment.

Green room have been working on their arm and shoulder strength, which in turn helps their fine motor skills. This is important for their writing development as many prepare for the transition to school. They have also been exploring emotions and feelings and how to regulate ourselves when we are not feeling ourselves. The children are also learning to recognise emotions in their peers and how to help each other.

We had a staff program and development day on 15 July. The morning sessions was a training session on Sensory processing and how our senses impact our regulation and learning. The staff build on their knowledge and expectations of children and how we can support their needs when trying to self-regulate, and also to concentrate. The staff also had Microsoft Outlook training as we have transitioned to new computers and software.

Our occupancy at the end of July is 98%. We have completed the transition to an online wait list and have completed a review to ensure only families actively looking for care now or in the future, are on the list.

### COUNCIL FACILITY REPAIRS UNDERTAKEN AND PLANNED

#### Carisbrook

- Scullery created in area previously used as a kitchen within the house. Funded by a Federal Government Grant and Council.
- Slate roof and chimney replacement ready to be commenced at the end of July.

#### Council Offices

- Obtaining quotations to paint external wall facing car park to remove the mould and paint.
- Obtaining quotations for additional solar panels on the Council Offices

#### Greenwich Community Centre

- Guttering repairs scheduled to be undertaken in the September school holidays.
- Investigating flooding from the hill behind the building.

Golf Course club house

- Repairing roof leaks.

Art Gallery

- Investigate deck flooding with structural engineer.
- Obtaining quote to install CCTV in the lift.

Greenwich Baths

- Obtaining quotes to replace edging adjacent to the water.

All Buildings

- Standing orders for new financial year have been placed

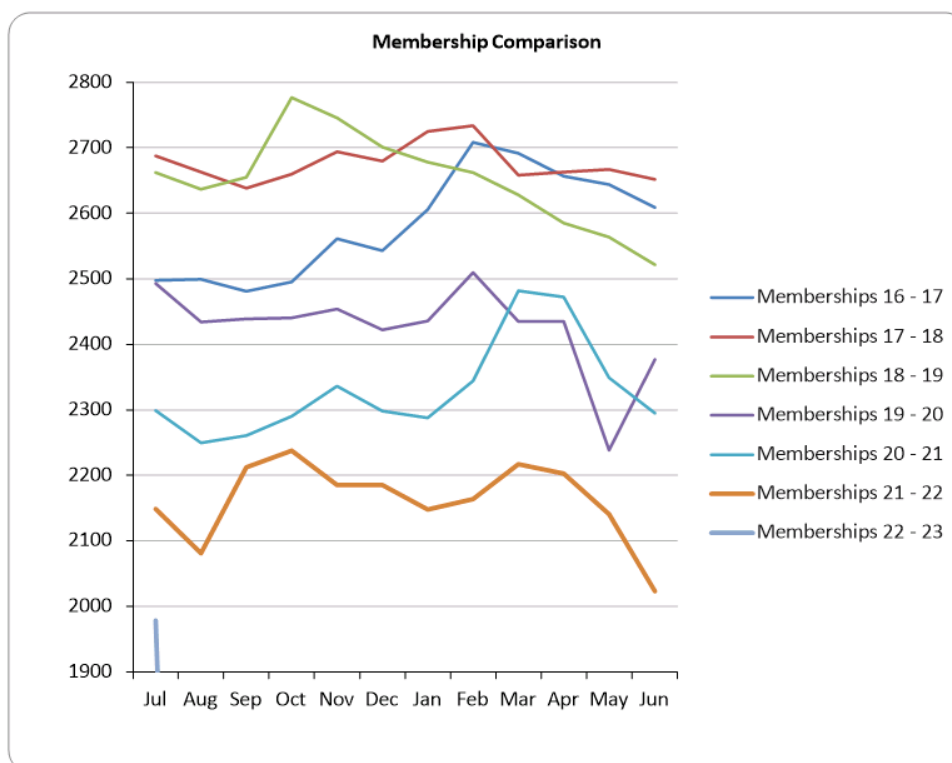
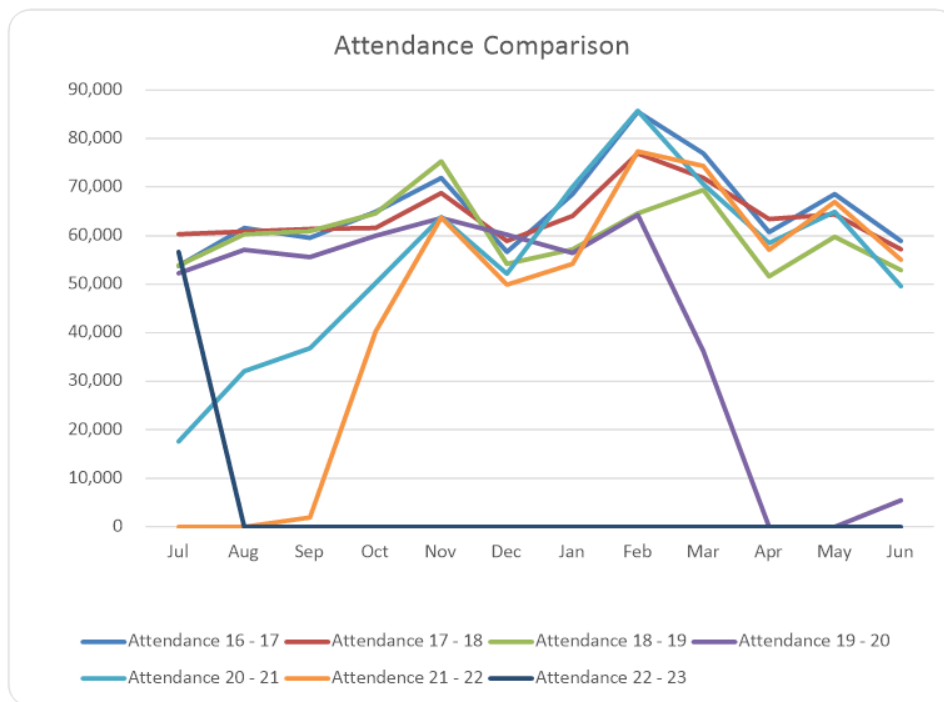
Tantallon Oval

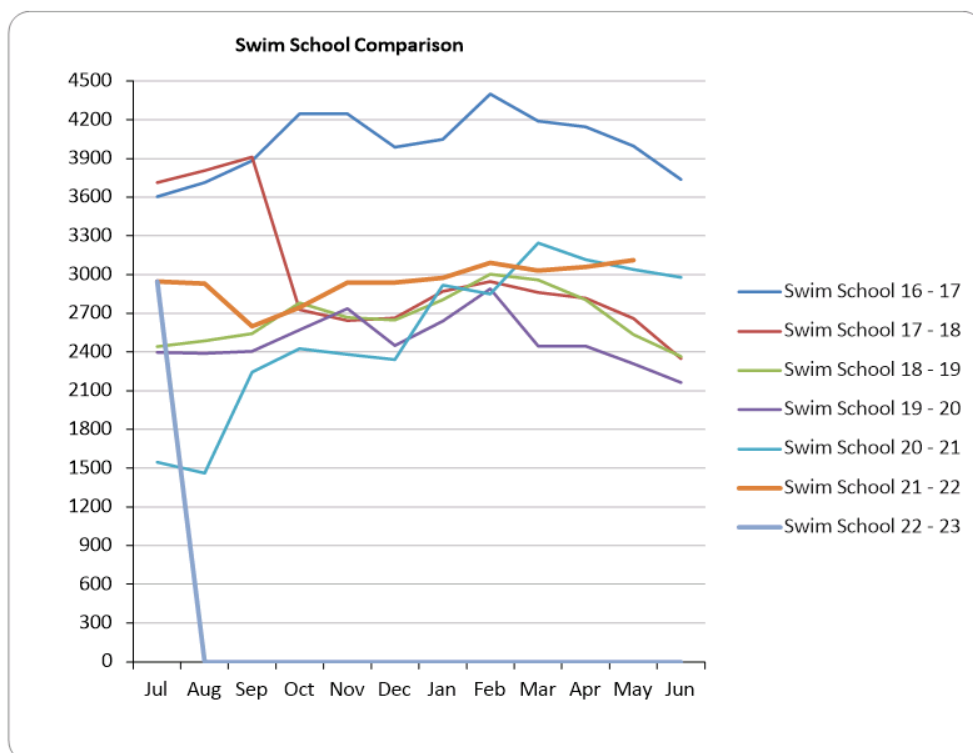
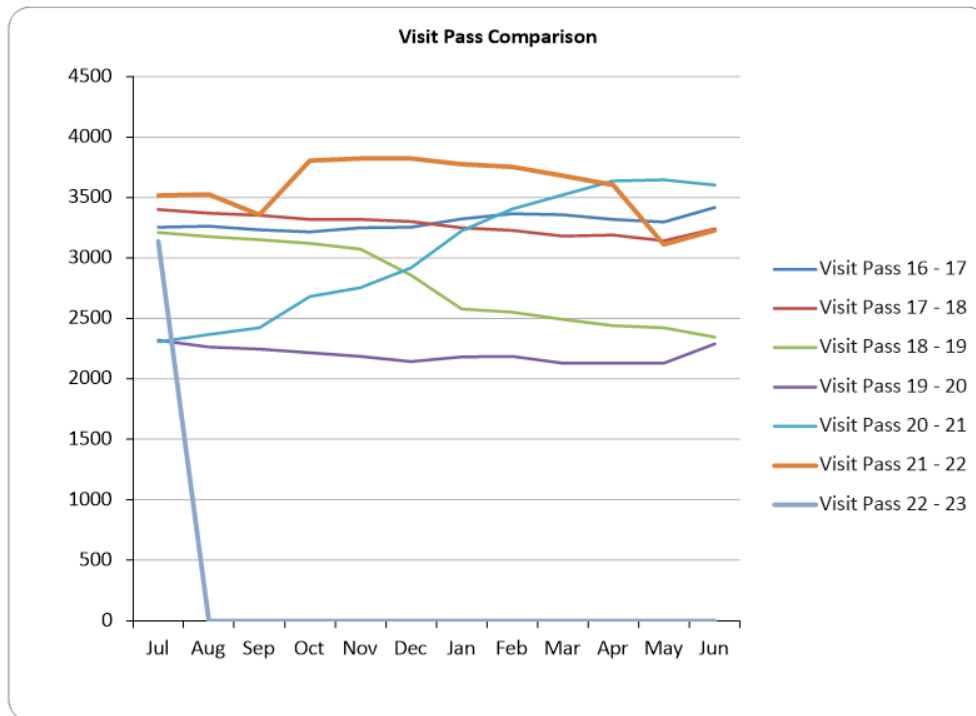
- Internal fitout is 99% complete.
- Carpark work undertaken

**AQUATIC CENTRE – MANAGED BY BLUEFIT**

One of the Aquatic centre's School Based Trainees has won the North Sydney Region Trainee of the Year award. This now moves Olivia into the application process for NSW State Awards.

Casual swimmers	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22
Casual swim	10,200	10,005	9,514	8,365	6,967	4,314	6,439
Fitness passport	1,356	1,280	1,475	1,382	1,298	1,279	1,237
Visit Pass	6,056	7,189	7,531	6,291	7,171	6,375	6,752
	17,612	18,474	18,520	16,038	15,436	11,968	14,428





## OPEN SPACE AND URBAN SERVICES

### OPEN SPACE

#### Rainfall

- There was 404 mms of rain recorded in Lane Cove during July. This is a record rainfall total for any July.

#### Henningham Playground

- As part of the Lane Cove Playground Strategy, this playground is scheduled for an upgrade due to the age of some equipment and potential change in playground users over the years. A survey was developed to carry out community consultation to help us to determine the needs and desires of local residents and visitors to the park. The survey closed Sunday 17 July and a draft concept design is currently underway.

#### Bob Campbell Oval

- Taylor Brammer is continuing further design investigation based on the feedback from the second workshop. A third workshop has been scheduled. Cliff stabilisation works will be completed when weather permits.

#### Sports Fields

- The month of June was the wettest ever, so unfortunately many training and games have been called off due to ovals being closed. Burns Bay reserve and Kingsford Smith have been closed all July. The synthetic field at Blackman Oval has been open all month for training and games.

#### Lovetts Reserve Remediation Site

- The validation analysis found some areas had not been remediated enough. These areas have been clearly located and the remediation contractors will go onto site again to remove more contaminants.

#### Ventemans Reach Contaminated Site

- Council has chosen a consultant to carry out the update of the RAP. We previously thought the remediation works and boardwalk replacement would be exempt development but now appears to not be. This means Council needs to put in for a development application. The consultants will prepare a State of Environment Report.

Bushland Activities	Outcomes July 2022
Bushcare Volunteer hours	<ul style="list-style-type: none"> <li>Bushcare hours = 110.95</li> <li>Bushcare sites worked = 17</li> </ul>
Community Nursery activities	<ul style="list-style-type: none"> <li>Number of volunteers = 48</li> <li>Number of volunteer hours = 170.5</li> </ul>
Community Nursery	<ul style="list-style-type: none"> <li>Number of seed trays prepared = 9</li> <li>Number of plants potted = 473</li> </ul>

production	<ul style="list-style-type: none"> <li>Number of outgoing plants = 1758</li> </ul>
Backyard Habitat	<ul style="list-style-type: none"> <li>0 new Backyard Habitat consultations</li> <li>0 Follow up Backyard Habitat consultations</li> <li>0 native plants planted in wildlife corridors on private land.</li> </ul>
Bush Friends	<ul style="list-style-type: none"> <li>Number of supervised Bush Friends sessions = 12 (4 nature strips, 8 Bush Friends)</li> <li>Number of supervised Bush Friends field hours (incl. nature strips) = 46 (12 nature strips, 34 Bush Friends)</li> <li>New Bush Friends volunteers signed up = 2 (0 new Bush Friend and 0 Invitation to Bush Friends letter sent, 2 new nature strips)</li> <li>Worked across 7 different bushland reserves and 4 verges/parks.</li> <li>148 plants installed across nature strips and reserves.</li> </ul>
Bushcare Events	<ul style="list-style-type: none"> <li>Schools Tree Day - 852 plants given out to five local schools for Schools Tree Day. Most seedlings were given to students to plant at home. St Michaels and St Ignatius planted a small number of native plants in their gardens.</li> <li>National Tree day 90 participants and 560 trees planted. MP for Lane Cove Anthony Roberts attended on the day and supported the event with BBQ supplies and plant give-aways.</li> <li>Waterbug blitz event was cancelled due to rain.</li> </ul>
Bush Kids Program	<ul style="list-style-type: none"> <li>No activities in July, with Bush Kids Officer on leave.</li> </ul>
Every Child a Bush Experience	<ul style="list-style-type: none"> <li>No excursions undertaken this month. Confirmation of an excursion for St Michael's School in August at Blackman Park.</li> </ul>
Harbourcare	<ul style="list-style-type: none"> <li>0 Individual Harbourcare collections were recorded.</li> <li>1 Harbourcare kayak event was postponed due to bad weather</li> <li>0 Harbourcare participants active this month</li> <li>0kg of litter was collected this month</li> </ul>

### Trees

- The tree assessment process is currently running on a four-week turnaround from application to inspection. There were 0 referrals to Independent Tree Review Expert Arbiter (ITREA) during June and July 2022.

Applications Processed	June/July
Total Number of applications processed	98
Total Number of 'Fast Track' applications processed (included in figures above)	6
Total Number of trees processed within the applications	258
Total number of trees processed for removal	120

Applications Processed	June/July
Total Number of applications processed	98
Total number of trees processed to be pruned	140
Number of trees permitted to be removed (including additional trees requested at time of inspection)	103
Number of trees permitted to be pruned (including additional trees requested at time of inspection)	150
Number of trees refused removal and/or pruning	29
Number of removals processed as 'Fast Track' (included in figures above)	6
Number of pruning's processed as 'Fast Track' (included in figures above)	6
Number of non-compliant 'Fast Track' applications	-
Street & park trees trimmed – July only	84
Street & park trees removed - July only	10
Street trees planted – July only	36
Other plantings - trees and shrubs (taken from Community Nursery output) – July only	1758

June/July 2022 Public Tree Vandalism / Damage			
Vegetation	Address	Damage Type	Result
0	0	0	0

#### URBAN SERVICES

Schedule for Road Maintenance				
Road Name	Segment	Area	Time Frame	Completed
Oscar St	Carlotta St to Greenwich Road		4th	
Bridge St	River Rd to Ross Smith Pde		1st	
Gordon Crescent	Elizabeth Pde to Girraween Ave		2nd	
Elizabeth Parade	Gorgon Crescent to Centennial Ave		3rd	
Mowbray Rd	Lynvale Cl to Ralston St		1st	
Figtree St	Centennial to Burns Bay Rd		2nd	
Tantallon Rd	Epping to Johnston Crescent		2nd	
Northwood Rd	Cliff Rd to Point Rd		3rd	

Penrose St	Burns Bay Rd to Best St		4th	
Rothwell crescent	kerb and gutter sections		3rd	
Central Ave	Longuville Rd to Little St		1st	
Sutherland St	Burns Bay Rd to Coxs Lane		1st	
Coxs Ln	Finlayson St to Sutherland St		1st	
Oscar St	Carlotta St to Greenwich Road		4th	Jul-22
Bridge St	River Rd to Ross Smith Pde		1st	Jul-22
<b>Schedule for Footpath Maintenance</b>				
<b>Road Name</b>	<b>Segment</b>	<b>Side</b>	<b>Time Frame</b>	<b>Completed</b>
Cullen St	Banksia Cl to Alder Ave	L	1st	Jul-22
Yethonga Ave	Cullen St to Barwon Rd	R	2nd	
Cliff Road	Private Road to Cliff Road	L	3rd	-
Greenwich Road	River Road to Pacific Hwy	L	1st	-
Molesworth Lane	Arabella S to Kenneth St	L	2nd	-
St Vincents Road	Dead end to Gore Street	L	1st	-
Elizabeth Pde	Gordon to Centennial	L	2nd	Jul-22
Elizabeth Pde	Gordon to Centennial	R	2nd	Jul-22
Pacific Hwy	Innes Rd to Allison Ave	L	3rd	
Morrice St	River R to Austin Cres	L	3rd	
Sam Johnston Way	Eppin Rd to Orion Rd	L	4th	
Mars Rd	Sirius to Banksia Close	both	4th	
<b>Schedule for Stormwater Maintenance</b>				
<b>Road Name</b>	<b>Description</b>		<b>Time Frame</b>	<b>Completed</b>
Kenneth Street	Reconstruct existing Kerb & Gutter between Dunios St and Sturt St			
Ross smith Pde and Howell Ave	Construct a new dish drain			
Bent Lane	Reconstruct the access driveway for the maintenance of the existing GPT			
Stormwater Infrastructure Condition Assessment	Gore Creek Catchment			
130 Burns Bay Road	Reconstruct the existing stormwater line			
Kurri St and Karilla Ave	Construct a new KIP at Kurri St and reconstruct the existing stormwater line at Karilla Ave			
20 Pengilly Street	Reconstruct existing stormwater pipe and converter			



Best Street	Construct a new GPT			
100 Burns Bay Road	Reconstruction existing K & G or install a new stormwater line			
Arundel Street	Construct new K & G on the western side and reconstruct the existing open channel on the eastern side in front of the properties			
Annual GPTs cleaning	Cleaning 13 GPTs five times a year			
Cumberland Ave	Reconstruct existing stormwater line			
Emergency Works	Such as collapsed pipes/pits, dislodged pipes, blocked pits and pipes that found during the CCTV condition assessment and require to reline, patches and pressure clean			
Northwood Road/ Upper Cliff Road	Reconstruct and extend existing stormwater line.			
34 Fleming Street	Construct new stormwater line			