



W A V E R L E Y  
C O U N C I L

## COUNCIL MEETING

A meeting of WAVERLEY COUNCIL will be held by video conference at:

**7.00 PM, TUESDAY 15 SEPTEMBER 2020**

A handwritten signature in grey ink, appearing to read 'R. B. McLeod'.

Ross McLeod  
**General Manager**

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### **Live Streaming of Meetings**

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available.

## AGENDA

## PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager will read the following Opening Prayer:

*God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.*

The Mayor will read the following Acknowledgement of Indigenous Heritage:

*Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.*

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Nil

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The following matters are proposed to be dealt with in closed session and have been distributed to Councillors separately with the agenda:

CM/11.1/20.09 CONFIDENTIAL REPORT - Sculpture by the Sea 2020

CM/11.2/20.09 CONFIDENTIAL REPORT - Rowe Street - Public Private Partnership Proposal

CM/11.3/20.09 CONFIDENTIAL REPORT - Tender Evaluation - Bondi Pavilion Shop 4 Retail Tenancy - Lease

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## 13. Meeting Closure

## **OBITUARIES CM/3/20.09**

**Subject:** Obituaries  
**Author:** Ross McLeod, General Manager



Phillip Jones  
Ron Lander

The Mayor will ask Councillors for any obituaries.

*Council will rise for a minute's silence for the souls of people generally who have died in our Local Government Area.*

## CONFIRMATION AND ADOPTION OF MINUTES CM/5.1/20.09



**Subject:** Confirmation of Minutes - Council Meeting - 18 August 2020

**TRIM No:** SF20/42

**Author:** Richard Coelho, Governance and Internal Ombudsman Officer

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### RECOMMENDATION:

That the minutes of the Council Meeting held on 18 August 2020 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

### Introduction/Background

The minutes of the Council meeting must be submitted to Council for confirmation, in accordance with section 375 of the *Local Government Act 1993*.

### Attachments

1. Council Meeting Minutes - 18 August 2020 .



**MINUTES OF THE WAVERLEY COUNCIL MEETING  
HELD BY VIDEO CONFERENCE ON TUESDAY, 18 AUGUST 2020**

**Present:**

Councillor Elaine Keenan (Deputy Mayor) (Chair)	Lawson Ward
Councillor Sally Betts	Hunter Ward
Councillor Angela Burrill	Lawson Ward
Councillor George Copeland	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Steven Lewis	Hunter Ward
Councillor Will Nemesh	Hunter Ward
Councillor Marjorie O'Neill	Waverley Ward
Councillor John Wakefield	Bondi Ward
Councillor Dominic Wy Kanak	Bondi Ward

**Staff in attendance:**

Ross McLeod	General Manager
John Clark	Director, Customer Service and Organisation Improvement
Mitchell Reid	Acting Director, Planning, Environment and Regulatory
Emily Scott	Director, Community, Assets and Operations
Karen Mobbs	General Counsel
Darren Smith	Chief Financial Officer
Richard Coelho	Acting Manager, Governance

*At the commencement of proceedings at 7.03 pm, those present were as listed above.*

*At 10.04 pm, Cr Burrill left the meeting and did not return.*

## **PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE**

The General Manager read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

*God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.*

*Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.*

### **1. Apologies/Leaves of Absence**

Apologies were received and accepted from Cr Masselos.

### **2. Declarations of Pecuniary and Non-Pecuniary Interests**

The Chair called for declarations of interest and the following were received:

- 2.1 Cr Nemesh declared a pecuniary interest in item CM/5.2/20.08 – Adoption of Minutes – Waverley Traffic Committee Meeting – 23 July 2020 – TC/V.01/20.07 – Bon Accord Avenue, Bondi Junction – Temporary Road Closure (Bon Accord Lane to Flood Lane), and informed the meeting that he works for the Jewish Board of Deputies.
- 2.2 Cr Wy Kanak declared a less than significant non-pecuniary interest in item CM/8.4/20.08 – Motion for 2020 LGNSW Annual Conference – Support for TAFE NSW, and informed the meeting that he has been a TAFE student.

### **3. Obituaries**

Phil O'Sullivan OAM

Sammy Tomasiello

*Council rose for a minute's silence for the souls of people generally who have died in our Local Government Area.*

### **4. Addresses by Members of the Public**

- 4.1. P Ure – CM/7.9/20.08 – Bondi Surf Bathers Life Saving Club Conservation and Upgrade Project – Community Consultation.
- 4.2. B Jackson – CM/7.9/20.08 – Bondi Surf Bathers Life Saving Club Conservation and Upgrade Project – Community Consultation.
- 4.3. I Caldwell – CM/7.10/20.08 – Bronte Cutting Safety Upgrade.

- 4.4. A Freeman – CM/7.10/20.08 – Bronte Cutting Safety Upgrade.
- 4.5. S Ash – CM/7.10/20.08 – Bronte Cutting Safety Upgrade.
- 4.6. A Weinstock – CM/7.10/20.08 – Bronte Cutting Safety Upgrade.
- 4.7. P Mora – CM/8.2/20.08 – Waverley Cemetery- Formalising the Eastern Entry.

#### **ITEMS BY EXCEPTION**

#### **MOTION / UNANIMOUS DECISION**

Mover: Cr Keenan  
Seconder: Cr Lewis

That the recommendations for the following items be adopted as recommended in the business paper:

CM/5.1/20.08	Confirmation of Minutes - Council Meeting - 21 July 2020
CM/7.1/20.08	Budget Carry Over - 2019-20 to 2020-21
CM/7.2/20.08	Investment Portfolio Report - July 2020
CM/7.3/20.08	Delivery Program 2018-2022 - Six-monthly Progress Report
CM/7.5/20.08	Status of Mayoral Minutes and Notices of Motion
CM/7.6/20.08	Precinct Committees - Update and Motions
CM/7.11/20.08	Snap Send Solve App
CM/7.12/20.08	Fleet Management Update
CM/7.13/20.08	Stronger Communities Fund - Progress Report
CM/7.14/20.08	Tender Evaluation - Time and Attendance System

#### **5. Confirmation and Adoption of Minutes**

**CM/5.1/20.08 Confirmation of Minutes - Council Meeting - 21 July 2020 (SF20/42)**

#### **MOTION / UNANIMOUS DECISION**

Mover: Cr Keenan  
Seconder: Cr Lewis

That the minutes of the Council Meeting held on 21 July 2020 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

**CM/5.2/20.08                      Adoption of Minutes - Waverley Traffic Committee Meeting - 23 July 2020  
(SF20/45)**

*Cr Nemesh declared a pecuniary interest in item TC/V.01/20.07 – Bon Accord Avenue, Bondi Junction – Temporary Road Closure (Bon Accord Lane to Flood Lane), and informed the meeting that he works for the Jewish Board of Deputies. Cr Nemesh was not present at, or in sight of, the meeting for the consideration and vote on this item.*

**MOTION / DECISION**

Mover:        Cr Wakefield  
Seconder:    Cr Lewis

That Part 1 of the minutes of the Waverley Traffic Committee Meeting held on 23 July 2020 be received and noted, and that the recommendations contained therein be adopted.

Save and except the following:

TC/V.04/20.07 – 4 Victory Street, Rose Bay – Construction Zone.

And that this item be dealt with separately below.

**CM/5.2.1/20.08                      Adoption of Minutes - Waverley Traffic Committee Meeting - 23 July 2020 - 4  
Victory Street, Rose Bay - Construction Zone (A03/2514-04)**

*This item was saved and excepted by Cr Betts.*

**MOTION / UNANIMOUS DECISION**

Mover:        Cr Betts  
Seconder:    Cr Kay

That the Traffic Committee's recommendation be adopted subject to the construction zone being moved 5.5 m to the east so that it includes the driveway of 4 Victory Street, such that the recommendation now reads as follows:

'That Council:

1.     Installs a 9 m 'No Parking 7 am–4.30 pm Mon–Fri, 8 am–3 pm Saturday Council Authorised Vehicles' zone outside 4 Victory Street, Rose Bay, up to the eastern extent of the driveway.
2.     Delegates authority to the Executive Manager, Infrastructure Services, to adjust the length and duration of, or remove, the construction zone, as necessary.'

**6.     Mayoral Minutes**

There were no mayoral minutes.

## 7. Reports

### CM/7.1/20.08 Budget Carry Over - 2019-20 to 2020-21 (A03/0346)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Keenan

Seconder: Cr Lewis

That Council carries over budget funds from the 2019–20 financial year to the 2020–21 financial year, as set out in Attachment 1 to this report.

### CM/7.2/20.08 Investment Portfolio Report - July 2020 (A03/2211)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Keenan

Seconder: Cr Lewis

That Council:

1. Receives and notes the Investment Summary Report for July 2020 attached to this report.
2. Notes that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

### CM/7.3/20.08 Delivery Program 2018-2022 - Six-monthly Progress Report (A18/0477)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Keenan

Seconder: Cr Lewis

That Council receives and notes progress to 30 June 2020 with respect to the deliverables detailed in the Delivery Program as set out in the attachment to this report.

### CM/7.4/20.08 Local Government NSW Annual Conference 2020 (A13/0314)

#### MOTION

Mover: Cr Keenan

Seconder: Cr Lewis

That Council, in respect of the Local Government NSW Annual Conference 2020:

1. Nominates the Mayor, Deputy Mayor, Councillor O'Neill, Councillor Wy Kanak and Councillor Wakefield as voting delegates for motions.
2. Nominates Councillor Copeland and Councillor Lewis as reserve voting delegates for motions.
3. Nominates Councillors Goltsman to attend the Conference as observers.
4. Approves the attendance of the General Manager or nominee at the Conference.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 3.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**UNANIMOUS DECISION:**

That Council, in respect of the Local Government NSW Annual Conference 2020:

1. Nominates the Mayor, Deputy Mayor, Councillor O'Neill, Councillor Wy Kanak and Councillor Wakefield as voting delegates for motions.
2. Nominates Councillor Copeland and Councillor Lewis as reserve voting delegates for motions.
3. Nominates Councillors Goltsman and Betts to attend the Conference as observers.
4. Approves the attendance of the General Manager or nominee at the Conference.

**CM/7.5/20.08                      Status of Mayoral Minutes and Notices of Motion   (SF18/691)**

**MOTION / UNANIMOUS DECISION**

Mover:        Cr Keenan  
Seconder:     Cr Lewis

That Council receives and notes this report on the status of mayoral minutes and notices of motion adopted by Council from September 2012 to June 2020.

**CM/7.6/20.08                      Precinct Committees - Update and Motions   (A04/0038)**

**MOTION / UNANIMOUS DECISION**

Mover:        Cr Keenan  
Seconder:     Cr Lewis

That Council:

1. Receives and notes the list of Precinct motions from February–July 2020 attached to this report.
2. Notes the continued operation of Precinct Executive Committee meetings during the COVID-19 pandemic via online platforms.
3. Notes the decision of the Combined Precincts to postpone the hosting of community forums by the Combined Precincts group until 2021 due to the COVID-19 pandemic.

**CM/7.7/20.08                      Events Policy   (SF20/3864)**

**MOTION**

Mover:        Cr Wakefield  
Seconder:     Cr Keenan

That Council:

1. Adopts the Events Policy attached to the report.

2. Notes that relevant and applicable provisions of the Sustainable Events Policy have been incorporated into the updated Events Policy and the Event Waste Management Guidelines and Requirements.
3. Endorses the Event Waste Management Guidelines and Requirements attached to this report as a support document to the updated Events Policy.
4. Notes that, as a consequence of the actions outlined in clauses 2 and 3 above, the Sustainable Events Policy is redundant and will be removed from Council's policy register.

THE MOVER OF THE MOTION THEN ACCEPTED AMENDMENTS TO CLAUSE 1 AND THE ADDITION OF A NEW CLAUSE 5.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**UNANIMOUS DECISION:**

That Council:

1. Adopts the Events Policy attached to this report, subject to the following amendments:
  - (a) In clause 4.2(b), after the words 'Traditional Owners', add 'connection to country ("sovereignty") and custodianship of land, water and sky.'
  - (b) Events categorised as Medium Impact 1 and High Impact 1, and at the discretion of the General Manager, being reported to Councillors by email at the earliest opportunity prior to the event taking place.
2. Notes that relevant and applicable provisions of the Sustainable Events Policy have been incorporated into the updated Events Policy and the Event Waste Management Guidelines and Requirements.
3. Endorses the Event Waste Management Guidelines and Requirements attached to this report as a support document to the updated Events Policy.
4. Notes that, as a consequence of the actions outlined in clauses 2 and 3 above, the Sustainable Events Policy is redundant and will be removed from Council's policy register.
5. Informs community organisations, successful applicants of events in the past 12 months and precincts of the new policy and guidelines.

**CM/7.8/20.08                      The Bondi Memorial - Marks Park (A19/0036)**

**MOTION**

Mover:        Cr Keenan  
Seconder:    Cr Wakefield

That Council:

1. Adopts the Waverley Public Art Committee's recommendation regarding Site 4: Marks Park (the Bondi Memorial) from the Waverley Public Art Master Plan.
2. Engages Urban Arts Projects for the commissioning of their concept design *Rise* for Site 4: Marks Park

(the Bondi Memorial) from the Waverley Public Art Master Plan.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 1 AND THE ADDITION OF A NEW CLAUSE.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

**DECISION:**

That Council:

1. Adopts the Waverley Public Art Committee's recommendation of the Urban Arts Projects' concept design 'Rise' for Site 4: Marks Park (the Bondi Memorial) from the Waverley Public Art Master Plan.
2. Officers address any outstanding pre-construction concept design matters for the 'curtilage' of the selected artwork at a Councillor workshop, including:
  - (a) Pedestrian access to and from the site, including site accessibility for the mobility-impaired.
  - (b) Minimising risk to visitors of accident from hard surfaces, especially for children.
  - (c) Maintainability of the site and its access; retaining low-maintenance and high-presentation.
  - (d) Creative and safety lighting.
  - (e) Minimising skateboarding.
  - (f) Interpretive signage.
  - (g) Soft landscaping.
3. Engages Urban Arts Projects for the commissioning of their concept design 'Rise' for Site 4: Marks Park (the Bondi Memorial) from the Waverley Public Art Master Plan.

**CM/7.9/20.08      Bondi Surf Bathers Life Saving Club Conservation and Upgrade Project -  
Community Consultation (A19/0172)**

**MOTION / UNANIMOUS DECISION**

Mover:      Cr Wakefield  
Seconder:   Cr Lewis

That Council:

1. Undertakes community consultation on the concept design for the Bondi Surf Bathers Life Saving Club (BSBLSC) Conservation and Upgrade Project attached to this report for a period of 28 days from 20 August to 17 September 2020.
2. Receives a summary report at the conclusion of the consultation process detailing consultation methodology, consultation outcomes, key feedback, and recommending any necessary revisions to the concept design.

*P Ure and B Jackson addressed the meeting.*

**CM/7.10/20.08 Bronte Cutting Safety Upgrade (A20/0015)**

*This matter was last considered by Council at its meeting on 21 July 2020. Debate on the item was adjourned to this meeting.*

**MOTION**

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Receives and notes the outcome of the options analysis study for the Bronte Cutting Project.
2. Endorses Option 1B (2.5–3 m wide footpath, Calga Place) as the preferred option for Bronte Cutting Project, as detailed in the attachment to this report.
3. Develops Option 1B to a concept design suitable for informing the community.
4. Notes that the developed Option 1B will be reported back to Council prior to informing the community.

AT THIS STAGE IN THE PROCEEDINGS, THE FOLLOWING PROCEDURAL MOTION WAS MOVED BY CR BURRILL AND SECONDED BY CR WAKEFIELD:

That debate on this be item be adjourned to the August Council meeting to allow the Surf Club to be consulted.

THE PROCEDURAL MOTION WAS PUT AND DECLARED LOST ON THE CASTING VOTE OF THE CHAIR.

**Division**

**For the Procedural Motion:** Crs Betts, Burrill, Goltsman, Kay, Wakefield and Wy Kanak.

**Against the Procedural Motion:** Crs Copeland, Keenan, Lewis, Masselos and O'Neill.

*Cr Nemesh was not present for the vote on the Procedural Motion.*

A FURTHER PROCEDURAL MOTION WAS MOVED BY CR WAKEFIELD AND SECONDED BY CR BURRILL THAT THIS ITEM LAY ON THE TABLE TO BE CONSIDERED AT A FUTURE TIME.

SUBSEQUENTLY, A FURTHER PROCEDURAL MOTION WAS MOVED BY CR WAKEFIELD AND SECONDED BY CR BURRILL TO RECOUNT THE VOTE ON THE PROCEDURAL MOTION TO ADJOURN DEBATE. CR WAKEFIELD THEN WITHDREW THIS PROCEDURAL MOTION.

A FURTHER PROCEDURAL MOTION, MOVED BY CR WAKEFIELD AND SECONDED BY CR BURRILL, TO RECOUNT THE VOTE TO ADJOURN DEBATE WAS THEN PUT AND DECLARED CARRIED.

THE VOTE ON THE PROCEDURAL MOTION TO ADJOURN DEBATE WAS RECOUNTED AND DECLARED CARRIED.

**DECISION:**

That debate on this be item be adjourned to the August Council meeting to allow the Surf Club to be consulted.

**Division**

**For the Procedural Motion:** Crs Betts, Burrill, Goltsman, Kay, Nemesh, Wakefield and Wy Kanak.

**Against the Procedural Motion:** Crs Copeland, Keenan, Lewis, Masselos and O'Neill.

*S Lightfoot and B Scaffidi (President, Bronte Surf Life Saving Club) addressed the meeting.*

UPON THE RESUMPTION OF DEBATE, THE FOLLOWING AMENDMENT WAS MOVED:

**AMENDMENT 1**

Mover: Cr Lewis  
Seconder: Cr Copeland

That:

1. Clause 2 be amended to read as follows:

‘Endorses Option 1B (2.5–3 m wide footpath, Calga Place) as the preferred option for Bronte Cutting Project, as detailed in the attachment to this report, subject to Bronte SLSC feedback during the concept design phase.’

2. The following clause 5 be added to the Motion:

‘Keeps the heritage items within the Bronte Cutting intact.’

THE AMENDMENT WAS PUT AND DECLARED CARRIED UNANIMOUSLY.

**AMENDMENT 2**

Mover: Cr Burrill  
Seconder: Cr Kay

1. Clause 2 be amended to read as follows:

‘Endorses Option 1B (2.5–3 m wide footpath, Calga Place) as the preferred option for Bronte Cutting Project, as detailed in the attachment to this report, subject to:

- (a) Bronte SLSC feedback during the concept design phase, including assurance that parking movements are acceptable when occupancy is high.
- (b) Investigating widening the 50 m section of footpath on the eastern side of Calga Place near the steps from Bronte Road instead of a realignment of the grass verge and impacts to the steps and heritage sandstone wall.’

2. The following clause 6 be added to the Motion:

‘Investigates a widening of the coastal walk and stairs from Calga Place to the Bronte Community Centre.’

3. The following clause 7 be added to the Motion:

‘Ensures that the creative and safety lighting of the project is sympathetic to the environment and does not adversely impact on adjoining residents.’

THE AMENDMENT WAS PUT AND DECLARED CARRIED.

**AMENDMENT 3**

Mover: Cr Burrill  
Seconder: Cr Kay

That:

1. Clause 3 be amended to read as follows:

‘Develops Option 1B, informed by the outcomes of the investigations, to a concept design suitable for consulting with the community.’

2. Clause 4 be amended to read as follows:

‘Notes that the developed Option 1B will be reported back to Council prior to consulting with the community, including the Bronte SLSC.’

THE AMENDMENT WAS PUT AND DECLARED CARRIED.

**Division**

**For the Amendment:** Crs Betts, Burrill, Copeland, Goltsman, Kay and Nemesh.

**Against the Amendment:** Crs Keenan, Lewis, O’Neill, Wakefield and Wy Kanak.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**UNANIMOUS DECISION:**

That Council:

1. Receives and notes the outcome of the options analysis study for the Bronte Cutting Project.
2. Endorses Option 1B (2.5–3 m wide footpath, Calga Place) as the preferred option for Bronte Cutting Project, as detailed in the attachment to this report, subject to:
  - (a) Bronte SLSC feedback during the concept design phase, including assurance that parking movements are acceptable when occupancy is high.
  - (b) Investigating widening the 50 m section of footpath on the eastern side of Calga Place near the steps from Bronte Road instead of a realignment of the grass verge and impacts to the steps and heritage sandstone wall.
3. Develops Option 1B, informed by the outcomes of the investigations, to a concept design suitable for consulting with the community.
4. Notes that the developed Option 1B will be reported back to Council prior to consulting with the community, including the Bronte SLSC.
5. Keeps the heritage items within the Bronte Cutting intact.
6. Investigates a widening of the coastal walk and stairs from Calga Place to the Bronte Community Centre.
7. Ensures that the creative and safety lighting of the project is sympathetic to the environment and does not adversely impact on adjoining residents.

*I Caldwell, A Freeman, S Ash and A Weinstock addressed the meeting.*

*At 9.11 pm, following the vote on this item, the meeting adjourned for a short break.*

*At 9.17 pm, the meeting resumed.*

**CM/7.11/20.08          Snap Send Solve App (A19/0219)****MOTION / UNANIMOUS DECISION**

Mover:      Cr Keenan  
Seconder:   Cr Lewis

That Council:

1. Notes the usage of the Snap Send Solve application to report issues to Council, including the number of residents who have used it, the number and types of issues reported and the feasibility for increasing the use of the application as outline in this report.
2. Continues to promote usage of the app both internally and externally.

**CM/7.12/20.08          Fleet Management Update (A19/0429)****MOTION / UNANIMOUS DECISION**

Mover:      Cr Keenan  
Seconder:   Cr Lewis

That Council:

1. Note the progress against Council resolutions CM/8.4/18.09 and CM/7.22/19.07.
2. Notes the progress of the strategic review of Council's fleet management initiatives.
3. Notes the update on the 2020–21 fleet management initiatives, including the pool vehicle utilisation and management review, amendments to the staff vehicle list to include electric vehicles, and continued work on the most appropriate funding mechanism for Council's fleet.
4. Supports the continued effort to trial emerging alternative technologies for all vehicles types as they become available.
5. Receives a six-monthly progress report on Council's fleet management program.

**CM/7.13/20.08          Stronger Communities Fund - Progress Report (A19/0224)****MOTION / UNANIMOUS DECISION**

Mover:      Cr Keenan  
Seconder:   Cr Lewis

That Council receives and notes this progress report on the Stronger Communities Fund.

**CM/7.14/20.08 Tender Evaluation - Time and Attendance System (SF20/678)****MOTION / UNANIMOUS DECISION**

Mover: Cr Keenan

Seconder: Cr Lewis

That Council:

1. Under clause 178(1) (b) of the *Local Government (General) Regulation 2005*, rejects all tenders for the supply of a time and attendance system.
2. Invites fresh tenders or applications as referred to in clause 178(3)(b)–(d) of the *Local Government (General) Regulation 2005*.
3. Notifies unsuccessful tenderers of the decision in accordance with clause 179 of the *Local Government (General) Regulation 2005*.

**8. Notices of Motions****CM/8.1/20.08 Women's Housing Company (A20/0402)****MOTION / UNANIMOUS DECISION**

Mover: Cr O'Neill

Seconder: Cr Keenan

That Council:

1. Investigates the adequacy of the current provision of emergency housing in the Waverley local government area (LGA) for local residents escaping domestic violence.
2. Explores collaborative arrangements with the Women's Housing Company and other relevant agencies to ensure that survivors who are escaping domestic violence in the Waverley LGA are able to access emergency housing in their own municipality.

**CM/8.2/20.08 Waverley Cemetery - Formalising the Eastern Entry (A17/0108)**

*This Notice of Motion was withdrawn at the meeting by Cr Burrill, who submitted the Motion.*

**MOTION (WITHDRAWN)**

That Council:

1. Investigates formalising the eastern entrance to Waverley Cemetery including the following:
  - (a) Installation of fencing, landscaping or other means to create a new boundary at the eastern side of Cemetery Area 22 to separate it from the Coastal walk.
  - (b) Extension of the central cemetery pathway to join with the coastal walk.
  - (c) Installation of appropriate signage to identify the entrance to the cemetery.
2. Officers prepare a report for Council consideration that provides outcomes and recommendations

from the investigation referred to in clause 1 above, to also include identification of potential funding sources.

3. Notes that the cemetery business plan that includes plans for Cemetery Area 22 is currently under development.

*P Mora addressed the meeting.*

**CM/8.3/20.08                      Motion for 2020 LGNSW Annual Conference - Attending Council Meetings Online in Exceptional Circumstances (A13/0314)**

**MOTION**

Mover:        Cr Keenan

Seconder:    Cr Wy Kanak

That Council submits the following motion to the 2020 LGNSW Annual Conference:

‘That Local Government NSW writes to the Minister for Local Government, Shelly Hancock MP, requesting that the *Local Government Act* be amended to allow for a Councillor, in exceptional circumstances, to attend an ordinary Council meeting, with the approval of the Mayor and General Manager, via an online platform such as Zoom or Teams.’

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO THE MOTION.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

**DECISION:**

That Council submits the following motion to the 2020 LGNSW Annual Conference:

‘That Local Government NSW writes to the Minister for Local Government, Shelly Hancock MP, requesting that the *Local Government Act* be amended to allow for a Councillor, in exceptional circumstances, to attend ordinary Council and Committee meetings, with the approval of the Mayor and General Manager, via an online platform such as Zoom or Teams.’

**CM/8.4/20.08                      Motion for 2020 LGNSW Annual Conference - Support for TAFE NSW (A13/0314)**

*Cr Wy Kanak declared a less than significant non-pecuniary interest in this item, and informed the meeting that he has been a TAFE student.*

**MOTION / DECISION**

Mover:        Cr Keenan

Seconder:    Cr Copeland

That Council submits the following motion to the 2020 LGNSW Annual Conference:

‘That:

1. Local Government NSW recognises the importance of TAFE as an institution which provides a suitably skilled workforce for Council operations and the wider community, including most trades.
2. Local Government NSW calls on the NSW Government (by way of a letter) to restore investment

levels in TAFE, re-directing funding away from private providers into the public TAFE system and that student fees are re-set at realistic levels for affordable access to courses and that staff levels are increased to teach courses relevant to demands for services across the economy.'

**Division**

**For the Motion:** Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Nemesh, O'Neill, Wakefield and Wy Kanak.

**Against the Motion:** Cr Burrill.

**CM/8.5/20.08 Stop Black Deaths in Custody - Walama Court (A02/0424)****MOTION / DECISION**

Mover: Cr Wy Kanak

Seconder: Cr Copeland

That Council notes the information from First Nations lawyers' organisations about the 'Walama Court' for alternative sentencing processes and includes this discussion in local government strategising to assist with locally based stop black deaths in custody measures.

*Crs Burrill and Nemesh were not present for the vote on this item.*

**9. Questions with Notice****CM/9.1/20.08 Question with Notice - Heritage Provisions (A20/0261)****QUESTION**

The following questions were submitted by Cr Keenan:

Can the Director, Planning, Environment and Regulatory, please indicate how:

1. Heritage provisions are being integrated into Waverley's development assessment process, including its fast track system?
2. Heritage provisions apply to commercial change of use in heritage buildings?
3. Building compliance links to approvals for buildings with heritage status, noting that provisions for BCA compliance require specialist heritage advice?

**General Manager's answers**

1. All development applications (DAs) are required to be assessed and determined in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. Section 4.15 of the Act specifies the relevant matters that must be considered in the assessment process and the local LEP and DCP are matters that must be considered. There are specific heritage provisions in both the LEP and DCP, with objectives and development controls, and these must be considered, where relevant, for all DAs (including those in fast track).
2. The heritage provisions in our LEP (clause 5.10) and DCP (Part B9) only relate to works that require a DA. This can involve minor works such as:

- Demolishing or moving or altering the exterior of the item (including, in the case of a building, making changes to its detail, fabric, finish or appearance).
- Altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in schedule 5 of WLEP in relation to the item.

They do not relate to a change of use where the change is a permissible use in the zoning and do not involve any changes to the internal or external fabric of the building.

3. It is a prescribed condition of every development consent that the new works comply with the BCA. Where the works are being undertaken to a building of heritage significance, specialist heritage advice may be required by way of a special DA condition to ensure the BCA compliance works (such as fire safety measures) do not adversely impact the heritage significance.

**Mitchell Reid**  
**Acting Director, Planning, Environment and Regulatory**

**CM/9.2/20.08                      Question with Notice - Bondi Icebergs - Complaints (A14/0108)**

**QUESTION**

The following question was submitted by Cr Wy Kanak:

What is Council doing to address the noise and other complaints from Notts Avenue residents about Bondi Icebergs?

**General Manager's answer**

Council's rangers have visited the premises and discussed the complaints with the management of Bondi Icebergs at the time of receiving the most recent complaint. Council's Executive Manager, Compliance, has also contacted the operator and discussed a number of issues, including early morning deliveries, and is arranging to meet with operator to attempt to resolve the matter.

**Mitchell Reid**  
**Acting Director, Planning, Environment and Regulatory**

**CM/9.3/20.08                      Question with Notice - Bondi Icebergs - Development Application (DA-268/2002/B)**

**QUESTION**

The following question was submitted by Cr Wy Kanak:

How is Council processing the DA related to a modification of the Bondi Icebergs DA from some years ago?

**General Manager's answer**

The assessment of all applications is undertaken in accordance with relevant legislative requirements. Council's development assessment staff are currently assessing a modification application (DA-268/2002/B)

for these premises for changes to the current operating hours, patron numbers, works to the façade and internal works.

**Mitchell Reid**  
**Acting Director, Planning, Environment and Regulatory**

## **10. Urgent Business**

### **CM/10.1/20.08          Coronavirus (COVID-19) - Beaches and Nippers (A20/0443)**

*The Chair ruled that this matter was urgent.*

#### **MOTION / DECISION**

Mover:      Cr Betts  
Seconder:   Cr Wakefield

That Council deals with this matter as an item of urgent business.

#### **MOTION**

Mover:      Cr Betts  
Seconder:   Cr Goltsman

That Council urgently prepare protocols for managing our beaches, using the abundance of caution approach and complying with NSW Health and Police advice. In particular, Council needs to assist Surf Clubs in preparing protocols for their Nippers programs due to start on 18 October, understanding that unrestricted children's sport is allowed under the NSW *Public Health Act*.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO THE MOTION.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

#### **UNANIMOUS DECISION:**

That Council urgently meets with all local surf clubs to prepare protocols for managing our beaches. In particular, Council needs to assist Surf Clubs in preparing protocols for their Nippers programs due to start on 18 October, understanding that unrestricted children's sport is allowed under the NSW *Public Health Act*, using the abundance of caution approach and complying with NSW Health and Police advice.

### **CM/10.2/20.08          NSW Draft State Strategic Plan for Crown Land (A14/0201)**

*The Chair ruled that this matter was urgent.*

#### **MOTION / DECISION**

Mover:      Cr Wy Kanak  
Seconder:   Cr Copeland

That Council deals with this matter as an item of urgent business.

#### **MOTION**

Mover:      Cr Betts  
Seconder:   Cr Goltsman

That the Mayor, or Deputy Mayor, on behalf of Council, writes to the NSW Government's Department of Planning, Industry and Environment Crown Lands Office, concerning the Draft State Strategic Plan for

Crown Land, communicating that Council opposes any Draft State Strategic Plan for Crown Land that:

1. Fails to enhance custodianship of Crown Land for First Nations Peoples and fails to increase biodiversity protections.
2. Encourages an excessive corporate focus likely to lead to privatisation and exploitation.
3. Fails to create jobs for First Nations Peoples wishing to express co-management and caring for country.
4. Deprioritises distinct budget allocations, thereby creating the potential for further cost shifting to local councils and Aboriginal Land Councils.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO THE MOTION.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

**DECISION:**

That the Mayor, on behalf of Council, writes to the NSW Government's Department of Planning, Industry and Environment Crown Lands Office, concerning the Draft State Strategic Plan for Crown Land, communicating that Council opposes any Draft State Strategic Plan for Crown Land that:

1. Fails to enhance custodianship of Crown Land for First Nations Peoples and fails to increase biodiversity protections.
2. Encourages an excessive corporate focus likely to lead to privatisation and exploitation.
3. Fails to create jobs for First Nations Peoples wishing to express co-management and caring for country.
4. Deprioritises distinct budget allocations, thereby creating the potential for further cost shifting to local councils and Aboriginal Land Councils.

*At 10.04 pm, during the consideration of this item, Cr Burrill left the meeting and did not return.*

**11. Closed Session**

There were no matters dealt with in closed session.

**12. Meeting Closure**

**THE MEETING CLOSED AT 10.06 PM.**

.....  
**SIGNED AND CONFIRMED**  
**MAYOR**  
**15 SEPTEMBER 2020**

## CONFIRMATION AND ADOPTION OF MINUTES CM/5.2/20.09



**Subject:** Adoption of Minutes - Waverley Traffic Committee Meeting - 27 August 2020

**TRIM No:** SF20/45

**Author:** Richard Coelho, Governance and Internal Ombudsman Officer

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### RECOMMENDATION:

That Part 1 of the minutes of the Waverley Traffic Committee Meeting held on 27 August 2020 be received and noted, and that the recommendations contained therein be adopted.

### Introduction/Background

The Waverley Traffic Committee (WTC) is not a committee of Council. The WTC operates under delegation from Transport for NSW (TfNSW), an agency of the NSW Government. It is advisory-only and has no decision-making powers.

The purpose of the WTC is to make recommendations and provide advice to Council on the technical aspects of proposals to regulate traffic on local roads in Waverley. The recommendations of the WTC must be adopted by Council before they can be implemented.

Part 1 of the minutes of WTC meetings must be submitted to Council for adoption in accordance with clause 18 of the Waverley Traffic Committee Charter.

Council has the opportunity to 'save and except' any of the recommendations listed in Part 1 of the minutes for further consideration in accordance with clause 18.1 of the Charter.

### Attachments

1. Waverley Traffic Committee Minutes - 27 August 2020 .

**MINUTES OF THE WAVERLEY TRAFFIC  
COMMITTEE MEETING HELD BY VIDEO  
CONFERENCE ON THURSDAY, 27 AUGUST 2020**



**Voting Members Present:**

Cr P Masselos	Waverley Council – Chair
Sgt L Barrett	NSW Police – Eastern Suburbs Police Area Command – Traffic Services
Mr M Carruthers	Transport for NSW – Network and Safety Officer
Mr P Pearce	Representing Marjorie O’Neill MP, Member for Coogee
Ms J Zin	Representing Gabrielle Upton MP, Member for Vaucluse

**Also Present:**

Cr T Kay	Waverley Council – Alternate Chair
Mr C Hutcheson	Waverley Council – Service Manager, Traffic and Transport

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*At the commencement of proceedings at 10.06 am, those present were as listed above.*

**Apologies**

Apologies were received and accepted from Mr D Joannides, Executive Manager, Infrastructure Services.

**Declarations of Pecuniary and Non-Pecuniary Interests**

The Chair called for declarations of interest and none were received.

**Adoption of Previous Minutes by Council - 23 July 2020**

The recommendations contained in Part 1 – Matters Proposing that Council Exercise its Delegated Functions – of the minutes of the Waverley Traffic Committee meeting held on 23 July 2020 were adopted by Council at its meeting on 18 August 2020, with the following change:

1. TC/V.04/20.07 - 4 Victory St, Rose Bay - Construction Zone.

Council adopted the recommendation of the Traffic Committee subject to the construction zone being moved 5.5 m to the east so that it includes the driveway of 4 Victory Street.

**ITEMS BY EXCEPTION**

The following items on the agenda were dealt with together and the Council Officer's Proposal for each item was unanimously supported by the Committee:

TC/V.03/20.08      383 Old South Head Road, North Bondi - 'P Disability Only' Zone.

TC/V.04/20.08      1-3 Warners Avenue, North Bondi - Proposed new Car Share Space.

TC/V.05/20.08      13 Blair Street, Bondi Beach - Construction Zone.

**PART 1 – MATTERS PROPOSING THAT COUNCIL EXERCISE ITS DELEGATED FUNCTIONS**

**NOTE:** *The matters listed under this part of the agenda propose that Council either does or does not exercise the traffic related functions delegated to it by TfNSW. The recommendations made by the Committee under this part of the agenda will be submitted to Council for adoption.*

**TC/C      STATE ELECTORATE OF COOGEE**

**TC/C.01/20.08      Oxford Street Eastbound Bus Zone near Newland Street - Increase in Bus Zone Length (A14/0145)**

**COUNCIL OFFICER'S PROPOSAL:**

That Council approves an extension of the existing eastbound bus zone on the northern side Oxford Street, just prior to Newland Street by 10 metres towards Newland Street.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted.

*Voting members present for this item: Representative of the Member for Coogee, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/C.02/20.08      113 Macpherson Street, Bronte - Truck Zone and Associated Pallet Kerb Ramp (DA-231/2019)**

**COUNCIL OFFICER'S PROPOSAL:**

That Council approves the installation of a 15.5 metre 'Truck Zone, vehicles under 10 metres only 9am to 12pm, Monday to Saturday. Taxi Zone at other times' replacing a 'Taxi Zone' outside 113 Macpherson Street, Bronte.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted subject to being amended to read as follows:

'That Council:

(a) Approves the installation of a 15.5 metre "Truck Zone, vehicles under 10 metres only 9am to 12pm

(midday), Monday to Saturday. Taxi Zone at other times” replacing a “Taxi Zone” outside 113 Macpherson Street, Bronte.

- (b) Officers conduct a review of the use of the truck zone over a six-month period following the opening of the adjacent supermarket.’

*Voting members present for this item: Representative of the Member for Coogee, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V        STATE ELECTORATE OF VAUCLUSE**

**TC/V.01/20.08        10 Craig Avenue, Vaucluse - No Stopping Line (A14/0145)**

**COUNCIL OFFICER’S PROPOSAL:**

That Council installs 7.5 metres of unbroken yellow (C3) No Stopping line on the bend of Craig Avenue outside of property No. 10 between the existing pram ramp and the driveway to property number 10.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted subject to being amended to read as follows:

‘That Council installs an unbroken yellow (C3) No Stopping line on the bend of Craig Avenue outside 10 Craig Avenue from the western side of the existing pram ramp and the driveway to 10 Craig Avenue.’

*Voting members present for this item: Representative of the Member for Vaucluse, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V.02/20.08        42 Roe Street, North Bondi - Construction Zone (A03/2514-04)**

**COUNCIL OFFICER’S PROPOSAL:**

That Council:

1. Installs a 9 metre long ‘No Parking 7 am–5 pm Mon–Fri, 8 am–3 pm Saturday Council Authorised Vehicles’ zone in front of 42 Roe Street, North Bondi subject to the Complying Development Certificate for the site being lodged with Council.
2. Delegates authority to the Executive Manager, Infrastructure Services, to adjust the length and duration of, or remove, the construction zone, as necessary.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer’s Proposal be adopted subject to the addition of a new clause 3, such that the recommendation now reads as follows:

‘That Council:

1. Installs a 9 metre long “No Parking 7 am–5 pm Mon–Fri, 8 am–3 pm Saturday Council Authorised Vehicles” zone in front of 42 Roe Street, North Bondi, subject to the Complying Development

Certificate for the site being lodged with Council.

2. Delegates authority to the Executive Manager, Infrastructure Services, to adjust the length and duration of, or remove, the construction zone, as necessary.
3. Notes that the applicant will be charged fees for 12 metres for the construction zone, which includes the driveway.'

*Voting members present for this item: Representative of the Member for Vacluse, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V.03/20.08            383 Old South Head Road, North Bondi - 'P Disability Only' Zone (A18/0719)**

**COUNCIL OFFICER'S PROPOSAL:**

That Council installs a 6 metre long 'P Disability Only' zone outside 383 Old South Head Road, North Bondi.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted.

*Voting members present for this item: Representative of the Member for Vacluse, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V.04/20.08            1-3 Warners Avenue, North Bondi - Proposed New Car Share Space (SF17/2465)**

**COUNCIL OFFICER'S PROPOSAL:**

That Council approves the installation of one GoGet car share space in North Bondi outside 1-3 Warners Avenue, North Bondi (south side) 5.5 metres long, immediately adjacent to the north-west side of driveway.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted.

*Voting members present for this item: Representative of the Member for Vacluse, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V.05/20.08            13 Blair Street, Bondi Beach - Construction Zone (A03/2514-04)**

**COUNCIL OFFICER'S PROPOSAL:**

That Council:

1. Installs a 10.3 metre long 'No Parking 7 am–5 pm Mon–Fri, 8 am–3 pm Saturday Council Authorised Vehicles' zone in front of 13 Blair Street Bondi Beach.

2. Delegates authority to the Executive Manager, Infrastructure Services, to adjust the length and duration of, or remove, the construction zone, as necessary.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted.

*Voting members present for this item: Representative of the Member for Vacluse, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V.06/20.08                      Old South Head Road and Diamond Bay Road - Installation of Kerb Blisters and Line Marking (A14/0145)****COUNCIL OFFICER'S PROPOSAL:**

That Council approves the installation and changes to kerb blister islands, chevron signs and line marking at the intersection of Old South Head Road with Diamond Bay Road as per Drawing 9001, Issue A, sheets 1, 2, 3, 4 as shown in the attachment to this report.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted.

*Voting members present for this item: Representative of the Member for Vacluse, NSW Police representative, TfNSW representative and Waverley Council representative (Chair).*

**TC/V.07/20.08                      Curlewis Street Pop-up Cycleway Concept Plan (SF20/3091)****COUNCIL OFFICER'S PROPOSAL:**

That Council:

1. Approves the concept design for a temporary pop-up cycleway along Curlewis Street between Campbell Parade and Old South Head Road as documented in Attachment 1 (Curlewis Street Pop-up Cycleway for August TC).
2. Delegates authority to Executive Manager, Infrastructure Services, to modify the design following preparation of detailed plans by TfNSW with input from Council officers.
3. Requires notification to residents as part of the Section 115 Emergency Legislation enacted by the Minister for Transport.
4. Officers conduct community consultation on the pop-up cycleway and the possibility of the cycleway becoming permanent following installation of the temporary pop-up scheme.

**WTC RECOMMENDATION (UNANIMOUS SUPPORT):**

That the Council Officer's Proposal be adopted subject to the addition of 5 new clauses, such that the recommendation now reads as follows:

‘That Council:

1. Approves the concept design for a temporary pop-up cycleway along Curlewis Street between Campbell Parade and Old South Head Road as documented in Attachment 1 (Curlewis Street Pop-up Cycleway for August TC), subject to detailed design.
2. Delegates authority to Executive Manager, Infrastructure Services, to modify the design following preparation of detailed plans by TfNSW with input from Council officers.
3. Requires notification to residents as part of the Section 115 Emergency Legislation enacted by the Minister for Transport.
4. Officers conduct community consultation on the pop-up cycleway and the possibility of the cycleway becoming permanent following installation of the temporary pop-up scheme.
5. Requires that the detailed design process to be undertaken includes a road safety assessment for the following three options:
  - (a) A safe north-south crossing of Curlewis Street at the pedestrian crossing on the western side of Gould Street.
  - (b) A safe north-south crossing of Curlewis Street at the Glenayr Avenue signalised intersection.
  - (c) No crossing of Curlewis Street with the cycleway to run along the northern side of Curlewis Street between Gould Street and Campbell Parade.
6. Requires that the detailed design includes an examination of potential conflict between traffic westbound on Curlewis Street turning right into Old South Head Road and cyclists crossing Old South Head Road. The assessment is to consider the potential need to introduce a right-turn arrow for the turn from Curlewis Street within the signal design.
7. Requires that the 40 km/h speed limit on the eastern end of Curlewis Street is extended to Old South Head Road upon opening of the cycleway.
8. Officers complete a detailed review of cyclist transition to and from the cycleway at Campbell Parade.
9. Officers investigate the implications of the cycleway along Curlewis Street upon deliveries to and from commercial premises and loading/truck zones.’

*Voting members present for this item: Representative of the Member for Vaucluse, NSW Police representative, RMS representative and Waverley Council representative (Chair).*

**TC/CV      ELECTORATES OF COOGEE AND VAUCLUSE**

Nil.

**THE MEETING CLOSED AT 10.57 AM.**

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**SIGNED AND CONFIRMED**  
**MAYOR**  
**15 SEPTEMBER 2020**

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## MAYORAL MINUTES CM/6/20.09

**Subject:** Mayoral Minutes

**Author:** Mayor of Waverley, Cr Paula Masselos



Mayoral minutes are permissible at Waverley Council meetings under the Waverley Code of Meeting Practice. Clauses 9.7–9.11 of the Code state:

*Subject to clause 9.10, if the mayor is the chair at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.*

*A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chair (but only if the chair is the mayor) may move the adoption of a mayoral minute without the motion being seconded.*

*A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.*

*A mayoral minute must not be used to put without notice matters that are routine and not urgent, or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.*

*Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.*

## REPORT CM/7.1/20.09



**Subject:** Election of Deputy Mayor

**TRIM No:** SF20/4501

**Author:** Evan Hutchings, Executive Manager, Governance and Projects

**Director:** Ross McLeod, General Manager

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### RECOMMENDATION:

That Council:

1. Agrees to elect a Deputy Mayor for a term of approximately 12-months to expire at 12.00am on Saturday 4 September 2021.
2. Notes the procedure for the election of Deputy Mayor by Councillors outlined in the report.
3. Determines that the method of voting for the election of Deputy Mayor be by way of the Open voting method.

#### 1. Executive Summary

Council may elect a person from among their number to be the Deputy Mayor. This report recommends that Council elects a Deputy Mayor for a 12-month term to expire at 12.00am on Saturday 4 September 2021, which is the date of the next Local Government Election.

The procedure to elect a Deputy Mayor is prescribed by schedule 7 of the *Local Government (General) Regulation 2005*. The procedure is outlined in this report and will be determined in part by the method of voting Council wishes to use for the election.

As part of Council's response to Public Health Orders, Councillors currently attend Council meetings remotely. In accordance with Office of Local Government (OLG) circular no. 20-29 dated 4 August 2020, Open Ballots can be undertaken remotely where a council is conducting meetings by audio visual link. However, Ordinary and Preferential Ballots can only be conducted when Councillors are physically attending a meeting and due to current restrictions are not recommended.

#### 2. Introduction/Background

In accordance with section 231 of the *Local Government Act 1993* (the Act), Council may elect a person from among their number to be the Deputy Mayor.

The Deputy Mayor may exercise any function of the Mayor at the request of the Mayor or if the Mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of mayor.

The term of the Deputy Mayor may be for the period of the mayoral term or a shorter term. In the year that a local government election is held, the term of the Mayor expires at 12.00am on the day appointed

for the election (s233(2)(b) of the Act), in this case Saturday 4 September 2021. It is recommended that the term of the Deputy Mayor also expires at 12.00am on Saturday 4 September 2021.

The Act and the *Local Government (General) Regulation 2005* (the Regulation) determines the requirements and procedures for the election of a Deputy Mayor by Councillors. The key elements of the procedures are outlined below, and the relevant sections of the Act and Regulation are attached to this report at Attachments 1, 2 and 3.

Before conducting the election itself, Council is required to determine the method of voting it wishes to use for the election. If more than one nomination is received, the method of voting can be either by open voting method, ordinary ballot method or preferential ballot method.

It is important to note that the state government has issued a directive in the Office of Local Government Circular to Councils 20-29 dated 4 August 2020 that Ordinary and Preferential Ballots are secret ballots and councillors will need to attend the meeting in person if the election is to be conducted by either of these two methods. Open Ballots can however be undertaken remotely where a council is conducting meetings by audio visual link, as is currently the case at Waverley Council.

Therefore, for the election of Deputy Mayor to be conducted at this meeting, Council will need to resolve that it be conducted by way of Open Ballot. This method is recommended. However, should Council be of a mind to use the ordinary or preferential ballot method to elect the Deputy Mayor, the election will have to be deferred to a subsequent meeting with appropriate arrangements made for Councillors to physically attend such meeting while complying with Public Health Orders. In these circumstances, Council would need to resolve to extend the term of the current Deputy Mayor until such time as an election could be conducted.

The three voting methods are explained in more detail in section 4 of this report.

### 3. Relevant Council Resolutions

Meeting and Date	Minute No.	Decision
Council Meeting 16 June 2020	CM/7.1/20.06(2)	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes the extension of the mayor's term to September 2021 due to the postponement of the local government elections.</li> <li>2. Extends the current deputy mayor's term to 15 September 2020.</li> <li>3. Amends its 2020 Schedule of Meeting Dates as follows: <ol style="list-style-type: none"> <li>(a) Schedules an additional ordinary Council meeting on Tuesday, 30 June 2020 at 7.00 pm.</li> <li>(b) Schedules an ordinary Council meeting (including deputy mayoral election and appointment of Councillors to Committees) on Tuesday, 15 September 2020 at 7.00 pm.</li> <li>(c) Cancels the ordinary Council meeting (including mayoral and deputy mayoral election) scheduled for Tuesday, 29 September 2020.</li> </ol> </li> </ol>

Mayoral Election 26 September 2019	ME/3.1/19.09	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes the term of office of the Mayor elected at this meeting is 12-months to midnight on 11 September 2020.</li> <li>2. Agrees to elect a Deputy Mayor for a 12-month term to midnight on 11 September 2020.</li> <li>3. Notes the procedure for the election of Mayor and Deputy Mayor by Councillors outlined in this report.</li> <li>4. Determines the method of voting for the election of Mayor and Deputy Mayor to be the open voting method.</li> </ol>
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#### 4. Discussion

The Returning Officer for the election of the Deputy Mayor by Councillors is the General Manager; however, the General Manager may appoint another person to be the Returning Officer. On this occasion, Council's Executive Manager, Governance and Projects has been appointed to the role of Returning Officer for the election.

To assist in understanding of the various procedures for the election and the requirements for voting, the key elements are summarised below.

##### Nomination forms

Under the Act, Councillors may be nominated without notice for election as Deputy Mayor. The nomination must be in writing by two or more Councillors (one of whom may be the nominee) and is not valid unless the nominee has indicated consent to the nomination in writing. The nomination forms can be delivered to the Returning Officer any time up to and including the calling of nominations for the election. In the current circumstances, nomination forms will be accepted via email.

Once the Returning Officer has finished the call for nominations, they will announce the names of the nominees received. If there is one nomination, that Councillor is declared to be elected. If there is more than one nomination the Returning Officer will proceed to the election. Copies of the nomination form to be used for the election are attached to this report at Attachment 4 and will also be distributed to Councillors separately with the agenda.

##### Method of voting

The Returning Officer will carry out the election in accordance with the method of voting determined by Council.

In the current circumstances, the open voting method is recommended. The open voting method means voting by a show of hands or similar means.

As stated earlier, should Council resolve to conduct the election by a method other than Open Ballot, election of the Deputy Mayor will be deferred to a future meeting. Instruction regarding the conduct of the election by the nominated method would be provided in the agenda for that meeting.

## Choosing by lot

The names of the candidates who have equal number of votes will be written on a similar slip of paper by the Returning Officer then folded by the Returning Officer so as to prevent the names from being seen. The Returning Officer will then place the slips into identical containers. The containers will be placed into the ballot box and then mixed, and one is drawn at random by the Returning Officer. Depending on the stage of the election process, the candidate whose name is on the slip within the drawn container is either eliminated (in the case of a round of voting prior to the final round) or declared elected (in the case of the final round).

## Results

The result of the election, including the name of the candidate elected as Deputy Mayor, will be announced at the meeting by the Returning Officer and the next day notified to the Director-General and to the Secretary of the Local Government and Shires Association of New South Wales.

## 5. Financial Impact Statement/Timeframe/Consultation

### Financial Impact Statement

There is no unbudgeted cost to Council to hold the election as it forms part of a scheduled Ordinary Council meeting.

### Timeframe

The Deputy Mayor will assume the office for the period specified by Council as soon as he or she is declared elected to the office by the Returning Officer.

### Consultation

No consultation is necessary for the Deputy Mayoral election.

## 6. Conclusion

Council may elect a person from among their number to be the Deputy Mayor. Should Council decide to do so the procedures for the election are outlined in this report.

## 7. Attachments

1. Local Government Act 1993 - Section 231 - Deputy Mayor [↓](#)
2. Local Government (General) Regulation 2005 - Schedule 7 - Election of Mayor (and Deputy Mayor) by Councillors [↓](#)
3. Local Government (General) Regulation 2005 - Regulation 345 Informal ballot-papers [↓](#)
4. Nomination form for election of Deputy Mayor [↓](#) .

**New South Wales Consolidated Acts****LOCAL GOVERNMENT ACT 1993 - SECT 231 Deputy mayor****LOCAL GOVERNMENT ACT 1993 - SECT 231****Deputy mayor****231 DEPUTY MAYOR**

- (1) The councillors may elect a person from among their number to be the deputy mayor.
- (2) The person may be elected for the mayoral term or a shorter term.
- (3) The deputy mayor may exercise any function of the mayor at the request of the mayor or if the mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the office of mayor.
- (4) The councillors may elect a person from among their number to act as deputy mayor if the deputy mayor is prevented by illness, absence or otherwise from exercising a function under this section, or if no deputy mayor has been elected.

**New South Wales Consolidated Regulations****LOCAL GOVERNMENT (GENERAL) REGULATION 2005 -  
SCHEDULE 7****LOCAL GOVERNMENT (GENERAL) REGULATION 2005 - SCHEDULE 7****SCHEDULE 7 – ELECTION OF MAYOR BY COUNCILLORS**

(Clause 394)

**Part 1 - Preliminary****1 RETURNING OFFICER**

The general manager (or a person appointed by the general manager) is the returning officer.

**2 NOMINATION**

- (1) A councillor may be nominated without notice for election as mayor or deputy mayor.
- (2) The nomination is to be made in writing by 2 or more councillors (one of whom may be the nominee). The nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- (3) The nomination is to be delivered or sent to the returning officer.
- (4) The returning officer is to announce the names of the nominees at the council meeting at which the election is to be held.

**3 ELECTION**

- (1) If only one councillor is nominated, that councillor is elected.
- (2) If more than one councillor is nominated, the council is to resolve whether the election is to proceed by preferential ballot, by ordinary ballot or by open voting.

(3) The election is to be held at the council meeting at which the council resolves on the method of voting.

(4) In this clause:

**"ballot"** has its normal meaning of secret ballot.

**"open voting"** means voting by a show of hands or similar means.

## **Part 2 - Ordinary ballot or open voting**

### **4 APPLICATION OF PART**

This Part applies if the election proceeds by ordinary ballot or by open voting.

### **5 MARKING OF BALLOT-PAPERS**

(1) If the election proceeds by ordinary ballot, the returning officer is to decide the manner in which votes are to be marked on the ballot-papers.

(2) The formality of a ballot-paper under this Part must be determined in accordance with clause 345 (1) (b) and (c) and (6) of this Regulation as if it were a ballot-paper referred to in that clause.

(3) An informal ballot-paper must be rejected at the count.

### **6 COUNT--2 CANDIDATES**

(1) If there are only 2 candidates, the candidate with the higher number of votes is elected.

(2) If there are only 2 candidates and they are tied, the one elected is to be chosen by lot.

### **7 COUNT--3 OR MORE CANDIDATES**

(1) If there are 3 or more candidates, the one with the lowest number of votes is to be excluded.

(2) If 3 or more candidates then remain, a further vote is to be taken of those candidates and the one with the lowest number of votes from that further vote is to be excluded.

(3) If, after that, 3 or more candidates still remain, the procedure set out in subclause (2) is to be repeated until only 2 candidates remain.

(4) A further vote is to be taken of the 2 remaining candidates.

(5) Clause 6 of this Schedule then applies to the determination of the election as if the 2 remaining candidates had been the only candidates.

(6) If at any stage during a count under subclause (1) or (2), 2 or more candidates are tied on the lowest number of votes, the one excluded is to be chosen by lot.

### **Part 3 - Preferential ballot**

#### **8 APPLICATION OF PART**

This Part applies if the election proceeds by preferential ballot.

#### **9 BALLOT-PAPERS AND VOTING**

(1) The ballot-papers are to contain the names of all the candidates. The councillors are to mark their votes by placing the numbers "1", "2" and so on against the various names so as to indicate the order of their preference for all the candidates.

(2) The formality of a ballot-paper under this Part is to be determined in accordance with clause 345 (1) (b) and (c) and (5) of this Regulation as if it were a ballot-paper referred to in that clause.

(3) An informal ballot-paper must be rejected at the count.

#### **10 COUNT**

(1) If a candidate has an absolute majority of first preference votes, that candidate is elected.

(2) If not, the candidate with the lowest number of first preference votes is excluded and the votes on the unexhausted ballot-papers counted to him or her are transferred to the candidates with second preferences on those ballot-papers.

(3) A candidate who then has an absolute majority of votes is elected, but, if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the lowest number of votes and counting each of his or her unexhausted ballot-papers to the candidates remaining in the election next in order of the voter's preference is repeated until one candidate has received an absolute majority of votes. The latter is elected.

(4) In this clause,

**"absolute majority"** , in relation to votes, means a number that is more than one-half of the number of unexhausted formal ballot-papers.

#### **11 TIED CANDIDATES**

(1) If, on any count of votes, there are 2 candidates in, or remaining in, the election and the numbers of votes cast for the 2 candidates are equal--the candidate whose name is first chosen by lot is taken to have received an absolute majority of votes and is therefore taken to be elected.

(2) If, on any count of votes, there are 3 or more candidates in, or remaining in, the election and the numbers of votes cast for 2 or more candidates are equal and those candidates are the ones with the lowest number of votes on the count of the votes--the candidate whose name is first chosen by lot is taken to have the lowest number of votes and is therefore excluded.

## **Part 4 - General**

### **12 CHOOSING BY LOT**

To choose a candidate by lot, the names of the candidates who have equal numbers of votes are written on similar slips of paper by the returning officer, the slips are folded by the returning officer so as to prevent the names being seen, the slips are mixed and one is drawn at random by the returning officer and the candidate whose name is on the drawn slip is chosen.

### **13 RESULT**

The result of the election (including the name of the candidate elected as mayor or deputy mayor) is:

(a) to be declared to the councillors at the council meeting at which the election is held by the returning officer, and

(b) to be delivered or sent to the Director-General and to the Secretary of the Local Government and Shires Association of New South Wales.

**New South Wales Consolidated Regulations****LOCAL GOVERNMENT (GENERAL) REGULATION 2005 -  
REG 345 Informal ballot-papers****LOCAL GOVERNMENT (GENERAL) REGULATION 2005 - REG 345****Informal ballot-papers****345 INFORMAL BALLOT-PAPERS**

(1) A ballot-paper of an elector at an election is informal if:

- (a) the elector has failed to record a vote on it in the manner directed on it, or
- (b) it has not been initialled on the front by an election official, or
- (c) it contains a mark or writing that, in the returning officer's opinion, would enable the elector to be identified.

(2) Despite subclause (1), a ballot-paper of an elector at an election in which only one candidate is to be elected is not informal merely because a tick or a cross has been placed in one square and the other square or squares have been left blank. In such a case the tick or the cross is to be treated as a first preference.

(4) Despite subclause (1), a ballot-paper of an elector at an election is not informal merely because a preference (other than a first preference) has been repeated or omitted so long as the ballot-paper shows at least the minimum number of preferences required by the directions.

(5) Despite subclause (1), a ballot-paper of an elector at an election is not informal merely because it has not been initialled on the front by an election official, so long as it bears the mark referred to in clause 305 (2).

(6) Despite subclause (1), a ballot-paper of an elector at an election is not informal by virtue of the existence of an unnecessary mark on the ballot-paper if, in the opinion of the returning officer, the elector's intention is clearly indicated on the ballot-paper.

(6A) Despite subclause (1), a ballot-paper is not informal by reason only that the elector has placed one or more numbers, a tick or one or more crosses adjacent to but outside a square or squares if, in the opinion of the returning officer, the elector's intention is clearly indicated on the ballot-paper. In such a case, each such number, tick or cross is taken to have been placed within the relevant square.

(7) Nothing in subclause (2) authorises any person to encourage a voter to place a tick or a cross in a square on a ballot-paper.

**Note :** Section 308C of the Act makes provision concerning the formality of ballot-papers where the voter marks, crosses or ticks a group voting square, or where the ballot papers contain the name of a candidate whom a court has declared to be incapable of being elected.

**NOMINATION FORM****ELECTION OF DEPUTY MAYOR**

We, the undersigned, nominate:

\_\_\_\_\_

For election to the position of Deputy Mayor

Councillor \_\_\_\_\_

Councillor \_\_\_\_\_

Dated \_\_\_\_\_

**CONSENT OF NOMINEE**

I consent to my nomination for election to the position of Deputy Mayor

Councillor \_\_\_\_\_

Dated \_\_\_\_\_

**This form is to be submitted to the Returning Officer**

**REPORT**  
**CM/7.2/20.09**

**Subject:** Appointment of Councillors to Committees

**TRIM No:** SF20/4501

**Author:** Ross McLeod, General Manager

**Director:** Ross McLeod, General Manager

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**RECOMMENDATION:**

That Council:

1. Appoints Councillors to the standing committees, advisory committees and other committees listed in section 4 of this report for a 12-month term to expire at 12.00 am on 4 September 2021.
2. Appoints delegates to the various organisations listed in section 4 of this report for a 12-month term to expire at 12.00 am on 4 September 2021.

**1. Executive Summary**

In September each year, Council appoints Councillors, and chairs where required, to its standing committees, advisory committees and other committees, as well as delegates to various organisations.

A list of committees and organisations requiring Councillor appointments, and their most recent membership, is included in section 4 of this report.

It is recommended that Council appoints councillors to these positions for a 12-month term to expire at 12.00 am on 4 September 2021.

**2. Introduction/Background**

In September each year, Councillors are appointed to Council's standing committees, advisory committees and other committees for a period of 12 months. The appointments occur in September because they coincide with the Local Government elections, held every four years, the mayoral election, held every two years, and the Deputy Mayoral election, held every year. The next Local Government elections will be held on 4 September 2021. The term of appointments will therefore expire at 12.00 am on 4 September 2021.

Delegates to various organisations are also appointed each year in September, as required by each of the organisations.

A list of committees and organisations requiring Councillor appointments, and their most recent membership, is included in section 4 of this report.

**3. Relevant Council Resolutions**

Nil.

#### 4. Discussion

The Mayor automatically chairs the committees established by Council under section 355 of the *Local Government Act* (Council's Standing Committees) unless she or he declines to do so. If the Mayor declines, Council should appoint the chair of the Standing Committee. If Council does not appoint the chair, the Standing Committee may appoint its own chair; see cl 20.11 of Council's Code of Meeting Practice.

The requirements for the appointment of councillors to Council's advisory and other committees are set out in each committee's charter or terms of reference. Unless specified otherwise, the Mayor, or the Mayor's nominee, chairs Council's advisory and community committees.

The committees and organisations requiring Councillor appointments are listed below:

#### **STANDING COMMITTEES**

<b>Committee name:</b>	<b><u>Operations and Community Services Committee</u></b>
<b>No. of Councillors to be appointed:</b>	All Councillors are members of this committee.
<b>Chair of Committee:</b>	The Mayor unless s/he declines in which case Council will appoint the Chair.
<b>Membership:</b>	Crs Copeland (Chair), Wakefield (Deputy Chair) and all other Councillors.

<b>Committee name:</b>	<b><u>Strategic Planning and Development Committee</u></b>
<b>No. of Councillors to be appointed:</b>	All Councillors are members of this committee.
<b>Chair of Committee:</b>	The Mayor unless s/he declines in which case Council will appoint the Chair.
<b>Membership:</b>	Crs Lewis (Chair), Wy Kanak (Deputy Chair) and all other Councillors.

#### **ADVISORY COMMITTEES**

<b>Committee name:</b>	<b><u>Access Advisory Committee</u></b>
<b>No. of Councillors to be appointed:</b>	All Councillors are members of this committee.
<b>Chair of Committee:</b>	The Mayor, or if the Mayor declines the position, the Mayor shall nominate a Councillor to chair the Committee.
<b>Membership:</b>	Crs Keenan (Chair), Goltsman (Deputy Chair) and all other Councillors.

<b>Committee name:</b>	<b><u>Audit, Risk and Improvement Committee</u></b>
<b>No. of Councillors to be appointed:</b>	One and an alternate. The Mayor cannot be a member of this Committee.
<b>Chair of Committee:</b>	An Independent Member (non-Councillor).
<b>Membership:</b>	Cr Copeland (Alternate: Cr Wakefield).
<b>Committee name:</b>	<b><u>Cycling Advisory Committee</u></b>
<b>No. of Councillors to be appointed:</b>	Mayor (or Mayor's nominee) and two Councillors.
<b>Chair of Committee:</b>	The Mayor, or if the Mayor declines the position, the Mayor shall nominate a Councillor to chair the Committee.
<b>Membership:</b>	Crs Lewis (Mayor's delegate), Copeland and Goltsman.
<b>Committee name:</b>	<b><u>Environmental Sustainability Advisory Committee</u></b>
<b>No. of Councillors to be appointed:</b>	Mayor (or Mayor's nominee) and three Councillors.
<b>Chair of Committee:</b>	A Councillor appointed by Council.
<b>Membership:</b>	Crs Masselos (Mayor), Keenan (Chair), Copeland (Deputy Chair) and Nemesh.
<b>Committee name:</b>	<b><u>Multicultural Advisory Committee</u></b>
<b>No. of Councillors to be appointed:</b>	One – the Mayor or the Mayor's nominee.
<b>Chair of Committee:</b>	The Mayor, or if the Mayor declines the position, the Mayor shall nominate a Councillor to chair the Committee.
<b>Membership:</b>	Crs Masselos (Chair), Wy Kanak (Deputy Chair) and Goltsman.
<b>Committee name:</b>	<b><u>Public Art Committee</u></b>
<b>No. of Councillors to be appointed:</b>	Maximum of three.
<b>Chair of Committee:</b>	The Mayor, or if the Mayor declines the position, the Mayor shall nominate a Councillor to chair the Committee.
<b>Membership:</b>	Crs Masselos (Chair), Keenan (Deputy Chair) and Burrill.

<b>Committee name:</b>	<b><u>Traffic Committee</u></b>
<b>No. of Councillors to be appointed:</b>	Council must appoint one voting representative to the Committee. Council's voting representative may be the Mayor, a Councillor or an employee of Council. Council must also appoint an alternate.
<b>Chair of Committee:</b>	The Chair of the Committee is Council's voting representative.
<b>Membership:</b>	Cr Masselos (Mayor) (Chair), Alternate: Cr Kay.

#### **OTHER COMMITTEES**

<b>Committee name:</b>	<b><u>Surf Life Saving Club Committee</u></b>
<b>No. of Councillors to be appointed:</b>	Mayor (or Mayor's nominee) and two Councillors.
<b>Chair of Committee:</b>	The Mayor, or if the Mayor declines the position, the Mayor shall nominate a Councillor to chair the Committee.
<b>Membership:</b>	Crs O'Neill (Chair), Wy Kanak (Deputy Chair), Masselos and Goltsman.

<b>Committee name:</b>	<b><u>Waverley Business Forum</u></b>
<b>No. of Councillors to be appointed:</b>	The Mayor, and an alternate, the Deputy Mayor.
<b>Co-Chair of Forum:</b>	The Mayor, or in the absence of the Mayor, the Deputy Mayor, is co-chair of the Forum.
<b>Membership:</b>	Cr Masselos (Mayor), Alternate: Cr Keenan (Deputy Mayor).

#### **APPOINTMENT OF COUNCILLORS AS DELEGATES TO VARIOUS ORGANISATIONS**

<b>Name:</b>	<b><u>NSW Public Libraries Association</u></b>
<b>No. of Councillors to be appointed:</b>	One.
<b>Membership:</b>	Cr Lewis.

<b>Name:</b>	<b><u>Southern Sydney Regional Organisation of Councils – Board</u></b>
<b>No. of Councillors to be appointed:</b>	A maximum of two delegates and two alternates (one delegate to be the Mayor).
<b>Membership:</b>	Crs Masselos (Mayor) and Keenan (Deputy Mayor), Alternates: Crs Copeland and O'Neill.
<b>Name:</b>	<b><u>Southern Sydney Regional Organisation of Councils – Program Delivery Committee</u></b>
<b>Description:</b>	Deals with asset management, public works, procurement, waste management and SSROC financial reports.
<b>No. of Councillors to be appointed:</b>	One.
<b>Membership:</b>	Cr Masselos (Mayor), Alternate: Cr Keenan.
<b>Name:</b>	<b><u>Southern Sydney Regional Organisation of Councils – Sustainability Program Committee</u></b>
<b>Description:</b>	Deals with regional planning, environmental management, transport planning and management, and community development.
<b>No. of Councillors to be appointed:</b>	One.
<b>Membership:</b>	Cr Copeland, Alternate: Cr O'Neill.
<b>Name:</b>	<b><u>Sydney Coastal Council Group</u></b>
<b>No. of Councillors to be appointed:</b>	Two or three delegates, whether they be Councillors or senior staff.
<b>Membership:</b>	Crs Copeland, Masselos and Wy Kanak.

## **5. Financial impact statement/Timeframe/Consultation**

### **Financial impact statement**

There is no unbudgeted cost to Council in appointing Councillors to the committees and various organisations.

**Time frame**

Councillors become members of their respective committees for the term specified by Council as soon as the decision is declared. Appointment to the various organisations is for a 12-month term, as set by each organisation.

**Consultation**

The various organisations have been consulted to confirm membership requirements.

**6. Conclusion**

It is recommended that Council appoints Councillors, and chairs where required, to its standing committees, advisory committees and other committees, and appoints delegates to various organisations, as listed in section 4 of this report for a 12-month term to 12.00 am on 4 September 2021.

**7. Attachments**

Nil .

## REPORT

### CM/7.3/20.09



**Subject:** Innovation Civic Hall - Proposed Operating Model for the Refurbished Boot Factory

**TRIM No:** A18/0001

**Author:** Jody Rodas, Manager, Library and Learning Futures

**Director:** Emily Scott, Director, Community, Assets and Operations

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### RECOMMENDATION:

That Council:

1. Notes the completion of the investigation of a Knowledge and Innovation Hub precinct within the Waverley local government area, as defined by the Council resolution in October 2017.
2. Notes the four-stage process that has been undertaken to complete the investigation including research and community consultation, options analysis, a facilitated workshop with the Council established Steering Committee, and a final business case on the preferred model.
3. Thanks the Knowledge and Innovation Hub working group participants, including Sarah Martin, Anton Nemme, Liane Rossler and James Zaki, for their contribution through this multi-year project.
4. Receives and notes the *Business Case to Reboot the Boot Factory by Establishing an Innovation Civic Hall* prepared by Asset Technologies Pacific in March 2020 (Attachment 1).
5. Endorses the preferred option of the Innovation Civic Hall (ICH) for the Boot Factory, and the design of fit-out of the building on the basis.
6. Officers proceed to work on the future operational management model for the ICH, with report to come back to Council on final costings, programming, sponsorship and staffing.
7. Notes that the operational model should be considered in the context of the operational management model of Bondi Pavilion currently being prepared in order to explore and realise any operational advantages and desirable efficiencies possible.
8. Further investigates a maker space at Waverley Library, with a report to come back to Council on viability.

#### 1. Executive Summary

In October 2017, Council resolved to investigate the adaptive reuse of the Boot Factory as an Innovation hub. Extensive research and community consultation have been completed and presented to the Waverley Innovation & Knowledge Hub Steering Group (Steering Group) and Councillors via a workshop. The Steering Group was established to assist in guiding the development of the hub, and in the development of policies and practices.

The Steering Group has reviewed the work commissioned by Council staff in 2018 and 2019 and requested that a comprehensive Business Case analysis be completed on the Innovation Civic Hall model. This business case has been completed by Asset Technology Pacific, and assessed by Staff and via a Council workshop.

This detailed report contains a cost benefit analysis and social impact assessment of an Innovation Civic Hall and defines the model as a flexible programming space that is responsive to community need. In addition to this, an Innovation Civic Hall would be unique to the local area, honour the heritage of the building, provide a basis for meeting goals in the Waverley Community Strategic Plan and state, federal and international innovation strategies, and be a model that provides a basis for maximising potential venue hire in the renovated building. Importantly the Business Case notes that the financial analysis indicates that an Innovation Civic Hall, based on the assumptions utilised in the business case, is projected to generate revenues to enable self-sufficient operation within three years.

## 2. Introduction/Background

In October 2017, Council resolved to investigate the restoration and adaptive reuse of the Boot Factory in Bondi Junction and to consider options for establishing a maker space, creative industries incubator and/or innovation hub at the Boot Factory. As a result, three main elements of work were incorporated into the Council's work program. The table below provides an update on progress against each project element.

Project element	Status	Progress
1. Restoration and adaptive reuse of the Spring St Boot Factory.	In progress.	Following an upgrade options analysis and detailed design work by Archer Office, the DA for the restoration work was approved in May 2020. Construction documents are currently being prepared for tender with tender award scheduled for October 2020.
2. Investigation into applying for heritage listing of the Boot Factory and the development of a Conservation Management Strategy.	Project complete.	Report to Council in September 2019 found that heritage listing was not recommended. The investigation into heritage listing formed the basis of the Conservation Management Strategy for the building which has guided building restoration project.
3. Investigation into the establishment of a Knowledge and Innovation Hub precinct in the Boot Factory and Waverley Library and the establishment of a Knowledge and Innovation Steering Group.	In progress.	A charter for the Knowledge and Innovation Steering group was adopted at the November 2017 Operations and Community Services Committee Meeting. Following community consultation four (4) local expert practitioners were appointed to the Steering group in April 2019. The Business Case for a Knowledge and Innovation Hub is now before Council.

The purpose of this report is to update Council on Project Element 3: Investigation into the establishment of a Knowledge and Innovation Hub precinct.

### Knowledge and Innovation Hub precinct investigation

The Knowledge and Innovation Hub precinct investigation has been undertaken in four main stages:

- Stage 1: Research and consultation of the viability of a K&I Hub;

- Stage 2: Options analysis on possible K&I operational models;
- Stage 3: K&I Hub Steering Group facilitated workshop on options analysis
- Stage 4: Business case on preferred option – Innovation Civic Hall.

Progress against each stage is presented below.

### **Stage 1: Research and consultation of the viability of a K&I Hub**

Following a Request for Quotation process, Council appointed Elton Consulting in mid 2018 to undertake research and community consultation on the viability of a Knowledge and Innovation Hub precinct in Bondi Junction. Following initial research, Elton Consulting implemented a broad community consultation program from August to September 2018 to ascertain opportunities and options for a K&I hub precinct in the LGA. This included:

**Expert Interviews:** Elton Consulting conducted 10 one-hour interviews with experts from different knowledge and innovation disciplines from across Australia. The purpose of these interviews was to understand experts' understanding of the knowledge and innovation landscape in Sydney and different types of models or spaces that Council could consider.

**Expert Roundtables:** Two 90-minute roundtables were held with artists, innovators, creators, academics and representatives from the knowledge and innovation sector on Thursday 30 August and 6 September at Waverley Library Theatrette. Many of these participants were Waverley Residents.

**Mill Hill Precinct Meeting:** A one and a half hour extraordinary Bondi Junction precinct meeting was held on Wednesday 19 September 2018 at the Waverley Library Theatrette.

**Factory Reboot Youth Summit:** A youth event targeted at 12-17-year-olds was held in the Theatrette of Waverley Library on Saturday 22 September 2018. A total of 39 people, both children and parents, participated in the summit.

**Focus Groups:** On 20 November 2018, two focus groups were held in Waverley Library:

1. Multigenerational group with 10 Bondi Junction/Waverley residents ranging in age from 15 to 55+
2. Multi-skilled group with 10 Bondi Junction/Waverley residents who identify as working or participating in the knowledge and innovation industry.

Stage 1 research and consultation outcomes was documented in the Rebooting the Boot Factory report (Elton consulting, December 2018) circulated to Councillors in August 2019. The report identified nine different operational models for establishing a K&I hub precinct in Bondi Junction, reviewed demographic data, knowledge sharing and place making trends.

### **Stage 2: Options analysis on possible K&I operational models**

Following completion of Stage 1, Officers engaged Asset Technologies Pacific in August 2019, to undertake a preliminary financial and social analysis on each of the nine potential operational models identified through Stage 1. The purpose of Stage 2 was to undertake a preliminary analysis of each option to enable the K&I Hub steering committee to compare and contrast the costs and benefits of each model.

ATP conducted detailed financial and social analysis of the models with social impact assessment being undertaken by Cred Consulting. Elements considered included:

- Make good and adapt facilities
- Community Makerspace
- Community and Business Makerspace
- Business Makerspace
- Retail/Showroom Makerspace
- Co-working Space
- Business Incubator
- Accelerator
- Innovation Civic Hall
- Innovation Lab
- Technology Lab
- Conference Venue with Food and Beverage

This work is documented in the Preliminary Business Case on Knowledge and Innovation Options report (Asset Technologies Pacific, August 2019) circulated to Councillors in XX.

### **Stage 3: Knowledge and Innovation Steering Group facilitated workshop on options analysis**

On 29<sup>th</sup> August 2019, a facilitated workshop was held with the K&I Hub steering committee in Waverley Library. The facilitated workshop was facilitated by Elton Consulting and attendees included:

- Liane Rossler - Steering Group Community Member, Superlocalstudio
- Anton Nemme – Steering Group Community Member, Industrial Designer
- Cr Paula Masselos – Waverley Council
- Cr Elaine Keenan – Waverley Council
- Emily Scott – Director, Community Assets and Operations
- Fleur Mellor – Manager, Urban Design and Heritage
- Jody Rodas – Manager, Library and Learning Futures
- Matthew Fallon – Manager, Cultural Programs
- Jessica Ilacqua – Communications Officer
- John Coudounaris – Economic Development Manager
- Tomek Archer – Archer Office

The Knowledge and Innovation Steering Group completed an in-depth appraisal of the innovation hub models and considered the preliminary ATP preliminary business case and the Elton report. The K&I Hub Steering Committee unanimously agreed to support the Innovation Civic Hall model for further investigation. The following recommendation was made by the group.

*‘The Knowledge and Innovation Steering Group recommend that a further business case be developed to analyse the adaptive reuse of the Spring Street Boot Factory as an Innovation Civic Hall that maximises both community benefit and venue hire opportunities.’*

### **What is an Innovation Civic Hall?**

An Innovation Civic Hall has been defined as a civic space for the gathering and exchange of ideas, with a focus on programs that bring together a range of stakeholder groups. In this definition, innovation refers primarily to the exchange of knowledge and ideas for civic good, rather than a focus on the latest cutting-edge technology. The Innovation Civic Hall will serve as a gathering and collaboration space for people from all types of backgrounds in and around the Waverley LGA to engage in study, conferences, research, mentoring, development and experimentation.

The Innovation Civic Hall model is preferred by the Knowledge and Innovation Steering Group due to:

- the flexibility of the option for interpretation

- high level of community engagement
- need for a conference facility in the area
- high possibility of maximising venue hire
- place making potential
- lack of regional duplication
- suitability for the adaptive reuse of the building
- the model honouring the heritage of the building

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
10 October 2017	CM/8.9/17.10	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Council investigates the restoration and adaptive reuse of the Boot Factory, including: <ol style="list-style-type: none"> <li>(a). Options for establishing a maker space, creative industries incubator and/or innovation hub at the Boot Factory that aligns with the establishment of a knowledge and innovation hub at</li> <li>(b). Waverley Library.</li> <li>(c). Technology and facilities required.</li> <li>(d). Potential project plan for implementation.</li> <li>(e). Scoping of potential budget requirements.</li> <li>(f). Any potential sources of State and Federal funding that are available through innovation funds or heritage restoration grants.</li> <li>(g). Investigations into the possibility of gaining state heritage listing for the Boot Factory.</li> </ol> </li> <li>2. Council investigates options for the establishment of an innovation and knowledge hub at Waverley Library, to align with the Boot Factory project, with the investigation to include: <ol style="list-style-type: none"> <li>(a) Options about the establishment of an innovation and knowledge hub at Waverley Library in conjunction with the Bondi Junction Boot Factory.</li> <li>(b) Work undertaken so far, including review of the Waverley Library 'My Amazing Library' Strategic Plan 2014–2017.</li> <li>(c) Additional technology and facilities required.</li> <li>(d) Potential project plan for implementation.</li> <li>(e) Scoping of potential budget requirements.</li> </ol> </li> </ol>

		<p>(f) Any potential relevant sources of State and Federal funding that may be available, including but not limited to the NSW Public Library Infrastructure Grant.</p> <p>3. An Innovation and Knowledge Hub Steering Group be established to plan and advise on oversight of the above projects, with the group to include the three Lawson Ward Councillors, community representatives, technical experts and relevant staff, and to be chaired by Cr Masselos.</p> <p>4. Officers prepare a report for the November Operations and Community Services Committee setting out a proposed charter for the Steering Group.</p> <p>5. Officers commence the preparation of information to assist the work of the Steering Group.</p> <p>6. An appropriate budget be allocated for this first investigative phase of the project, with this to be included in the first quarterly budget review for Council approval.</p>
7 November 2017	OC/5.3/17.11	<p>That Council:</p> <p>1. Adopts the Waverley Innovation and Knowledge Hub Steering Group charter attached to this report.</p> <p>2. Agrees to seek nominations from community members and industry experts to join the Waverley Innovation and Knowledge Hub Steering Group, noting that nominees will be appointed following a separate report to Council as soon as practicable.</p> <p>3. Supports the primary objectives of the Waverley Innovation and Knowledge Hub Project as:</p> <p>(a) Adaptive reuse of the heritage-listed Boot Factory suitable for an innovation hub.</p> <p>(b) Establishing an innovation and knowledge hub at the Boot Factory and Waverley Library.</p> <p>(c) Involvement of the local community in decision-making processes.</p> <p>(d) Building partnerships and supporting local creative, professional, science and technology industries.</p> <p>(e) Establish a place function around the Boot Factory and Waverley Library in accordance with place-</p>

		making principles
2 April 2019	PD/5.3/19.04	That Council appoints the following industry experts to the Waverley Innovation and Knowledge Hub Steering Group: <ol style="list-style-type: none"> <li>1. Sarah Martin.</li> <li>2. Anton Nemme.</li> <li>3. Liane Rossler.</li> <li>4. James Zaki.</li> </ol>

#### 4. Discussion

##### Stage 4: Business Case to Reboot the Boot Factory by Establishing an Innovation Civic Hall (ATP, March 2020)

Following the K&I Hub Steering Committee recommendation to proceed with further investigation of the Innovation Civic Hall, Officers engaged both ATP and Cred Consulting to complete the Business Case and an assessment of Social Value. The business case details the social, financial and economic implications of three options:

- Option 1 – Establish Innovation Civic Hall (preferred option)
- Option 2 – Full Commercial Lease
- Option 3 – Do Nothing

The March 2020 ATP report (refer Attachment 1), *Business Case to Reboot the Boot Factory by Establishing an Innovation Civic Hall* contains an overview of the scope of work, detailed financial modelling, expected outcomes, risk, strengths and weaknesses of the options. The time frame for the analysis is a twenty (20) year period between 2019/20 and 2038/39.

##### Financial and Value for Money Assessments

Using methodologies in accordance with NSW Treasury Guidelines, financial and value for money assessments were performed based on Archer's preliminary design concept, the intended functional use of the Innovation Civic Hall and current market rates for commercial leases. The financial appraisal considers the net present value of each option, taking into account recurrent costs and self-generated revenue. A cost benefit analysis was then performed to determine the value for money for each option.

Based on this work, ATP believes that Option 1 (Innovation Civic Hall) provides Council with three potential revenue streams, being membership, rental and venue hire income and delivers the best balance between financial and social/community benefits. Whilst Option 2 (Full Commercial Lease) is clearly the more cost-effective option, wider benefits to the community are minimal in comparison.

The completed business case, based on assumptions and estimates, notes that the revenue streams for Option 1 are dependent on marketing and programming which are key influencers to improving the speed of the Boot Factory's utilisation rates. The gradual increase in occupation of the Innovation Civic Hall offers an opportunity for the operation to be self-funding within 3 years.

##### Social Value Indicators and Assessment

ATP engaged Cred Consulting to complete a Social Assessment of the project (Appendix B). The following social indicators were considered:

- Increased collaboration and networking opportunities for local residents, workers and businesses
- Increased community connection and civic engagement
- Increased night-time activation in Bondi Junction
- Improved educational outcomes, and
- Local business growth and increased employment pathways.

The assessment showed that the Innovation Civic Hall model proposed in the Business Case is likely to provide positive social impacts and social value for the Waverley community and is strongly aligned with the Conservation Management Strategy of the Boot Factory.

The following table contains a summary of the key assessment criteria for each option.

Item	Option		
	Option 1 – Innovation Civic Hall (Preferred)	Option 2 – Full	Option 3 - Do Nothing
<b>Key Data (Real Values)</b>			
Capital Investment (2yrs: 2019/20 and	\$1,169,288	\$30,000	\$0
Recurrent Impact (20 yrs: 2019/20 to 2038/39)	(\$4,230,156)	(\$3,153,727)	\$480,000 (statutory maintenance only)
<b>Financial Analysis – NPV (Nominal Values)</b>			
NPV Cost @ 3% Discount Rate	(\$2,303,804)	(\$2,783,339)	\$456,270
NPV Cost @ 7% Discount Rate	(\$1,054,321)	(\$1,849,947)	\$315,181
NPV Cost @ 10% Discount Rate	(\$497,091)	(\$1,406,389)	\$248,109
<b>Cost Effectiveness (CEA)</b>			
Effectiveness score (/100) – Higher is	95	29	3
CEA @ 3% Discount Rate – More	(\$1,429)	(\$37,878)	\$67,144
CEA @ 7% Discount Rate – More	\$1,991	(\$27,283)	\$51,524
CEA @ 10% Discount Rate – More	\$3,501	(\$21,872)	\$43,462
Qualitative Outcome	Good Effectiveness and Economic Return over the Long Term	Poor Effectiveness but Good Economic Return due to Financial Results	Good (Artificially) for the Short Term
<b>Benefit Cost Ratio (BCR)</b>			
Annual Average Benefits	(\$6,006,046)	(\$169,962)	0.00
Proportion of Benefits Realised by the Community	91%	5%	0.00
BCR @ 3% Discount Rate – More negative is better	-13.19	-12.50	0.00
BCR @ 7% Discount Rate – More negative is better	-11.49	-13.62	0.00
BCR @ 10% Discount Rate – More negative is better	-10.30	-14.33	0.00
Qualitative Outcome	Excellent	Poor	Poor
<b>Benefits</b>			
Increased activation in Bondi Junction and surrounding areas	High	Low	Not applicable

Improved educational outcomes	High	Not applicable	Not applicable
Local business growth and development of employment pathways	High	Not applicable	Not applicable
Increasing collaboration and networking opportunities for local residents, workers and businesses	High	Low	Not applicable
Increasing community connection and civic engagement	High	Not applicable	Not applicable
Alignment with the Conservation Management Plan	High	Moderate	Not applicable
Support for Council and other relevant Government strategies, plans and policies	High	Moderate	Not applicable
Meeting current and future demand for accessible, inclusive and affordable spaces for life-long learning	High	Not applicable	Not applicable
Perception of protecting an important community asset and preventing commercialisation	High	Not applicable	Low

## 5. Financial impact statement/Time frame/Consultation

The refurbishment of the Boot Factory is a confirmed capital works project with DA approval. Capital allocations of \$4.6 million have been separately made for the construction project including the Boot Factory Restoration and the upgrade to Norman Lee Place.

The business case states an additional capital amount of \$1 277 288 will be required to activate the refurbished Boot Factory as an Innovation Civic Hall (this figure includes an amount of \$176 800 for additional work to be carried out in the Library to create a makerspace).

A new service Knowledge and Innovation has been added to the Library and Learning Futures operational budget with an associated cost centre 24138 Knowledge and Innovation Hub.

ATP estimate average recurrent costs per each operational year (over 20 years) to be:

Maintenance	\$37 070
Programming	\$120 538
Staffing	\$226 247
Utilities	\$ 56 622
<b>Total</b>	<b>\$440 477</b>

It is important to note that financial analysis indicates that the Innovation Civic Hall is projected to generate revenues averaging \$736 914 per year and therefore expects that self-sufficient operation is obtainable within three (3) years following construction of the facility. This timeframe is based on business case

assumptions envisaging minimal occupancy during the short term and allows for public awareness to be cultivated until venue hire bookings grow to expected levels.

Further operational advantages and efficiencies may also be able to be gained by examining the staffing structure in context with the operating model for Bondi Pavilion. Further work needs to be completed in order to ascertain any operational advantages and savings obtainable.

It is noted that the business case was developed in the pre-Covid-19 environment. Given the building timeframes associated with the restoration project, it is thought that Covid impacts will have abated prior to the facility becoming operational.

### Financial Assessment

Item	Nominal Value (including 2.5% annual		
	Option 1 – Innovation Civic Hall	Option 2 – Full Commercial	Option 3 - Do Nothing (Comparison
<b>Capital Works Over 20 Years: 2019/20 to 2038/39</b>			
Capital Investment (2yrs: 2019/20 and 2020/21)	\$1,227,228	\$31,519	\$0
Capital Renewal (From 2028/29 to 2038/39)	\$804,462	\$277,044	\$0
Total Capital Cost Over 20 Years	<b>\$2,031,690</b>	<b>\$308,563</b>	\$0
<b>Annual Average Cashflows Over 20 Years: 2019/20 to 2038/39</b>			
<b>Annual Average Capital Costs (Total Capital Cost /</b>	<b>\$101,585</b>	<b>\$15,428</b>	<b>\$0</b>
<b>Annual Average Operating Costs</b>	\$440,477	\$5,434	<b>\$31,420</b>
- Regular (Including Statutory) & Reactive	\$37,070	\$5,434	\$31,420
- Programming	\$120,538	\$0	\$0
- Staffing (+1FTE Venue Manager + 0.2FTE FM +	\$226,247	\$0	\$0
- Utilities	\$56,622	\$0	\$0
<b>Annual Average Revenue</b>	<b>(\$736,914)</b>	<b>(\$216,885)</b>	<b>\$0</b>
- Membership income	(\$95,961)	\$0	\$0
- Rental income	(\$26,518)	(\$216,885)	\$0
- Venue hire	(\$614,434)	\$0	\$0
<b>Net Annual Average Cost Over 20 Years (Capital + Operations +</b>	<b>(\$194,852)</b>	<b>(\$196,023)</b>	<b>\$31,420</b>

### Consultation

#### Waverley Community Strategic Plan 2018 – 2019

More than 690 contributions were received across several engagement activities including surveys, pop up stalls, interactive displays, workshops, competitions, focus groups and summits. One of the key themes in the plan was Knowledge and Innovation. The community told us that they wanted Council to “Foster digital innovation” and “Develop innovation hubs”. This was reflected by the establishment Knowledge and Innovation as a key theme in the strategy with one goal being:

- **Goal 11.2:** *Provide multi-purpose community spaces where innovation and collaboration can occur.*

It is considered that activation of the Boot Factory as an Innovation Civic Hall is likely to contribute towards this goal and secure the future of the heritage listed building. It is also projected to provide financially responsible programming to the community that inspires innovation and lifelong learning while creating strong connections and partnerships.

If Council proceeds with the project, the refurbished building will form part of a broader innovation precinct comprising the hall itself, Norman Lee Place, possibly parts of the Mill Hill Community Centre and Waverley Library thus the report recommends the investigation of a complementary community makerspace at Waverley Library. The programs and activities conducted in and around the precinct will support the framework for innovation set out by Innovation and Science Australia and has alignment with the NSW Infrastructure Strategy and OECD Innovation Areas.

## 6. Conclusion

Council Officers have completed an investigation into the creation of a Knowledge and Innovation Hub precinct that includes the Boot Factory, Norman Lee Place, possibly parts of the Mill Hill Community Centre and Waverley Library. The four-stage project has resulted in the completion of a business case on the preferred Innovation Civic Hall model. Fiscal viability, demand and social benefits have all been investigated for Council consideration. The Business Case is now presented for Council's consideration.

The Waverley Knowledge and Innovation Steering Group have examined the opportunities, constraints and challenges of creating an Innovation & Knowledge Hub in Bondi Junction and have flagged the Innovation Civic Hall model as their preferred model. Activation of the Boot Factory as an Innovation Civic Hall is projected to contribute to securing the future of the heritage listed building while providing financially responsible programming to the community that inspires innovation and lifelong learning while creating strong connections and partnerships.

Should Council opt to proceed with the project, it is recommended that Officers report back to Council on the future operational management model for the ICH considering final costings, programming, sponsorship, and staffing. It is also recommended that the operational model be considered in the context of the operational management model of Bondi Pavilion currently being prepared.

## 7. Attachments

1. Waverley-Council-Knowledge-Innovation-Hub-Business-Case (under separate cover) [⇒](#) .

**REPORT**  
**CM/7.4/20.09**

**Subject:** Code of Conduct and Procedures - Review

**TRIM No:** SF20/882

**Author:** Evan Hutchings, Executive Manager, Governance and Projects

**Director:** John Clark, Director, Customer Service and Organisation Improvement

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**RECOMMENDATION:**

That Council adopts the following documents attached to the report:

1. Code of Conduct for Councillors (Attachment 1).
2. Code of Conduct for Council Staff (Attachment 2).
3. Code of Conduct for Council Committee Members and other Council Officials (Attachment 3).
4. Procedures for the Administration of the Code of Conduct attached to this report (Attachment 4).

**1. Executive Summary**

The Office of Local Government (OLG) has recently prescribed a new Model Code of Conduct for Local Councils (Model Code), as well as new Procedures for the Administration of the Model Code of Conduct (Model Procedures). The new Model Code and Model Procedures include several changes from the previous versions, and this report presents updated versions of Council's Code of Conduct (Code) and Procedures for the Administration of the Code of Conduct (Procedures), incorporating those changes. While the provisions of the new Code and Procedure are mandatory, they are required to be adopted by Council and accordingly, are attached and formally submitted to Council.

The key amendment to the Code results from a recent decision of the Supreme Court of NSW in relation to the powers and procedural limitations upon both Council's and the OLG in correctly exercising disciplinary procedures for breaches of the Code. Other amendments include an update of the language used to describe the various heads of discrimination to reflect more contemporary standards. The definition of council committee and council committee members, members of audit, risk and improvement committees (ARICs) has also been included. These amendments are also reflected in the updated Procedure. The option to lift the \$50 cap on the value of gifts that may be accepted to \$100 is also provided.

**2. Introduction/Background**

Section 440 of the *Local Government Act 1993* (the Act) requires councils to adopt a code of conduct that incorporates the provisions of the Model Code. Section 440AAA sets out the required contents for a council's code of conduct. The adopted code may include provisions that supplement the Model Code, but they must not be inconsistent with them.

Section 440AA of the Act requires councils to adopt procedures for the administration of the code of conduct that incorporate the provisions of the Model Procedures. The procedures to be adopted by

councils may include provisions that supplement the Model Procedures, but they must not be inconsistent with them.

At its meeting on 18 June 2019, Council adopted its Code of Conduct (Code) and Procedures for the Administration of the Code of Conduct (Procedures), based on the 2018 version of the respective Models. Council chose to adopt three versions of the Code of Conduct as follows:

- Code of Conduct for Councillors.
- Code of Conduct for Council Staff.
- Code of Conduct for Council Committee Members and other Council Officials.

On 7 August 2020, OLG prescribed the Model Code of Conduct for Local Councils in NSW 2020 and the new Procedures for the Administration of The Model Code of Conduct for Local Councils in NSW 2020.

Application of the provisions of the new Code and Procedures are mandatory, and effective from the date of publication. Notwithstanding, Council is required to prepare and adopt a Code and Procedures based on the respective Models. As Council previously resolved to adopt three different versions of the Code, this report also presents updated versions of the three Codes.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 18 June 2019	CM/7.6/19.06	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Adopts the following documents attached to this report:               <ol style="list-style-type: none"> <li>(a) Code of Conduct for Councillors (Attachment 1).</li> <li>(b) Code of Conduct for Council Staff (Attachment 2).</li> <li>(c) Code of Conduct for Council Committee Members and other Council Officials (Attachment 3).</li> <li>(d) Procedures for the Administration of the Code of Conduct (Attachment 4).</li> </ol> </li> <li>2. Rescinds the Gifts and Benefits Policy adopted by Council in 2012 (Attachment 5).</li> <li>3. Arranges appropriate training for Councillors, members of Council staff, members of Council advisory committees and Council volunteers.</li> </ol>

### 4. Discussion

#### Model changes

The key amendment to the Model Code results from a recent decision of the Supreme Court of NSW in relation to the powers and procedural limitations upon both Council's and the OLG in correctly exercising disciplinary procedures for breaches of the Code. In this case (*Cornish v Secretary, Department of Planning, Industry and Environment* [2019] NSWSC 1134), the Supreme Court held that a council resolution that subjected a councillor to disciplinary measures (being the suspension of remuneration for a period of 3 months) was invalid as it was not authorised by the *Local Government Act* under which a council's

disciplinary powers for councillor misconduct are limited to the power of censure (see section 440G of the *Local Government Act*).

In practice, clause 9.9 of Council's Code of Conduct (for Councillors and for Council Staff) is now redundant, with Council now having the following options when taking disciplinary action against councillors for breaches of their Codes of Conduct under the new Procedures:

- That a councillor be formally censured for the breach under section 440G of the *Local Government Act 1993*, or
- That a councillor be formally censured for a breach under section 440G and the matter referred to OLG for further disciplinary action under the misconduct provisions of the Act.

The updated Code of Conduct (both for Councillors and for Council Staff) attached to this report incorporates those changes. The changes are also reflected in the amended Model Procedures and accordingly, the updated Procedures attached to the report.

Further amendments have been made to the Model Code as follows:

- Update of the language used to describe the various heads of discrimination to reflect more contemporary standards
- Inclusion of the definition of council committee and council committee members, members of audit, risk and improvement committees (ARICs) in anticipation of the commencement of the requirement for all councils to appoint an ARIC following the next local government elections.

Amendments have also been made to the gifts and benefits provisions of the Model Code of Conduct. The amendments:

- Lift the \$50 cap on the value of gifts that may be accepted to \$100.
- Clarify that items with a value of \$10 or less are not 'gifts or benefits' for the purposes of the Model Code of Conduct and do not need to be disclosed.
- Clarify that benefits and facilities provided by councils (as opposed to third parties) to staff and councillors are not 'gifts or benefits' for the purposes of the Model Code of Conduct.
- Remove the cap on the value of meals and refreshments that may be accepted by council officials in conjunction with the performance of their official duties.

It should be noted that councils are not obliged to amend their codes of conduct to lift the cap on the value of gifts that may be accepted if they do not wish to. However, this amendment is considered to be appropriate and has been incorporated into all three versions of the Code of Conduct attached to the report as it is relevant in each case. Council may, however, choose to retain the existing \$50 cap or to impose another cap that is lower than \$100.

### **Other changes**

In the Code of Conduct for Council Committee Members and other Council Officials, the term 'member of wholly advisory committees' has been added to the introduction and the definitions section to correct an error in the previous version, as the original intention was that this document apply to those individuals.

## **5. Financial impact statement/Time frame/Consultation**

### **Financial impact statement**

There is no financial impact in Council adopting the new Code and Procedure.

**Time frame**

The new provisions apply from 7 August 2020 being the day prescribed by OLG. Council is required to amend and adopt a Code and Procedure as soon as practicable.

**Consultation**

No external consultation is required under the Act. Councillors have been advised of the changes. Staff and committee members will also be notified

**6. Conclusion**

As the changes to the Code of Conduct (Code) and Procedures for the Administration of the Code of Conduct (Procedures) have been prescribed by OLG, formal adoption by Council is mandatory. Council may however choose to lift the \$50 cap on the value of gifts that may be accepted to \$100.

**7. Attachments**

1. Code of Conduct for Councillors (under separate cover) [⇒](#)
2. Code of Conduct for Council Staff (under separate cover) [⇒](#)
3. Code of Conduct for Council Committee Members and Other Council Officials (under separate cover) [⇒](#)
4. Procedures for the Administration of the Code of Conduct (under separate cover) [⇒](#) .

**REPORT**  
**CM/7.5/20.09**

**Subject:** Draft 2019-20 Financial Statements

**TRIM No:** A19/0807

**Author:** Teena Su, Executive Manager, Finance

**Director:** Darren Smith, Chief Financial Officer

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**RECOMMENDATION:**

That:

1. Council, in relation to the financial statements required in accordance with section 413(2)(c) of the *Local Government Act 1993*, resolves that in its opinion the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules for the year ended 30 June 2020:
  - (a) Have been properly drawn up in accordance with the provisions of the *Local Government Act 1993*, the *Local Government (General) Regulation 2005*, the Australian Accounting Standards and professional pronouncements, and the Local Government Code of Accounting Practice and Financial Reporting.
  - (b) To the best of the Council's knowledge and belief, present fairly the Council's operating result and financial position for the year and accord with the Council's accounting and other records.
2. Council is unaware of any matter that would render the financial statements false or misleading in anyway.
3. The Statement by Councillors and Management for the General Purpose Financial Statements and Special Purpose Financial Statements, on page 3 of the Annual Financial Statements, be signed by the Mayor, Deputy Mayor, the General Manager and the Responsible Accounting Officer.
4. The Statement by Councillors and Management for the Special Purpose Financial Statements, on page 2 of the Special Purpose Financial Statements, be signed by the Mayor, Deputy Mayor, the General Manager and the Responsible Accounting Officer.
5. The financial statements be referred to Council's auditor for audit.
7. A copy of the audited financial statements be forwarded to the NSW Office of Local Government.
8. The audited financial statements be advertised and presented at a meeting of Council to be held in accordance with section 418 of the *Local Government Act 1993*.

**1. Executive Summary**

The purpose of this report is to present Council's draft Annual Financial Statements for the year ended 30 June 2020 and to refer the draft Annual Financial Statements for audit.

The final four months of the 2019-20 financial year were extremely challenging due to the Covid-19 Pandemic, the related restrictions imposed by governments, and associated reductions in business activity and Council revenue. Council invested and diverted significant funds to assist businesses and the community through the impacts of the pandemic and to help keep the community safe. Revenue generating activities such as parking income and income from licenses and inspection fees were severely affected. As a result, the Council made significant adjustments to its budget projections at its 3<sup>rd</sup> quarter review carried out in May 2020. These included a small application of reserves to fund capital renewal programs which would have otherwise been funded by revenues and the cancelling or deferment of some areas of non-essential expenditure.

The draft financial statements show a net operating result of a \$2.32m surplus prior to asset revaluation adjustments. This includes the impacts of Covid-19 and depreciation. This result is prior to the recognition of a non-cash accounting transaction in relation to the fair valuation adjustment of Investment Properties. This non-cash, accounting transaction reflects a reduction in the estimated value of certain investment properties of \$45.73m due to a change in valuation methodology. Once this accounting adjustment is made, the result is an operating/accounting result of negative \$43.42m.

Upon receiving the auditor's audit report, the FY2019/20 audited Financial Statements will be presented to Council for formal adoption at a later council meeting.

## **2. Introduction/Background**

Section 413 of the *Local Government Act 1993* (the Act) requires a council to prepare financial statements for each year, and as soon as practical resolve to refer the Draft Annual Financial Statements for audit.

A declaration must be attached to the relevant financial statements and signed by the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer. The purpose sought by the Act is an acceptance of responsibility by the Council's elected members for its published annual financial statements.

Following this resolution, Council will await the receipt of the Auditor's Report. Once received, the audited Annual Financial Statements will be made available for inspection and comments by members of the public.

The Executive Manager, Finance has prepared and attached a set of draft Annual Financial Statements incorporating the following:

- General Purpose Income Statement.
- General Purpose Statement of Comprehensive Income.
- General Purpose Balance Sheet.
- General Purpose Statement of Changes in Equity.
- General Purpose Statement of Cash Flows.
- Special Purpose Income Statement for Council's Other Business Activities.
- Special Purpose Balance Sheet for Council's Other Business Activities.

## **3. Relevant Council Resolutions**

Nil.

## **4. Discussion**

The 2019/20 Annual Financial Statements are to be referred for audit to the Council's auditor, the Audit Office of NSW.

The draft results for the 2019/20 financial year show a net operating result of a \$2.32m surplus prior to asset revaluation adjustments. This includes the impacts of Covid-19 and depreciation. This result is prior to the recognition of a non-cash, accounting transaction in relation to the fair valuation adjustment of Investment Properties. This non-cash, accounting transaction reflects a reduction in the estimated value of certain investment properties of \$45.73m due primarily to a change in the valuation methodology used. Once this accounting adjustment is made, the accounts show that the Council's "Net Operating result" or Accounting Result for the year was a deficit of \$43.42m including the \$45.73m fair valuation reduction in the estimated value of Council's investment properties portfolio.

This non-cash adjustment does not reflect any actual change in Council's assets. The reduction is almost wholly due to the reduction in the estimated value of Council's carpark assets which results from a change in the valuation methodology used. The Carparks in question are still in good condition and operating and providing the same level of service as they have over a number of years.

Council continues to maintain a strong balance sheet and cash reserves position as shown by the following summary of the income statement, balance sheet, cash and cash investments balance.

<b>Income Statement - \$million</b>	<b>2019/20</b>	<b>2018/19</b>
• Total income from continuing operations	\$147.63m	\$141.04m
• Total expenses from continuing operations	\$191.06m	\$133.54m
• Operating surplus/(deficit) from continuing operations	(\$43.42m)	\$7.50m
• <b>Operating surplus from continuing operations before Fair Valuation adjustment on Investment Properties</b>	<b>\$2.32m</b>	<b>\$6.91m</b>

<b>Balance Sheet - \$million</b>	<b>2019/20</b>	<b>2018/19</b>
• Total assets	\$1,225.09m	\$1,283.50m
• Total liabilities	\$50.00m	\$41.09m
• Net assets	\$1.175.08m	\$1.242.41m

<b>Financial Overview - \$million</b>	<b>2019/20</b>	<b>2018/19</b>
• Operating surplus/(deficit)	(\$43.42m)	\$7.50m
• Net assets (Equity)	\$1,175.08m	\$1,242.41m
• Cash and cash investments	\$172.65m	\$179.43m

The other major impacting factor on the Council's finances and the draft financial statements is the COVID-19 Pandemic. The final four months of the 2019-20 financial year were extremely challenging due to the Covid-19 Pandemic, the related restrictions imposed by governments, and associated reductions in business activity and Council revenue. Council invested and diverted significant funds to assist businesses and the community through the impacts of the pandemic and to help keep the community safe. The restrictions put in place have had a material negative financial impact on the operations of Council. This included reductions in revenue from venues, property, on-street and car park parking and regulatory functions. Simultaneously, Council has also incurred additional costs in its programs to help contain the spread of COVID-19 virus and keep the community safe, and in the provision of support to our community and small businesses wherever possible.

As a result, the Council made significant adjustments to its budget projections at its 3<sup>rd</sup> quarter review carried out in May 2020. These included a small application of reserves to fund capital renewal programs which would have otherwise been funded by revenues and the cancelling or deferment of some areas of non-essential expenditure.

The following table summarises the revenue and expense impact to Council for the 2019/20 financial year:

<b>Revenue</b>	<b>FY2019/20 COVID-19 Financial Impact \$</b>
Parking fees – on-street meters & car parks	(4,409,534)
Parking Patrol activities	(1,869,017)
Rents - properties, halls & other spaces	(701,904)
Commercial Waste	(523,889)
Development Applications	(300,818)
Interest on investments	(243,191)
Courses & activities fees	(139,360)
Compliance related fees	(33,054)
<b>Total reduction compared to original budget</b>	<b>(8,220,769)</b>
Plus:	
COVID-19 Pandemic direct related expense	(938,839)
<b>Total financial impact to Council</b>	<b>(9,159,607)</b>

For FY2019/20, ending 30 June 2020, COVID's impact has resulted in Council experiencing a negative operating performance ratio of 8.34% and a higher than normal level of outstanding council rates being 5.06% compared to previous year's 2.84%. It is noted that the NSW Government removed the ability for Council's to charge penalties on outstanding rates for a period during the Pandemic. Without these impacts, of COVID, the operating performance ratio would be close to the industry benchmark of 0%.

The following table compares Council's FY2019/20 performance to the industry benchmark.

Indicator	Quantitative Measure	Waverley 2019/20		Industry Benchmark	Waverley 2018/19
<b>Operating Performance Measures</b>					
Operating Performance Ratio	Measures a Council's ability to contain operating expenditure within operating revenue	(8.34%)	X	> 0.00%	0.78%
Own Source Operating Revenue Ratio	Measures the level of a Council's fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions	79.17%	✓	> 60.00%	87.31%
Unrestricted Current Ratio	The Unrestricted Current Ratio is specific to local government and is designed to represent a Council's ability to meet debt payments as they fall due	7.22x	✓	> 1.50x	11.13x
Debt Service Cover Ratio	This ratio measures the availability of operating cash to service debt including interest, principal and lease payments	11.18x	✓	> 2.00x	42.77x
Cash Expense Cover Ratio	This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow	13.37 mths	✓	> 3.00 mths	15.22 mths
Rates, annual charges, interest and extra charges outstanding percentage	This ratio assesses the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts	5.06%	X	< 5.00%	2.84%
<b>Infrastructure Asset Measures</b>					
Asset maintenance ratio	Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.	108.19%	✓	>=100.00%	102.33%
Building & Infrastructure Asset Renewals Ratio	This ratio compares the proportion spent on infrastructure asset renewals and the asset's deterioration measured by its accounting depreciation. Asset renewal represents the replacement or refurbishment of existing assets to an equivalent capacity or performance as opposed to the acquisition of new assets or the refurbishment of old assets that increase capacity or performance.	158.13%	✓	>=100.00%	82.57%

Indicator	Quantitative Measure	Waverley 2019/20		Industry Benchmark	Waverley 2018/19
Infrastructure Backlog Ratio	This ratio shows what proportion the backlog is against total value of a Council's infrastructure	1.01%	✓	< 2.00%	1.01%

## 5. Financial impact statement/Time frame/Consultation

Council is requested to make various resolutions in relation to the draft Financial Statements in accordance with the requirements of the Local Government Act 1993. Once this is done, the Financial Statements will be referred for audit.

Upon Council receiving the Auditor's audit report, the Audited Financial Statements FY2019/20 will be advertised and forwarded to the NSW Office of Local Government. Following the advertising of the Audited Financial Statements, it will be presented at the next available council meeting for formal adoption.

## 6. Conclusion

The Chief Financial Officer, as the Responsible Accounting Officer, advises that Council's financial position is satisfactory.

The attached Financial Statements are required by Section 413 of the Local Government Act 1993 and the Local Government Code of Accounting Practice to be adopted for the purpose of referring for audit and signed by the Mayor, Deputy Mayor, General Manager and the Responsible Accounting Officer.

## 7. Attachments

1. Draft Annual Financial Statements 30 June 2020 [↓](#) .



# ANNUAL FINANCIAL STATEMENTS

For the financial year ending 30 June 2020

**Incorporating:** General Purpose Financial Statements,  
Special Purpose, Financial Statements, Special Schedules

DRAFT

# Waverley Council

## GENERAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2020

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*"Connect, create and celebrate our people, places and partnerships"*



## Waverley Council

Financial Statements 2020

### General Purpose Financial Statements

for the year ended 30 June 2020

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#### Overview

Waverley Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

55 Spring Street  
Bondi Junction NSW 2022

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note 2(b).

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: [www.waverley.nsw.gov.au](http://www.waverley.nsw.gov.au).

## Waverley Council

Financial Statements 2020

### General Purpose Financial Statements

for the year ended 30 June 2020

### Understanding Council's Financial Statements

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#### Introduction

Each year, individual Local Governments across NSW are required to present a set of audited financial statements to their council and community.

#### What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2020.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

#### About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

#### About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

##### 1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

##### 2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

##### 3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

##### 4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

##### 5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

#### About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

#### About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

#### Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

## Waverley Council

Financial Statements 2020

### General Purpose Financial Statements

for the year ended 30 June 2020

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#### Statement by Councillors and Management made pursuant to Section 413(2)(c) of the Local Government Act 1993 (NSW) (as amended)

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the *Local Government Code of Accounting Practice and Financial Reporting*.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 September 2020.

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Paula Masselos  
Mayor  
15 September 2020

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Elaine Keenan  
Deputy Mayor  
15 September 2020

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Ross McLeod  
General Manager  
15 September 2020

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Darren Smith  
Responsible Accounting Officer  
15 September 2020

## Waverley Council

Financial Statements 2020

## Income Statement

for the year ended 30 June 2020

Original unaudited budget 2020	\$ '000	Notes	Actual 2020	Actual 2019
	<b>Income from continuing operations</b>			
63,194	Rates and annual charges	3a	63,403	61,429
37,124	User charges and fees	3b	32,450	36,444
11,692	Other revenues	3c	10,952	19,517
8,915	Grants and contributions provided for operating purposes	3d,3e	9,750	8,378
12,675	Grants and contributions provided for capital purposes	3d,3e	21,084	9,411
3,865	Interest and investment income	4	3,383	5,266
–	Fair value increment on investment properties	11	–	592
7,404	Rental income	13e	6,616	–
144,869	<b>Total income from continuing operations</b>		<b>147,638</b>	<b>141,037</b>
	<b>Expenses from continuing operations</b>			
68,036	Employee benefits and on-costs	5a	70,122	63,857
89	Borrowing costs	5b	128	90
23,042	Materials and contracts	5c	22,495	21,666
21,282	Depreciation and amortisation	5d	20,678	20,363
22,857	Other expenses	5e	24,093	23,829
(471)	Net losses from the disposal of assets	6	7,806	3,732
–	Fair value decrement on investment properties	11	45,734	–
134,835	<b>Total expenses from continuing operations</b>		<b>191,056</b>	<b>133,537</b>
10,034	<b>Operating result from continuing operations</b>		<b>(43,418)</b>	<b>7,500</b>
10,034	<b>Net operating result for the year</b>		<b>(43,418)</b>	<b>7,500</b>
10,034	Net operating result attributable to council		(43,418)	7,500
(2,641)	<b>Net operating result for the year before grants and contributions provided for capital purposes</b>		<b>(64,502)</b>	<b>(1,911)</b>

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Income Statement should be read in conjunction with the accompanying notes.

## Waverley Council

Financial Statements 2020

## Statement of Comprehensive Income

for the year ended 30 June 2020

\$ '000	Notes	2020	2019
<b>Net operating result for the year (as per Income Statement)</b>		<b>(43,418)</b>	<b>7,500</b>
<b>Other comprehensive income:</b>			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of IPP&E	10(a)	(21,908)	–
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>(21,908)</b>	<b>–</b>
<b>Total other comprehensive income for the year</b>		<b>(21,908)</b>	<b>–</b>
<b>Total comprehensive income for the year</b>		<b>(65,326)</b>	<b>7,500</b>
 Total comprehensive income attributable to Council		 (65,326)	 7,500

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## Waverley Council

Financial Statements 2020

## Statement of Financial Position

as at 30 June 2020

\$ '000	Notes	2020	2019
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	7(a)	36,225	14,141
Investments	7(b)	123,921	141,288
Receivables	8	10,126	7,464
Other	9	60	202
<b>Total current assets</b>		<b>170,332</b>	<b>163,095</b>
<b>Non-current assets</b>			
Investments	7(b)	12,500	24,000
Receivables	8	1,210	1,844
Infrastructure, property, plant and equipment	10(a)	925,932	936,082
Investment property	11	113,910	158,474
Right of use assets	13a	1,206	–
<b>Total non-current assets</b>		<b>1,054,758</b>	<b>1,120,400</b>
<b>Total assets</b>		<b>1,225,090</b>	<b>1,283,495</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables	14	26,669	20,697
Income received in advance	14	–	996
Contract liabilities	12	1,615	–
Lease liabilities	13b	405	–
Borrowings	14	435	423
Provisions	15	16,417	15,322
<b>Total current liabilities</b>		<b>45,541</b>	<b>37,438</b>
<b>Non-current liabilities</b>			
Lease liabilities	13b	852	–
Borrowings	14	2,488	2,923
Provisions	15	1,125	724
<b>Total non-current liabilities</b>		<b>4,465</b>	<b>3,647</b>
<b>Total liabilities</b>		<b>50,006</b>	<b>41,085</b>
<b>Net assets</b>		<b>1,175,084</b>	<b>1,242,410</b>
<b>EQUITY</b>			
Accumulated surplus	16	665,600	711,018
Revaluation reserves	16	509,484	531,392
<b>Council equity interest</b>		<b>1,175,084</b>	<b>1,242,410</b>
<b>Total equity</b>		<b>1,175,084</b>	<b>1,242,410</b>

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

## Waverley Council

Financial Statements 2020

# Statement of Changes in Equity

for the year ended 30 June 2020

\$ '000	Notes	as at 30/06/20			as at 30/06/19		
		Accumulated surplus	IPP&E revaluation reserve	Total equity	Accumulated surplus	IPP&E revaluation reserve	Total equity
<b>Opening balance</b>		711,018	531,392	1,242,410	703,518	531,392	1,234,910
Changes due to AASB 1058 and AASB 15 adoption	16	(2,000)	–	(2,000)	–	–	–
Changes due to AASB 16 adoption	16	–	–	–	–	–	–
<b>Net operating result for the year</b>		(43,418)	–	(43,418)	7,500	–	7,500
<b>Restated net operating result for the period</b>		(43,418)	–	(43,418)	7,500	–	7,500
<b>Other comprehensive income</b>							
– Gain (loss) on revaluation of IPP&E	10(a)	–	(21,908)	(21,908)	–	–	–
<b>Other comprehensive income</b>		–	(21,908)	(21,908)	–	–	–
<b>Total comprehensive income</b>		(43,418)	(21,908)	(65,326)	7,500	–	7,500
<b>Equity – balance at end of the reporting period</b>		665,600	509,484	1,175,084	711,018	531,392	1,242,410

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## Waverley Council

Financial Statements 2020

## Statement of Cash Flows

for the year ended 30 June 2020

Original unaudited budget 2020	\$ '000	Notes	Actual 2020	Actual 2019
<b>Cash flows from operating activities</b>				
<i>Receipts:</i>				
63,147	Rates and annual charges		62,403	61,620
38,157	User charges and fees		31,494	37,734
3,887	Investment and interest revenue received		4,886	4,619
21,607	Grants and contributions		28,037	17,513
–	Bonds, deposits and retention amounts received		3,818	163
18,033	Other		26,256	17,601
<i>Payments:</i>				
(63,688)	Employee benefits and on-costs		(68,129)	(63,430)
(28,685)	Materials and contracts		(21,817)	(24,038)
(101)	Borrowing costs		(123)	(101)
–	Bonds, deposits and retention amounts refunded		(3,815)	(51)
(21,699)	Other		(30,231)	(23,237)
30,658	<b>Net cash provided (or used in) operating activities</b>	17b	32,779	28,393
<b>Cash flows from investing activities</b>				
<i>Receipts:</i>				
11,290	Sale of investment securities		141,200	125,500
471	Sale of infrastructure, property, plant and equipment		469	992
<i>Payments:</i>				
–	Purchase of investment securities		(112,705)	(137,007)
–	Purchase of investment property		(1,170)	(1,560)
(41,831)	Purchase of infrastructure, property, plant and equipment		(37,703)	(19,978)
(30,070)	<b>Net cash provided (or used in) investing activities</b>		(9,909)	(32,053)
<b>Cash flows from financing activities</b>				
<i>Payments:</i>				
(423)	Repayment of borrowings and advances		(423)	(412)
–	Lease liabilities (principal repayments)		(363)	–
(423)	<b>Net cash flow provided (used in) financing activities</b>		(786)	(412)
165	<b>Net increase/(decrease) in cash and cash equivalents</b>		22,084	(4,072)
18,184	Plus: cash and cash equivalents – beginning of year	17a	14,141	18,213
18,349	<b>Cash and cash equivalents – end of the year</b>	17a	36,225	14,141
142,394	plus: Investments on hand – end of year	7(b)	136,421	165,288
160,743	<b>Total cash, cash equivalents and investments</b>		172,646	179,429

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 1. Basis of preparation

These financial statements were authorised for issue by Council on 15 September 2020. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these consolidated financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (NSW)* and Regulations, and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

##### (a) Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities and certain classes of infrastructure, property, plant and equipment and investment property.

##### (b) Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

##### Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of investment properties – refer Note 11
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note 10
- (iii) employee benefit provisions – refer Note 15.

##### Significant judgements in applying the council's accounting policies

- (i) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables – refer Note 8.

#### Monies and other assets received by Council

##### (a) The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

Cash and other assets of the following entities have been included as part of the Consolidated Fund:

- General purpose operations

continued on next page ...

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 1. Basis of preparation (continued)

##### (b) The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

Trust monies and property subject to Council's control have been included in these reports.

The following Trust monies and properties are held by Council but not considered to be under the control of Council and therefore are excluded from these financial statements:

- Staff Charitable Funds

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge

##### Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority are presented as operating cash flows.

##### New accounting standards and interpretations issued not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2020 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

Council's assessment of these new standards and interpretations (where they have been deemed as having a material impact on Council's future financial performance, financial position and cash flows) are set out below:

##### **AASB 1059 Service Concession Arrangements: Grantors**

##### **AASB 2018-5 Amendments to Australian Accounting Standards - Deferral of AASB 1059**

##### **AASB 2019-2 Amendments to Australian Accounting Standards – Implementation of AASB 1059**

This standard provides guidance for public sector entities (grantors) who have entered into service concession arrangements with private sector operators.

AASB 1059 requires grantors to recognise a service concession asset and, in most cases, a corresponding liability on the balance sheet.

A control approach is used to assess the service concession arrangements in place.

On initial recognition the asset is measured at current replacement cost based on AASB 13 Fair Value Measurement and existing assets of the grantors are reclassified at the date of transition.

After initial recognition, the grantor accounts for the assets under either AASB 116 Property, Plant and Equipment or AASB 138 Intangible Assets.

The nature of the consideration given to the operator will affect whether the grantor applies either the 'financial liability' or the 'grant of right' model for the recognition of the liability.

AASB 2019-2 makes amendments to the recognition and measurement of the asset and liability where the modified retrospective approach to transition is being used and provides a practical expedient due to the different effective dates of AASB 16 and AASB 1059.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 1. Basis of preparation (continued)

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**Council does not expect any material impact to future financial statements as we do not generally enter into service concession arrangements.**

This standard has an effective date for the 30 June 2021 reporting period.

#### **New accounting standards adopted during the year**

During the year Council adopted the following accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from 1 July 2019:

- AASB 16 Leases
- AASB 15 Revenue from contracts with customers and associated amending standards.
- AASB 1058 Income of Not-for-profit entities

Further information on the newly adopted standards which had a material impact on Council's reported financial position, financial performance and/or associated financial statement disclosures can be found at Note 16.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 2(a). Council functions/activities – financial information

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note 2(b).										
	Income from continuing operations		Expenses from continuing operations		Operating result from continuing operations		Grants included in income from continuing operations		Carrying amount of assets	
\$ '000	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Functions or activities										
Asset Management Services	20,038	15,534	63,617	28,948	(43,579)	(13,414)	10,251	4,537	281,970	321,188
Beach Services, Maintenance & Safety	295	438	7,677	6,304	(7,382)	(5,866)	2	2	254	278
Cemetery Services	856	1,489	986	1,551	(130)	(62)	–	47	53,864	49,849
Child Care Services	8,392	7,760	10,379	8,748	(1,987)	(988)	4,263	3,854	6,173	6,355
Community Services	568	552	2,450	1,898	(1,882)	(1,346)	204	228	156,413	161,027
Corporate Support Services	53,761	53,487	10,370	10,773	43,391	42,714	2,324	1,717	72,645	71,064
Cultural Services	597	727	4,824	4,307	(4,227)	(3,580)	–	–	–	–
Customer Services & Communication	1,396	19	–	1,016	1,396	(997)	–	–	–	–
Development, Building & Health Services	15,983	11,147	23,278	11,543	(7,295)	(396)	107	–	21,625	18,995
Emergency Management Services	46	42	253	243	(207)	(201)	–	–	942	986
Environmental Services	805	606	3,024	1,979	(2,219)	(1,373)	356	298	400	584
Governance, Integrated Planning & Community Engagement	4	3	2,403	4,317	(2,399)	(4,314)	–	–	–	–
Library Services	272	242	5,380	3,967	(5,108)	(3,725)	237	175	38,798	39,597
Parking Services	19,965	25,458	11,916	10,606	8,049	14,852	–	–	12,197	13,811
Parks Services & Maintenance	97	109	10,216	7,656	(10,119)	(7,547)	5	–	152,939	173,300
Place Management	693	586	874	641	(181)	(55)	–	–	19	–
Recreation Services	1,007	–	265	775	742	(775)	1,003	–	247	262
Regulatory Services	166	366	2,107	1,452	(1,941)	(1,086)	–	–	82	–
Social & Affordable Housing	999	1,009	2,123	1,843	(1,124)	(834)	–	–	47,891	50,494
Traffic & Transport Services	145	–	65	20	80	(20)	129	–	46,072	42,426
Urban Open Space Maintenance & Accessibility	420	626	7,314	4,472	(6,894)	(3,846)	–	–	316,003	318,469
Waste Services	21,133	20,837	21,535	20,478	(402)	359	–	–	16,556	14,810
Total functions and activities	147,638	141,037	191,056	133,537	(43,418)	7,500	18,881	10,858	1,225,090	1,283,495

## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 2(b). Council functions/activities - component descriptions

Details relating to the Council's functions/activities as reported in Note 2(a) are as follows:

##### Asset Management Services

This service includes planning for renewal of assets, financial management and project delivery of works on vital infrastructure. The Service contributes to every aspect of Council's operations, to our ability to deliver our services cost effectively and to the community's social, environmental and economic well being.

##### Beach Services, Maintenance & Safety

This service includes beach safety, beach maintenance and cleaning and also supports voluntary surf lifesaving clubs.

##### Cemetery Services

This service currently includes interment of ashes and remains at two sites, Waverley and South Head. Waverley Cemetery is a fully operational Cemetery with sales in excess of \$1million per annum.

##### Child Care Services

Providing quality, affordable long day care and family day care for children aged 0-5 as well as parenting programs and counselling for families.

##### Community Services

Council provides a range of community services within Waverley in addition to supporting a broad range of community organisations. Our services and support for other groups and agencies ensure that the community has access to relevant, accessible and affordable facilities, spaces, programs and activities.

##### Corporate Support Services

This service includes a range of professional support services for financial planning and management, workforce planning, organisational development and performance management, business systems improvement, risk management and insurance, procurement, telecommunications and IT and special projects to support the Executive in customer service and organisational review.

##### Cultural Services

Council provides and supports a range of activities that celebrate and strengthen an appreciation of our cultural heritage and diversity.

##### Customer Services & Communication

This area is responsible for ensuring that customer service is provided in a professional, friendly and timely way, and that our community is informed about Council's plans, initiatives, services and activities. Provide additional information about the objectives of each function or activity.

##### Development, Building & Health Services

This service involves preparing new Local Environmental Plans, Development Control Plans and Planning Strategies relating to future land use planning and heritage conservation.

It also assesses and determines development applications in accordance with the EP&A Act and provides Council with a digital mapping service.

##### Emergency Management Services

Waverley and Woollahra have a joint relationship in funding and supporting the local SES unit and it is a requirement under the NSW State Emergency Act.

##### Environmental Services

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 2(b). Council functions/activities - component descriptions (continued)

This is a growing service area covering all aspects of the aquatic, biological and air environments. Its subservices are specifically geared to meet the requirements of our Environmental Action Plan (EAP). EAP is a key element of Waverley's resourcing strategy for Waverley Community Strategic Plan.

##### Governance, Integrated Planning & Community Engagement

This service is designed to ensure we can engage with our community in an open and responsive way, discussing and making decisions with them about their future on the basis of sound and balanced judgement and policies. It also ensures that we can be properly held to account for planning decisions and for the efficiency and effectiveness of the services we deliver.

##### Library Services

The Library offers information, recreation and entertainment as well as opportunities for people to train, learn or simply interact with neighbours and friends. The Library is a major education and community capacity building resource.

##### Parking Services

This service provides substantial community safety and amenity by ensuring that our very limited supply of public parking opportunities (limited relative to demand) is shared fairly by all. This service is more effectively delivered if its implemented in close conjunction with Environmental Services and Traffic and Transport Services.

##### Parks Services & Maintenance

This service maintains and cares for Council's 99 parks. The park and reserves are divided into a number of categories including regional parks, coastal reserves, small parks, pocket parks, linkages and remnant vegetation.

##### Place Management

Bondi Beach and Bondi Junction are important places for Waverley residents and for the wider Sydney community. They contain a world famous beach and one of Sydney's most vibrant retail precincts and play a significant role in delivering recreational and commercial experiences to the region. A Place Management approach has been adopted to allow Council to give special focus to these areas, as well as ensuring that our smaller retail villages continue thrive.

An ongoing challenge for the Place Managers is to find the right balance between the needs of visitors, residents and the business sector.

##### Recreation Services

This includes all aspects of sport and active leisure, from broad LGA-wide planning, through to the detailed design and construction of specific facilities. A newly emerging area is sports facilities management, programming and maintenance.

##### Regulatory Services

In the summer season there is an increased demand for this service due to the large influx of visitors. Core areas of focus are:

- Monitoring building sites to ensure adequate pollution control is in place
- Ensuring companion animals are effectively and responsibly managed and cared for in accordance with the Companion Animals Act and Regulation
- Providing education material and information to the public investigating reports of abandoned vehicles and removing them in accordance with Impounding Act
- The quantitative volume of noise, time, place and the frequency of the noise

##### Social & Affordable Housing

This service includes creating and managing secure housing for local people on very low incomes in addition to providing medium term accommodation at subsidised rents to those on low-to-middle income levels.

##### Traffic & Transport Services

This service helps ensure that traffic flows as smoothly, efficiently and safely in Waverley as is possible, given the very small amount of road space we have to share, relative to the very high demand of the residents and visitors who use it.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 2(b). Council functions/activities - component descriptions (continued)

The service also functions to help provide as many alternatives as possible to private car use including planning and design of pedestrian and cycling routes, and negotiation with the community and other levels of government for improved traffic and parking distribution systems such as residential preferred parking schemes.

**Urban Open Space Maintenance & Accessibility**

This service maintains the roads, footpaths, drains, trees and grass along the 123.46 km of local and regional roads within Waverley Council.

**Waste Services**

This service provides waste and recycling collection services to 28,500 residential properties as well as a commercial collection to businesses within Waverley Council.

## Note 3. Revenue from continuing operations

\$ '000	AASB	2020	2019
<b>(a) Rates and annual charges</b>			
<b>Ordinary rates</b>			
Residential	1058 (1)	33,634	32,297
Business	1058 (1)	12,120	11,889
Less: pensioner rebates (mandatory)	1058 (1)	(285)	(294)
Less: pensioner rebates (Council policy)	1058 (1)	(91)	(92)
<b>Rates levied to ratepayers</b>		<b>45,378</b>	<b>43,800</b>
Pensioner rate subsidies received	1058 (1)	160	163
<b>Total ordinary rates</b>		<b>45,538</b>	<b>43,963</b>
<b>Annual charges</b>			
(pursuant to s.496, s.496A, s.496B, s.501 & s.611)			
Domestic waste management services	1058 (1)	17,884	17,486
Section 611 charges	1058 (1)	55	57
Less: pensioner rebates (mandatory)	1058 (1)	(168)	(172)
<b>Annual charges levied</b>		<b>17,771</b>	<b>17,371</b>
Pensioner subsidies received:			
– Domestic waste management	1058 (1)	94	95
<b>Total annual charges</b>		<b>17,865</b>	<b>17,466</b>
<b>TOTAL RATES AND ANNUAL CHARGES</b>		<b>63,403</b>	<b>61,429</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

**15 (1)** indicates income recognised under AASB 15 “at a point in time”,

**15 (2)** indicates income recognised under AASB 15 “over time”,

**1058 (1)** indicates income recognised under AASB 1058 “at a point in time”, while

**1058 (2)** indicates income recognised under AASB 1058 “over time”.

Council has used 2016 year valuations provided by the NSW Valuer General in calculating its rates.

**Accounting policy for rates and charges**

Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts which is the beginning of the rating period to which they relate.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 3. Revenue from continuing operations (continued)

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Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are in substance a rates payment.

#### **2019 accounting policy**

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 3. Revenue from continuing operations (continued)

\$ '000	AASB	2020	2019
<b>(b) User charges and fees</b>			
<b>Specific user charges</b>			
(per s.502 - specific 'actual use' charges)			
Waste management services (non-domestic)	15 (2)	3,076	3,127
<b>Total specific user charges</b>		<b>3,076</b>	<b>3,127</b>
<b>Other user charges and fees</b>			
<b>(i) Fees and charges – statutory and regulatory functions (per s.608)</b>			
Planning and building regulation	1058 (1)	2,494	2,763
Section 10.7 certificates (EP&A Act)	15 (1)	198	181
Section 603 certificates	15 (1)	124	101
Hoarding/crane permits	15 (2)	2,370	2,524
<b>Total fees and charges – statutory/regulatory</b>		<b>5,186</b>	<b>5,569</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s.608))</b>			
Cemeteries	15 (1)	833	1,383
Child care	15 (2)	4,101	3,880
Leaseback fees – Council vehicles	15 (1)	146	139
Park rents	15 (2)	294	301
Restoration charges	15 (2)	500	406
Room/facility hires		655	–
Admission and service fees	15 (2)	297	401
Bus shelter fees	15 (2)	1,432	1,392
Car parking fees	15 (1)	4,323	5,331
Car parking meter income	15 (1)	8,108	10,759
Road opening permits	15 (1)	317	620
Temporary truck zone permit	15 (2)	1,640	1,795
Other	15 (1)	1,542	1,341
<b>Total fees and charges – other</b>		<b>24,188</b>	<b>27,748</b>
<b>TOTAL USER CHARGES AND FEES</b>		<b>32,450</b>	<b>36,444</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

**15 (1)** indicates income recognised under AASB 15 “at a point in time”,

**15 (2)** indicates income recognised under AASB 15 “over time”,

**1058 (1)** indicates income recognised under AASB 1058 “at a point in time”, while

**1058 (2)** indicates income recognised under AASB 1058 “over time”.

**Accounting policy for user charges and fees**

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as membership fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than the term of the licence.

**2019 accounting policy**

User charges and fees are recognised as revenue when the service has been provided.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 3. Revenue from continuing operations (continued)

\$ '000	AASB	2020	2019
<b>(c) Other revenues</b>			
Rental income – investment property	15 (1)	–	2,673
Rental income – other council properties (2019 only)	15 (1)	–	5,495
Ex gratia rates	1058 (1)	24	23
Fines	1058 (1)	205	316
Fines – parking	1058 (1)	8,468	8,890
Legal fees recovery – rates and charges (extra charges)	1058 (1)	4	10
Legal fees recovery – other	1058 (1)	612	344
Insurance claims recoveries	1058 (1)	288	346
Recycling income (non-domestic)	15 (1)	103	135
Sale of abandoned vehicles	15 (1)	16	1
Sales – general	15 (1)	88	92
Other	15 (1)	1,144	1,192
<b>TOTAL OTHER REVENUE</b>		<b>10,952</b>	<b>19,517</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

**15 (1)** indicates income recognised under AASB 15 “at a point in time”,

**15 (2)** indicates income recognised under AASB 15 “over time”,

**1058 (1)** indicates income recognised under AASB 1058 “at a point in time”, while

**1058 (2)** indicates income recognised under AASB 1058 “over time”.

**Accounting policy for other revenue**

Where the revenue relates to a contract with customer, the revenue is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Where the revenue relates to a contract which is not enforceable or does not contain sufficiently specific performance obligations then revenue is recognised when an unconditional right to a receivable arises or the cash is received, which is earlier.

**2019 accounting policy:**

Council recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Council and specific criteria have been met for each of the Council's activities as described below. Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Parking fees and fines are recognised as revenue when the service has been provided, or when the penalty has been applied, whichever occurs first.

Rental income is accounted for on a straight-line basis over the lease term.

Miscellaneous sales are recognised when physical possession has transferred to the customer which is deemed to be the point of transfer of risks and rewards.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 3. Revenue from continuing operations (continued)

\$ '000	AASB	Operating 2020	Operating 2019	Capital 2020	Capital 2019
<b>(d) Grants</b>					
<b>General purpose (untied)</b>					
<b>Current year allocation</b>					
Financial assistance – general component	1058 (1)	752	748	–	–
Financial assistance – local roads component	1058 (1)	251	213	–	–
<b>Payment in advance - future year allocation</b>					
Financial assistance – general component	1058 (1)	826	772	–	–
Financial assistance – local roads component	1058 (1)	237	225	–	–
<b>Total general purpose</b>		<b>2,066</b>	<b>1,958</b>	<b>–</b>	<b>–</b>
<b>Specific purpose</b>					
Child care	1058 (1)	4,255	3,855	–	–
Community care	1058 (1)	383	364	–	–
Employment and training programs	1058 (1)	42	2	–	–
Environmental programs	1058 (1)	378	226	–	–
Library	1058 (1)	56	–	–	–
Library – per capita	1058 (1)	182	175	–	–
Recreation and culture - stronger community grant	1058 (2)	–	–	1,003	2,000
Street lighting	1058 (1)	193	189	–	–
Transport (roads to recovery)	1058 (1)	278	194	–	–
Transport (other roads and bridges funding)	1058 (2)	372	–	9,651	1,839
Other	1058 (1)	22	56	–	–
<b>Total specific purpose</b>		<b>6,161</b>	<b>5,061</b>	<b>10,654</b>	<b>3,839</b>
<b>Total grants</b>		<b>8,227</b>	<b>7,019</b>	<b>10,654</b>	<b>3,839</b>
<b>Grant revenue is attributable to:</b>					
– Commonwealth funding		6,231	6,410	500	–
– State funding		1,909	609	10,154	3,839
– Other funding		87	–	–	–
		<b>8,227</b>	<b>7,019</b>	<b>10,654</b>	<b>3,839</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

**15 (1)** indicates income recognised under AASB 15 “at a point in time”,

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**1058 (1)** indicates income recognised under AASB 1058 “at a point in time”, while

**1058 (2)** indicates income recognised under AASB 1058 “over time”.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 3. Revenue from continuing operations (continued)

\$ '000	Notes	AASB	Operating 2020	Operating 2019	Capital 2020	Capital 2019
<b>(e) Contributions</b>						
<b>Developer contributions:</b>						
<b>(s7.4 &amp; s7.11 - EP&amp;A Act, s64 of the LGA):</b>						
<b>Cash contributions</b>						
S 7.4 – contributions using planning agreements		1058 (1)	–	–	7,751	2,668
S 7.12 – fixed development consent levies		1058 (1)	–	–	2,679	2,904
<b>Total developer contributions – cash</b>			<b>–</b>	<b>–</b>	<b>10,430</b>	<b>5,572</b>
<b>Total developer contributions</b>	26		<b>–</b>	<b>–</b>	<b>10,430</b>	<b>5,572</b>
<b>Other contributions:</b>						
<b>Cash contributions</b>						
Community services		1058 (1)	624	582	–	–
Other councils – joint works/services		15 (1)	824	681	–	–
Recreation and culture		15 (1)	75	74	–	–
Roads and bridges		1058 (1)	–	17	–	–
Other		1058 (1)	–	5	–	–
<b>Total other contributions – cash</b>			<b>1,523</b>	<b>1,359</b>	<b>–</b>	<b>–</b>
<b>Total other contributions</b>			<b>1,523</b>	<b>1,359</b>	<b>–</b>	<b>–</b>
<b>Total contributions</b>			<b>1,523</b>	<b>1,359</b>	<b>10,430</b>	<b>5,572</b>
<b>TOTAL GRANTS AND CONTRIBUTIONS</b>			<b>9,750</b>	<b>8,378</b>	<b>21,084</b>	<b>9,411</b>

The **AASB** notation (above) identifies the revenue recognition pattern for material items of Council revenue:

**15 (1)** indicates income recognised under AASB 15 “at a point in time”,

**15 (2)** indicates income recognised under AASB 15 “over time”,

**1058 (1)** indicates income recognised under AASB 1058 “at a point in time”, while

**1058 (2)** indicates income recognised under AASB 1058 “over time”.

**Accounting policy for grants and contributions****Accounting policy from 1 July 2019****Grant income under AASB 15**

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue are recognised when control of each performance obligations is satisfied.

Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

**Grant income**

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 3. Revenue from continuing operations (continued)

Assets arising from grants in the scope of AASB 1058 is recognised at the assets fair value when the asset is received. Councils considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received

##### Capital grants

Capital grants received to enable Council to acquire or construct an item of infrastructure, property, plant and equipment to identified specifications which will be under Council's control and which is enforceable are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

##### Contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*.

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in work schedules

##### Accounting policy prior to 1 July 2019

Control over grants and contributions is normally obtained upon their receipt (or acquittal) and revenue is recognised at this time and is valued at the fair value of the granted or contributed asset at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner, or used over a particular period, and those conditions were un-discharged at reporting date, the unused grant or contribution is disclosed below.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at reporting date.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 3. Revenue from continuing operations (continued)

\$ '000	2020	2019
<b>(f) Unspent grants and contributions – external restrictions</b>		
<b>Certain grants and contributions are obtained by Council on condition that they be spent in a specified manner due to externally imposed restrictions.</b>		
<b>Operating grants</b>		
Unexpended at the close of the previous reporting period	1,816	1,804
<b>Add:</b> operating grants recognised as income in the current period but not yet spent (2019 only)	252	2,204
<b>Less:</b> operating grants recognised in a previous reporting period now spent (2019 only)	(1,591)	(278)
<b>Unexpended and held as externally restricted assets (operating grants)</b>	<b>477</b>	<b>3,730</b>
<b>Capital grants</b>		
Unexpended at the close of the previous reporting period	2,000	86
<b>Less:</b> capital grants recognised in a previous reporting period now spent (2019 only)	(997)	–
<b>Less:</b> capital grants received in a previous reporting period now spent and recognised as income	(1,003)	–
<b>Unexpended and held as externally restricted assets (capital grants)</b>	<b>–</b>	<b>86</b>
<b>Contributions</b>		
Unexpended at the close of the previous reporting period	18,995	15,617
<b>Add:</b> contributions recognised as income in the current period but not yet spent	10,503	5,572
<b>Less:</b> contributions recognised in a previous reporting period now spent	(7,125)	(2,194)
<b>Unexpended and held as externally restricted assets (contributions)</b>	<b>22,373</b>	<b>18,995</b>

## Note 4. Interest and investment income

\$ '000	2020	2019
<b>Interest on financial assets measured at amortised cost</b>		
– Overdue rates and annual charges (incl. special purpose rates)	133	128
– Cash and investments	3,622	4,927
<b>Fair value adjustments</b>		
– Movements in investments at fair value through profit and loss	(372)	211
Finance income on the net investment in the lease	–	–
<b>Total Interest and investment income</b>	<b>3,383</b>	<b>5,266</b>
<b>Interest revenue is attributable to:</b>		
<b>Unrestricted investments/financial assets:</b>		
Overdue rates and annual charges (general fund)	133	128
General Council cash and investments	3,013	4,818

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 4. Interest and investment income

\$ '000	2020	2019
<b>Restricted investments/funds – external:</b>		
Development contributions		
– Section 7.11	75	104
Domestic waste management operations	139	158
<b>Restricted investments/funds – internal:</b>		
Internally restricted assets	23	58
<b>Total interest and investment revenue</b>	<b>3,383</b>	<b>5,266</b>

**Accounting policy for interest and investment revenue**

Interest income is recognised using the effective interest rate at the date that interest is earned.

Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 5. Expenses from continuing operations

\$ '000	2020	2019
<b>(a) Employee benefits and on-costs</b>		
Salaries and wages	56,532	51,501
Employee leave entitlements (ELE)	5,152	5,117
Superannuation	5,856	5,458
Workers' compensation insurance	3,326	2,447
Fringe benefit tax (FBT)	185	157
Other	157	219
<b>Total employee costs</b>	<b>71,208</b>	<b>64,899</b>
Less: capitalised costs	(1,086)	(1,042)
<b>TOTAL EMPLOYEE COSTS EXPENSED</b>	<b>70,122</b>	<b>63,857</b>
Number of 'full-time equivalent' employees (FTE) at year end	612	605

**Accounting policy for employee benefits and on-costs**

Employee benefit expenses are recorded when the service has been provided by the employee.

*Retirement benefit obligations*

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

*Superannuation plans*

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note 17 for more information.

\$ '000	2020	2019
<b>(b) Borrowing costs</b>		
<b>(i) Interest bearing liability costs</b>		
Interest on leases	34	–
Interest on loans	94	90
<b>Total interest bearing liability costs</b>	<b>128</b>	<b>90</b>
<b>Total interest bearing liability costs expensed</b>	<b>128</b>	<b>90</b>
<b>TOTAL BORROWING COSTS EXPENSED</b>	<b>128</b>	<b>90</b>

**Accounting policy for borrowing costs**

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 5. Expenses from continuing operations (continued)

\$ '000	2020	2019
<b>(c) Materials and contracts</b>		
Raw materials and consumables	6,509	6,842
Contractor and consultancy costs	8,049	5,852
Contractor and consultancy costs (temporary staff)	2,404	3,376
Auditors remuneration <sup>2</sup>	83	76
Infringement notice contract costs (SEINS)	1,192	1,233
<b>Legal expenses:</b>		
– Legal expenses: planning and development	1,191	1,021
– Legal expenses: other	1,520	909
Variable lease expense relating to usage (2020 only)	1,033	–
<b>Operating leases expense (2019 only):</b>		
– Operating lease rentals: minimum lease payments <sup>1</sup>	–	1,778
Other (fuel and gas)	514	579
<b>TOTAL MATERIALS AND CONTRACTS</b>	<b>22,495</b>	<b>21,666</b>

**Accounting policy for materials and contracts**

Expenses are recorded on an accruals basis as the council receives the goods or services.

**Operating leases (2019 only)**

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

**1. Operating lease payments are attributable to:**

Buildings	–	736
Computers	–	994
Motor vehicles	–	48
	<b>–</b>	<b>1,778</b>

**2. Auditor remuneration**

During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

**Auditors of the Council - NSW Auditor-General:****(i) Audit and other assurance services**

Audit and review of financial statements	83	76
<b>Remuneration for audit and other assurance services</b>	<b>83</b>	<b>76</b>
<b>Total remuneration of non NSW Auditor-General audit firms</b>	<b>83</b>	<b>76</b>
<b>Total Auditor remuneration</b>	<b>83</b>	<b>76</b>

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 5. Expenses from continuing operations (continued)

\$ '000	Notes	2020	2019
<b>(d) Depreciation, amortisation and impairment of non-financial assets</b>			
<b>Depreciation and amortisation</b>			
Plant and equipment		2,098	2,308
Office equipment		351	354
<b>Infrastructure:</b>	11		
– Buildings – non-specialised		3,015	3,007
– Buildings – specialised		3,882	3,803
– Other structures		782	740
– Roads		4,827	5,050
– Footpaths		1,470	1,457
– Stormwater drainage		1,186	1,162
– Other open space/recreational assets		2,299	2,209
<b>Right of use assets</b>	13	414	–
<b>Other assets:</b>			
– Library books		227	222
– Other		127	51
<b>Total depreciation and amortisation costs</b>		<b>20,678</b>	<b>20,363</b>
<b>TOTAL DEPRECIATION, AMORTISATION AND IMPAIRMENT FOR NON-FINANCIAL ASSETS</b>		<b>20,678</b>	<b>20,363</b>

**Accounting policy for depreciation, amortisation and impairment expenses of non-financial assets****Depreciation and amortisation**

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note 10 for IPPE assets.

Depreciation is capitalised where in-house assets have contributed to new assets.

**Impairment of non-financial assets**

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are no longer required to be tested for impairment under AASB 136. This is because these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets that have an indefinite useful life, or are not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 5. Expenses from continuing operations (continued)

\$ '000	2020	2019
<b>(e) Other expenses</b>		
Abandonment of fines by office of state debt recovery	1,048	956
Training costs (other than salaries and wages)	339	293
Travel expenses	209	199
Advertising	437	407
Bank charges	770	870
Car park levy	138	136
Cleaning	1,749	1,630
Computer software charges	1,473	1,586
Contributions/levies to other levels of government	24	17
– Department of planning levy	330	495
– Emergency services levy (includes FRNSW, SES, and RFS levies)	114	98
– NSW fire brigade levy	1,611	1,494
Councillor expenses – mayoral fee	44	43
Councillor expenses – councillors' fees	243	237
Councillors' expenses (incl. mayor) – other (excluding fees above)	104	106
Donations, contributions and assistance to other organisations (Section 356)	870	765
Electricity and heating	603	727
Family day care subsidy	894	858
Insurance	1,282	1,601
Land tax – crown land	638	677
Office expenses (including computer expenses)	253	52
Postage	172	201
Printing and stationery	523	617
Street lighting	827	1,043
Subscriptions and publications	384	388
Telephone and communications	141	190
Valuation fees	108	102
Waste disposal charges	7,332	6,770
Water rates and charges	287	366
Strata Levy	332	–
Other	814	905
<b>TOTAL OTHER EXPENSES</b>	<b>24,093</b>	<b>23,829</b>

**Accounting policy for other expenses**

Other expenses are recorded on an accruals basis as the Council receives the goods or services.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 6. Gain or loss from disposal of assets

\$ '000	Notes	2020	2019
<b>Plant and equipment</b>	10(a)		
Proceeds from disposal – plant and equipment		469	992
Less: carrying amount of plant and equipment assets sold/written off		(282)	(712)
<b>Net gain/(loss) on disposal</b>		<b>187</b>	<b>280</b>
<b>Infrastructure</b>	10(a)		
Less: carrying amount of infrastructure assets sold/written off		(7,993)	(4,012)
<b>Net gain/(loss) on disposal</b>		<b>(7,993)</b>	<b>(4,012)</b>
<b>Investments</b>	7(b)		
Proceeds from disposal/redemptions/maturities – investments		141,200	125,500
Less: carrying amount of investments sold/redeemed/matured		(141,200)	(125,500)
<b>Net gain/(loss) on disposal</b>		<b>–</b>	<b>–</b>
<b>NET GAIN/(LOSS) ON DISPOSAL OF ASSETS</b>		<b>(7,806)</b>	<b>(3,732)</b>

**Accounting policy for disposal of assets**

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

## Note 7(a). Cash and cash equivalents

\$ '000	2020	2019
<b>Cash and cash equivalents</b>		
Cash on hand and at bank	5,900	2,728
Cash-equivalent assets		
– Deposits at call	16,157	2,139
– Managed funds	14,168	9,274
<b>Total cash and cash equivalents</b>	<b>36,225</b>	<b>14,141</b>

**Accounting policy for cash and cash equivalents**

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 7(b). Investments

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
<b>Investments</b>				
a. 'Financial assets at fair value through profit and loss'				
– 'Held for trading'	33,421	–	38,288	–
b. 'Financial assets at amortised cost'	90,500	12,500	103,000	24,000
<b>Total Investments</b>	<b>123,921</b>	<b>12,500</b>	<b>141,288</b>	<b>24,000</b>
<b>TOTAL CASH ASSETS, CASH EQUIVALENTS AND INVESTMENTS</b>	<b>160,146</b>	<b>12,500</b>	<b>155,429</b>	<b>24,000</b>
<b>Financial assets at fair value through the profit and loss</b>				
NCD's, FRN's	33,421	–	38,288	–
<b>Total</b>	<b>33,421</b>	<b>–</b>	<b>38,288</b>	<b>–</b>
<b>Financial assets at amortised cost</b>				
Long term deposits	90,500	12,500	103,000	24,000
<b>Total</b>	<b>90,500</b>	<b>12,500</b>	<b>103,000</b>	<b>24,000</b>

## Accounting policy for investments

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

## Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

## Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

## Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 7(b). Investments (continued)

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**Fair value through other comprehensive income – equity instruments**

Council has a number of strategic investments in entities over which they do not have significant influence nor control. Council has made an irrevocable election to classify these equity investments as fair value through other comprehensive income as they are not held for trading purposes.

These investments are carried at fair value with changes in fair value recognised in other comprehensive income (financial asset reserve). On disposal any balance in the financial asset reserve is transferred to accumulated surplus and is not reclassified to profit or loss.

Other net gains and losses excluding dividends are recognised in Other Comprehensive Income Statement.

**Financial assets through profit or loss**

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments in FRNs and NCDs in the Statement of Financial Position.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 7(c). Restricted cash, cash equivalents and investments

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
Total cash, cash equivalents and investments	160,146	12,500	155,429	24,000
<b>attributable to:</b>				
External restrictions	18,743	12,500	5,692	24,000
Internal restrictions	128,765	–	141,958	–
Unrestricted	12,638	–	7,779	–
	160,146	12,500	155,429	24,000

\$ '000	2020	2019
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## Details of restrictions

## External restrictions – other

Developer contributions – general	22,373	18,995
Specific purpose unexpended grants (recognised as revenue) – general fund	477	3,816
Domestic waste management	8,393	6,881

## External restrictions – other

31,243 29,692

## Total external restrictions

31,243 29,692

## Internal restrictions

Plant and vehicle replacement	4,148	4,044
SAMP Infrastructure	11,645	13,739
Employees leave entitlement	5,040	5,153
Carry over works	9,422	8,223
Deposits, retentions and bonds	13,162	12,771
Affordable housing	1,886	1,772
Cemeteries	872	1,564
Election	307	215
Centralised reserve	7,714	15,577
IT Information	2,613	2,703
Property Investment strategy	61,389	64,809
Looking good	53	53
Parking meters	2,571	4,179
Car Park Parking	1,540	549
Social housing	534	728
Unexpended loans	51	51
Other	5,818	5,828

## Total internal restrictions

128,765 141,958

## TOTAL RESTRICTIONS

160,008 171,650

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 8. Receivables

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
<b>Purpose</b>				
Rates and annual charges	2,300	670	932	539
Interest and extra charges	145	193	146	185
User charges and fees	2,697	–	2,027	–
Accrued revenues				
– Interest on investments	669	–	1,807	–
– Other income accruals	833	–	369	–
Government grants and subsidies	2,713	–	919	–
Net GST receivable	17	–	–	–
Parking fines	933	1,730	1,353	2,503
<b>Total</b>	<b>10,307</b>	<b>2,593</b>	<b>7,553</b>	<b>3,227</b>
<b>Less: provision of impairment</b>				
User charges and fees	(181)	–	(89)	–
Parking fines	–	(1,383)	–	(1,383)
<b>Total provision for impairment – receivables</b>	<b>(181)</b>	<b>(1,383)</b>	<b>(89)</b>	<b>(1,383)</b>
<b>TOTAL NET RECEIVABLES</b>	<b>10,126</b>	<b>1,210</b>	<b>7,464</b>	<b>1,844</b>
<b>Externally restricted receivables</b>				
Domestic waste management	1,193	281	971	253
<b>Total external restrictions</b>	<b>1,193</b>	<b>281</b>	<b>971</b>	<b>253</b>
<b>Unrestricted receivables</b>	<b>8,933</b>	<b>929</b>	<b>6,493</b>	<b>1,591</b>
<b>TOTAL NET RECEIVABLES</b>	<b>10,126</b>	<b>1,210</b>	<b>7,464</b>	<b>1,844</b>

\$ '000	2020	2019
<b>Movement in provision for impairment of receivables</b>		
Balance at the beginning of the year (calculated in accordance with AASB 139)	1,472	1,525
– amounts already provided for and written off this year	(17)	(24)
– amounts provided for but recovered during the year	109	(29)
<b>Balance at the end of the year</b>	<b>1,564</b>	<b>1,472</b>

## Accounting policy for receivables

## Recognition and measurement

Receivables are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets.

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

## Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 8. Receivables (continued)

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the receivables are over one years past due, whichever occurs first.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

#### Accounting policy under AASB 139 – applicable for 2019 comparatives only

For loans and receivables, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in profit or loss.

Collectability of receivables is reviewed on an ongoing basis. Debts that are known to be uncollectable are written off by reducing the carrying amount directly. An allowance account (provision for impairment of receivables) is used when there is objective evidence that the Council will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments (more than 30 days overdue) are considered indicators that the receivable is impaired. When a receivable for which an impairment allowance had been recognised becomes uncollectable in a subsequent period, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against other expenses in the Income Statement.

Rates and annual charges outstanding are secured against the property.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 9. Inventories and other assets

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
<b>Other assets</b>				
Prepayments	60	–	202	–
<b><u>TOTAL OTHER ASSETS</u></b>	<b><u>60</u></b>	<b><u>–</u></b>	<b><u>202</u></b>	<b><u>–</u></b>

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 10(a). Infrastructure, property, plant and equipment

\$ '000	as at 30/06/19			Asset movements during the reporting period							as at 30/06/20		
	Gross carrying amount	Accumulated depreciation	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation decrements to equity (ARR)	Gross carrying amount	Accumulated depreciation	Net carrying amount
Capital work in progress	9,538	–	9,538	17,763	–	(1,401)	–	(3,925)	–	–	21,976	–	21,976
Plant and equipment	21,917	(11,039)	10,878	–	992	(282)	(2,098)	–	–	–	21,535	(12,045)	9,490
Office equipment	10,878	(9,576)	1,302	–	135	–	(351)	–	–	–	11,014	(9,928)	1,086
<b>Land:</b>													
– Crown land	180,398	–	180,398	–	–	–	–	–	–	(24,197)	156,201	–	156,201
– Operational land	78,811	–	78,811	–	–	–	–	–	–	–	78,811	–	78,811
– Community land	95,029	–	95,029	–	–	–	–	–	–	6,113	101,142	–	101,142
<b>Infrastructure:</b>													
– Buildings – non-specialised	124,558	(44,092)	80,466	908	–	(162)	(3,015)	361	–	–	125,520	(46,962)	78,558
– Buildings – specialised	124,062	(67,331)	56,731	312	320	(144)	(3,882)	980	–	–	125,243	(70,926)	54,317
– Other structures	27,335	(11,121)	16,214	741	1,371	(1)	(782)	272	–	–	29,717	(11,902)	17,815
– Roads	351,119	(145,422)	205,697	3,151	4,808	(4,074)	(4,827)	341	(856)	17,974	430,657	(208,480)	222,177
– Footpaths	51,894	(15,430)	36,464	1,667	1,940	(724)	(1,470)	456	–	(4,656)	59,358	(25,681)	33,677
– Stormwater drainage	138,517	(47,535)	90,982	1,265	485	(581)	(1,186)	1,186	–	(17,142)	126,110	(51,102)	75,008
– Other open space/recreational assets	108,838	(39,545)	69,293	1,804	2,440	(869)	(2,299)	277	–	–	111,801	(41,155)	70,646
<b>Other assets:</b>													
– Library books	3,781	(2,566)	1,215	–	202	–	(227)	–	–	–	3,983	(2,793)	1,190
– Other	4,368	(1,304)	3,064	44	–	(37)	(127)	–	856	–	6,196	(2,358)	3,838
<b>Total Infrastructure, property, plant and equipment</b>	<b>1,331,043</b>	<b>(394,961)</b>	<b>936,082</b>	<b>27,655</b>	<b>12,693</b>	<b>(8,275)</b>	<b>(20,264)</b>	<b>(52)</b>	<b>–</b>	<b>(21,908)</b>	<b>1,409,264</b>	<b>(483,332)</b>	<b>925,932</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 10(a). Infrastructure, property, plant and equipment (continued)

\$ '000	as at 30/06/18			Asset movements during the reporting period						as at 30/06/19		
	Gross carrying amount	Accumulated depreciation	Net carrying amount	Additions renewals <sup>1</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Gross carrying amount	Accumulated depreciation	Net carrying amount
Capital work in progress	18,228	–	18,228	6,864	–	(1,002)	–	(13,026)	(1,526)	9,538	–	9,538
Plant and equipment	19,634	(10,851)	8,783	–	5,191	(712)	(2,308)	–	(76)	21,917	(11,039)	10,878
Office equipment	10,646	(9,221)	1,425	71	147	–	(354)	13	–	10,878	(9,576)	1,302
<b>Land:</b>												
– Operational land	78,811	–	78,811	–	–	–	–	–	–	78,811	–	78,811
– Community land	95,029	–	95,029	–	–	–	–	–	–	95,029	–	95,029
– Crown land	180,398	–	180,398	–	–	–	–	–	–	180,398	–	180,398
<b>Infrastructure:</b>												
– Buildings – non-specialised	123,521	(40,940)	82,581	992	–	(54)	(3,007)	135	(181)	124,558	(44,092)	80,466
– Buildings – specialised	120,704	(64,025)	56,679	1,048	–	(55)	(3,803)	2,681	181	124,062	(67,331)	56,731
– Other structures	26,117	(10,564)	15,553	295	185	(92)	(740)	936	77	27,335	(11,121)	16,214
– Roads	348,545	(141,350)	207,195	2,685	137	(1,229)	(5,050)	1,959	–	351,119	(145,422)	205,697
– Footpaths	50,151	(14,342)	35,809	1,446	797	(938)	(1,457)	807	–	51,894	(15,430)	36,464
– Stormwater drainage	136,585	(46,575)	90,010	201	472	(322)	(1,162)	1,783	–	138,517	(47,535)	90,982
– Other open space/recreational assets	103,118	(37,564)	65,554	895	953	(314)	(2,209)	4,414	–	108,838	(39,545)	69,293
<b>Other assets:</b>												
– Library books	3,553	(2,344)	1,209	–	228	–	(222)	–	–	3,781	(2,566)	1,215
– Other	4,020	(1,253)	2,767	57	–	(7)	(51)	298	–	4,368	(1,304)	3,064
<b>Total Infrastructure, property, plant and equipment</b>	<b>1,319,060</b>	<b>(379,029)</b>	<b>940,031</b>	<b>14,554</b>	<b>8,110</b>	<b>(4,724)</b>	<b>(20,363)</b>	<b>–</b>	<b>(1,525)</b>	<b>1,331,043</b>	<b>(394,961)</b>	<b>936,082</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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## Waverley Council

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## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 10(a). Infrastructure, property, plant and equipment (continued)

**Accounting policy for infrastructure, property, plant and equipment**

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred. When infrastructure, property, plant and equipment are acquired by Council for nil or nominal consideration, the assets are initially recognised at their fair value at acquisition date.

Land is not depreciated. The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that the Council will obtain ownership at the end of the lease term. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

<b>Plant and equipment</b>	<b>Years</b>	<b>Other equipment</b>	<b>Years</b>
Office equipment	5 to 10	Playground equipment	5 to 15
Office furniture	10 to 20	Benches, seats etc.	10 to 20
Computer equipment	4		
Vehicles	5 to 8	<b>Buildings</b>	
Heavy plant/road making equipment	5 to 8	Buildings: masonry	50 to 100
Other plant and equipment	5 to 15	Buildings: other	20 to 40
<b>Other Assets</b>		<b>Stormwater assets</b>	
Library Books	5 to 10	Drains	80 to 100
Other	5 to 100	Culverts	50 to 80
		Flood control structures	80 to 100
<b>Transportation assets</b>		<b>Other infrastructure assets</b>	
Sealed roads: surface	20	Bulk earthworks	20
Sealed roads: structure	50	Swimming pools	50
Unsealed roads	20	Unsealed roads	20
Bridge: concrete	100	Other open space/recreational assets	20
Bridge: other	50	Other infrastructure	20
Road pavements	60		
Kerb, gutter and footpaths	40		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

**Land under roads**

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips. Council has elected not to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051 Land Under Roads.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

**Crown reserves**

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 10(a). Infrastructure, property, plant and equipment (continued)

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

## Rural Fire Service assets

N/A

## Note 10(b). Externally restricted infrastructure, property, plant and equipment

\$ '000	as at 30/06/20			as at 30/06/19		
	Gross carrying amount	Accumulated depn. and impairment	Net carrying amount	Gross carrying amount	Accumulated depn. and impairment	Net carrying amount
<b>Domestic waste management</b>						
Plant and equipment	13,399	6,926	6,473	13,665	6,485	7,180
<b>Total DWM</b>	<b>13,399</b>	<b>6,926</b>	<b>6,473</b>	<b>13,665</b>	<b>6,485</b>	<b>7,180</b>
<b><u>TOTAL RESTRICTED IPP&amp;E</u></b>	<b>13,399</b>	<b>6,926</b>	<b>6,473</b>	<b>13,665</b>	<b>6,485</b>	<b>7,180</b>

## Note 11. Investment properties

	2020	2019
<b>Owned investment property</b>		
Investment property on hand at fair value	113,910	158,474
<b>Total owned investment property</b>	<b>113,910</b>	<b>158,474</b>

## (a) Reconciliation – owned investment property

## Reconciliation of annual movement:

<b>Opening balance</b>	158,474	154,795
– Capitalised expenditure – this year	1,118	1,560
– Net gain/(loss) from fair value adjustments	(45,734)	592
– Transfers from/(to) owner occupied (Note 10)	52	1,527
<b>CLOSING BALANCE – OWNED INVESTMENT PROPERTY</b>	<b>113,910</b>	<b>158,474</b>

## (b) Valuation basis (2019 only)

The basis of valuation of investment properties is fair value, being the amounts for which the properties could be exchanged between willing parties in arms length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases.

The 2018/19 revaluations were based on independent assessments made by:  
Scott Fullarton Valuations Pty Ltd, FAPI, Certified Practising Valuer, Registration No. VAL2144.

## (c) Contractual obligations at reporting date (2019 only)

Refer to Note 18 for disclosures relating to any capital and service obligations that have been contracted.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 11. Investment properties (continued)

\$ '000	2020	2019
<b>(d) Leasing arrangements – Council as lessor (2019 only)</b>		
The investment properties are leased to tenants under long-term operating leases with rentals payable monthly.		
Future minimum lease payments receivable under non-cancellable investment property operating leases not recognised in the financial statements are receivable as follows:		
Within 1 year	–	2,267
Later than 1 year but less than 5 years	–	2,848
<b>Total minimum lease payments receivable</b>	<b>–</b>	<b>5,115</b>

**(e) Investment property income and expenditure – summary (2019 only)****Rental income from investment property:**

– Minimum lease payments	–	2,673
– Other income	–	3,798

**Direct operating expenses on investment property:**

– that generated rental income	–	(2,266)
– that did not generate rental income	–	(413)

<b>Net revenue contribution from investment property</b>	<b>–</b>	<b>3,792</b>
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plus:

<b>Fair value movement for year</b>	<b>–</b>	<b>592</b>
<b>Total income attributable to investment property</b>	<b>–</b>	<b>4,384</b>

**Accounting policy for investment property**

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as a separate line item.

Properties that are under construction for future use as investment properties are regarded as investment property. These are also carried at fair value unless the fair value cannot yet be reliably determined. Where that is the case, the property will be accounted for at cost until either the fair value becomes reliably determinable or construction is complete.

## Note 12. Contract assets and liabilities

\$ '000	Notes	2020 Current	2020 Non-current
<b>Contract liabilities</b>			
<b>Grants and contributions received in advance:</b>			
Unexpended capital grants (to construct Council controlled assets)	(i)	997	–
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	–	–
Unexpended capital contributions (to construct Council controlled assets)	(i)	–	–
Unexpended operating contributions (received prior to performance obligation being satisfied)	(ii)	–	–
<b>Total grants received in advance</b>		<b>997</b>	<b>–</b>
<b>User fees and charges received in advance:</b>			
Upfront fees	(iii)	618	–
<b>Total user fees and charges received in advance</b>		<b>618</b>	<b>–</b>

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 12. Contract assets and liabilities (continued)

\$ '000	Notes	2020 Current	2020 Non-current
<b>Total contract liabilities</b>		<b>1,615</b>	<b>–</b>

**Notes**

(i) Council has received funding to construct assets including sporting facilities, bridges, library and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) There are mainly from upfront income for rental properties, roads restorations, car parks, library and bus shelter.

\$ '000	2020 Current	2020 Non-current
<b>(i) Contract liabilities relating to restricted assets</b>		
<b>Total contract liabilities relating to unrestricted assets</b>	<b>1,615</b>	<b>–</b>
<b>Total contract liabilities</b>	<b>1,615</b>	<b>–</b>

\$ '000	2020
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**(ii) Revenue recognised (during the financial year) from opening contract liability balances****Grants and contributions received in advance:**

Capital grants (to construct Council controlled assets)	1,003
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<b>Total Revenue recognised during the financial year that was included in the contract liability balance at the beginning of the period</b>	<b>1,003</b>
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**Significant changes in contract assets and liabilities**

The contract liabilities have arisen on adoption of AASB 15 and AASB 1058. Previously income received in advance was recognised for reciprocal contracts. The increase in a contract liability is primarily due to grants in the scope of AASB 15 and capital grants received by Council to acquire or construct assets which will be under Council's control. Previously, revenue was recognised on receipt of the funds.

**Accounting policy for contract assets and liabilities**

Where the amounts billed to customers are based on the achievement of various milestones established in the contract, the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer.

When a performance obligation is satisfied by transferring a promised good or service to the customer before the customer pays consideration or before the payment is due, Council presents the work in progress as a contract asset, unless the rights to that amount of consideration are unconditional, in which case Council recognises a receivable.

When an amount of consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

## Note 13. Leases

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 13. Leases (continued)

The Council has applied AASB 16 using the modified retrospective (cumulative catch-up) method and therefore the comparative information has not been restated and continues to be reported under AASB 117 and related Interpretations.

## (i) Council as a lessee

Council has leases over a range of assets including land and buildings for staff office and sub-depots. Information relating to the leases in place and associated balances and transactions is provided below.

## Terms and conditions of leases

These leases have between 1 and 5 years.

\$ '000	Plant & Equipment	Ready to use	Total
<b>(a) Right of use assets</b>			
Adoption of AASB 16 at 1 July 2019 – first time lease recognition	1,620	–	1,620
Depreciation charge	(414)	–	(414)
<b>RIGHT OF USE ASSETS</b>	<b>1,206</b>	<b>–</b>	<b>1,206</b>

\$ '000	2020 Current	2020 Non-current
<b>(b) Lease liabilities</b>		
Lease liabilities	405	852
<b>TOTAL LEASE LIABILITIES</b>	<b>405</b>	<b>852</b>

## (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
Cash flows	363	1,341	–	1,704	1,257
<b>\$ '000</b>					<b>2020</b>

## (c) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

Interest on lease liabilities	34
Variable lease payments based on usage not included in the measurement of lease liabilities	1,033
Depreciation of right of use assets	414
	<b>1,481</b>

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## Waverley Council

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## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 13. Leases (continued)

\$ '000	2020
<b>(d) Statement of Cash Flows</b>	
Total cash outflow for leases	(363)
	<b>(363)</b>

**Accounting policy****Accounting policies under AASB 16 – applicable from 1 July 2019**

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives. The right-of-use is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

**Exceptions to lease accounting**

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

**Leases at significantly below market value / concessionary leases**

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

**(ii) Council as a lessor****(e) Operating leases**

Council leases out a number of properties; these leases have been classified as operating leases for financial reporting purposes.

\$ '000	2020
<b>(i) Operating lease income</b>	
<b>Investment properties</b>	
Lease income	2,631
<b>Other lease income</b>	
Other	3,985
<b>Total income relating to operating leases</b>	<b>6,616</b>

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 13. Leases (continued)

\$ '000	2020
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**(ii) Operating lease expenses****Investment properties**

Direct operating expenses that generated rental income	(2,292)
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Direct operating expenses that did not generate rental income	(509)
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<b>Total expenses relating to operating leases</b>	<b>(2,801)</b>
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**(iv) Maturity analysis of contractual lease income**

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	3,645
1–2 years	3,409
2–3 years	1,728
3–4 years	709
4–5 years	540
> 5 years	5,821
<b>Total undiscounted contractual lease income receivable</b>	<b>15,852</b>

**Accounting policy**

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components then the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 14. Payables and borrowings

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
<b>Payables</b>				
Goods and services – operating expenditure	4,219	–	3,541	–
Goods and services – capital expenditure	5,281	–	2,687	–
Accrued expenses:				
– Borrowings	19	–	14	–
– Salaries and wages	1,649	–	1,152	–
– Other expenditure accruals	1,680	–	369	–
Security bonds, deposits and retentions	1,317	–	1,314	–
ATO – net GST payable	–	–	4	–
Builders deposits	11,846	–	11,457	–
Other	159	–	159	–
Prepaid rates	499	–	–	–
<b>Total payables</b>	<b>26,669</b>	<b>–</b>	<b>20,697</b>	<b>–</b>
<b>Income received in advance (2019 only)</b>				
Payments received in advance	–	–	996	–
<b>Total income received in advance</b>	<b>–</b>	<b>–</b>	<b>996</b>	<b>–</b>
<b>Borrowings</b>				
Loans – secured <sup>1</sup>	435	2,488	423	2,923
<b>Total borrowings</b>	<b>435</b>	<b>2,488</b>	<b>423</b>	<b>2,923</b>
<b><u>TOTAL PAYABLES AND BORROWINGS</u></b>	<b><u>27,104</u></b>	<b><u>2,488</u></b>	<b><u>22,116</u></b>	<b><u>2,923</u></b>

(1) Loans are secured over the general rating income of Council.

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note 18.

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
<b>(a) Payables and borrowings relating to restricted assets</b>				
<b>Externally restricted assets</b>				
Domestic waste management	51	–	391	–
Payables and borrowings relating to externally restricted assets	51	–	391	–
<b>Total payables and borrowings relating to restricted assets</b>	<b>51</b>	<b>–</b>	<b>391</b>	<b>–</b>
<b>Total payables and borrowings relating to unrestricted assets</b>	<b>27,053</b>	<b>2,488</b>	<b>21,725</b>	<b>2,923</b>
<b><u>TOTAL PAYABLES AND BORROWINGS</u></b>	<b><u>27,104</u></b>	<b><u>2,488</u></b>	<b><u>22,116</u></b>	<b><u>2,923</u></b>

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 14. Payables and borrowings (continued)

\$ '000	2020	2019
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**(b) Current payables and borrowings not anticipated to be settled within the next twelve months**

The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.

Payables – security bonds, deposits and retentions	11,846	11,005
<b>Total payables and borrowings</b>	<b>11,846</b>	<b>11,005</b>

**(c) Changes in liabilities arising from financing activities**

\$ '000	as at 30/06/19		Non-cash changes				as at 30/06/20
	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	3,346	(423)	–	–	–	–	2,923
Lease liabilities	1,620	(363)	–	–	–	–	1,257
<b>TOTAL</b>	<b>4,966</b>	<b>(786)</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>4,180</b>

\$ '000	as at 30/06/18		Non-cash changes				as at 30/06/19
	Opening Balance	Cash flows	Acquisition	Fair value changes	Other non-cash movement		Closing balance
Loans – secured	3,758	(412)	–	–	–	–	3,346
Lease liabilities	–	1,620	–	–	–	–	1,620
<b>TOTAL</b>	<b>3,758</b>	<b>1,208</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>4,966</b>

\$ '000	2020	2019
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**(d) Financing arrangements****(i) Unrestricted access was available at balance date to the following lines of credit:**

Bank overdraft facilities <sup>1</sup>	250	250
Credit cards/purchase cards	30	30
<b>Total financing arrangements</b>	<b>280</b>	<b>280</b>

**Undrawn facilities as at balance date:**

– Bank overdraft facilities	250	250
– Credit cards/purchase cards	30	30
<b>Total undrawn financing arrangements</b>	<b>280</b>	<b>280</b>

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

**Accounting policy for payables and borrowings**

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Council comprise trade payables, bank and other loans and finance lease liabilities.

**Payables**

These amounts represent liabilities for goods and services provided to the council prior to the end of financial year that are

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 14. Payables and borrowings (continued)

unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

**Borrowings**

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Income Statement over the period of the borrowings using the effective-interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the drawdown occurs. To the extent that there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or finance cost.

Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

## Note 15. Provisions

\$ '000	2020 Current	2020 Non-current	2019 Current	2019 Non-current
<b>Provisions</b>				
<b>Employee benefits</b>				
Annual leave	6,223	–	5,451	–
Sick leave	1,677	–	1,669	–
Long service leave	7,929	1,125	7,509	724
Gratuities	401	–	485	–
Time off in lieu	187	–	208	–
<b>Sub-total – aggregate employee benefits</b>	<b>16,417</b>	<b>1,125</b>	<b>15,322</b>	<b>724</b>
<b>TOTAL PROVISIONS</b>	<b>16,417</b>	<b>1,125</b>	<b>15,322</b>	<b>724</b>

**(a) Provisions relating to restricted assets****Externally restricted assets**

Domestic waste management	1,535	312	1,263	256
Provisions relating to externally restricted assets	1,535	312	1,263	256
<b>Total provisions relating to restricted assets</b>	<b>1,535</b>	<b>312</b>	<b>1,263</b>	<b>256</b>
<b>Total provisions relating to unrestricted assets</b>	<b>14,882</b>	<b>813</b>	<b>14,059</b>	<b>468</b>
<b>TOTAL PROVISIONS</b>	<b>16,417</b>	<b>1,125</b>	<b>15,322</b>	<b>724</b>

\$ '000	2020	2019
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**(b) Current provisions not anticipated to be settled within the next twelve months**

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 15. Provisions (continued)

\$ '000	2020	2019
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	11,284	10,730
	<u>11,284</u>	<u>10,730</u>

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 15. Provisions (continued)

## (c) Description of and movements in provisions

\$ '000	ELE provisions				Total
	Annual leave	Sick leave	Long service leave	Other employee benefits	
<b>2020</b>					
At beginning of year	5,451	1,669	8,233	693	16,046
Additional provisions	3,620	8	1,484	40	5,152
Amounts used (payments)	(2,848)	–	(663)	(145)	(3,656)
<b>Total ELE provisions at end of year</b>	<b>6,223</b>	<b>1,677</b>	<b>9,054</b>	<b>588</b>	<b>17,542</b>
<b>2019</b>					
At beginning of year	5,215	1,571	7,638	645	15,069
Additional provisions	3,323	98	1,520	176	5,117
Amounts used (payments)	(3,087)	–	(924)	(128)	(4,139)
Other	–	–	(1)	–	(1)
<b>Total ELE provisions at end of year</b>	<b>5,451</b>	<b>1,669</b>	<b>8,233</b>	<b>693</b>	<b>16,046</b>

## Accounting policy for provisions

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

## Employee benefits

## Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

## Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

## On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 15. Provisions (continued)

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

#### Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors

##### (a) Nature and purpose of reserves

###### Infrastructure, property, plant and equipment revaluation reserve

The infrastructure, property, plant and equipment revaluation reserve is used to record increments / decrements of non-current asset values due to their revaluation.

##### (b) Changes in accounting policies due to adoption of new accounting standards (not-retrospective)

During the year ended 30 June 2020, the Council has adopted AASB 15 *Revenue from Contracts with Customers*, AASB 1058 *Income of Not-for-profit Entities* and AASB 16 *Leases* using the modified retrospective (cumulative catch-up) method and therefore the comparative information for the year ended 30 June 2019 has not been restated and continues to comply with AASB 111 *Construction Contracts*, AASB 117 *Leases*, AASB 118 *Revenue*, AASB 1004 *Contributions* and associated Accounting Interpretations.

All adjustments on adoption of AASB 15 and AASB 1058 have been taken to retained earnings at 1 July 2019.

The impacts of adopting these standards and associated transition disclosures are provided below:

#### Adjustments to the current year figures for the year ended 30 June 2020

##### Statement of Financial Position

##### (ii) AASB 15 and AASB 1058

The following approach has been applied on transition to AASB 15 and AASB 1058:

- Council has retrospectively restated contracts for modifications that occurred before 1 July 2019 unless such contract modification were minor.

##### Transfer of control to a customer – over time or at a point in time

AASB 15 has specific criteria regarding whether control is transferred over time or at a point in time. The entity has reviewed its contracts and concluded that the criteria for recognition over time is not met in some circumstances. In such cases, revenue and related production costs will be recognised at the delivery of each separate performance obligation instead of over the contract using a single margin.

##### Licences

Council has reviewed the licences it grants and considers that all licences are either short-term or low value and elects to recognise all revenue from licences up-front rather than spreading them over the life of the licence.

##### Prepaid rates

Under AASB 1004, rates were recorded as revenue at the earliest of receipt of the funds from the ratepayer and the beginning of the rating period. Under AASB 1058, prepaid rates are recognised as a financial liability until the beginning of the rating period.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

**Grants – operating**

Under AASB 1004, most grant income was recognised as revenue on receipt. Under AASB 15, where an agreement is enforceable and contains sufficiently specific performance obligations, the revenue is either recognised over time as the work is performed, or recognised at the point in time that the control of the services passes to the customer.

**Grants – capital**

Under AASB 1004, most grant monies were recorded as revenue on receipt. Under AASB 1058, where Council has received assets (including cash) to acquire or construct a non-financial asset, the asset is to be controlled by Council and the contract is enforceable, then the asset is recognised as a contract liability on receipt and recorded as revenue as the performance obligation to acquire or construct the asset is completed.

**Changes in presentation**

In addition to the above changes in accounting policies, the Council has also amended the presentation of certain items to align them with the requirements of AASB 15 and AASB 1058:

Council had capital grants from the Stronger Community Grant Program for several asset upgrade works that required to be adjusted due to the adoption of the new accounting standards.

- A grant of \$2,000,000 was received in FY2018/19, with requirements that the described asset upgrade works be completed by June 2020, the works were still ongoing, therefore requiring the funds to be adjusted between Equity and Contract Liabilities.
- Throughout the year \$1,003,252 worth of the grant was taken up to income as the funds were applied to works incurred.
- This left a balance of \$996,748 in the liability account as at 30 June 2020 and will be taken up when the remaining works are completed.

\$ '000	Balance at 1 July 2019
<b>Opening contract balances at 1 July 2019</b>	
<b>Contract liabilities</b>	
– Under AASB 1058	2,000
<b>Total Contract liabilities</b>	<b>2,000</b>

**Comparison of financial statement line items under AASB 15 compared to previous standards for the current year**

The following tables show the impact of adopting AASB 15 and AASB 1058 on the Council's financial statements for the year ended 30 June 2020.

**Statement of Financial Position**

\$ '000	Carrying amount per Statement of Financial Position under AASB 15 and AASB 1058	Reclassific- ation	Remeasur- ement	Carrying amount under previous revenue standards	Notes
<b>Current assets</b>					
Cash and cash equivalents	36,225	–	–	36,225	
Investments	123,921	–	–	123,921	
Receivables	10,126	–	–	10,126	
Other	60	–	–	60	
<b>Total current assets</b>	<b>170,332</b>	<b>–</b>	<b>–</b>	<b>170,332</b>	

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

\$ '000	Carrying amount per Statement of Financial Position under AASB 15 and AASB 1058	Reclassific- ation	Remeasur- ement	Carrying amount under previous revenue standards	Notes
<b>Current liabilities</b>					
Payables	26,669	—	—	26,669	
Contract liabilities	1,615	—	(997)	618	
Lease liabilities	405	—	—	405	
Borrowings	435	—	—	435	
Provisions	16,417	—	—	16,417	
<b>Total current liabilities</b>	<b>45,541</b>	<b>—</b>	<b>(997)</b>	<b>44,544</b>	
<b>Non-current assets</b>					
Investments	12,500	—	—	12,500	
Receivables	1,210	—	—	1,210	
Infrastructure, property, plant and equipment	925,932	—	—	925,932	
Investment property	113,910	—	—	113,910	
Right of use assets	1,206	—	—	1,206	
<b>Total non-current assets</b>	<b>1,054,758</b>	<b>—</b>	<b>—</b>	<b>1,054,758</b>	
<b>Non-current liabilities</b>					
Lease liabilities	852	—	—	852	
Borrowings	2,488	—	—	2,488	
Provisions	1,125	—	—	1,125	
<b>Total Non-current liabilities</b>	<b>4,465</b>	<b>—</b>	<b>—</b>	<b>4,465</b>	
<b>Net assets</b>	<b>1,175,084</b>	<b>—</b>	<b>997</b>	<b>1,176,081</b>	
<b>Equity</b>					
Accumulated surplus	665,600	—	997	666,597	
Revaluation reserves	509,484	—	—	509,484	
<b>Total Equity</b>	<b>1,175,084</b>	<b>—</b>	<b>997</b>	<b>1,176,081</b>	

## Income Statement

\$ '000	Income Statement and comprehen- sive income under AASB 15 and AASB 1058	Reclassific- ation	Remeasur- ement	Income Statement and comprehen- sive income under previous revenue standards	Notes
<b>Income from continuing operations</b>					
Rates and annual charges	63,403	—	—	63,403	
User charges and fees	32,450	—	—	32,450	
Other revenues	10,952	—	—	10,952	
Grants and contributions provided for operating purposes	9,750	—	—	9,750	
Grants and contributions provided for capital purposes	21,084	—	1,003	22,087	

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

\$ '000	Income Statement and comprehensive income under AASB 15 and AASB 1058	Reclassification	Remeasurement	Income Statement and comprehensive income under previous revenue standards	Notes
Interest and investment income	3,383	–	–	3,383	
Rental income	6,616	–	–	6,616	
<b>Total Income from continuing operations</b>	<b>147,638</b>	<b>–</b>	<b>1,003</b>	<b>148,641</b>	
<b>Expenses from continuing operations</b>					
Employee benefits and on-costs	70,122	–	–	70,122	
Borrowing costs	128	–	–	128	
Materials and contracts	22,495	–	–	22,495	
Depreciation and amortisation	20,678	–	–	20,678	
Other expenses	24,093	–	–	24,093	
Net losses from the disposal of assets	7,806	–	–	7,806	
Fair value decrement on investment properties	45,734	–	–	45,734	
<b>Total Expenses from continuing operations</b>	<b>191,056</b>	<b>–</b>	<b>–</b>	<b>191,056</b>	
<b>Total Operating result from continuing operations</b>	<b>(43,418)</b>	<b>–</b>	<b>1,003</b>	<b>(42,415)</b>	
Net operating result for the year	(43,418)	–	1,003	(42,415)	
<b>Total comprehensive income</b>	<b>(65,326)</b>	<b>–</b>	<b>–</b>	<b>(65,326)</b>	

## Adjustments to the current year figures for the year ended 30 June 2020

## Statement of Financial Position

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Contract liabilities	–	2,000	2,000
<b>Total liabilities</b>	<b>–</b>	<b>2,000</b>	<b>2,000</b>
Accumulated surplus	711,018	(2,000)	709,018
<b>Total equity</b>	<b>–</b>	<b>(2,000)</b>	<b>(2,000)</b>

## (iii) AASB 16 Leases

## Council as a lessee

Under AASB 117, Council assessed whether leases were operating or finance leases, based on its assessment of whether the significant risks and rewards of ownership had been transferred to Council or remained with the lessor. Under AASB 16, there is no differentiation between finance and operating leases for the lessee and therefore all leases which meet the definition of a lease are recognised on the statement of financial position (except for short-term leases and leases of low-value assets).

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Council has used the exception to lease accounting for short-term leases and leases of low-value assets, and the lease expense relating to these leases is recognised in the Income Statement on a straight-line basis.

Practical expedients used on transition

AASB 16 includes a number of practical expedients which can be used on transition. Council has used the following expedients:

- Contracts which had previously been assessed as not containing leases under AASB 117 were not re-assessed on transition to AASB 16.
- Lease liabilities have been discounted using the Council's incremental borrowing rate at 1 July 2019.
- Right-of-use assets at 1 July 2019 have been measured at an amount equal to the lease liability adjustment by the any prepaid or accrued lease payments.
- A single discount rate was applied to all leases with similar characteristics.
- The right-of-use asset was adjusted by the existing onerous lease provision (where relevant) at 30 June 2019 rather than perform impairment testing of the right-of-use asset.
- Excluded leases with an expiry date prior to 30 June 2020 from the Statement of Financial Position, and lease expenses for these leases have been recorded on a straight-line basis over the remaining term.
- Used hindsight when determining the lease term if the contract contains options to extend or terminate the lease.

## Financial statement impact of adoption of AASB 16

Council has recognised right-of-use assets and lease liabilities of \$1,620k at 1 July 2019 for leases previously classified as operating leases, or leases that are significantly below market value which were previously off balance sheet.

The weighted average lessee's incremental borrowing rate applied to lease liabilities at 1 July 2019 was 2.38%.

\$ '000	Balance at 1 July 2019
<b>Operating lease commitments at 30 June 2019 per Council financial statements</b>	—

## Reconciliation of lease liabilities recognised on adoption of AASB 16 Leases

<b>Operating lease commitments discounted using the incremental borrowing rate at 1 July 2019</b>	1,620
<b>Lease liabilities recognised at 1 July 2019</b>	1,620

## Council as a lessor

For the arrangements where Council is a lessor, there are no significant accounting policy changes on adoption of AASB 16 except for sub-leases, which have now been classified in relation to the right-of-use asset under the head lease rather than the underlying asset.

## Adjustments to the current year figures for the year ended 30 June 2020

## Statement of Financial Position

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Rights-of-use assets	—	1,620	1,620
<b>Total assets</b>	<b>1,283,495</b>	<b>1,620</b>	<b>1,285,115</b>
Leases	—	1,620	1,620
<b>Total liabilities</b>	<b>41,085</b>	<b>1,620</b>	<b>42,705</b>
Accumulated surplus	711,018	—	711,018

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 16. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
<b>Total equity</b>	<b>1,242,410</b>	<b>–</b>	<b>1,242,410</b>

## Note 17. Statement of cash flow information

\$ '000	Notes	2020	2019
<b>(a) Reconciliation of cash and cash equivalents</b>			
Total cash and cash equivalents per Statement of Financial Position	7(a)	36,225	14,141
<b>Balance as per the Statement of Cash Flows</b>		<b>36,225</b>	<b>14,141</b>

**(b) Reconciliation of net operating result to cash provided from operating activities**

<b>Net operating result from Income Statement</b>	(43,418)	7,500
<b>Adjust for non-cash items:</b>		
Depreciation and amortisation	20,678	20,363
Net losses/(gains) on disposal of assets	7,806	3,732
Adoption of AASB 15/1058	(2,000)	–
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	372	(211)
– Investment property	45,734	(592)
<b>+/- Movement in operating assets and liabilities and other cash items:</b>		
Decrease/(increase) in receivables	(2,120)	(671)
Increase/(decrease) in provision for impairment of receivables	92	(53)
Decrease/(increase) in other current assets	142	615
Increase/(decrease) in payables	678	(369)
Increase/(decrease) in accrued interest payable	5	(11)
Increase/(decrease) in other accrued expenses payable	1,808	(3,256)
Increase/(decrease) in other liabilities	(109)	369
Increase/(decrease) in contract liabilities	1,615	–
Increase/(decrease) in provision for employee benefits	1,496	977
<b>Net cash provided from/(used in) operating activities from the Statement of Cash Flows</b>	<b>32,779</b>	<b>28,393</b>

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 18. Interests in other entities

## Joint arrangements

## (i) Joint operations

	Principal activity
<b>(a) Council is involved in the following joint operations (JO's)</b>	
<b>Name of joint operation:</b>	
Bourke Road Integrated Facility	Council main depot operation

## (b) Council assets employed in the joint operations

\$ '000	2020	2019
<b>Council's own assets employed in the operations</b>		
<b>Current assets:</b>		
Receivables	148	130
<b>Non-current assets</b>		
Property, plant and equipment	18,025	18,256
<b>Total assets – Council owned</b>	<b>18,173</b>	<b>18,386</b>
<b>Total net assets employed – Council and jointly owned</b>	<b>18,173</b>	<b>18,386</b>

## Accounting policy for joint arrangements

The council has determined that it has only joint operations.

**Joint operations:**

In relation to its joint operations, where the Council has the rights to the individual assets and obligations arising from the arrangement, the Council has recognised:

- its assets, including its share of any assets held jointly
- its liabilities, including its share of any liabilities incurred jointly
- its share of the revenue from the sale of the output by the joint operation
- its expenses, including its share of any expenses incurred jointly.

These figures are incorporated into the relevant line item in the primary statements.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 19. Commitments

\$ '000	2020	2019
<b>(a) Capital commitments (exclusive of GST)</b>		
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
<b>Property, plant and equipment</b>		
Buildings	4,962	2,647
Plant and equipment	153	187
Infrastructure	27,673	32,104
<b>Total commitments</b>	<b>32,788</b>	<b>34,938</b>
<b>These expenditures are payable as follows:</b>		
Within the next year	26,580	20,791
Later than one year and not later than 5 years	6,208	14,147
<b>Total payable</b>	<b>32,788</b>	<b>34,938</b>
<b>Sources for funding of capital commitments:</b>		
Unrestricted general funds	699	2,391
Future grants and contributions	15,793	18,035
Section 7.11 and 64 funds/reserves	4,467	6,281
Unexpended grants	477	85
Externally restricted reserves	207	813
Internally restricted reserves	11,145	7,333
<b>Total sources of funding</b>	<b>32,788</b>	<b>34,938</b>

**(b) Non-cancellable operating lease commitments (2019 only)****a. Commitments under non-cancellable operating leases at the reporting date, but not recognised as liabilities are payable:**

Within the next year	–	53
Later than one year and not later than 5 years	–	64
<b>Total non-cancellable operating lease commitments</b>	<b>–</b>	<b>117</b>

**b. Non-cancellable operating leases include the following assets:**

Refer to Note 12 for information relating to leases for 2020.

IT equipment - \$117k

Contingent rentals may be payable depending on the condition of items or usage during the lease term, average 4 years.

**Conditions relating to finance and operating leases:**

– All finance agreements are secured only against the leased asset.

– No lease agreements impose any financial restrictions on Council regarding future debt etc.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 20. Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

**LIABILITIES NOT RECOGNISED****1. Guarantees****(i) Defined benefit superannuation contribution plans**

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

*Description of the funding arrangements.*

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

\* For 180 Point Members, Employers are required to contribute 7% of salaries to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40.0 million for 1 July 2019 to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2019. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

*Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan*

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 20. Contingencies (continued)

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2020 was \$803,097.56. The last valuation of the Scheme was performed by the Fund Actuary, Richard Boyfield FIAA as at 30 June 2019, and covers the period ended 30 June 2020.

The amount of additional contributions included in the total employer contribution advised above is \$803,097.56. Council's expected contribution to the plan for the next annual reporting period is \$777,295.64.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2020 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	1,695.2	
Past Service Liabilities	1,773.2	95.6%
Vested Benefits	1,757.5	96.5%

\* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of \$803,097.56 as at 30 June 2020.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

\* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

#### (ii) Statewide Limited

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to local government.

Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the net assets or liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the fund years.

The future realisation and finalisation of claims incurred but not reported to 30/6 this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

#### (iii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 20. Contingencies (continued)

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##### (iv) Other guarantees

Council has provided no other guarantees other than those listed above.

#### 2. Other liabilities

##### (i) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

##### (ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

#### ASSETS NOT RECOGNISED

##### (i) Land under roads

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30/6/08.

##### (ii) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 21. Financial risk management

## Risk management

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

\$ '000	Carrying value 2020	Carrying value 2019	Fair value 2020	Fair value 2019
<b>Financial assets</b>				
<b>Measured at amortised cost</b>				
Cash and cash equivalents	36,225	14,141	36,225	14,141
Receivables	11,336	9,308	11,336	9,308
Investments				
– 'Financial assets at amortised cost'	103,000	127,000	103,000	127,000
<b>Fair value through profit and loss</b>				
Investments				
– 'Held for trading'	33,421	38,288	33,421	38,288
<b>Total financial assets</b>	<b>183,982</b>	<b>188,737</b>	<b>183,982</b>	<b>188,737</b>
<b>Financial liabilities</b>				
Payables	26,669	20,697	26,669	20,697
Loans/advances	2,923	3,346	2,923	3,346
Lease liabilities	1,257	–	1,257	–
<b>Total financial liabilities</b>	<b>30,849</b>	<b>24,043</b>	<b>30,849</b>	<b>24,043</b>

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings and held-to-maturity investments** – are based upon estimated future cash flows discounted by the current mkt interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) 'at fair value through profit and loss' or (ii) 'available-for-sale' – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance area manages the cash and Investments portfolio with the assistance of independent advisors.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and it's staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 21. Financial risk management (continued)

- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

## (a) Market risk – price risk and interest rate risk

The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.

\$ '000	Increase of values/rates		Decrease of values/rates	
	Profit	Equity	Profit	Equity
<b>2020</b>				
Possible impact of a 10% movement in market values	3,342	3,342	(3,342)	(3,342)
Possible impact of a 1% movement in interest rates	1,726	1,726	(1,726)	(1,726)
<b>2019</b>				
Possible impact of a 10% movement in market values	3,829	3,829	(3,829)	(3,829)
Possible impact of a 1% movement in interest rates	1,794	1,794	(1,794)	(1,794)

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 21. Financial risk management (continued)

## (b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

## Credit risk profile

## Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages the payment of debt.

\$ '000	Not yet overdue	< 1 year overdue	1 - 2 years overdue	2 - 5 years overdue	> 5 years overdue	Total
<b>2020</b>						
Gross carrying amount	–	2,970	–	–	–	2,970
<b>2019</b>						
Gross carrying amount	–	1,471	–	–	–	1,471

## Receivables - non-rates and annual charges

Council applies the simplified approach for non-rates and annual charges debtors to provide for expected credit losses prescribed by AASB 9, which permits the use of the lifetime expected loss provision. To measure the expected credit losses, non-rates and annual charges debtors have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision as at 30 June 2020 is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	0 - 30 days overdue	31 - 60 days overdue	61 - 90 days overdue	> 91 days overdue	Total
<b>2020</b>						
Gross carrying amount	5,481	1,002	153	170	3,124	9,930
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	50.06%	15.75%
<b>ECL provision</b>	–	–	–	–	1,564	1,564
<b>2019</b>						
Gross carrying amount	4,331	390	349	80	4,159	9,309
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	35.40%	15.82%
<b>ECL provision</b>	–	–	–	–	1,472	1,472

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 21. Financial risk management (continued)

## (c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through diversification of borrowing types, maturities and interest rate structures. The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
<b>2020</b>							
Trade/other payables	0.00%	13,162	13,507	–	–	26,669	26,170
Loans and advances	2.68%	–	435	2,364	124	2,923	2,923
<b>Total financial liabilities</b>		<b>13,162</b>	<b>13,942</b>	<b>2,364</b>	<b>124</b>	<b>29,592</b>	<b>29,093</b>
<b>2019</b>							
Trade/other payables	0.00%	12,771	7,926	–	–	20,697	20,697
Loans and advances	2.68%	–	423	2,300	623	3,346	3,346
<b>Total financial liabilities</b>		<b>12,771</b>	<b>8,349</b>	<b>2,300</b>	<b>623</b>	<b>24,043</b>	<b>24,043</b>

## Loan agreement breaches

Detail here any breaches to loan agreements which have occurred during the reporting year.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 22. Material budget variations

Council's original financial budget for 19/20 was adopted by the Council on 18/06/2019 and is unaudited.

While the Income Statement included in this General Purpose Financial Statements must disclose the original budget adopted by Council, the Local Government Act 1993 requires Council to review its financial budget on a quarterly basis, so that it is able to manage the various variations between actuals versus budget that invariably occur throughout the year.

This note sets out the details of **material variations** between Council's original budget and its actual results for the year as per the Income Statement – even though such variations may have been adjusted for during each quarterly budget review.

Material variations represent those variances between the original budget figure and the actual result that amount to 10% or more.

**Variation Key:** **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2020 Budget	2020 Actual	2020 ----- Variance -----	
<b>REVENUES</b>				
Rates and annual charges	63,194	63,403	209	0% <b>F</b>
User charges and fees	37,124	32,450	(4,674)	(13)% <b>U</b>
The lower User charges and fees were due to Council's support package provided to the Community from the impact of COVID-19 restrictions.				
Other revenues	11,692	10,952	(740)	(6)% <b>U</b>
Operating grants and contributions	8,915	9,750	835	9% <b>F</b>
Capital grants and contributions	12,675	21,084	8,409	66% <b>F</b>
Grants received for capital projects were higher than originally anticipated.				
Interest and investment revenue	3,865	3,383	(482)	(12)% <b>U</b>
Interest earned from cash investments has achieved lower than original anticipated largely attributed to financial market condition.				
Fair value increment on investment property	–	–	–	∞ <b>F</b>
Rental income	7,404	6,616	(788)	(11)% <b>U</b>
<b>EXPENSES</b>				
Employee benefits and on-costs	68,036	70,122	(2,086)	(3)% <b>U</b>
Borrowing costs	89	128	(39)	(44)% <b>U</b>
The higher borrowing costs were due to AASB16 implementation to recognise lease liabilities - interest on leases accounting recording.				
Materials and contracts	23,042	22,495	547	2% <b>F</b>
Depreciation and amortisation	21,282	20,678	604	3% <b>F</b>
Other expenses	22,857	24,093	(1,236)	(5)% <b>U</b>
Net losses from disposal of assets	(471)	7,806	(8,277)	1,757% <b>U</b>
The losses from disposal of assets largely contributed to the infrastructure assets such as roads, footpath, kerbs & gutter, etc., to meet the partial write off requirements. These infrastructure assets partially wrote off as resulted from renewal/upgrades works were not in the budget.				
Fair value decrement on investment property	–	45,734	(45,734)	∞ <b>U</b>

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 22. Material budget variations (continued)

\$ '000	2020 Budget	2020 Actual	2020 ----- Variance -----
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Fair valuation was not in budget.

## STATEMENT OF CASH FLOWS

Cash flows from operating activities	30,658	32,779	2,121	7%	F
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Cash flows from investing activities	(30,070)	(9,909)	20,161	(67)%	F
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The actual cash outflows from investing activities is lower than the original budget largely due to Sale of investment securities.

Cash flows from financing activities	(423)	(786)	(363)	86%	U
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The higher cash outflows were due to AASB16 implementation to recognise lease liabilities.

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 23. Fair Value Measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property
- Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

**Level 1:** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

## (1) Assets and liabilities that have been measured and recognised at fair values

	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
<b>2020</b>					
<b>Recurring fair value measurements</b>					
<b>Financial assets</b>					
Investments					
– 'Held for trading'	30/06/20	–	33,421	–	33,421
<b>Investment property</b>					
Investment properties	30/06/20	–	113,910	–	113,910
<b>Total investment property</b>		–	113,910	–	113,910
<b>Infrastructure, property, plant and equipment</b>					
Buildings – non-specialised	30/06/17	–	–	78,558	78,558
Buildings special	30/06/17	–	–	54,317	54,317
Community land	30/06/17	–	–	101,143	101,143
Crown Land	30/06/17	–	–	156,201	156,201
Operational land	30/06/17	–	–	78,811	78,811
Footpaths	30/06/20	–	–	33,677	33,677
Roads	30/06/20	–	–	222,177	222,177
Stormwater drainage	30/06/20	–	–	75,008	75,008
Office equipment and furniture	30/06/17	–	–	1,086	1,086
Plant and equipment	30/06/17	–	–	9,490	9,490
Open space and recreation	30/06/17	–	–	70,646	70,646
Library books and resources	30/06/17	–	–	1,189	1,189
Other structures	30/06/17	–	–	17,815	17,815
Other assets	30/06/17	–	–	3,838	3,838
<b>Total infrastructure, property, plant and equipment</b>		–	–	903,956	903,956

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 23. Fair Value Measurement (continued)

2019	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobserv-able inputs	
Recurring fair value measurements					
Financial assets					
Investments					
– ‘Held for trading’	30/06/19	–	38,288	–	38,288
Investment property					
Investment properties	30/06/19	–	–	158,474	158,474
Total investment property		–	–	158,474	158,474
Infrastructure, property, plant and equipment					
Buildings – non-specialised	30/06/17	–	–	80,466	80,466
Buildings special	30/06/17	–	–	56,732	56,732
Community land	30/06/17	–	–	95,029	95,029
Crown Land	30/06/17	–	–	180,398	180,398
Operational land	30/06/17	–	–	78,811	78,811
Footpaths	30/06/15	–	–	36,464	36,464
Roads	30/06/15	–	–	205,697	205,697
Stormwater drainage	30/06/15	–	–	90,981	90,981
Office equipment and furniture	30/06/17	–	–	1,302	1,302
Plant and equipment	30/06/17	–	–	10,878	10,878
Open space and recreation	30/06/17	–	–	69,293	69,293
Library books and resources	30/06/17	–	–	1,215	1,215
Other structures	30/06/17	–	–	16,214	16,214
Other assets	30/06/17	–	–	3,064	3,064
Total infrastructure, property, plant and equipment		–	–	926,544	926,544

Note that capital WIP is not included above since it is carried at cost.

## (2) Valuation techniques used to derive level 2 and level 3 fair values

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

**Financial assets**

At fair value through profit and loss are represented by Floating Rate Notes, Covered Bonds and Term Deposits. Council obtains valuations from its Investment Advisor on a monthly basis and at the end of each accounting period to ensure the financial statements reflect the most up to date valuation. The valuations of Floating Rate Notes are sourced base on mid-market prices. That is, valuations are marked at the mid-point of the bid and ask prices in the secondary market. This price represents a general market value for the asset.

There has been no change to the valuation techniques during the reporting period.

**Investment property**

The valuation of Council's investment properties was undertaken at June 2020 by APV Valuers & Asset Management,

Investment properties such as commercial units, commercial terraces and retail shops have been valued as market value, having regard to the "highest and best use", taking in consideration the criteria of physical possibility, legal permissibility and financial feasibility. Implied within these criteria is the recognition of the contribution of that specific use to community environment or to community development goals, in addition to wealth maximisation to the individual owner.

The valuation technique utilised is Level 2 inputs (observable inputs), where applicable, included:

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 23. Fair Value Measurement (continued)

- Current rental income
- Rent reviews
- Capitalisation rate
- Price per square metre
- Direct comparison to sales evidence
- Zoning
- Location
- Land area and configuration
- Planning controls

Other investment properties such as public car park and shopping centre office space have been valued using Cost approach with Level 3 valuation inputs in the past. There has been a change to the valuation process by using Market approach with Level 2 valuation inputs as described above during the reporting period.

#### Infrastructure, property, plant and equipment (IPP&E)

##### Operational Land

The asset class comprises all of Council's land classified as Operational Land under the NSW Local Government Act 1993. The last valuation was undertaken at June 2017 and was performed by Scott Fullarton Valuations Pty Ltd, FAPI, Certified Practising Valuer, Registration No. VAL2144.

Operational land has been valued at market value, having regard to the "highest and best use", after identifying all elements that would be taken into account by buyers and sellers in settling the price, including but not limited to:

- The land's description and/or dimensions;
- Planning and other constraints on development; and
- The potential for alternative use.

Sale prices of comparable land parcels in close proximity were adjusted for differences in key attributes such as size and configuration. The most significant inputs into this valuation approach are price per square metre.

Since extensive professional judgements were required to determine the inputs these assets were classified as having been valued using Level 3 valuation input. There has been no change to the valuation process during the reporting period.

##### Community Land and Crown Land

Valuations of all Council's Community Land and Council managed land were based on either the land value provided by the Valuer-General or an average unit rate based on land value for similar properties where the Valuer-General did not provide a land value having regard to the highest and best use for this land. As these rates were not considered to be observable market evidence they have been classified as Level 3. There has been no change to the valuation process during the reporting period.

##### Buildings – Non Specialised and Specialised

Council's buildings are valued utilising the cost approach by Scott Fullarton Valuations Pty Ltd in June 2017.

The approach estimated the replacement cost of each building and componentising of significant parts with different useful lives and taking into account a range of factors. The unit rates could be supported by market evidence (Level 2 inputs), other inputs (such as estimates of residual value, useful life and asset condition) required extensive professional judgement and impacted significantly on the final determination of fair value.

As such, these assets have been valued using Level 3 inputs. There has been no change to the valuation process during the reporting period.

##### Roads

The roads asset class includes roads, defined as the trafficable portion of a road, between but not including the kerb and gutter. It also includes "other roads" assets including Bridges, Carparks, Kerb and Gutter and Traffic facilities.

The 'Cost Approach' using Level 3 inputs was used to value the road carriageway and other road infrastructure. Valuations for the road carriageway, comprising surface, pavement and formation were based primarily on unit rates derived from the Councils schedule of rates tender. Other inputs (such as estimates pattern of consumption, asset condition and useful life)

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 23. Fair Value Measurement (continued)

required extensive professional judgement and impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there is some uncertainty regarding the actual design, specifications and dimensions of some assets. There has been no change to the valuation process during the reporting period

##### Footpaths

The 'Cost Approach' using Level 3 inputs was used to value footpaths. Valuation for the footpath was based primarily on unit rates derived from the Councils schedule of rates tender. Other inputs (such as estimates pattern of consumption, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there some uncertainty regarding the actual design, specifications and dimensions of some assets. There has been no change to the valuation process during the reporting period.

##### Stormwater Drainage

Assets within this class comprise pits, pipes, open channels, headwalls and various types of water quality devices.

The 'Cost Approach' estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. While the unit rates based on linear metres of certain diameter pipes and prices per pit on similar could be supported from market evidence (Level 2) other inputs) such as estimates of pattern of consumption, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value.

Additionally due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. There has been no change to the valuation process during the reporting period.

##### Plant & Equipment, Office Equipment and Furniture & Fittings

Plant & Equipment, Office Equipment and Furniture & Fittings are valued at cost but are disclosed at fair value in the notes. The carrying amount of these assets is assumed to approximate fair value due to the nature of the items. Examples of assets within these classes are as follows:

- Plant and Equipment Trucks, tractors, ride on mowers, street sweepers, earthmoving equipment, buses and motor vehicles
- Office Equipment Refrigerators, electronic appliances, flat-screen monitors and computer equipment
- Furniture & Fittings Chairs, desks and display systems.

The key unobservable inputs to the valuation are the remaining useful life and residual value. Council reviews the value of these assets against quoted prices for the gross current replacement cost of similar assets and by taking account of the pattern of consumption, estimated remaining useful life and the residual value. There has been no change to the valuation process during the reporting period.

##### Other Open Space / Recreational Assets

Assets within this class comprise Soft Fall Surfaces, BBQs, Regional Sporting Facilities and Playgrounds. All assets in this class were valued in-house by experienced engineering & asset management staff. While some elements of gross replacement values could be supported from market evidence (Level 2 input) other inputs (such as estimates of pattern of consumption, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. There has been no change to the valuation process during the reporting period.

##### Library Books and Resources

Library Books are valued at cost but are disclosed at fair value in the notes. The carrying amount of these assets is assumed to approximate fair value due to the nature of the items. Council reviews the value of these assets against quoted prices for the gross current replacement cost of similar assets and by taking account of the pattern of consumption, estimated remaining useful life and the residual value. There has been no change to the valuation process during the reporting period.

##### Other Structures

This asset class comprises Mall Light, Shade Structure, Flag Pole, Planter Boxes and Garden Beds.

The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. While some elements of gross replacement values could be supported from market evidence (Level 2

continued on next page ...

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## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 23. Fair Value Measurement (continued)

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input) other inputs (such as estimates of pattern of consumption, residual value, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. As such there assets were all classified as having been valued using Level 3 valuation inputs. There has been no change to the valuation process during the reporting period.

##### Other Assets

This asset class comprises trees and other miscellaneous assets.

The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. While some elements of gross replacement values could be supported from market evidence (Level 2 input) other inputs (such as estimates of pattern of consumption, residual value, asset condition and useful life) required extensive professional judgement and impacted significantly on the final determination of fair value. As such there assets were all classified as having been valued using Level 3 valuation inputs. There has been no change to the valuation process during the reporting period.

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 23. Fair Value Measurement (continued)

## (3) Fair value measurements using significant unobservable inputs (level 3)

a. The following tables present the changes in level 3 fair value asset classes.

\$ '000	Financial assets	Investment properties	Buildings	Land	Plant & equipment
<b>2019</b>					
Opening balance	36,570	154,795	139,260	354,238	10,208
Purchases (GBV)	1,716	3,087	4,856	–	5,423
Disposals (WDV)	–	–	(109)	–	(712)
Depreciation and impairment	–	–	(6,810)	–	(2,739)
FV gains – other comprehensive income	–	592	–	–	–
<b>Closing balance</b>	<b>38,286</b>	<b>158,474</b>	<b>137,197</b>	<b>354,238</b>	<b>12,180</b>
<b>2020</b>					
Opening balance	38,286	158,474	137,197	354,238	12,180
Purchases (GBV)	–	1,118	2,880	–	1,127
Disposals (WDV)	(4,865)	–	(305)	–	(282)
Depreciation and impairment	–	–	(6,897)	–	(2,450)
FV gains – other comprehensive income	–	(45,682)	–	(18,084)	–
<b>Closing balance</b>	<b>33,421</b>	<b>113,910</b>	<b>132,875</b>	<b>336,154</b>	<b>10,575</b>

\$ '000	Infrastructure	Other assets	Total
<b>2019</b>			
Opening balance	414,121	3,976	1,113,168
Purchases (GBV)	17,966	584	33,632
Disposals (WDV)	(2,896)	(7)	(3,724)
Depreciation and impairment	(10,540)	(274)	(20,363)
FV gains – other comprehensive income	–	–	592
<b>Closing balance</b>	<b>418,651</b>	<b>4,279</b>	<b>1,123,305</b>
<b>2020</b>			
Opening balance	418,651	4,279	1,123,305
Transfers from/(to) another asset class	(856)	856	–
Purchases (GBV)	22,204	246	27,575
Disposals (WDV)	(6,249)	(37)	(11,738)
Depreciation and impairment	(10,601)	(315)	(20,263)
FV gains – other comprehensive income	(3,823)	–	(67,589)
<b>Closing balance</b>	<b>419,326</b>	<b>5,029</b>	<b>1,051,290</b>

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## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 23. Fair Value Measurement (continued)

**b. Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.**

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

\$ '000	Fair value (30/6/20)	Valuation technique/s	Unobservable inputs
<b>Financial assets</b>			
Investments	33,421	Market Value	* Unit price
<b>Total financial assets</b>	<b>33,421</b>		
<b>Investment properties</b>			
Commercial Office, Retail and Carpark	113,910	Market Value	* Estimated rental Value (rate per square metre) * Rental Yield
<b>Infrastructure, property, plant and equipment</b>			
Buildings	132,875	Non-Specialised Buildings: Market Value Specialised Buildings: Depreciated replacement cost	* Gross replacement cost * Asset Condition * Remaining useful life
Community Land and Crown Land	257,344	Land values obtained from the NSW Valuer-General	* Price Per square metre
Operational Land	78,811	Market Value	* Price Per square metre
Footpaths	33,677	Unit rates per m2 or length	* Gross replacement cost * Asset Condition * Remaining useful life
Roads	222,177	Unit rates per m2 or length	* Gross replacement cost * Asset Condition * Remaining useful life
Stormwater Drainage	75,008	Unit rates per m2 or length	* Gross replacement cost * Asset Condition * Remaining useful life
Plant & Equipment	9,490	Historical Cost	* Gross replacement cost * Remaining useful life
Office Equipment	1,086	Historical Cost	* Gross replacement cost * Remaining useful life
Open Space & Recreation	70,646	Depreciated replacement cost	* Gross replacement cost * Asset Condition * Remaining useful life
Library Books	1,160	Historical Cost	* Gross replacement cost * Remaining useful life
Other Structures	17,815	Depreciated replacement cost	* Gross replacement cost * Asset Condition * Remaining useful life
Other Assets	3,838	Historical Cost	* Gross replacement cost * Remaining useful life

**(4) Highest and best use**

All of Council's non-financial assets are considered as being utilised for their highest and best use.

## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 24. Related party disclosures

##### (a) Key management personnel

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2020	2019
<b>Compensation:</b>		
Short-term benefits	2,152	1,482
Post-employment benefits	125	145
Other long-term benefits	79	—
<b>Total</b>	<b>2,356</b>	<b>1,627</b>

##### (b) Other transactions with KMP and their related parties

Nature of the transaction		Value of transactions during year	Outstanding balance (incl. loans and commitments)	Terms and conditions	Provisions for impairment of receivables outstanding	Expense recognised for impairment of receivables
\$ '000	Ref					
<b>2020</b>						
Grants & Contributions Provided to Waverley Action for Youth Services	1	86	—		—	—
Subsidised Property Rental from Waverley Action for Youth Services	2	12	—		—	—
<b>2019</b>						
Grants & Contributions Provided to Waverley Action for Youth Services	1	81	—		—	—
Subsidised Property Rental from Waverley Action for Youth Services	2	12	—		—	—

1 Council Provides a Community Grants Program to ensure the delivery of a range of services to the local community. A KMP is a member of the management committee of one of its supported Community Organisations - Waverley Action For Youth Services.

2 A KMP is member of the Waverley Action For Youth Services (WAYS) management committee. WAYS rents two properties for its operation from Council and Council provides rental subsidies of \$60k annually to WAYS for the two property leases. WAYS paid the Council at \$12k of rent and utility expenses in 2018/19.

## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 25. Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

#### Note 26. Statement of developer contributions

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas.

It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

#### Summary of contributions and levies

\$ '000	as at 30/06/19	Contributions received during the year		Interest earned in year	Expenditure during year	Internal borrowing (to)/from	as at 30/06/20	
	Opening Balance	Cash	Non-cash				Held as restricted asset	Cumulative internal borrowings due/(payable)
<b>S7.12 levies – under a plan</b>	3,915	2,678	–	75	(4,431)	–	2,237	–
<b>Total S7.11 and S7.12 revenue under plans</b>	3,915	2,678	–	75	(4,431)	–	2,237	–
S7.4 planning agreements	15,080	7,751	–	–	(2,695)	–	20,136	–
<b>Total contributions</b>	<b>18,995</b>	<b>10,429</b>	<b>–</b>	<b>75</b>	<b>(7,126)</b>	<b>–</b>	<b>22,373</b>	<b>–</b>

#### S7.12 Levies – under a plan

##### S7.12 LEVIES – UNDER A PLAN

Roads	3,915	2,678	–	75	(4,431)	–	2,237	–
<b>Total</b>	<b>3,915</b>	<b>2,678</b>	<b>–</b>	<b>75</b>	<b>(4,431)</b>	<b>–</b>	<b>2,237</b>	<b>–</b>

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 27(a). Statement of performance measures – consolidated results

\$ '000	Amounts 2020	Indicator 2020	2019	Prior periods 2018	2017	Benchmark
<b>1. Operating performance ratio</b>						
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	(10,590)	(8.34)%	0.78%	1.76%	2.37%	>0.00%
Total continuing operating revenue excluding capital grants and contributions	126,926					
<b>2. Own source operating revenue ratio</b>						
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	117,176	79.17%	87.31%	86.65%	86.70%	>60.00%
Total continuing operating revenue <sup>1</sup>	148,010					
<b>3. Unrestricted current ratio</b>						
Current assets less all external restrictions	150,396	7.22x	11.13x	10.15x	12.43x	>1.50x
Current liabilities less specific purpose liabilities	20,825					
<b>4. Debt service cover ratio</b>						
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	10,216	11.18x	42.77x	23.78x	20.27x	>2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	914					
<b>5. Rates, annual charges, interest and extra charges outstanding percentage</b>						
Rates, annual and extra charges outstanding	3,308	5.06%	2.84%	3.11%	3.76%	<5.00%
Rates, annual and extra charges collectible	65,342					
<b>6. Cash expense cover ratio</b>						
Current year's cash and cash equivalents plus all term deposits	139,225	13.37 mths	15.22 mths	14.82 mths	14.47 mths	>3.00 mths
Monthly payments from cash flow of operating and financing activities	10,413					

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

## Waverley Council

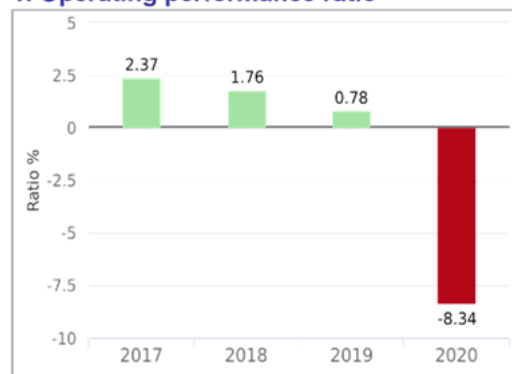
Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 27(b). Statement of performance measures – consolidated results (graphs)

## 1. Operating performance ratio



## Purpose of operating performance ratio

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

## Commentary on 2019/20 result

2019/20 ratio (8.34)%

In 2019/20 financial year, Council has experienced a significant operating loss due to the COVID-19 restrictions negatively impacted on its income and Council has incurred additional expenditure in attempt to contain the spread of COVID-19 virus. Consequently, this ratio is not meeting the industry benchmark of 0.00% for FY2019/20.

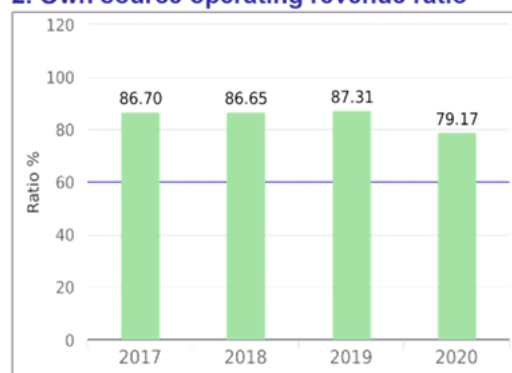
Benchmark: — > 0.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Ratio achieves benchmark

Ratio is outside benchmark

## 2. Own source operating revenue ratio



## Purpose of own source operating revenue ratio

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.

## Commentary on 2019/20 result

2019/20 ratio 79.17%

The ratio compares well with the industry benchmark of greater than 60.00%, it shows Waverley Council is less reliant on external funding sources to carry out its services & activities.

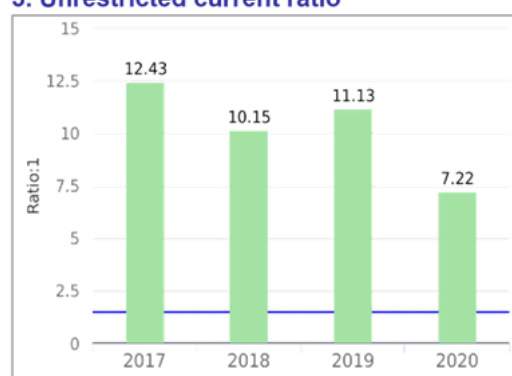
Benchmark: — > 60.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Ratio achieves benchmark

Ratio is outside benchmark

## 3. Unrestricted current ratio



## Purpose of unrestricted current ratio

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

## Commentary on 2019/20 result

2019/20 ratio 7.22x

Council's liquidity remains strong with sufficient liquid assets on hand to meeting short term obligations as they fall due. It compares well against the industry benchmark of 1.50x.

Benchmark: — > 1.50x

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Ratio achieves benchmark

Ratio is outside benchmark

## 4. Debt service cover ratio

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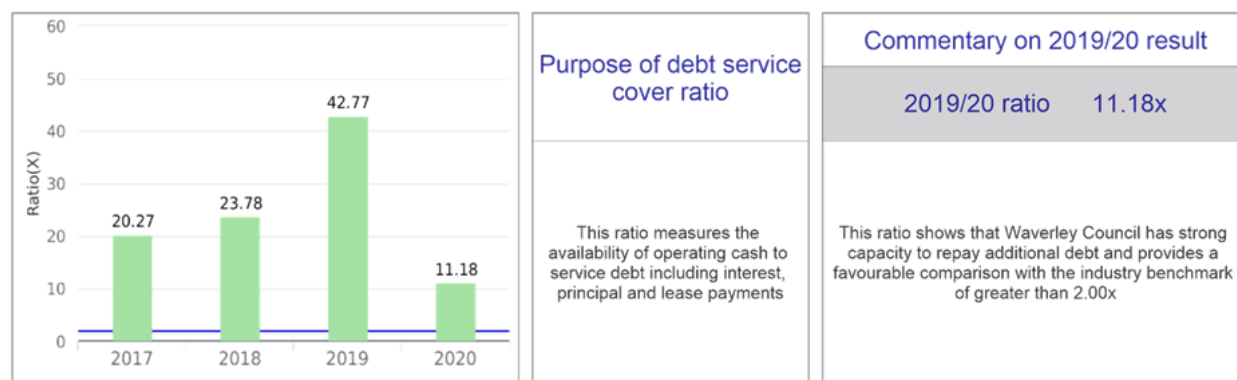
## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 27(b). Statement of performance measures – consolidated results (graphs)



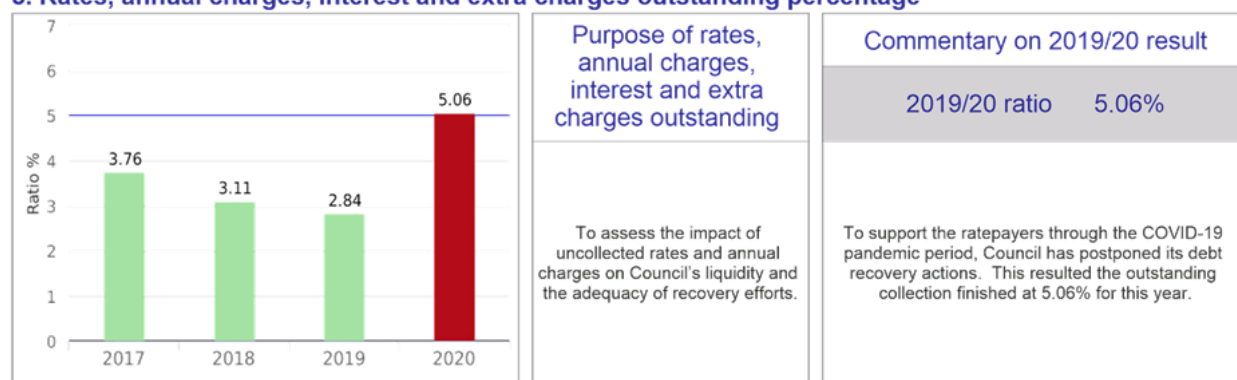
Benchmark: — &gt; 2.00x

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Ratio achieves benchmark

Ratio is outside benchmark

## 5. Rates, annual charges, interest and extra charges outstanding percentage



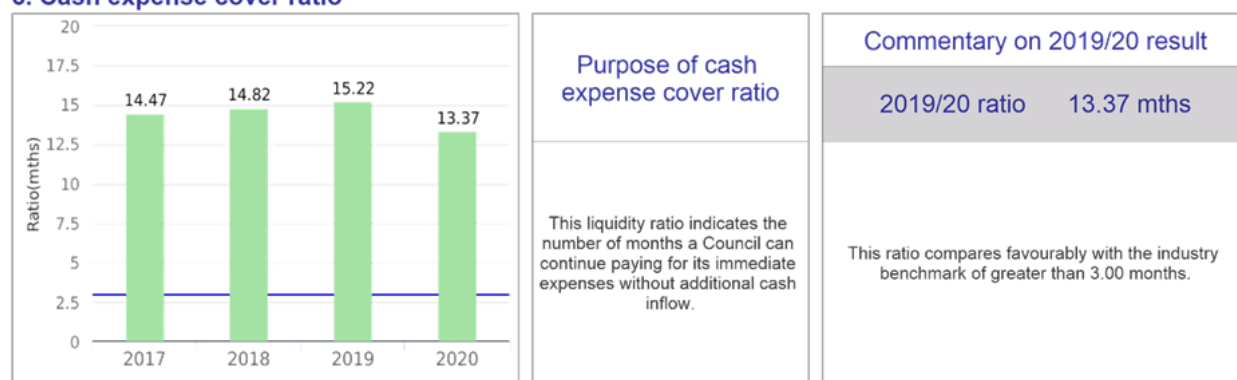
Benchmark: — &lt; 5.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Ratio achieves benchmark

Ratio is outside benchmark

## 6. Cash expense cover ratio



Benchmark: — &gt; 3.00mths

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Ratio achieves benchmark

Ratio is outside benchmark

## Waverley Council

Financial Statements 2020

## Notes to the Financial Statements

for the year ended 30 June 2020

## Note 28. Financial review

\$ '000	2020	2019	2018	2017	2016
<b>Key financial figures of Council over the past 5 years</b>					
<b>Inflows:</b>					
Rates and annual charges revenue	63,403	61,429	59,366	55,992	55,992
User charges revenue	32,450	36,444	35,575	35,414	35,414
Interest and investment revenue (losses)	3,383	5,266	4,583	4,366	4,366
Grants income – operating and capital	18,881	10,858	7,785	8,176	8,176
Total income from continuing operations	147,638	141,037	144,113	138,013	138,013
Sale proceeds from I,PP&E	469	992	845	11,796	11,796
New loan borrowings and advances	–	–	–	2,200	2,252
<b>Outflows:</b>					
Employee benefits and on-cost expenses	70,122	63,857	55,865	55,794	55,794
Borrowing costs	128	90	120	95	95
Materials and contracts expenses	22,495	21,666	22,387	22,254	22,254
Total expenses from continuing operations	191,056	133,537	127,000	120,226	120,226
Total cash purchases of I,PP&E	37,703	19,978	20,310	29,570	29,570
Total loan repayments (incl. finance leases)	837	412	815	836	836
Operating surplus/(deficit) (excl. capital income)	(64,502)	(1,911)	6,742	12,621	12,621
<b>Financial position figures</b>					
Current assets	171,538	163,095	161,567	151,436	151,436
Current liabilities	45,541	37,438	37,240	34,480	34,480
Net current assets	125,997	125,657	124,327	116,956	116,956
Available working capital (Unrestricted net current assets)	6,373	5,892	4,882	5,769	5,769
Cash and investments – unrestricted	12,638	7,779	8,996	4,736	4,736
Cash and investments – internal restrictions	128,765	141,958	140,107	121,526	121,526
Cash and investments – total	172,646	179,429	171,783	141,174	141,174
Total borrowings outstanding (Loans, advances and finance leases)	2,923	3,346	3,758	3,333	3,333
Total value of I,PP&E (excl. land and earthworks)	1,229,311	1,157,203	1,145,220	933,932	933,932
Total accumulated depreciation	483,332	394,961	379,029	354,416	354,416
Indicative remaining useful life (as a % of GBV)	61%	66%	67%	65%	62%

**Source:** published audited financial statements of Council (current year and prior year)

## Waverley Council

Financial Statements 2020

### Notes to the Financial Statements

for the year ended 30 June 2020

#### Note 29. Council information and contact details

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**Principal place of business:**

Customer Service Centre, 55 Spring Street Bondi Junction

**Contact details**

PO Box 9  
Bondi Junction  
NSW 1355

**Opening hours:**

8:30am - 5:00pm

Monday to Friday

Thursday extended hours from 8.30am- 7.00pm

**Telephone:** 02 9083 8000**Internet:** [www.waverley.nsw.gv.au](http://www.waverley.nsw.gv.au)**Email:** [info@waverley.nsw.gv.au](mailto:info@waverley.nsw.gv.au)**Officers****Ross McLeod**

General Manager

**Darren Smith**

Responsible Accounting Officer

**Public Officer**

Jane Worthy

**Auditors**

The Audit Office of New South Wales  
Level 19, Darling Park Tower 2  
201 Sussex Street  
Sydney NSW 2000

**Elected members**

Paula Masselos

Mayor

**Councillors**

Cr Angela Burrill

Cr Dominic Wy Kanak

Cr Elaine Keenan

Cr John Wakefield

Cr George Copeland

Cr Leon Glotsman

Cr Marjorie O'Neill

Cr Sally Betts

Cr Steve Lewis

Cr Tony Kay

Cr Will Nemesh

**Other information****ABN:** 12 502 583 608

Waverley Council

Financial Statements 2020

General Purpose Financial Statements  
for the year ended 30 June 2020

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Waverley Council

Financial Statements 2020

General Purpose Financial Statements  
for the year ended 30 June 2020

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# Waverley Council

## SPECIAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2020

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*"Connect, create and celebrate our people, places and  
partnerships"*



## Waverley Council

Special Purpose Financial Statements 2020

### Special Purpose Financial Statements

for the year ended 30 June 2020

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Statement of Financial Position – Property	7
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<b>Auditor's Report on Special Purpose Financial Statements</b>	<b>13</b>

#### Background

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).

- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

## Waverley Council

Special Purpose Financial Statements 2020

### Special Purpose Financial Statements

for the year ended 30 June 2020

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#### Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 15 September 2020.

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Paula Masselos  
Mayor  
15 September 2020

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Elaine Keenan  
Deputy Mayor  
15 September 2020

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Ross McLeod  
General Manager  
15 September 2020

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Darren Smith  
Responsible Accounting Officer  
15 September 2020

## Waverley Council

Special Purpose Financial Statements 2020

# Income Statement – Property

for the year ended 30 June 2020

\$ '000	2020 Category 1	2019 Category 1
<b>Income from continuing operations</b>		
User charges	2,716	3,478
Other income	2,958	2,993
<b>Total income from continuing operations</b>	<b>5,674</b>	<b>6,471</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	564	603
Materials and contracts	792	792
Depreciation, amortisation and impairment	76	76
Other expenses	47,104	1,287
<b>Total expenses from continuing operations</b>	<b>48,536</b>	<b>2,758</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(42,862)</b>	<b>3,713</b>
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>(42,862)</b>	<b>3,713</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>(42,862)</b>	<b>3,713</b>
Less: corporate taxation equivalent (27.5%) [based on result before capital]	–	(1,021)
<b>SURPLUS (DEFICIT) AFTER TAX</b>	<b>(42,862)</b>	<b>2,692</b>
<b>Plus accumulated surplus</b>	158,465	154,808
<b>Plus adjustments for amounts unpaid:</b>		
– Corporate taxation equivalent	–	1,021
<b>Less:</b>		
– Dividend paid	(1,900)	(56)
<b>Closing accumulated surplus</b>	<b>113,703</b>	<b>158,465</b>
<b>Subsidy from Council</b>	42,862	–

## Waverley Council

Special Purpose Financial Statements 2020

# Income Statement – Commercial waste

for the year ended 30 June 2020

\$ '000	2020 Category 1	2019 Category 1
<b>Income from continuing operations</b>		
User charges	3,446	3,499
<b>Total income from continuing operations</b>	<b>3,446</b>	<b>3,499</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	753	219
Materials and contracts	47	51
Depreciation, amortisation and impairment	6	9
Other expenses	1,948	2,757
<b>Total expenses from continuing operations</b>	<b>2,754</b>	<b>3,036</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>692</b>	<b>463</b>
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>692</b>	<b>463</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>692</b>	<b>463</b>
Less: corporate taxation equivalent (27.5%) [based on result before capital]	(190)	(127)
<b>SURPLUS (DEFICIT) AFTER TAX</b>	<b>502</b>	<b>336</b>
<b>Plus accumulated surplus</b>	<b>24</b>	<b>158</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Corporate taxation equivalent	190	127
<b>Less:</b>		
– Dividend paid	(577)	(597)
<b>Closing accumulated surplus</b>	<b>139</b>	<b>24</b>

## Waverley Council

Special Purpose Financial Statements 2020

## Income Statement – Cemetery

for the year ended 30 June 2020

\$ '000	2020 Category 2	2019 Category 2
<b>Income from continuing operations</b>		
User charges	833	1,383
Interest	23	59
Grants and contributions provided for non-capital purposes	–	17
<b>Total income from continuing operations</b>	<b>856</b>	<b>1,459</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	892	819
Materials and contracts	184	279
Depreciation, amortisation and impairment	44	43
Other expenses	322	332
<b>Total expenses from continuing operations</b>	<b>1,442</b>	<b>1,473</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>(586)</b>	<b>(14)</b>
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>(586)</b>	<b>(14)</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>(586)</b>	<b>(14)</b>
<b>SURPLUS (DEFICIT) AFTER TAX</b>	<b>(586)</b>	<b>(14)</b>
<b>Plus accumulated surplus</b>	<b>16,780</b>	<b>16,070</b>
<b>Plus adjustments for amounts unpaid:</b>		
<b>Add:</b>		
– Subsidy paid/contribution to operations	(106)	724
<b>Less:</b>		
<b>Closing accumulated surplus</b>	<b>16,088</b>	<b>16,780</b>
<b>Return on capital %</b>	<b>(1.1)%</b>	<b>0.0%</b>
<b>Subsidy from Council</b>	<b>1,052</b>	<b>651</b>

## Waverley Council

Special Purpose Financial Statements 2020

Statement of Financial Position – Property  
as at 30 June 2020

\$ '000	2020 Category 1	2019 Category 1
<b>ASSETS</b>		
<b>Current assets</b>		
Receivables	215	233
<b>Total current assets</b>	<b>215</b>	<b>233</b>
<b>Non-current assets</b>		
Investment property	113,910	158,474
<b>Total non-current assets</b>	<b>113,910</b>	<b>158,474</b>
<b>TOTAL ASSETS</b>	<b>114,125</b>	<b>158,707</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	266	90
Provisions	79	75
<b>Total current liabilities</b>	<b>345</b>	<b>165</b>
<b>TOTAL LIABILITIES</b>	<b>345</b>	<b>165</b>
<b>NET ASSETS</b>	<b>113,780</b>	<b>158,542</b>
<b>EQUITY</b>		
Accumulated surplus	113,703	158,465
Revaluation reserves	77	77
<b>TOTAL EQUITY</b>	<b>113,780</b>	<b>158,542</b>

## Waverley Council

Special Purpose Financial Statements 2020

## Statement of Financial Position – Commercial waste

as at 30 June 2020

\$ '000	2020 Category 1	2019 Category 1
<b>ASSETS</b>		
<b>Current assets</b>		
Receivables	238	194
<b>Total current assets</b>	<b>238</b>	<b>194</b>
<b>TOTAL ASSETS</b>	<b>238</b>	<b>194</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	11	92
Provisions	88	78
<b>Total current liabilities</b>	<b>99</b>	<b>170</b>
<b>TOTAL LIABILITIES</b>	<b>99</b>	<b>170</b>
<b>NET ASSETS</b>	<b>139</b>	<b>24</b>
<b>EQUITY</b>		
Accumulated surplus	139	24
<b><u>TOTAL EQUITY</u></b>	<b><u>139</u></b>	<b><u>24</u></b>

## Waverley Council

Special Purpose Financial Statements 2020

Statement of Financial Position – Cemetery  
as at 30 June 2020

\$ '000	2020 Category 2	2019 Category 2
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	872	1,564
<b>Total current assets</b>	<b>872</b>	<b>1,564</b>
<b>Non-current assets</b>		
Infrastructure, property, plant and equipment	52,992	48,283
<b>Total non-current assets</b>	<b>52,992</b>	<b>48,283</b>
<b>TOTAL ASSETS</b>	<b>53,864</b>	<b>49,847</b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Payables	10	14
Provisions	115	111
<b>Total current liabilities</b>	<b>125</b>	<b>125</b>
<b>TOTAL LIABILITIES</b>	<b>125</b>	<b>125</b>
<b>NET ASSETS</b>	<b>53,739</b>	<b>49,722</b>
<b>EQUITY</b>		
Accumulated surplus	16,088	16,780
Revaluation reserves	37,651	32,942
<b>TOTAL EQUITY</b>	<b>53,739</b>	<b>49,722</b>

## Waverley Council

Special Purpose Financial Statements 2020

# Notes to the Special Purpose Financial Statements for the year ended 30 June 2020

## Note 1. Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the Local Government Act 2093 (NSW), the *Local Government (General) Regulation 2005*, and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

### National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 NSW government policy statement titled 'Application of National Competition Policy to Local Government'.

The *Pricing and Costing for Council Businesses, A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements.

These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, return on investments (rate of return), and dividends paid.

### Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

#### Category 1

(where gross operating turnover is over \$2 million)

##### a. Waverley Council Property Services

Comprising the whole of the operations and assets of the property services, commercial properties controlled by Waverley Council.

##### b. Waverley Council Trade Waste Services

Comprising the whole of the operations and assets of the commercial waste services which service the area of Waverley. This service collects and disposes of waste collected from commercial premises.

#### Category 2

(where gross operating turnover is less than \$2 million)

##### a. Waverley & South Head Cemeteries

Comprising the whole of the operations and assets of both the Waverley & South Head Cemeteries.

This business operates from offices located at Waverley Cemetery dealing with maintenance, sales and burials.

continued on next page ...

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## Waverley Council

Special Purpose Financial Statements 2020

### Notes to the Special Purpose Financial Statements for the year ended 30 June 2020

#### Note 1. Significant Accounting Policies (continued)

##### Monetary amounts

Amounts shown in the financial statements are in Australian dollars and rounded to the nearest one thousand dollars.

##### (i) Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

##### Notional rate applied (%)

Corporate income tax rate – 27.5%

Land tax – the first \$692,000 of combined land values attracts 0%. For the combined land values in excess of \$692,001 up to \$4,321,000 the rate is 1.6% + \$100. For the remaining combined land value that exceeds \$4,321,000 a premium marginal rate of 2.0% applies.

Payroll tax – 5.45% on the value of taxable salaries and wages in excess of \$850,000.

##### Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 27.5%.

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 27.5% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

##### Local government rates and charges

A calculation of the equivalent rates and charges payable on all category 1 businesses has been applied to all land assets owned or exclusively used by the business activity.

##### Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that council business activities face 'true' commercial borrowing costs in line with private sector competitors.

In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

continued on next page ...

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## Waverley Council

Special Purpose Financial Statements 2020

### Notes to the Special Purpose Financial Statements for the year ended 30 June 2020

#### Note 1. Significant Accounting Policies (continued)

##### (ii) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed.

Subsidies occur when Council provides services on a less-than-cost-recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

Accordingly, 'subsidies disclosed' (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by Council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of each reported business activity.

##### (iii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

**Operating result before capital income + interest expense**

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**Written down value of I,PP&E as at 30 June**

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 0.88% at 30/6/20.

##### (iv) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

Waverley Council

Special Purpose Financial Statements 2020

Special Purpose Financial Statements  
for the year ended 30 June 2020

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# Waverley Council

SPECIAL SCHEDULES  
for the year ended 30 June 2020

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*"Connect, create and celebrate our people, places and partnerships"*



Waverley Council

Special Schedules 2020

Special Schedules  
for the year ended 30 June 2020

Contents	Page
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Permissible income for general rates	3
Report on Infrastructure Assets - Values	4

## Waverley Council

Special Schedules 2020

## Permissible income for general rates

\$ '000	Notes	Calculation 2020/21	Calculation 2019/20
<b>Notional general income calculation <sup>1</sup></b>			
Last year notional general income yield	a	46,068	44,833
Plus or minus adjustments <sup>2</sup>	b	(81)	26
<b>Notional general income</b>	$c = a + b$	<b>45,987</b>	<b>44,859</b>
<b>Permissible income calculation</b>			
Rate peg percentage	e	2.60%	2.70%
Plus rate peg amount	$i = e \times (c + g)$	1,196	1,211
<b>Sub-total</b>	$k = (c + g + h + i + j)$	<b>47,183</b>	<b>46,070</b>
Plus (or minus) last year's carry forward total	l	5	3
<b>Sub-total</b>	$n = (l + m)$	<b>5</b>	<b>3</b>
<b>Total permissible income</b>	$o = k + n$	<b>47,188</b>	<b>46,073</b>
Less notional general income yield	p	47,171	46,068
<b>Catch-up or (excess) result</b>	$q = o - p$	<b>17</b>	<b>5</b>
<b>Carry forward to next year <sup>6</sup></b>	$t = q + r + s$	<b>17</b>	<b>5</b>

## Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

## Waverley Council

Special Schedules 2020

## Report on Infrastructure Assets

as at 30 June 2020

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2019/20 Required maintenance <sup>a</sup>	2019/20 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
								1	2	3	4	5
(a) Report on Infrastructure Assets - Values												
Buildings	Council Offices/ Administration Centres	187	187	748	720	12,006	24,908	0.1%	27.5%	69.0%	3.4%	0.0%
	Council Works Depot	—	—	809	871	8,667	11,087	99.0%	0.0%	1.0%	0.0%	0.0%
	Council Public Halls	625	625	204	199	23,405	69,989	26.4%	0.0%	70.4%	3.2%	0.0%
	Libraries	—	—	617	566	22,110	36,888	0.0%	100.0%	0.0%	0.0%	0.0%
	Cultural Facilities	82	82	1,330	1,207	12,993	21,417	81.7%	0.0%	16.9%	1.4%	0.0%
	Other Buildings	393	393	1,414	1,607	49,104	79,736	11.6%	64.7%	21.7%	2.0%	0.0%
	Specialised Buildings	13	13	507	497	4,590	6,825	82.9%	6.7%	10.2%	0.2%	0.0%
	Sub-total	1,300	1,300	5,629	5,667	132,875	250,850	24.7%	38.2%	35.2%	2.0%	0.0%
Other structures	Other structures	443	443	1,068	1,115	17,815	29,717	65.3%	19.7%	9.8%	5.2%	0.0%
	Sub-total	443	443	1,068	1,115	17,815	29,717	65.3%	19.7%	9.8%	5.2%	0.0%
Roads	Sealed roads	466	466	1,040	1,718	60,957	102,329	26.4%	60.2%	13.0%	0.4%	0.0%
	Footpaths	83	83	4,878	5,467	32,967	58,471	9.4%	76.5%	13.0%	1.1%	0.0%
	Other road assets	62	62	2,327	2,699	17,961	28,490	45.0%	44.8%	9.3%	0.9%	0.0%
	Sealed roads structure	—	—	—	—	77,009	192,147	0.4%	0.1%	99.5%	0.0%	0.0%
	Kerb and Gutter	833	833	91	68	66,960	108,579	40.7%	48.5%	9.5%	1.3%	0.0%
	Sub-total	1,444	1,444	8,336	9,952	255,854	490,016	18.4%	35.1%	45.9%	0.6%	0.0%
Stormwater drainage	Stormwater drainage	150	150	362	503	75,008	126,110	20.0%	69.5%	10.3%	0.2%	0.0%
	Other	—	—	—	—	—	—	0.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	150	150	362	503	75,008	126,110	20.0%	69.5%	10.3%	0.2%	0.0%
Open space / recreational assets	Swimming pools	2,261	2,261	6,287	6,220	70,646	111,801	49.8%	29.5%	18.7%	2.0%	0.0%
	Sub-total	2,261	2,261	6,287	6,220	70,646	111,801	49.8%	29.5%	18.7%	2.0%	0.0%
TOTAL - ALL ASSETS		5,598	5,598	21,682	23,457	552,198	1,008,494	25.0%	39.1%	34.7%	1.2%	0.0%

(a) Required maintenance is the amount identified in Council's asset management plans.

## Infrastructure asset condition assessment 'key'

<b>1 Excellent/very good</b>	No work required (normal maintenance)	<b>4 Poor</b>	Renewal required
<b>2 Good</b>	Only minor maintenance work required	<b>5 Very poor</b>	Urgent renewal/upgrading required
<b>3 Satisfactory</b>	Maintenance work required		

continued on next page ...

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## Waverley Council

Special Schedules 2020

# Report on Infrastructure Assets (continued)

as at 30 June 2020

\$ '000	Amounts 2020	Indicator 2020	2019	Prior periods		Benchmark
				2018	2017	
<b>Infrastructure asset performance indicators (consolidated) *</b>						
<b>Buildings and infrastructure renewals ratio <sup>1</sup></b>						
Asset renewals <sup>2</sup>	<b>27,611</b>					
Depreciation, amortisation and impairment	<b>17,461</b>	<b>158.13%</b>	82.57%	94.13%	77.08%	>=100.00%
<b>Infrastructure backlog ratio <sup>1</sup></b>						
Estimated cost to bring assets to a satisfactory standard	<b>5,598</b>					
Net carrying amount of infrastructure assets	<b>552,198</b>	<b>1.01%</b>	1.01%	1.05%	1.10%	<2.00%
<b>Asset maintenance ratio</b>						
Actual asset maintenance	<b>23,457</b>					
Required asset maintenance	<b>21,682</b>	<b>108.19%</b>	102.33%	94.25%	98.24%	>100.00%
<b>Cost to bring assets to agreed service level</b>						
Estimated cost to bring assets to an agreed service level set by Council	<b>5,598</b>					
Gross replacement cost	<b>1,008,494</b>	<b>0.56%</b>	0.60%	0.64%	0.69%	

(\*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Excludes Work In Progress (WIP)

(2) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

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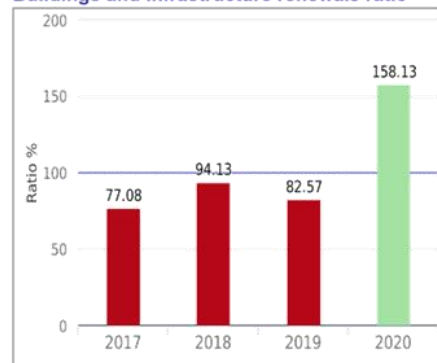
## Waverley Council

Special Schedules 2020

# Report on Infrastructure Assets (continued)

as at 30 June 2020

## Buildings and infrastructure renewals ratio

Benchmark: —  $\geq 100.00\%$ 

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

## Buildings and infrastructure renewals ratio

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

## Commentary on result

19/20 ratio 158.13%

Council's infrastructure assets upgrades and renewals are carried out as per its Strategic Asset Management Plan (SAMP) to ensure the assets are upkeep to the agreed community satisfactory level.

Ratio achieves benchmark

Ratio is outside benchmark

## Asset maintenance ratio

Benchmark: —  $> 100.00\%$ 

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

## Asset maintenance ratio

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.

## Commentary on result

19/20 ratio 108.19%

This ratio compares well with the industry benchmark of 100%. It indicates Council's spending on assets maintenance is sufficient to stop the infrastructure backlog from growing.

Ratio achieves benchmark

Ratio is outside benchmark

## Infrastructure backlog ratio

Benchmark: —  $< 2.00\%$ 

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

## Infrastructure backlog ratio

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

## Commentary on result

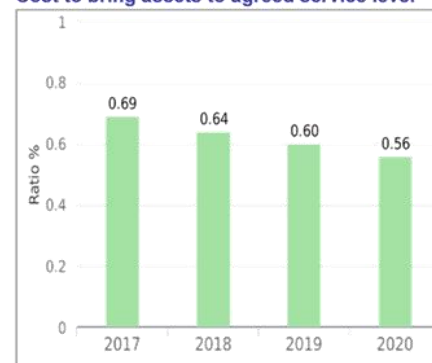
19/20 ratio 1.01%

This ratio shows that Council has a small proportion of infrastructure backlog and it compares favorably with the industry benchmark of less than 2.00%.

Ratio achieves benchmark

Ratio is outside benchmark

## Cost to bring assets to agreed service level



## Cost to bring assets to agreed service level

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

## Commentary on result

19/20 ratio 0.56%

This ratio shows that Council has a small proportion of outstanding infrastructure upgrade/renewal works to bring assets to agreed service levels, as compared to the total value of its assets.



WAVERLEY  
COUNCIL

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## REPORT CM/7.6/20.09



**Subject:** Investment Portfolio Report - August 2020

**TRIM No:** A03/2211

**Author:** Sid Ali, Revenue Co-ordinator  
Teena Su, Executive Manager, Finance

**Director:** Darren Smith, Chief Financial Officer

### RECOMMENDATION:

That Council:

1. Receives and notes the Investment Summary Report for August 2020 attached to this report.
2. Notes that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

#### 1. Executive Summary

For the month of August 2020, Council's investment portfolio generated \$190,916 of interest.

The interest on investment budget for the 2020–21 financial year was adopted by Council at its meeting on 30 June 2020 and was set at \$2,347,560.

The interest income for the year to date figure as at 31 August 2020 tracked at 16.72% (\$392,489) of the current budget forecast of \$2,347,560.

#### 2. Introduction/Background

Clause 212 of the *Local Government (General) Regulation* requires that Council be provided with a written report setting out details of all money that the Council has invested under section 625 of the *Local Government Act 1993* (the Act) and certifying that these investments have been made in accordance with the Act, regulations, Ministerial Investment Orders and Council's Investment Policy.

The table below illustrates the monthly interest income received by Council and performance against the Budget.

*Table 1. Monthly interest income received by Council.*

Month	2020/21 Budget (\$)	Actual Monthly (\$)	Actual YTD (\$)	Tracking YTD Budget %
July	2,347,560	201,573	201,573	8.59%
August	2,347,560	190,916	392,489	16.72%

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 18 August 2020	CM/7.2/20.08	That Council: <ol style="list-style-type: none"> <li>1. Receives and notes the Investment Summary Report for July 2020 attached to this report.</li> <li>2. Notes that all investments have been made in accordance with the requirements of section 625 of the <i>Local Government Act 1993</i> and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.</li> </ol>

### 4. Discussion

As at 31 August 2020, Council's cash investment portfolio generated interest earnings of \$392,489, representing 16.72% of the current approved budget of \$2,347,560.

Council's investment portfolio posted a return of 2.50% p.a. for the month of August versus the Ausbond Bank Bill Index benchmark return of 0.11% pa.

Over the last 12 months, Council's investment portfolio has exceeded the Ausbond Bank Bill index benchmark by 1.16% pa (1.82% vs 0.66% pa).

#### Portfolio value

Council's investment portfolio, as at 31 August 2020, has a current market value of \$177,985,248 which represents a gain of \$884,884 on the \$177,100,364 face value of the portfolio. The table below provides a summary by investment (asset) type.

Table 2. Portfolio value – Summary by investment (asset) type.

Asset Group	Face Value	Current value
Bonds	\$ 3,000,000	\$ 3,050,957
Cash	\$ 20,827,986	\$ 20,827,986
Floating Rate Note	\$ 24,800,000	\$ 24,947,622
Floating Rate Term Deposits	\$ 8,500,000	\$ 8,509,582
Managed Funds	\$ 14,472,378	\$ 14,472,378
Term Deposit	\$ 105,500,000	\$ 106,176,723
<b>Total</b>	<b>\$ 177,100,364</b>	<b>\$ 177,985,248</b>

#### Analysis

Attached to this report is the Summary of Investment Portfolio for the period ending 31 August 2020. These reports are prepared by Council's independent financial advisor, Prudential Investment Services Corp.

The TCorpIM LT Growth fund rose 1.5% in August. The Australian share market posted its 5th month of gains in a row, up 3.7%. Information Technology (+15.2%) was the best performing sector while the Consumer Discretionary (+9.7%) sector also gained strongly as companies unveiled better than expected

profits despite Covid-19 related shutdowns.

The overall return for the last 12 months has exceeded the AusBond Bank Bill index by 1.16% pa (1.82% vs 0.66% pa).

*Table 3. Portfolio return.*

Month	Portfolio Return %	Ausbond BB Index %	Variance %
Sep-19	2.53	1.03	1.50
Oct-19	2.08	0.95	1.13
Nov-19	3.46	1.00	2.46
Dec-19	1.61	0.85	0.76
Jan-20	3.78	0.96	2.82
Feb-20	-0.83	0.95	-1.78
March-20	-5.97	1.18	-7.15
April-20	4.29	0.58	3.71
May-20	3.61	0.10	3.51
June-20	2.03	0.09	1.94
July-20	3.08	0.11	2.97
Aug-20	2.50	0.11	2.39
<b>Average % return Over the last 12 months</b>	<b>1.82</b>	<b>0.66</b>	<b>1.16</b>

Council has a well-diversified portfolio invested among a range of term deposits and floating rate notes from highly rated Australian ADIs. 90% of the portfolio is spread among the top three credit rating categories (A long term/A2 short term and higher) and NSW TCorpIM managed funds. It is expected that Council can continue to achieve above benchmark returns with prudent investment selection for its short- and long-term holdings.

#### **Investments in ethically, socially and environmentally beneficial alternatives**

As at the end of August 2020, 71.4% of Council's portfolio, including the capital money holding for the day-to-day operations, was invested in non-fossil fuel lending ADIs and socially responsible investments, down from 73.4% the month prior. Fossil fuel lending ADIs accounted for 20.5% of the portfolio. The remaining 8.2% is invested with TCorp.

Over the period of 27 months, from June 2018 to August 2020, Council has reduced its investment in fossil fuel lending ADIs from 59% to 20.5 % as displayed in Figure 1 below.

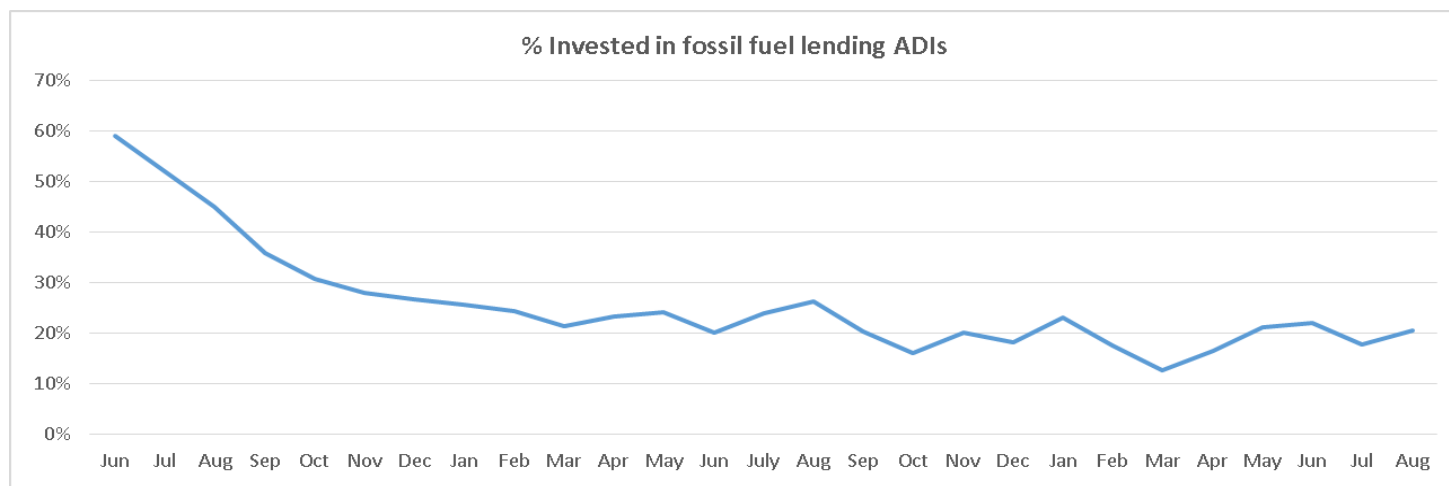


Figure 1. Investments in fossil fuel lending ADIs.

When excluding the working capital funds held in the CBA bank account (a fossil fuel lending bank) to meet day-to-day operating requirements, 80.82% of Council's investment portfolio was invested in non-fossil fuel lending ADIs and socially responsible investments, while fossil fuel lending ADIs accounted for 9.92% of the portfolio. The remaining 9.26% is invested with TCorp as displayed in Figure 2 below.

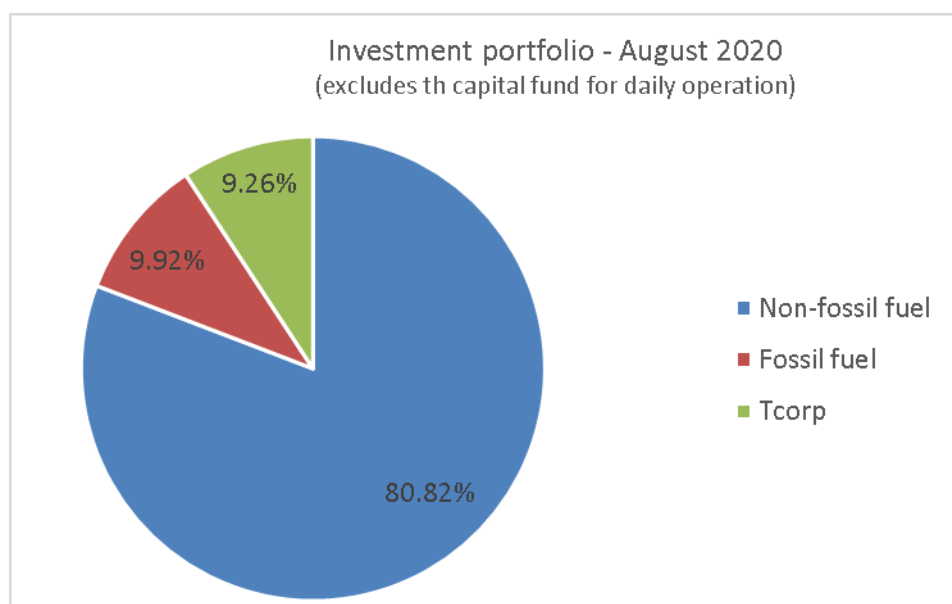


Figure 2. Investment portfolio – August 2020

During August, Council's investment portfolio had \$12m in 12 month term deposits mature with a weighted average rate of approximately 1.65%pa. Council invested \$19m in 11 & 12 month "green" deposits with Westpac at an average weighted rate of 0.76%, reflective of the sharp drop in interest rates in the market.

The following table compares rates on offer during August month between the non-fossil/green investment and the fossil fuel ADI.

Date	Amount	Term (months)	Non-Fossil/Green Deposit Rates	Fossil Fuel ADI Deposit Rates
6-Aug-20	3,000,000	12	0.78%	0.85%
18-Aug-20	3,000,000	11	0.75%	0.76%
19-Aug-20	3,000,000	11	0.75%	0.76%
31-Aug-20	10,000,000	12	0.73%	0.75%

*Figure 3. Non-Fossil Fuel ADI vs Fossil Fuel rates*

## 5. Financial impact statement/Timeframe/Consultation

This report has been prepared in consultation with Council's independent financial advisor, Prudential Investment Services Corp.

## 6. Conclusion

Council's investment portfolio has achieved interest earning of \$392,489 YTD at 31 August 2020, representing 16.72% of the current budgeted interest of \$2,347,560.

## 7. Attachments

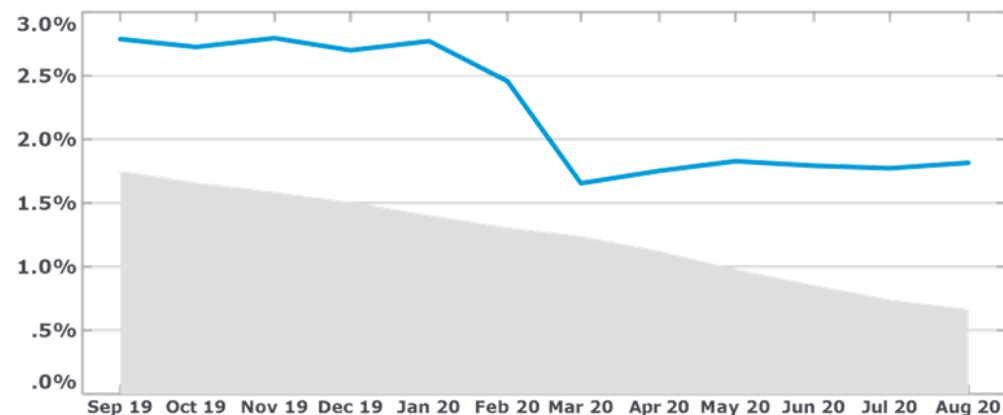
1. Investment Summary Report August 20 [↓](#) .



## **Investment Summary Report August 2020**

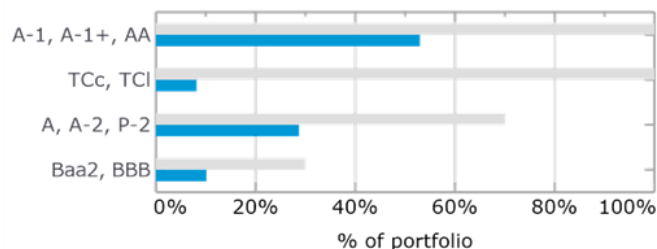
**Waverley Council****Executive Summary - August 2020****Investment Holdings**

	Face Value (\$)	Current Value (\$)
Bonds	3,000,000.00	3,050,956.67
Cash	20,827,986.24	20,827,986.24
Floating Rate Note	24,800,000.00	24,947,622.00
Floating Rate Term Deposits	8,500,000.00	8,509,581.92
Managed Funds	14,472,377.61	14,472,377.61
Term Deposit	105,500,000.00	106,176,723.42
	<b>177,100,363.85</b>	<b>177,985,247.86</b>

**Investment Performance**

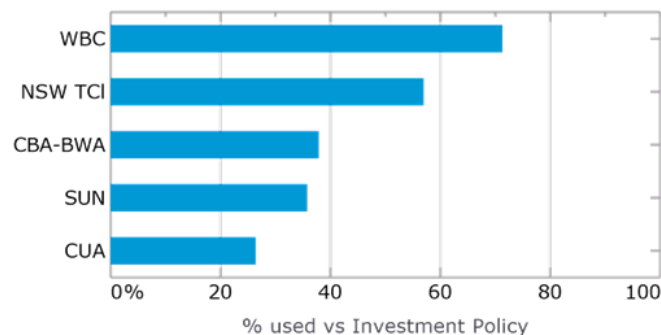
Portfolio Rolling 12 month return

AusBond BB Index Rolling 12 month Return

**Investment Policy Compliance****Total Credit Exposure**

Portfolio Exposure

Investment Policy Limit

**Highest Individual Exposures****Term to Maturities**

Maturity Profile	Face Value (\$)	Policy	Max
Between 0 and 1 Year	147,150,364	83%	100%
Between 1 and 3 Years	26,450,000	15%	50%
Between 3 and 10 Years	3,500,000	2%	30%
	<b>177,100,364</b>		

**Waverley Council**

## Investment Holdings Report - August 2020

**Cash Accounts**

Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
14,759,650.05	0.5500%	Commonwealth Bank of Australia	A-1+	14,759,650.05	120789	24hr Call
4,030,900.02	0.0000%	Commonwealth Bank of Australia	A-1+	4,030,900.02	120794	General Funds
77,843.25	0.0000%	Commonwealth Bank of Australia	A-1+	77,843.25	120795	Trust Funds
629,328.51	0.0000%	Commonwealth Bank of Australia	A-1+	629,328.51	120796	Cemetery Funds
347,829.14	0.0000%	Commonwealth Bank of Australia	A-1+	347,829.14	120797	Depositor Funds
189,647.56	0.0000%	Commonwealth Bank of Australia	A-1+	189,647.56	120799	Library CP
452,515.00	0.0000%	Commonwealth Bank of Australia	A-1+	452,515.00	120800	Eastgate CP
302,698.36	0.0000%	Commonwealth Bank of Australia	A-1+	302,698.36	120801	Hollywood Av CP
37,574.35	0.0000%	Commonwealth Bank of Australia	A-1+	37,574.35	370151	Library Gift
<b>20,827,986.24</b>	<b>0.3898%</b>			<b>20,827,986.24</b>		

**Managed Funds**

Face Value (\$)	Monthly Return	Institution	Credit Rating	Fund Name	Current Value (\$)	Deal No.	Reference
2,178,435.58	0.1299%	NSW T-Corp (Cash)	TCC	Short Term Income Fund	2,178,435.58	411310	Builder Deposits
2,207,217.72	0.0471%	NSW T-Corp (Cash)	TCC	Cash Fund	2,207,217.72	505262	
10,086,724.31	1.5392%	NSW T-Corp (LT)	TCI	Long Term Growth Fund	10,086,724.31	538089	
<b>14,472,377.61</b>					<b>14,472,377.61</b>		

**Term Deposits**

Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
8-Sep-20	3,000,000.00	1.6700%	Westpac Group	A-1+	3,000,000.00	11-Sep-19	3,011,255.34	538521	11,255.34	Quarterly	Green
15-Sep-20	1,500,000.00	1.6000%	ME Bank	A-2	1,500,000.00	21-Feb-20	1,512,690.41	539480	12,690.41	At Maturity	
15-Sep-20	3,000,000.00	0.8500%	Rural Bank	A-2	3,000,000.00	23-Jun-20	3,004,890.41	539946	4,890.41	At Maturity	
22-Sep-20	5,000,000.00	1.6800%	Westpac Group	A-1+	5,000,000.00	12-Sep-19	5,018,641.10	538526	18,641.10	Quarterly	Green
29-Sep-20	3,000,000.00	0.8500%	Rural Bank	A-2	3,000,000.00	23-Jun-20	3,004,890.41	539947	4,890.41	At Maturity	
30-Sep-20	3,000,000.00	1.9000%	ME Bank	A-2	3,000,000.00	17-Sep-19	3,054,657.53	538533	54,657.53	At Maturity	

**Waverley Council****Investment Holdings Report - August 2020****Term Deposits**

Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
27-Oct-20	3,000,000.00	3.0000%	Rural Bank	A-2	3,000,000.00	22-Oct-18	3,077,671.23	537252	77,671.23	Annually	
3-Nov-20	2,000,000.00	1.5500%	Auswide Bank	P-2	2,000,000.00	19-May-20	2,008,917.81	539805	8,917.81	At Maturity	
10-Nov-20	4,000,000.00	1.5200%	Westpac Group	A-1+	4,000,000.00	14-Nov-19	4,002,998.36	538671	2,998.36	Quarterly	Green
17-Nov-20	3,000,000.00	1.6300%	Credit Union Australia	A-2	3,000,000.00	19-Nov-19	3,038,450.14	538736	38,450.14	At Maturity	
24-Nov-20	2,000,000.00	1.6300%	Credit Union Australia	A-2	2,000,000.00	26-Nov-19	2,025,008.22	538819	25,008.22	At Maturity	
1-Dec-20	3,000,000.00	1.6000%	Suncorp Bank	A-1	3,000,000.00	25-Mar-20	3,021,041.10	539595	21,041.10	At Maturity	
8-Dec-20	1,000,000.00	1.3000%	Auswide Bank	P-2	1,000,000.00	26-May-20	1,003,490.41	539835	3,490.41	At Maturity	
15-Dec-20	2,000,000.00	2.9500%	Credit Union Australia	A-2	2,000,000.00	18-Dec-18	2,041,704.11	537426	41,704.11	Annually	
12-Jan-21	2,000,000.00	1.2500%	Auswide Bank	P-2	2,000,000.00	2-Jun-20	2,006,232.88	539868	6,232.88	Annually	
25-Jan-21	3,000,000.00	1.6500%	Auswide Bank	P-2	3,000,000.00	13-Feb-20	3,027,258.90	539456	27,258.90	At Maturity	
2-Feb-21	3,000,000.00	0.7300%	Commonwealth Bank of Australia	A-1+	3,000,000.00	31-Jul-20	3,001,920.00	540073	1,920.00	At Maturity	Green
9-Feb-21	2,500,000.00	2.9500%	Newcastle Permanent Building Society	A-2	2,500,000.00	11-Feb-19	2,541,017.12	537536	41,017.12	Annually	
23-Feb-21	2,000,000.00	2.9000%	Credit Union Australia	A-2	2,000,000.00	26-Feb-19	2,029,873.97	537565	29,873.97	Annually	
9-Mar-21	3,000,000.00	1.5500%	MyState Bank	P-2	3,000,000.00	13-Mar-20	3,021,912.33	539571	21,912.33	At Maturity	
16-Mar-21	3,000,000.00	1.7200%	Suncorp Bank	A-1	3,000,000.00	17-Mar-20	3,023,750.14	539581	23,750.14	At Maturity	
23-Mar-21	6,000,000.00	1.6000%	Suncorp Bank	A-1	6,000,000.00	19-Mar-20	6,043,660.27	539589	43,660.27	At Maturity	
8-Jun-21	6,000,000.00	3.1500%	Westpac Group	A-1+	6,000,000.00	6-Jun-18	6,043,495.89	536715	43,495.89	Quarterly	
22-Jun-21	3,000,000.00	0.8700%	Westpac Group	A-1+	3,000,000.00	24-Jun-20	3,004,933.97	539953	4,933.97	Quarterly	Green
13-Jul-21	3,000,000.00	0.7500%	Westpac Group	A-1+	3,000,000.00	19-Aug-20	3,000,801.37	540129	801.37	Quarterly	Green
20-Jul-21	3,000,000.00	0.7500%	Westpac Group	A-1+	3,000,000.00	18-Aug-20	3,000,863.01	540126	863.01	Quarterly	Green
27-Jul-21	5,000,000.00	0.7900%	Westpac Group	A-1+	5,000,000.00	28-Jul-20	5,003,787.67	540066	3,787.67	Quarterly	Green
3-Aug-21	2,000,000.00	1.9000%	Bank of Queensland	A-2	2,000,000.00	6-Aug-19	2,002,706.85	538366	2,706.85	Annually	
10-Aug-21	3,000,000.00	0.7800%	Westpac Group	A-1+	3,000,000.00	6-Aug-20	3,001,666.85	540105	1,666.85	Quarterly	Green
24-Aug-21	4,000,000.00	0.7300%	Westpac Group	A-1+	4,000,000.00	31-Aug-20	4,000,080.00	540170	80.00	Quarterly	Green
31-Aug-21	2,000,000.00	0.7300%	Westpac Group	A-1+	2,000,000.00	31-Aug-20	2,000,040.00	540171	40.00	Quarterly	Green

## Waverley Council

## Investment Holdings Report - August 2020



## Term Deposits

Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
7-Sep-21	4,000,000.00	0.7300%	Westpac Group	AA-	4,000,000.00	31-Aug-20	4,000,080.00	540172	80.00	Quarterly	Green
21-Sep-21	2,500,000.00	2.8000%	Newcastle Permanent Building Society	BBB	2,500,000.00	25-Mar-19	2,530,684.93	537651	30,684.93	Annually	
8-Feb-22	3,000,000.00	3.0500%	Newcastle Permanent Building Society	BBB	3,000,000.00	19-Feb-19	3,048,883.56	537553	48,883.56	Annually	
8-Mar-22	2,000,000.00	1.7000%	Auswide Bank	Baa2	2,000,000.00	5-Mar-20	2,016,767.12	539531	16,767.12	Annually	
<b>105,500,000.00</b>		<b>1.6125%</b>			<b>105,500,000.00</b>		<b>106,176,723.41</b>		<b>676,723.41</b>		

## Floating Rate Term Deposits

Maturity Date	Face Value (\$)	Rate (%pa)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
10-Jun-21	3,000,000.00	1.1800%	Commonwealth Bank of Australia ¾yr@4% then BBSW+1.08%	A-1+	3,000,000.00	10-Jun-16	3,008,049.86	535380	8,049.86	10-Sep-20	
16-Nov-21	3,000,000.00	.9100%	Westpac Group 3moBBSW+0.82%	AA-	3,000,000.00	28-Nov-18	3,000,299.18	537360	299.18	30-Nov-20	Green
16-May-22	2,500,000.00	1.2000%	Westpac Group 3moBBSW+1.10%	AA-	2,500,000.00	16-May-17	2,501,232.88	535241	1,232.88	16-Nov-20	
<b>8,500,000.00</b>		<b>1.0906%</b>			<b>8,500,000.00</b>		<b>8,509,581.92</b>		<b>9,581.92</b>		

## Floating Rate Notes

Maturity Date	Face Value (\$)	Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
9-Nov-20	2,250,000.00	1.3521%	ME Bank Snr FRN (Nov20) BBSW+1.25%	A-2	2,250,000.00	9-Nov-17	2,255,073.67	535919	1,833.67	9-Nov-20	
12-Apr-21	1,500,000.00	1.4856%	SUN Snr FRN (Apr21) BBSW+1.38%	A-1	1,500,000.00	12-Apr-16	1,513,357.60	533415	3,052.60	12-Oct-20	
16-Apr-21	2,500,000.00	1.3700%	ME Bank Snr FRN (Apr21) BBSW+1.27%	A-2	2,500,000.00	17-Apr-18	2,515,085.27	536513	4,410.27	16-Oct-20	
18-May-21	2,000,000.00	1.5813%	BoQ Snr FRN (May21) BBSW+1.48%	A-2	2,000,000.00	18-May-16	2,017,493.05	533605	1,213.05	18-Nov-20	
2-Jul-21	2,100,000.00	1.4700%	TMB Snr FRN (Jul21) BBSW+1.37%	A-2	2,100,000.00	2-Jul-18	2,121,854.10	536787	5,159.10	2-Oct-20	
30-Aug-21	1,500,000.00	1.3900%	BOz 'SRI' Snr FRN (Aug21) BBSW+1.30%	A-2	1,500,000.00	30-Aug-18	1,508,787.12	536983	57.12	30-Nov-20	
28-Oct-22	2,400,000.00	1.0000%	TMB Snr FRN (Oct22) BBSW+0.90%	BBB	2,400,000.00	28-Oct-19	2,403,357.37	538616	2,301.37	28-Oct-20	

**Waverley Council**

## Investment Holdings Report - August 2020

**Floating Rate Notes**

Maturity Date	Face Value (\$)	Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Reference Date
2-Dec-22	3,000,000.00	0.9972%	BOz 'SRI' Snr FRN (Dec22) BBSW+0.90%	BBB	3,000,000.00	2-Dec-19	2,993,538.51	538825	7,458.51	2-Sep-20
25-Jan-23	1,250,000.00	1.1521%	BEN Snr FRN (Jan23) BBSW+1.05%	BBB+	1,250,000.00	25-Jan-18	1,267,795.40	536145	1,420.40	26-Oct-20
6-Feb-23	1,100,000.00	1.5000%	NPBS Snr FRN (Feb23) BBSW+1.40%	BBB	1,100,000.00	6-Feb-18	1,117,840.34	536174	1,175.34	6-Nov-20
21-Feb-23	1,700,000.00	0.9985%	CUA Snr FRN (Feb23) BBSW+0.90%	BBB	1,700,000.00	21-Feb-20	1,707,631.11	539454	511.56	23-Nov-20
30-Jul-24	2,500,000.00	0.8800%	SUN Snr FRN (Jul24) BBSW+0.78%	A+	2,500,000.00	30-Jul-19	2,518,414.04	538331	1,989.04	30-Oct-20
24-Oct-24	1,000,000.00	1.2208%	CUA Snr FRN (Oct24) BBSW+1.12%	BBB	1,000,000.00	24-Oct-19	1,007,394.42	538604	1,304.42	26-Oct-20
<b>24,800,000.00</b>		<b>1.2351%</b>			<b>24,800,000.00</b>		<b>24,947,622.00</b>		<b>31,886.45</b>	

**Fixed Rate Bonds**

Maturity Date	Face Value (\$)	Rate (%pa)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield Reference
20-Oct-20	3,000,000.00	3.5000%	SUN Snr Bond (Oct20) 3.50%	A-1	3,042,780.00	18-May-18	3,050,956.67	536638	38,442.62	3.0000%
<b>3,000,000.00</b>					<b>3,042,780.00</b>		<b>3,050,956.67</b>		<b>38,442.62</b>	<b>3.0000%</b>

**Waverley Council****Accrued Interest Report - August 2020****Accrued Interest Report**

<b>Investment</b>	<b>Deal No.</b>	<b>Ref</b>	<b>Face Value (\$)</b>	<b>Settlement Date</b>	<b>Maturity Date</b>	<b>Interest Received (\$)</b>	<b>Days</b>	<b>Interest Accrued (\$)</b>	<b>Percentage Return</b>
<b><u>Bonds</u></b>									
SUN Snr Bond (Oct20) 3.50%	536638		3,000,000.00	18-May-18	20-Oct-20		31	8,893.44	3.49%
<b>Bonds Total</b>								<b>8,893.44</b>	<b>3.49%</b>
<b><u>Floating Rate Note</u></b>									
ME Bank Snr FRN (Nov20) BBSW+1.25%	535919		2,250,000.00	09-Nov-17	09-Nov-20	7,551.63	31	2,580.54	1.35%
SUN Snr FRN (Apr21) BBSW+1.38%	533415		1,500,000.00	12-Apr-16	12-Apr-21		31	1,892.61	1.49%
ME Bank Snr FRN (Apr21) BBSW+1.27%	536513		2,500,000.00	17-Apr-18	16-Apr-21		31	2,908.90	1.37%
BoQ Snr FRN (May21) BBSW+1.48%	533605		2,000,000.00	18-May-16	18-May-21	7,953.84	31	2,682.78	1.58%
TMB Snr FRN (Jul21) BBSW+1.37%	536787		2,100,000.00	02-Jul-18	02-Jul-21		31	2,621.84	1.47%
BOz 'SRI' Snr FRN (Aug21) BBSW+1.30%	536983		1,500,000.00	30-Aug-18	30-Aug-21	5,388.90	31	1,776.98	1.39%
TMB Snr FRN (Oct22) BBSW+0.90%	538616		2,400,000.00	28-Oct-19	28-Oct-22		31	2,038.36	1.00%
BOz 'SRI' Snr FRN (Dec22) BBSW+0.90%	538825		3,000,000.00	02-Dec-19	02-Dec-22		31	2,540.81	1.00%
BEN Snr FRN (Jan23) BBSW+1.05%	536145		1,250,000.00	25-Jan-18	25-Jan-23		31	1,223.12	1.15%
NPBS Snr FRN (Feb23) BBSW+1.40%	536174		1,100,000.00	06-Feb-18	06-Feb-23	4,173.88	31	1,402.18	1.50%
CUA Snr FRN (Feb23) BBSW+0.90%	539454		1,700,000.00	21-Feb-20	21-Feb-23	4,242.08	31	1,433.75	.99%
SUN Snr FRN (Jul24) BBSW+0.78%	538331		2,500,000.00	30-Jul-19	30-Jul-24		31	1,868.49	.88%
CUA Snr FRN (Oct24) BBSW+1.12%	538604		1,000,000.00	24-Oct-19	24-Oct-24		31	1,036.85	1.22%
<b>Floating Rate Note Total</b>						<b>29,310.33</b>		<b>26,007.21</b>	<b>1.23%</b>
<b><u>Floating Rate Term Deposits</u></b>									
Commonwealth Bank of Australia	535380		3,000,000.00	10-Jun-16	10-Jun-21		31	3,006.57	1.18%
Westpac Group	535380	Green	3,000,000.00	10-Jun-16	10-Jun-21	6,968.81	31	2,344.37	.92%
Westpac Group	535241		2,500,000.00	16-May-17	16-May-22	7,465.74	31	2,545.54	1.20%
<b>Floating Rate Term Deposits Total</b>						<b>14,434.55</b>		<b>7,896.48</b>	<b>1.09%</b>

**Waverley Council****Accrued Interest Report - August 2020****Accrued Interest Report**

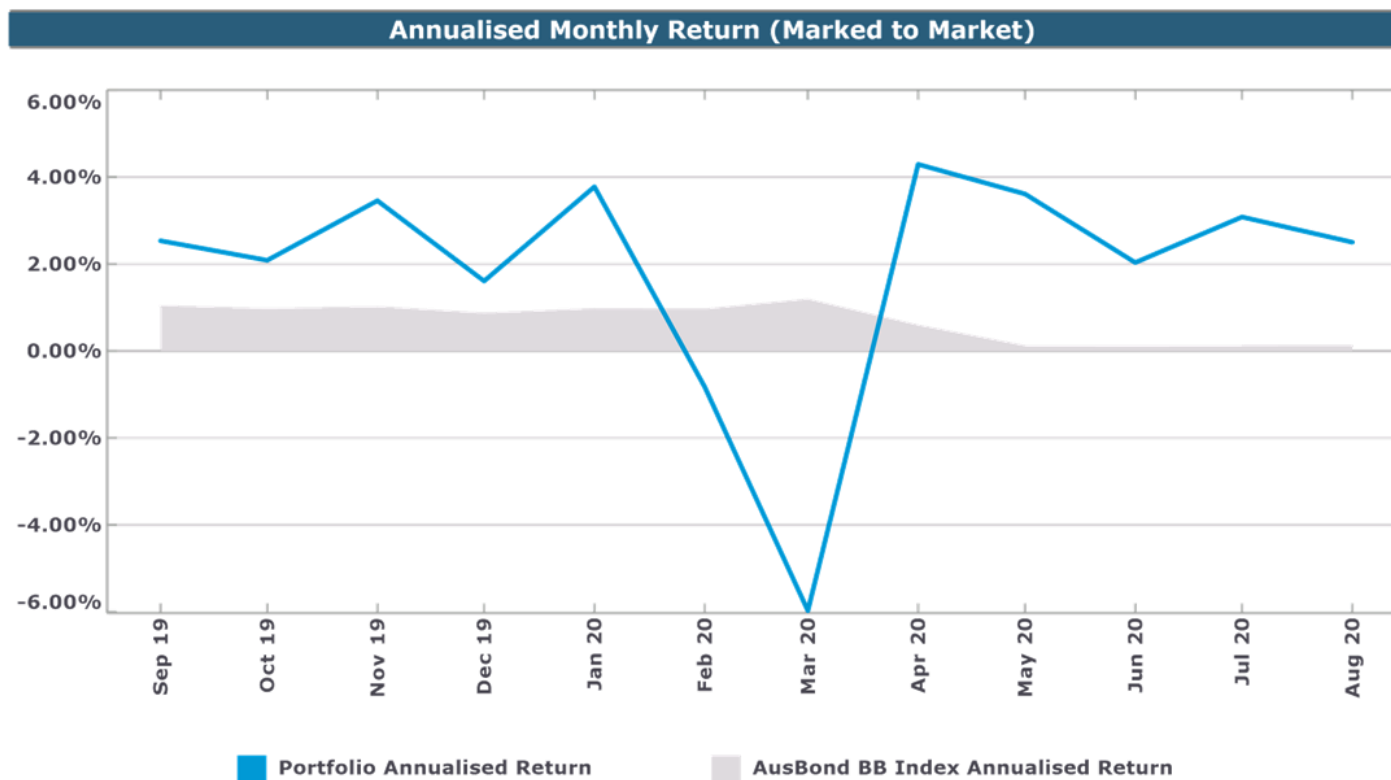
<b>Investment</b>	<b>Deal No.</b>	<b>Ref</b>	<b>Face Value (\$)</b>	<b>Settlement Date</b>	<b>Maturity Date</b>	<b>Interest Received (\$)</b>	<b>Days</b>	<b>Interest Accrued (\$)</b>	<b>Percentage Return</b>
<b>Managed Funds</b>									
Short Term Income Fund	411310	Builder Deposits	2,178,435.58	01-Dec-15			31	2,826.42	1.54%
Cash Fund	505262		2,207,217.72	30-Jul-15			31	1,039.84	.56%
<b>Managed Funds Total</b>								<b>3,866.26</b>	<b>1.04%</b>
<b>Term Deposits</b>									
ME Bank	538387		5,000,000.00	13-Aug-19	11-Aug-20	84,767.12	10	2,328.76	1.70%
ME Bank	538407		3,000,000.00	21-Aug-19	25-Aug-20	51,698.63	24	3,353.42	1.70%
Westpac Group	538408	Green	4,000,000.00	22-Aug-19	26-Aug-20	16,622.46	25	4,328.76	1.58%
Westpac Group	538521	Green	3,000,000.00	11-Sep-19	08-Sep-20		31	4,255.07	1.67%
ME Bank	539480		1,500,000.00	21-Feb-20	15-Sep-20		31	2,038.36	1.60%
Rural Bank	539946		3,000,000.00	23-Jun-20	15-Sep-20		31	2,165.75	.85%
Westpac Group	538526	Green	5,000,000.00	12-Sep-19	22-Sep-20		31	7,134.25	1.68%
Rural Bank	539947		3,000,000.00	23-Jun-20	29-Sep-20		31	2,165.75	.85%
ME Bank	538533		3,000,000.00	17-Sep-19	30-Sep-20		31	4,841.09	1.90%
Rural Bank	537252		3,000,000.00	22-Oct-18	27-Oct-20		31	7,643.83	3.00%
Auswide Bank	539805		2,000,000.00	19-May-20	03-Nov-20		31	2,632.88	1.55%
Westpac Group	538671	Green	4,000,000.00	14-Nov-19	10-Nov-20	15,324.93	31	5,163.84	1.52%
Credit Union Australia	538736		3,000,000.00	19-Nov-19	17-Nov-20		31	4,153.15	1.63%
Credit Union Australia	538819		2,000,000.00	26-Nov-19	24-Nov-20		31	2,768.77	1.63%
Suncorp Bank	539595		3,000,000.00	25-Mar-20	01-Dec-20		31	4,076.72	1.60%
Auswide Bank	539835		1,000,000.00	26-May-20	08-Dec-20		31	1,104.11	1.30%
Credit Union Australia	537426		2,000,000.00	18-Dec-18	15-Dec-20		31	5,010.96	2.95%
Auswide Bank	539868		2,000,000.00	02-Jun-20	12-Jan-21		31	2,123.29	1.25%

**Waverley Council****Accrued Interest Report - August 2020****Accrued Interest Report**

<b>Investment</b>	<b>Deal No.</b>	<b>Ref</b>	<b>Face Value (\$)</b>	<b>Settlement Date</b>	<b>Maturity Date</b>	<b>Interest Received (\$)</b>	<b>Days</b>	<b>Interest Accrued (\$)</b>	<b>Percentage Return</b>
Auswide Bank	539456		3,000,000.00	13-Feb-20	25-Jan-21		31	4,204.11	1.65%
Commonwealth Bank of Australia	540073	Green	3,000,000.00	31-Jul-20	02-Feb-21		31	1,860.00	.73%
Newcastle Permanent Building Society	537536		2,500,000.00	11-Feb-19	09-Feb-21		31	6,263.70	2.95%
Credit Union Australia	537565		2,000,000.00	26-Feb-19	23-Feb-21		31	4,926.02	2.90%
MyState Bank	539571		3,000,000.00	13-Mar-20	09-Mar-21		31	3,949.32	1.55%
Suncorp Bank	539581		3,000,000.00	17-Mar-20	16-Mar-21		31	4,382.47	1.72%
Suncorp Bank	539589		6,000,000.00	19-Mar-20	23-Mar-21		31	8,153.42	1.60%
Westpac Group	536715		6,000,000.00	06-Jun-18	08-Jun-21		31	16,052.05	3.15%
Westpac Group	539953	Green	3,000,000.00	24-Jun-20	22-Jun-21		31	2,216.71	.87%
Westpac Group	540129	Green	3,000,000.00	19-Aug-20	13-Jul-21		13	801.37	.75%
Westpac Group	540126	Green	3,000,000.00	18-Aug-20	20-Jul-21		14	863.01	.75%
Westpac Group	540066	Green	5,000,000.00	28-Jul-20	27-Jul-21		31	3,354.79	.79%
Bank of Queensland	538366		2,000,000.00	06-Aug-19	03-Aug-21	38,104.11	31	3,227.40	1.90%
Westpac Group	540105	Green	3,000,000.00	06-Aug-20	10-Aug-21		26	1,666.85	.78%
Westpac Group	540170	Green	4,000,000.00	31-Aug-20	24-Aug-21		1	80.00	.73%
Westpac Group	540171	Green	2,000,000.00	31-Aug-20	31-Aug-21		1	40.00	.73%
Westpac Group	540172	Green	4,000,000.00	31-Aug-20	07-Sep-21		1	80.00	.73%
Newcastle Permanent Building Society	537651		2,500,000.00	25-Mar-19	21-Sep-21		31	5,945.20	2.80%
Newcastle Permanent Building Society	537553		3,000,000.00	19-Feb-19	08-Feb-22		31	7,771.23	3.05%
Auswide Bank	539531		2,000,000.00	05-Mar-20	08-Mar-22		31	2,887.67	1.70%
<b>Term Deposits Total</b>						<b>206,517.25</b>		<b>146,014.08</b>	<b>1.73%</b>
						<b>250,262.13</b>		<b>192,677.47</b>	<b>1.62%</b>

**Waverley Council**

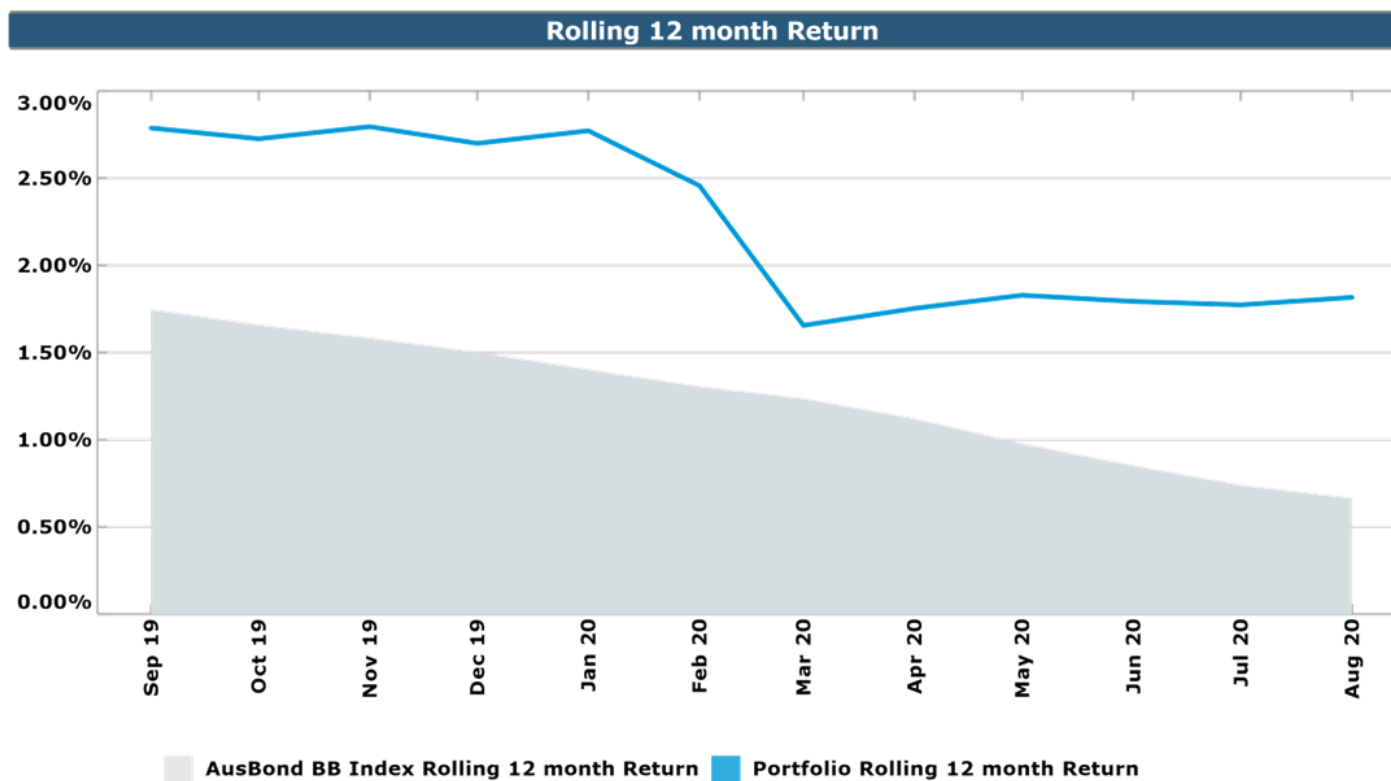
## Investment Performance Report - August

**Historical Performance Summary**

	Portfolio	AusBond BB Index	Outperformance
Aug 2020	2.50%	0.11%	2.39%
Last 3 Months	2.54%	0.10%	2.44%
Last 6 Months	1.51%	0.36%	1.15%
Financial Year to Date	2.79%	0.11%	2.68%
Last 12 months	1.82%	0.66%	1.16%

**Waverley Council**

## Investment Performance Report - August 2020

**Historical Performance Summary (actual)**

	Portfolio	AusBond BB Index	Outperformance
Aug 2020	0.21%	0.01%	0.20%
Last 3 Months	0.63%	0.03%	0.60%
Last 6 Months	0.76%	0.18%	0.58%
Financial Year to Date	0.47%	0.02%	0.45%
Last 12 months	1.82%	0.66%	1.16%

# Waverley Council

## Environmental Commitments Report - August 2020

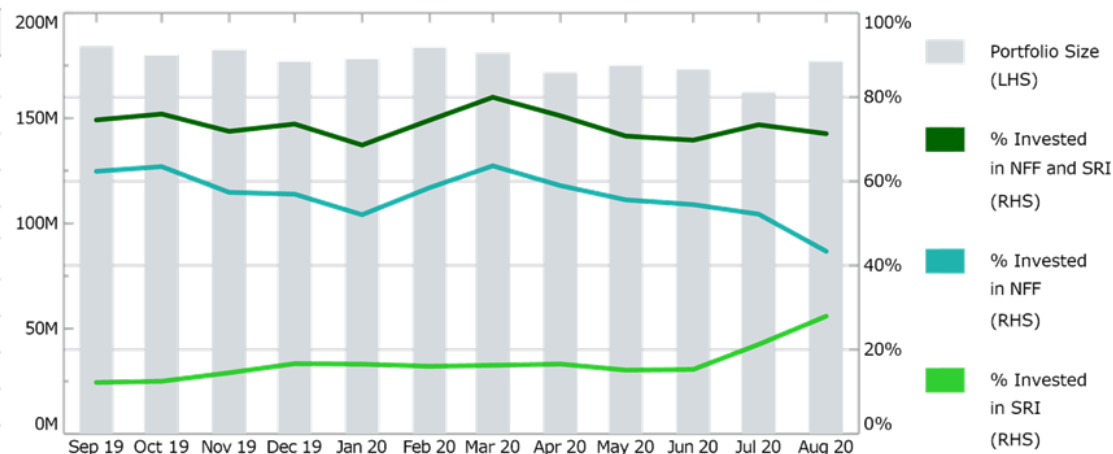


### Current Breakdown

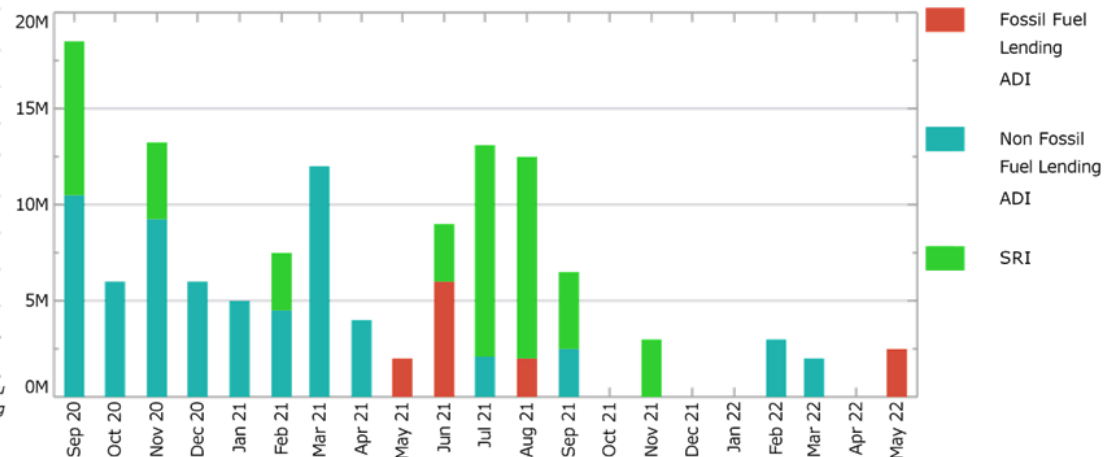
ADI Lending Status *	Current Month (\$)	Previous Month (\$)
<b>Fossil Fuel Lending ADIs</b>		
Bank of Queensland	4,000,000	4,000,000
Commonwealth Bank of Australia	23,827,986	16,323,371
Westpac Group	8,500,000	8,500,000
	<b>36,327,986 20.5%</b>	<b>28,823,371 17.7%</b>
<b>Non Fossil Fuel Lending ADIs</b>		
Auswide Bank	10,000,000	10,000,000
Bendigo and Adelaide Bank	10,250,000	10,250,000
Credit Union Australia	11,700,000	11,700,000
Members Equity Bank	9,250,000	17,250,000
MyState Bank	3,000,000	3,000,000
Newcastle Permanent Building Society	9,100,000	9,100,000
Suncorp Bank	19,000,000	19,000,000
Teachers Mutual Bank	4,500,000	4,500,000
	<b>76,800,000 43.4%</b>	<b>84,800,000 52.2%</b>
<b>Other</b>		
NSW T-Corp (Cash)	4,385,653	4,381,787
NSW T-Corp (LT)	10,086,724	9,933,820
	<b>14,472,378 8.2%</b>	<b>14,315,607 8.8%</b>
<b>Socially Responsible Investments</b>		
Bank Australia (Sustainability)	4,500,000	4,500,000
CBA (Green TD)	3,000,000	3,000,000
Westpac Group (Green TD)	42,000,000	27,000,000
	<b>49,500,000 28.0%</b>	<b>34,500,000 21.2%</b>
	<b>177,100,364</b>	<b>162,438,977</b>

\* source: <http://www.marketforces.org.au>  
Percentages may not add up to 100% due to rounding

### Historical Portfolio Exposure to NFF Lending ADIs and SRIs

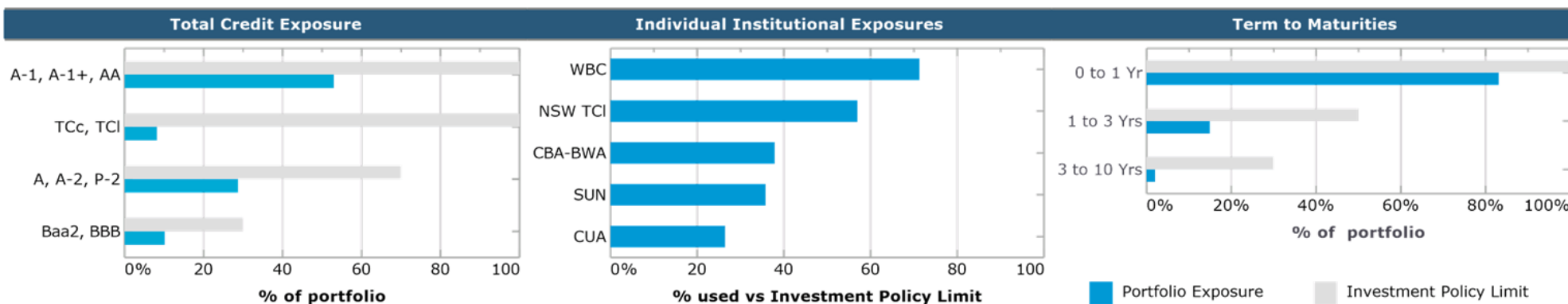


### Upcoming maturities



## Waverley Council

## Investment Policy Report - August 2020



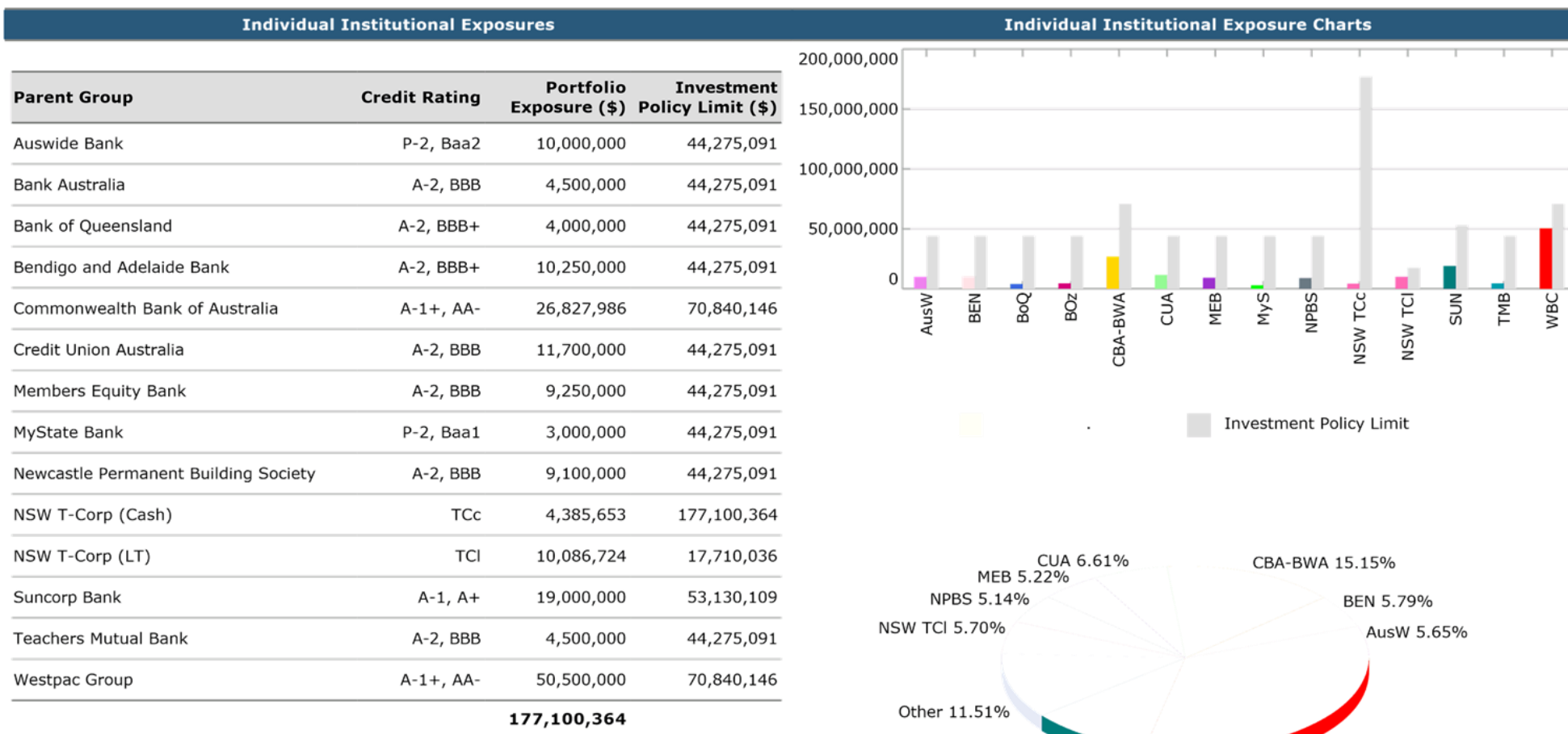
	Credit Rating	Face Value (\$)	Policy Max
Short Term	A-1	16,500,000	
Short Term	A-1+	67,827,986	
Long Term	AA	9,500,000	
		<b>93,827,986</b>	<b>53% 100%</b> ✓
Short Term	TCc	4,385,653	
Short Term	TCI	10,086,724	
		<b>14,472,378</b>	<b>8% 100%</b> ✓
Short Term	A-2	37,350,000	
Short Term	P-2	11,000,000	
Long Term	A	2,500,000	
		<b>50,850,000</b>	<b>29% 70%</b> ✓
Long Term	Baa2	2,000,000	
Long Term	BBB	15,950,000	
		<b>17,950,000</b>	<b>10% 30%</b> ✓
		<b>177,100,364</b>	<b>100%</b>

✓ = compliant  
X = non-compliant

	% used vs Investment Policy Limit
Westpac Group (A-1+, AA-)	71% ✓
NSW T-Corp (LT) (TCI)	57% ✓
Commonwealth Bank of Australia (A-1+, AA-)	38% ✓
Suncorp Bank (A-1, A+)	36% ✓
Credit Union Australia (A-2, BBB)	26% ✓
Bendigo and Adelaide Bank (A-2, BBB+)	23% ✓
Auswide Bank (P-2, Baa2)	23% ✓
Members Equity Bank (A-2, BBB)	21% ✓
Newcastle Permanent Building Society (A-2, BBB)	21% ✓
Teachers Mutual Bank (A-2, BBB)	10% ✓
Bank Australia (A-2, BBB)	10% ✓
Bank of Queensland (A-2, BBB+)	9% ✓
MyState Bank (P-2, Baa1)	7% ✓

	Face Value (\$)	Policy Max
Between 0 and 1 Year	147,150,364	83% 100% ✓
Between 1 and 3 Years	26,450,000	15% 50% ✓
Between 3 and 10 Years	3,500,000	2% 30% ✓
	<b>177,100,364</b>	

Detailed Maturity Profile	Face Value (\$)
00. Cash + Managed Funds	35,300,364 20%
01. Less Than 30 Days	15,500,000 9%
02. Between 30 Days and 60 Days	9,000,000 5%
03. Between 60 Days and 90 Days	13,250,000 7%
04. Between 90 Days and 180 Days	18,500,000 10%
05. Between 180 Days and 365 Days	55,600,000 31%
06. Between 365 Days and 3 Years	26,450,000 15%
07. Between 3 Years and 5 Years	3,500,000 2%
	<b>177,100,364</b>

**Waverley Council****Individual Institutional Exposures Report - August 2020**

# Waverley Council

## Cashflows Report - August 2020



### Current Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Received</u>
<b>6-Aug-20</b>	536174	Newcastle Permanent Building Society	Floating Rate Note	Coupon - Received	4,173.88
				<u>Deal Total</u>	<u>4,173.88</u>
	538366	Bank of Queensland	Term Deposits	Interest - Received	38,104.11
				<u>Deal Total</u>	<u>38,104.11</u>
	540105	Westpac Group	Term Deposits	Settlement Face Value - Paid	-3,000,000.00
				<u>Deal Total</u>	<u>-3,000,000.00</u>
				<b>Day Total</b>	<b>-2,957,722.01</b>
<b>10-Aug-20</b>	535919	ME Bank	Floating Rate Note	Coupon - Received	7,551.63
				<u>Deal Total</u>	<u>7,551.63</u>
				<b>Day Total</b>	<b>7,551.63</b>
<b>11-Aug-20</b>	538387	ME Bank	Term Deposits	Maturity Face Value - Received	5,000,000.00
		ME Bank	Term Deposits	Interest - Received	84,767.12
				<u>Deal Total</u>	<u>5,084,767.12</u>
				<b>Day Total</b>	<b>5,084,767.12</b>
<b>14-Aug-20</b>	538671	Westpac Group	Term Deposits	Interest - Received	15,324.93
				<u>Deal Total</u>	<u>15,324.93</u>
				<b>Day Total</b>	<b>15,324.93</b>
<b>17-Aug-20</b>	535241	Westpac Group	Floating Rate Term Deposits	Interest - Received	7,465.74
				<u>Deal Total</u>	<u>7,465.74</u>
				<b>Day Total</b>	<b>7,465.74</b>
<b>18-Aug-20</b>	533605	Bank of Queensland	Floating Rate Note	Coupon - Received	7,953.84
				<u>Deal Total</u>	<u>7,953.84</u>
	540126	Westpac Group	Term Deposits	Settlement Face Value - Paid	-3,000,000.00
				<u>Deal Total</u>	<u>-3,000,000.00</u>

# Waverley Council

## Cashflows Report - August 2020



### Current Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Received</u>
<b>Day Total</b>					<b>-2,992,046.16</b>
19-Aug-20	540129	Westpac Group	Term Deposits	Settlement Face Value - Paid	-3,000,000.00
<u>Deal Total</u>					<u>-3,000,000.00</u>
<b>Day Total</b>					<b>-3,000,000.00</b>
21-Aug-20	539454	Credit Union Australia	Floating Rate Note	Coupon - Received	4,242.08
<u>Deal Total</u>					<u>4,242.08</u>
<b>Day Total</b>					<b>4,242.08</b>
24-Aug-20	538408	Westpac Group	Term Deposits	Interest - Received	16,276.16
<u>Deal Total</u>					<u>16,276.16</u>
<b>Day Total</b>					<b>16,276.16</b>
25-Aug-20	538407	ME Bank	Term Deposits	Maturity Face Value - Received	3,000,000.00
		ME Bank	Term Deposits	Interest - Received	51,698.63
<u>Deal Total</u>					<u>3,051,698.63</u>
<b>Day Total</b>					<b>3,051,698.63</b>
26-Aug-20	538408	Westpac Group	Term Deposits	Maturity Face Value - Received	4,000,000.00
		Westpac Group	Term Deposits	Interest - Received	346.30
<u>Deal Total</u>					<u>4,000,346.30</u>
<b>Day Total</b>					<b>4,000,346.30</b>
28-Aug-20	537360	Westpac Group	Floating Rate Term Deposits	Interest - Received	6,968.81
<u>Deal Total</u>					<u>6,968.81</u>
<b>Day Total</b>					<b>6,968.81</b>
31-Aug-20	536983	Bank Australia	Floating Rate Note	Coupon - Received	5,388.90
<u>Deal Total</u>					<u>5,388.90</u>
	540170	Westpac Group	Term Deposits	Settlement Face Value - Paid	-4,000,000.00
<u>Deal Total</u>					<u>-4,000,000.00</u>

# Waverley Council

## Cashflows Report - August 2020



### Current Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Received</u>
	540171	Westpac Group	Term Deposits	Settlement Face Value - Paid	-2,000,000.00
				<u>Deal Total</u>	<u>-2,000,000.00</u>
	540172	Westpac Group	Term Deposits	Settlement Face Value - Paid	-4,000,000.00
				<u>Deal Total</u>	<u>-4,000,000.00</u>
				<b>Day Total</b>	<b>-9,994,611.10</b>
				<b>Net Cash Movement for Period</b>	<b>-6,749,737.86</b>

### Next Month Cashflows

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Due</u>
<b>2-Sep-20</b>	538825	Bank Australia	Floating Rate Note	Coupon - Received	7,540.47
				<u>Deal Total</u>	<u>7,540.47</u>
				<b>Day Total</b>	<b>7,540.47</b>
<b>7-Sep-20</b>	536715	Westpac Group	Term Deposit	Interest - Received	46,602.74
				<u>Deal Total</u>	<u>46,602.74</u>
				<b>Day Total</b>	<b>46,602.74</b>
<b>8-Sep-20</b>	538521	Westpac Group	Term Deposit	Maturity Face Value - Received	3,000,000.00
		Westpac Group	Term Deposit	Interest - Received	12,216.16
				<u>Deal Total</u>	<u>3,012,216.16</u>
				<b>Day Total</b>	<b>3,012,216.16</b>
<b>10-Sep-20</b>	535380	Commonwealth Bank of Australia	Floating Rate Term Deposits	Interest - Received	8,922.74
				<u>Deal Total</u>	<u>8,922.74</u>
				<b>Day Total</b>	<b>8,922.74</b>
<b>14-Sep-20</b>	538526	Westpac Group	Term Deposit	Interest - Received	21,632.88
				<u>Deal Total</u>	<u>21,632.88</u>
				<b>Day Total</b>	<b>21,632.88</b>
<b>15-Sep-20</b>	539480	ME Bank	Term Deposit	Maturity Face Value - Received	1,500,000.00
		ME Bank	Term Deposit	Interest - Received	13,610.96
				<u>Deal Total</u>	<u>1,513,610.96</u>
	539946	Rural Bank	Term Deposit	Maturity Face Value - Received	3,000,000.00
		Rural Bank	Term Deposit	Interest - Received	5,868.49

**Waverley Council**  
Cashflows Report - August 2020



**Next Month Cashflows**

<u>Transaction Date</u>	<u>Deal No.</u>	<u>Cashflow Counterparty</u>	<u>Asset Type</u>	<u>Cashflow Description</u>	<u>Cashflow Due</u>
<u>Deal Total</u>					<u>3,005,868.49</u>
<b>Day Total</b>					<b>4,519,479.45</b>
<b>22-Sep-20</b>	538526	Westpac Group	Term Deposit	Maturity Face Value - Received	5,000,000.00
		Westpac Group	Term Deposit	Interest - Received	1,841.10
<u>Deal Total</u>					<u>5,001,841.10</u>
<b>Day Total</b>					<b>5,001,841.10</b>
<b>24-Sep-20</b>	539953	Westpac Group	Term Deposit	Interest - Received	6,578.63
<u>Deal Total</u>					<u>6,578.63</u>
<b>Day Total</b>					<b>6,578.63</b>
<b>29-Sep-20</b>	539947	Rural Bank	Term Deposit	Maturity Face Value - Received	3,000,000.00
		Rural Bank	Term Deposit	Interest - Received	6,846.58
<u>Deal Total</u>					<u>3,006,846.58</u>
<b>Day Total</b>					<b>3,006,846.58</b>
<b>30-Sep-20</b>	538533	ME Bank	Term Deposit	Maturity Face Value - Received	3,000,000.00
		ME Bank	Term Deposit	Interest - Received	59,186.30
<u>Deal Total</u>					<u>3,059,186.30</u>
<b>Day Total</b>					<b>3,059,186.30</b>
<b>Net Cash Movement for Period</b>					<b>18,690,847.05</b>

**REPORT**  
**CM/7.7/20.09**

**Subject:**                    **Coronavirus (COVID-19) - Business Support Package - Review and Continuation**

**TRIM No:**                A20/0258

**Author:**                John Coudounaris, Manager, Economic Development

**Director:**              Darren Smith, Chief Financial Officer

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**RECOMMENDATION:**

That Council:

1.    Notes the review of the short-term COVID-19 Business Support Package and measures that have been delivered from 1 March 2020 through to 30 September 2020.
2.    Continues the Business Support Package as amended in this report from 1 October 2020 to 31 March 2021, or until such earlier time as determined by Council.
3.    Delegates authority to the General Manager to suspend any measures in the Business Support Package, other than those relating to the Fees and Charges, in response to changes in the status of the COVID-19 pandemic situation.
4.    Notes the continued suspension of rent for community tenants until 31 December 2020.
5.    Discounts rent for community tenants by 50% from 1 January 2021 to 31 March 2021.
6.    Discounts the licence fees for the Oxford Street Mall markets and the Roscoe Street markets by 50% from 1 January 2021 to 31 March 2021.
7.    Introduces a 50% discount COVID-19 Small Business Support category into Council's Fees and Charges to apply to the following fee from 1 January 2021 to 31 March 2021, with the same criteria as the \$0 (fee waiver) COVID-19 Small Business Support category:
  - (a)    Footpath seating.
8.    Amends the \$0 (fee waiver) COVID-19 Small Business Support category in Council's Fees and Charges as follows from 1 October 2020 to 31 March 2021:
  - (a)    Remove the following fee from the category:
    - (i)    Mobile vendor licences.
  - (b)    Retain the following fee in the category:
    - (i)    Fitness permits.

## 1. Executive Summary

The impact of pandemic restrictions remains broadly evident across Waverley's economy. Delivery of the COVID-19 Business Support Package provided both financial and non-financial measures to support local businesses and economic activity from 1 March to 30 September 2020. Over 1140 customers have benefited from the support, either via direct request to Council or indirectly via fee waivers. A continuation of appropriate parts of the Business Support Package over the medium-term will offer ongoing relief to the local business community from 1 October 2020 to 31 March 2021 as some pandemic restrictions remain in place, alongside a public health order and business activity beginning to show signs of recovery. Support measures may also be required if restrictions are reimposed in response to outbreaks of COVID-19.

## 2. Introduction/Background

The COVID-19 pandemic restrictions have resulted in many challenges for Waverley's local economy. All levels of government, Federal, State and Local, have worked to support businesses to enable a continuance of vital services to the community and offered financial support to protect as many businesses and jobs as possible. A summary of Federal and State Government support offered to all businesses (small, medium or large) is outlined below.

Table 1. Federal and State Government support.

<b>Federal Government</b>	
<i>Job Keeper</i>	Businesses impacted by COVID-19 can access funds to continue paying employees.
<i>Job Seeker</i>	Financial help for those between 22 and Age Pension age looking for work.
<i>Job Maker</i>	Up to new \$250 million targeted at jobs in Australia's arts industry will be backed with a package to help restart the creative economy and get the entertainment, arts and screen sectors back to work.
<i>Job Trainer</i>	\$2 billion to give access to new skills by retraining and upskilling in key sectors.
<i>Boosting cash flow for employers</i>	Up to \$100,000 to eligible small and medium-sized businesses, and not-for-profits (including charities) that employ people, with a minimum payment of \$20,000.
<i>Coronavirus SME Guarantee Scheme</i>	A 50% guarantee to small and medium enterprise (SME) lenders for new unsecured loans up to the value of \$250,000 to be used for working capital.
<i>Apprentices &amp; trainees</i>	A wage subsidy of 50% of an apprentice or trainee's wage.
<i>Instant Asset write-off</i>	Threshold of \$150,000 for new or second-hand assets.
<i>Backing Business Investment</i>	A time limited 15-month investment incentive to support investment and economic growth over the short term, by accelerating depreciation deductions.
<b>State Government</b>	
<i>Working for NSW</i>	\$1 billion fund to sustain business, create new jobs and retain employees
<i>Payroll tax deferral</i>	Businesses with payrolls of \$10 million or less received a three-month waiver on payroll tax in the first package.
<i>Rent deferral</i>	Six-month deferral for commercial and not-for-profit tenants with less than 20 employees in all Government-owned properties
<i>Small Business Recovery Grant</i>	Provided up to \$3K to eligible businesses to help rebuild and recover.

<i>Free mental health programs</i>	Training and advice are available for workers, managers and business owners of private sector businesses with less than 200 employees.
<i>COVID-19 Land Tax Relief</i>	Land tax relief for those landlords who have reduced tenants' rent due to COVID-19.
<i>Tax Relief</i>	\$1.6 billion in tax relief for small businesses

### Overview of Waverley economy

The impact of pandemic restrictions is broadly evident across Waverley's economy. To provide context, there are approximately 35,000 business registered in the local government area (LGA). A large proportion of these are small businesses, dominated by industries including retail and hospitality, healthcare and social assistance, professional, scientific and technical services and accommodation and food services.

During the height of pandemic restrictions, Waverley's commercial centres experienced a sudden decline in activity – visitation and spending. This was evident through various data sources which are outlined below.

### Employment and GDP

Waverley continues to be affected by the pandemic restrictions particularly in the commercial centres. Gross Regional Product has fallen by 26% in the June Quarter 2020 and local Jobs by -12.0% in the June Quarter 2020. (Source: Economy ID). A reflection of the change is event in 2 key measures visitation spending.

#### Headline estimates - Waverley Council area

Impacts refer to June Quarter 2020 compared to 2018/19 4-quarter average

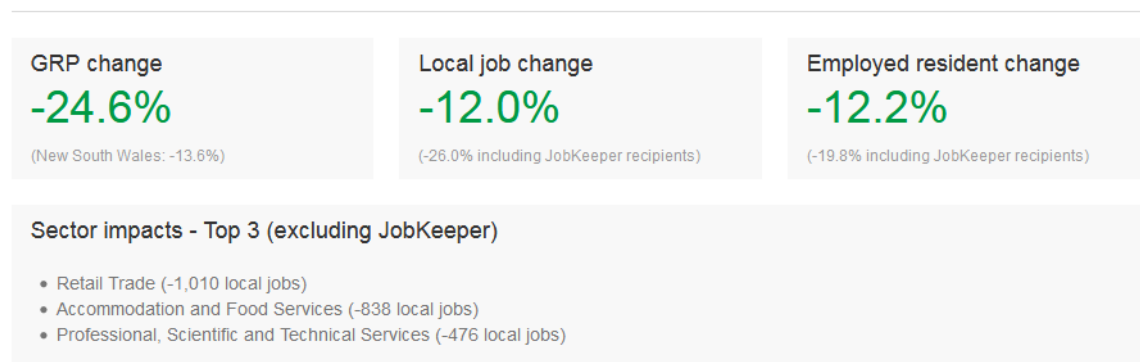


Figure 1. Headline estimates – Waverley (source: Economy ID, June 2020).

### Visitation

Visitation to Waverley's key commercial centres declined once pandemic restrictions were introduced however, recovery has begun emerging. This analysis relies on numerous smart sensors and data sources which were grouped to monitor changes and measure daily activity in public spaces and commercial centres alike. The sources included, pedestrian foot traffic measured through our public Wi-fi system, volume of waste measured through our public smart bins and vehicular movements across Council owned car parks measured through our smart parking sensors.

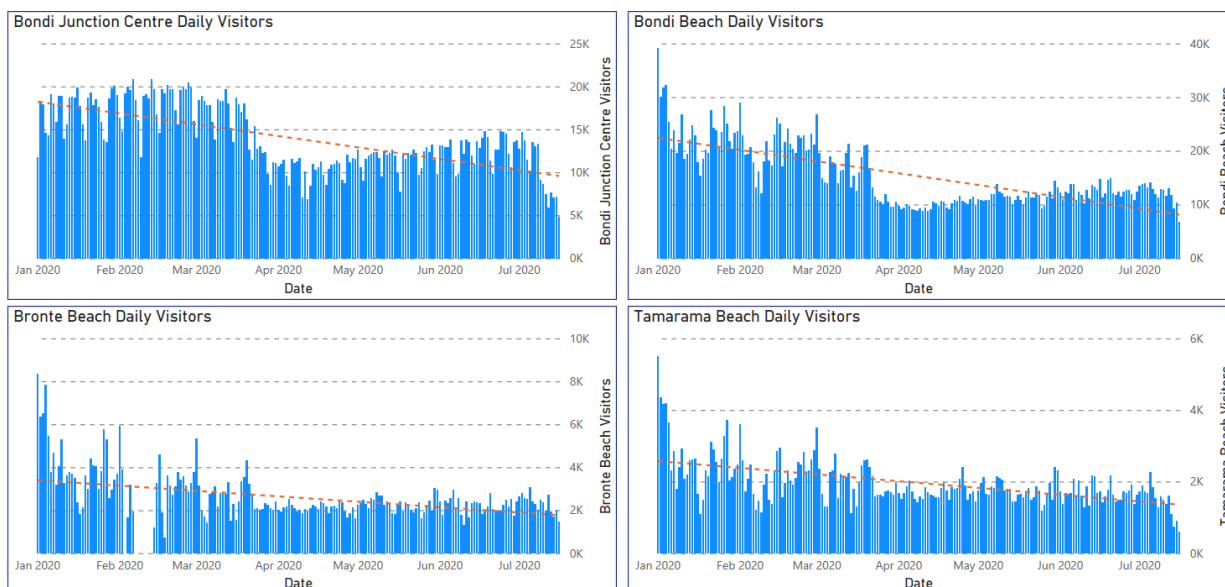


Figure 2. Daily visitor statistics (source: Waverley Council).

### Commercial centre spending

Spending across Waverley's commercial centres has begun showing signs of recovery. A key measure in determining the health of Waverley's commercial centres is through consumer spending. Data analysis from 1 January to 30 June 2020 indicates a sharp decline in spending across all bricks-and-mortar-based businesses in Waverley, particularly those concentrated in Bondi Junction, along Bondi Road and Bondi Beach. This has been driven primarily by the decline of international visitor spending. The signs of recovery are being driven by the domestic visitor market.

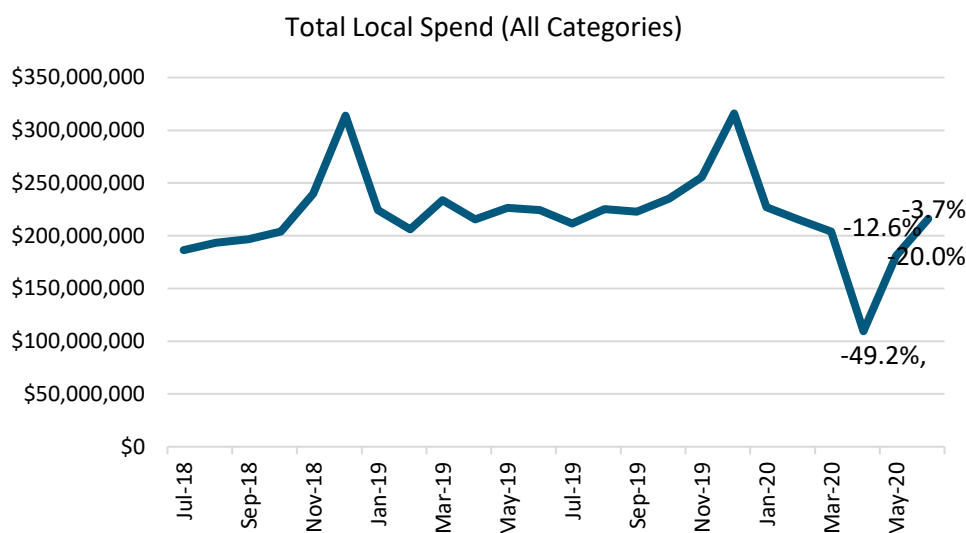


Figure 3. Total local send – All categories (source: Spendmapp).

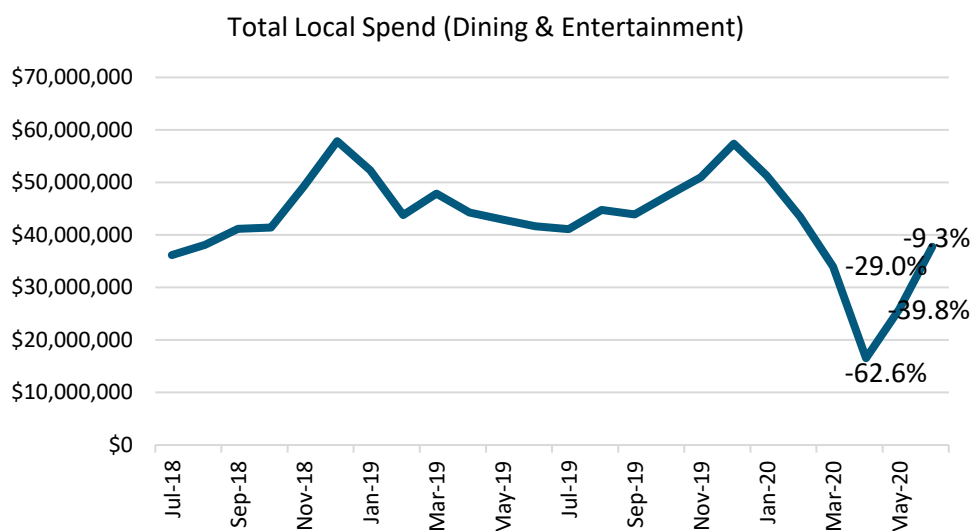


Figure 4. Total local spend – Dining and entertainment (source: Spendmapp).

Analysis in context to Greater Sydney, businesses physically located within only 3 Local Government Areas across greater Sydney have sustained a sharp decline in consumer spending. They include City of Sydney, Bayside and Waverley Local Government Areas. These 3 areas include locations where international visitors spend the most time – Sydney Airport, Sydney CBD and Bondi. Centres in all other Local Government Areas across Greater Sydney region have on average received higher spending than usual during the same period. The increase in these other centres has been driven primarily by Sydney locals working greater hours from home, avoiding larger shopping centres and closed borders reducing the number of residents leaving their state.

### Occupancy

An audit of ground level tenancies across all commercial centres in Waverley was undertaken bi-annually to determine occupancy levels. Results indicate a minor decline in occupancy across Waverley between February to August 2020. Initial discussions with local real estate agents indicate a significant amount of activity in businesses vacating and re-leasing tenancies. This has resulted in relatively stable numbers in the occupancy audit. Analysis has not been undertaken in the decrease of commercial rents observed or volume of new tenancies signed.

Table 2. Occupancy (source: Waverley Council).

Commercial Centre	Occupancy % August 2019	Occupancy % February 2020	Occupancy % August 2020
Charing Cross	89.6	88.0	89.2 ↑
Macpherson St	94.3	91.3	92.0 ↑
Bondi Rd	94.1	94.7	94.6 ↓
Bronte Beach	100	100	100
Rose Bay	94.1	95.2	94.1 ↓
Bondi Junction	89.2	90.0	88.8 ↓
Bondi Beach	93.1	92.2	90.2 ↓
Waverley (average)	93.8	93.0	92.7 ↓

**3. Relevant Council Resolutions**

Meeting and date	Minute No.	Decision
Council 21 July 2020	CM/7.5/20.07	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes the review of the short-term COVID-19 Business Support Package and measures that have been delivered from 1 March through to 30 June 2020.</li> <li>2. Notes the continuation of the COVID-19 Business Support Package and amended measures over the medium term from 1 July through to 30 September 2020.</li> <li>3. Amends the \$0 (fee waiver) COVID-19 Small Business Support category in Council's Fees and Charges to add the following fee category: (a) Footpath dining fees.</li> <li>4. Amends the \$0 (fee waiver) COVID-19 Small Business Support category in Council's Fees and Charges to remove the following fee category: (a) All fees for licence inspections.</li> </ol>
Council 5 May 2020	CM/7.1/20.05(1)	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes that, as a result of the <i>Local Government (General) Amendment (COVID-19) Regulation 2020</i> ('Regulation'), Council is not required to publicly exhibit a proposed category in its Fees and Charges that waives or reduces fees if the category relates to a response to the COVID-19 pandemic.</li> <li>2. Notes that Council has recently resolved to exhibit a COVID-19 Small Business Support category.</li> <li>3. Does not exhibit the COVID-19 Small Business Support category.</li> <li>4. Introduces the \$0 (fee waiver) COVID-19 Small Business Support category into Council's Fees and Charges to apply to the following fees: <ol style="list-style-type: none"> <li>(a) All fees for licence inspections.</li> <li>(b) Fitness permits fees.</li> <li>(c) Mobile vendor licence fees.</li> </ol> </li> <li>5. Adopts the following criteria for the COVID-19 Small Business Support category:</li> </ol>

		<p>(a) Recipients must be small businesses (according to the ATO definition) or registered not-for-profit organisations.</p> <p>(b) The Business Support Package is in effect.</p>
Extraordinary Council 7 April 2020	CM/4.2/20.04E2	<p>EXTRACT</p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Endorses the short-term COVID-19 Business Support Package and the measures contained therein as outlined in this report.</li> <li>2. Notes that a review of the operation of the package will be carried out by staff on or before 30 June 2020.</li> <li>3. In accordance with sections 610E and 610F of the <i>Local Government Act 1993</i>, publicly exhibits for 28 days: <ol style="list-style-type: none"> <li>(a) The introduction of a \$0 (fee waiver) COVID-19 Small Business Support category in Council's Fees and Charges to apply to the following fees: <ol style="list-style-type: none"> <li>(i) All fees for licence inspections.</li> <li>(ii) Fitness permits fees.</li> <li>(iii) Mobile vendor licence fees.</li> </ol> </li> <li>(b) The following criteria for the COVID-19 Small Business Support category: <ol style="list-style-type: none"> <li>(i) Recipients must be small businesses (according to the ATO definition) or registered not-for-profit organisations.</li> <li>(ii) The Business Support Package is in effect.</li> </ol> </li> </ol> </li> <li>4. Notes that it has resolved to turn off the on-street parking meters throughout the Waverley local government area from Wednesday, 8 April 2020, to 30 June 2020.</li> <li>5. Authorises the operation of the Business Support Package until 30 September 2020 or until such earlier time as determined by Council.</li> </ol>

		6. Notes that Table 2 of the report contains a summary of the Business Support Package as follows:
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#### 4. Discussion

Council has implemented a range of financial and non-financial measures to support the local business community, specifically small businesses. The COVID-19 Business Support Package has included fee waivers and billing cessation for services that cannot be used, flexible billing and extended credit terms, and contract and service reductions. Alongside this, a buy-local campaign has been introduced in conjunction with the Chamber of Commerce and Council has also provided support, in addition to measures such as accelerated payment and rent relief for relevant suppliers and tenants. Customer service and support mechanisms have been established to deliver the Council's package and help steer businesses toward NSW and Commonwealth Government assistance. The measures Council introduced were based on consultation with the Chamber of Commerce, and were realistic when assessing that many businesses were unable to use or pay for several the services Council provides to businesses. It was considered that in the circumstances, billing and collection action by Council was unlikely to be helpful or effective.

A summary of assistance provided to date outlined below:

##### Short-term (0-3 months) – 1 March to 21 July 2020

The short-term phase of the COVID-19 Business Support Package provided both financial and non-financial measures. Over 1,140 customers have benefited from the support either via direct request to Council or indirectly via fee waivers.

Council also turned off parking meters and eased parking enforcement for a period until it was apparent that such measures were no longer supporting businesses.

##### Medium-term (3–6 months) – 22 July to 30 September 2020

The medium-term phase of the COVID-19 Business Support Package provided ongoing both financial and non-financial measures. These measures offered ongoing support to key industries in Waverley that were most impacted by Covid-19 pandemic restrictions. Over 1215 customers have now benefited from the support either via direct request to Council or indirectly via fee waivers since March 2020.

A summary of the support granted during this medium-term period is outlined at follows:

*Table 3. Medium-term support and revenue foregone.*

Category	No. of customers July to September	Revenue Forgone '\$' 1 July 2020 to 30 September 2020
Outdoor seating	146	201,103
Other fee waived for venue hires and public health licence	4	1,134
Affordable housing	5	38,000
Credit extension applied	256	-
Fitness permits	16	5,734
Suppliers access early payment scheme	268	-

Rent relief	15	99,007
<b>Total</b>	<b>710</b>	<b>344,977</b>

Outlined in the table below is a review of the COVID-19 Business Support Package and other measures to 30 September 2020.

*Table 4. Medium-term package review*

Measure	Revenue of Council	Review	Responsible Team
<b>Financial</b>			
Licence inspections	< 1% of revenue	Fee waivers were applied and reinstated from 21 July 2020	Compliance
Fitness permits	< 1% of revenue	Fee waivers were applied to outdoor fitness permits	Events
Mobile vending	< 1% of revenue	Fee waivers were applied to mobile vendor permits	Property & Facilities
Footpath seating	-	Fees suspended as businesses have been unable to trade on the footpath.	Property & Facilities
Markets	-	Fees suspended as markets were suspended.	Property & Facilities
Community tenants	-	Community tenants that had ceased operating had their rent suspended.  NB Randwick community transport continuing to operate essential service.	Property & Facilities
Commercial, retail and strata (small business)	-	Rent was suspended for small businesses on case by case basis.	Property & Facilities
Pavilion tenants	-	No support offered as building closed on 4 May; Except for one tenant assisted as they were unable to trade as a result of beach closure.	Property & Facilities
Residential leases	-	Support granted on a case-by-case basis.	Property & Facilities
External hirers of community venues	-	All hirers have ceased operation and no fees are payable.	Property & Facilities
Licensed sporting groups	-	Fees suspended to sporting clubs under a license, due to closure of sporting facilities	Property & Facilities
On-street parking	15% of revenue	On-street parking in commercial centres has focused on infringements where community	Compliance

		safety access is a risk.	
Commercial waste	2% of revenue	Commercial waste fees and charges have been adjusted to reflect level of service or granted extended credit terms.	Waste & Cleaning
Council suppliers	Reduces councils cash holdings	Council has been paying small business suppliers promptly within 15 days payment terms.	Finance
Credit extensions	32% of revenue	Extended credit on certain fees and charges granted to small businesses with a suspension of interest charges.	Finance
Hardship policy	Reduces Council's cash holdings	Financial hardship policy granted applicants with varying forms of assistance on case by case basis.	Finance
<b>Non-financial</b>			
Take-away trade	N/A	Relaxed conditions of consent for restaurants to enable trade as takeaway-only services.	Compliance
Relaxed hours of operation	N/A	Relaxed operating hours for all supermarkets and grocers to ensure a continual supply and restock of products. (now a Govt. requirement)	Compliance
Public works	N/A	Continuation of Council's current capital works program to support employment in the construction sector.	Major Projects
Buy local	N/A	The free online directory has to date enabled over 250 local businesses to register, list and promote their revised business offerings during restrictions. Over 6,000 people visited the website.	Economic Development and Chamber of Commerce
Procurement	N/A	Council procurement from local suppliers if consistent with statutory procurement regulations and prescribed delegations.	Procurement
Business Response Support Group and issues register	N/A	Local businesses have had the opportunity to contact Council via dedicated business email. Between March and September 2020, approximately 130 different enquires were received. They related to existing permit obligations, fees, referral to other government agencies, grants, rental assistance and legal advice and financial hardship opportunities.	Economic Development and Chamber of Commerce

### Medium to Longer-term (6+ months) – 1 October 2020 to 31 March 2021

A majority of local businesses have now recommenced trading while some restrictions remain. Spending in the local economy has begun indicating a recovery, numerous hospitality and retail-based businesses remain limited in the volume of people permitted in a premise at any time. Thus, challenges remain with being able to reach full trade. Customers continue to be observed queuing in front of various stores to gain entry across Bondi Junction, Bondi Rd and Bondi Beach, particularly as local visitation grows. As social distancing measures are expected to remain for the foreseeable future, ongoing support to small businesses highly impacted is considered necessary as the recovery continues.

It is proposed that the COVID-19 Business Support Package be continued to deliver ongoing support to Waverley's business from 1 October 2020 to 31 March 2021. The package would continue offering both financial and non-financial measures to hundreds of small businesses, carrying over some measures from the medium-term package, subject to one exclusion and amendments to three other measures.

The exclusion relates to the recommencing of fees and charges for mobile vending from 1 October 2020. The increased commercial activity and spending will continue to grow as the summer season advances. This translates into returning demand from mobile vendors. As such, it is recommended to reintroduce mobile vending fees and exclude this from future business support package.

The amendments propose to continue waiving fees, licence fees and rents for footpath seating, markets and community tenants in Council-owned properties respectively until 31 December 2020, and then discounting these fees/rents by 50% from 1 January 2021 to 31 March 2021. Fitness permit fees are proposed to continue to be waived until 31 March 2021.

A summary of the estimated support to be granted during 1 October 2020 to 31 March 2021 period is outlined at follows:

*Table 4. Medium to Longer-term support and estimated revenue loss.*

Category	No. of customers	Estimate Revenue loss 01/10/20 to 31/03/21
Outdoor seating	146	301,655
Rent relief	15	119,515
Fitness permits	18	10,955
<b>Total</b>	<b>179</b>	<b>432,125</b>

The increased activity observed across Waverley's commercial centres and noted earlier in this report support a staged reintroduction of fees and charges. Footpath dining for example is desirable as it allows hospitality businesses more room to continue spreading clientele and places people in a lower risk outdoor environment. Initially, footpath dining fees were not charged as restrictions introduced under public health orders meant that the service could not be provided. It is therefore desirable to be able to provide some ongoing support to recover and preparing for a return to normal fees and charges April 2021. A recommendation therefore introduces the appropriate discount into Council's fees and changes has been set out above.

As part of the State mandated local response and recovery arrangements, Council staff are working with Police, Health and Woollahra Council representatives on recovery planning. This work remains at its early stages and may be used to inform NSW Government planning and recovery arrangements. Any matters requiring Council sign off will be reported as the work takes shape.

A degree of uncertainty remains in relation to the scaling back of pandemic restrictions and a resurgence of COVID-19 cases. Longer-term solutions are currently being considered and will be outlined in a subsequent report to Council. These measures work to support small businesses in industry sectors most impacted by COVID-19 including retail and health and well-being.

#### **5. Financial impact statement/Time frame/Consultation**

A breakdown of the financial impacts has been outlined in the previous section.

An amended version of the current business support package is recommended to be extended for a six-month period from 1 October 2020 until 31 March 2021.

A continuation of the COVID-19 Business Support Package was consulted with the Bondi and Districts Chamber of Commerce and the Financial Hardship Assessment Committee. It was agreed that ongoing support would be best to continue for industries most affected including retail, food, in addition to health and well-being of the community.

#### **6. Conclusion**

The local business community remain economically impacted by the pandemic restrictions. The short-term and medium-term business support packages have provided some relief alongside the federal and state government support packages and addressed some of the immediate needs of businesses who requested for help from Council. Ongoing support in an extension of the business support package will enable businesses to continue towards recovery over the longer-term.

#### **7. Attachments**

Nil.

## REPORT CM/7.8/20.09



**Subject:** Draft Planning Agreement Policy (Amendment No. 3) and Draft Affordable Housing Contributions Scheme - Exhibition

**TRIM No:** SF20/4416

**Author:** Gabrielle Coleman, Strategic Planner

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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### RECOMMENDATION:

That Council:

1. Publicly exhibits for 42 days the draft Waverley Planning Agreement Policy 2014 (Amendment No. 3) attached to the report.
2. Notes that the updates to the Policy include an update to the VPA split of contributions to affordable housing from a minimum of 10 to 25%, updated benchmark rates and housekeeping amendments.
3. Publicly exhibits for 42 days the draft Waverley Affordable Housing Contributions Scheme attached to the report.

#### 1. Executive Summary

There are two pieces of work attached to this Council report for which Council officers seek endorsement to proceed to public exhibition.

The draft Amendment 3 to Waverley's *Planning Agreement Policy 2014* is an amendment that proposes to:

- Update the standardised benchmark rates applied to development applications in line with current market conditions.
- Update the minimum split of VPA funds to affordable housing from 10% to 25%.
- Housekeeping amendments relating to process improvement.

The draft *Waverley Affordable Housing Contribution Scheme* is a legislative requirement of Section 7.32 Environmental Planning and Assessment Act (EP&A Act), with further clarification provided by *Environmental Planning Assessment (Planning Agreements) Direction 2019 (Ministerial Direction)* and *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)* (SEPP 70) to allow Councils to collect any monetary or in-kind contributions for affordable housing through the planning system. The draft scheme has two main objectives:

1. Give effect to the Council's current approach of allocating monetary contributions to affordable housing through voluntary planning agreements.
2. Introduce a new affordable housing contribution as requirement in the WLEP 2012, consistent with the recommendations from the Local Housing Strategy:

- A contribution on all new residential apartment development of 1% of floorspace at a flat \$ rate/sqm.
- A contribution of 10% towards affordable housing for sites that receive planning uplift through a rezoning process.

The scheme is being reported to Council with the draft *Planning Agreement Policy 2014 (Amendment 3)* as it relates to collecting contributions for affordable housing through Voluntary Planning Agreements (VPA).

## **2. Introduction/Background**

### **Planning Agreement Policy 2014**

Planning agreements are used across Sydney by Councils such as Parramatta and City of Sydney. It is a standard consideration in Section 4.15 Matters for Consideration under the EP&A Act 1979, meaning it is a standard matter for assessment of all development applications.

Waverley's *Planning Agreement Policy 2014* has been successfully utilised to negotiate and draft planning agreements accompanying Development Applications seeking a Clause 4.6 variation to Clause 4.4 Floor space ratio for up to an additional 15% of floorspace.

Prior to the adoption of the Policy, development applications would seek to exceed Council's planning controls, in accordance with clause 4.6 of the LEP. These applications could be approved with no share of the uplift going towards community infrastructure. In instances where these applications were refused, they were often subject to lengthy and costly court cases. However, the policy is clear that "*development that is unacceptable on planning grounds will not be given consent because of benefits offered by a developer*" and that "*council will not enter a planning agreement unless it is satisfied that the proposed development is acceptable on planning grounds having regard to the general heads of consideration set out in Section 79C of the Act*". For instance, Council has refused several development applications and s4.55 modification applications involving VPAs on the grounds that these would have unacceptable impacts in planning terms. This includes developments seeking two additional storeys that would have contributed VPAs worth \$4.2 million, \$3.2 million and \$1million.

Where development exceeds the established planning controls, and can do so without having an unacceptable impact, then value sharing can provide the community a net benefit from the development in terms of additional infrastructure and amenity.

### *Success of the Planning Agreement Policy 2014*

The case-by-case value sharing method used in the Policy has been very successful in delivering community benefits. Since 2014, close to \$26m has been raised with \$23.4m for public domain works and \$2.6m for affordable housing. To place this number into context, the section 7.12 developer contributions provided by all development across Waverley LGA for 2019/20 FY was \$2.6million.

Contributions have been dedicated towards several public domain upgrades including Waverley's Complete Streets program in Bondi Junction (for development relating to Bondi Junction) and several upgrades to local parks nearby developments. There have been instances where parks directly adjacent to a subject development have been upgraded as a result of VPA contributions e.g. Seven Ways at Glenayr Avenue. To this extent, the policy ensures that increases in density are associated with an increase in liveability, rather than a decrease.

## Waverley Affordable Housing Contributions Scheme

### *Legislative requirement*

In early 2019, DPIE announced that under SEPP 70 all Councils were eligible to impose a condition of consent on new development for contributions to affordable housing. To do this, Council must have an affordable housing contributions scheme referenced in the LEP.

An affordable housing condition of consent would be any condition on a development consent that requires monetary or in-kind contributions to affordable housing. In Waverley, an affordable housing condition of consent includes a condition of consent for VPAs as every VPA allocates funds towards affordable housing. *Environmental Planning Assessment (Planning Agreements) Direction 2019 (Ministerial Direction)* supports this intent of SEPP 70 and requires that Councils who allocate VPA funds to affordable housing must develop an affordable housing contributions scheme. Therefore, to continue allocating VPA funds to affordable housing, it is a legislative requirement that Council prepares this scheme.

### *Action from the adopted Local Housing Strategy (LHS)*

The preparation of the scheme is also in line with actions from the LHS, where it was recommended to implement a contributions scheme that requires a 1-3% base rate monetary contribution on all new residential apartment development and a higher 10-15% monetary contribution on sites receiving uplift. The draft scheme identified that a specific percentage of 1% on all new residential apartment development and 10% on sites receiving uplift would be more appropriate compared to a range, as a test of industry acceptance. It is envisaged that this rate will increase in the future. This component of the scheme is subject to Department of Planning Industry and Environment (DPIE) approval to update the LEP with such a clause via a Planning Proposal.

Attached to this report is the draft *Waverley Affordable Housing Contributions Scheme* that has been prepared in accordance with DPIE's SEPP 70 guidelines.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 21 August 2018	CM/7.3/18.08	<p>That Council:</p> <ol style="list-style-type: none"> <li>Adopts the Waverley Planning Agreement Policy 2014 (Amendment No 2) attached to this report subject to the following amendment: <ol style="list-style-type: none"> <li>The reference to a 25% allocation of funds to affordable housing in sections 2.4 and Appendix 6 of the policy being amended to 10% consistent with Council's current policy and noting that a future workshop will be held with Councillors to discuss increasing the percentage (currently 10%) of VPA funds going towards the Waverley Affordable Housing Program.</li> </ol> </li> <li>Notes the purpose of this amendment to the Waverley Planning Agreement Policy 2014 is to implement pre-scheduled development contribution rates, implement and clarify the process for applying planning agreements to planning proposals in order to fund public infrastructure needs and housekeeping updates.</li> <li>Notes that the proposed amendments relating to standardised, pre-scheduled development contribution</li> </ol>

Meeting and date	Minute No.	Decision
		<p>rates are consistent with the value sharing principles that have been applied to Planning Agreements negotiated to date.</p> <p>4. Notes that the proposed amendments relating to a planning proposal are consistent with the principles which have been applied to planning agreements negotiated for development applications, with the latter providing certainty for the community and development industry.</p>
Council 15 May 2018	CM/5.1/18.05	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Prepares educational material for public consultation on the process, policy and practice of voluntary planning agreements, including an educational program schedule for precincts and interested residents to commence in the second half of this year in relation to VPAs.</li> <li>2. Reviews the potential for variation in the clauses of Council's VPA Policy, particularly in regard to increasing the current 10% contribution to Council's Affordable Housing Program</li> <li>3. Considers the pros and cons of financial versus in-kind contributions for VPAs, including the potential for receipt of property in perpetuity that contributes to Council programs, such as Affordable Housing.</li> <li>4. Notes the planned Councillor workshop on the subject of VPAs and incorporates consideration of these matters into that workshop.</li> </ol>
Council 20 March 2018	CM/8.4/18.03	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Prepare a report setting out all voluntary planning agreements (VPAs) adopted by Council from June 2012 to March 2018, with the following detail for each VPA:               <ol style="list-style-type: none"> <li>(a) The excess floor space.</li> <li>(b) The excess height.</li> <li>(c) The total dollar amount received by Council.</li> <li>(d) A summary of expenditure of income received as a result of the VPA against the purpose for which it was obtained.</li> </ol> </li> <li>2. Add additional height sought to the Planning Agreement Register.</li> <li>3. Conduct a Councillor workshop on the report and the Planning Agreement Policy prior to the report coming back to Council.</li> </ol>
Council 20 October 2015	CM/7.6/15.10	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes the key purpose of this amendment to the 'Waverley Planning Agreement Policy 2014' is to identify and capture the increase in value arising from a Planning Proposal in order to fund public infrastructure needs.</li> <li>2. Notes that the proposed amendments relating to a Planning Proposal are consistent with the principles which have been applied to Planning Agreements negotiated for development applications, with the latter providing certainty for the community and development industry.</li> <li>3. Further notes that this is the first time a detailed Planning</li> </ol>

Meeting and date	Minute No.	Decision
		Agreement methodology has been proposed for Planning Proposals, and it would be valuable to advertise the draft amendments to generate community and industry feedback for Council's consideration of issues that may arise. 4. Adopts for the purpose of exhibition the 'Waverley Planning Agreement Policy 2014' (Amendment No. 1). for a period of 28 days, subject to the following:
Operations Committee 7 October 2014	OC/5.2/14/10	That Council resolves to adopt the 'Waverley Planning Agreement Policy 2014' provided at Attachment 1 to this report, which will replace the Interim Voluntary Planning Agreement Policy 2013.
Council 10 December 2013	1312.12.7/13	A. Review Clause 4.4B of Waverley LEP 2012 in conjunction with the Department of Planning and Infrastructure and our legal representatives in order to ensure that... The value of any affordable housing incentive associated with future development is shared equitably between Council and developers...
Finance, Ethics & Strategic Planning Committee 5 November 2013	F-1311.7/13	That Council resolve to publicly exhibit the Planning Agreement Policy 2013 attached to this report (Attachment 1)
Council 18 June 2013	1306.12.8	Council adopt the Interim Voluntary Planning Agreement Policy 2013 attached to this report (Attachment 1).

#### 4. Discussion

##### Updates to the Waverley Planning Agreement Policy 2014

###### *Increasing the minimum affordable housing contribution split to 25%*

To date, the Policy has mandated that 10% of all VPA contributions are allocated to Waverley's Affordable Housing Program. It was raised at the time of the last amendment, that Council wished to investigate increasing this split to 25%. At the time Council officers were about to undertake the Local Housing Strategy, which would include an analysis of the LGA's affordable housing need and options to address this through the planning system. It was resolved to postpone the decision of an increased split until Council officers undertook a Councillor workshop and completed the LHS so that any change to the split was grounded in an adopted strategy.

Affordable housing is a critical need in Waverley LGA and more funds towards affordable housing would help to alleviate this need. The LHS highlighted that VPAs are currently the only funding source for affordable housing. Greater contribution to affordable housing could benefit a wider geographical area. Therefore, the LHS recommended *"review the VPA Policy to consider an increase up to 100% of VPA contributions towards affordable housing and to develop criteria to determine where this is appropriate."*

It is recommended that at a minimum all planning agreement contributions will allocate 25% to affordable housing. To determine the public benefit, the nexus principle prevails, where if there is a nearby 'strategic opportunity' the VPA will be allocated there. Strategic opportunities have been identified in Council's

policies and strategies and examples are listed at Appendix 5 of the policy (Attachment 1). To determine the public benefit, we would apply the following criteria:

- If development is in a centre, then towards dedicated commercial floor space in the first instance with rent hypothecated to affordable housing.
  - This floor space could be used by Council to achieve economic development purposes, such as the creation of an incubator for new start-ups. It would also seek to offset the loss of office floor space (and loss of local jobs) expected with the conversion of office towers to residential. Net income could be hypothecated to the Waverley Affordable Housing Fund.
- If near a strategic acquisition site, then towards the funding of this purchase e.g. in line with the Open Space and Recreation Strategy, VPA funds could go towards to acquisition of key open space.
- Flexibility to allow for unique circumstances e.g. Seven Ways park upgrade at Glenayr Ave.

If the above criteria does not apply, or there is a loss of affordable housing on site, then a higher percentage – up to 100% - of the VPA contribution could go towards affordable housing.

#### *Updated benchmarks*

Standardised benchmark rates were introduced in the last amendment to the Policy and have been in place since August 2018. Since then, the benchmarks have been applied to seven VPAs. The VPA benchmarks have overall been a success for both Council officers and the applicants. For applicants, it provides certainty that they can factor into their financing should they wish to pursue a clause 4.6 and VPA. For Council officers, it has reduced the administrative burden of negotiating voluntary planning agreements that can take up to three months.

The benchmark rates were introduced on the basis that they were regularly updated to reflect current market conditions. Attachment 1 outlines the new rates, which vary from no change to a 5-7% decrease from the previous benchmarks. Detailed market research was undertaken using Realestate.com, NSW Valuer General and the Housing NSW 'Rent and Sales Report'. Recent sales were taken from the 19/20 financial year time period. Details on how the new benchmark rates were determined are provided at Attachment 3.

#### *Housekeeping amendments*

Housekeeping amendments include:

- Giving regard to the latest draft Planning Agreement Practice Note 2020
- Updated reference to the strategic context in light of the adoption of the LSPS, LHS and supporting environmental strategies to inform the preparation of the comprehensive review of the LEP
- Update to the DA negotiation process reflecting the introduction of the standardised VPA benchmark rates
- Updated notification procedures to include notifying the relevant Precinct Committee

### **Affordable housing contributions scheme**

#### *Objectives*

The objectives of the scheme are as follows:

1. Give effect to Council's current approach of allocating monetary contributions to affordable housing through voluntary planning agreements

The NSW Government released a Ministerial Direction requiring that Councils who wish to require in-kind or monetary contributions for affordable housing through a voluntary planning agreement must have an

affordable housing contributions scheme. Council wishes to continue allocating planning agreement funds (a minimum 25% as outlined in this report) to affordable housing and hence the preparation of the scheme (Attachment 3).

2. Introduce a new contribution:

- A contribution on all new residential apartment development of 1% of floorspace at a flat \$ rate/sqm.
- A contribution of up to 10% of floorspace at a flat \$ rate/sqm will apply to sites getting planning uplift through the rezoning process.

These rates per sqm will differ by suburb due different submarket conditions which are in the policy.

Under SEPP 70 all Councils in NSW were made eligible to start collecting affordable housing contributions where there is uplift in the planning controls, an identified local housing need and where it is viable.

Council has adopted the Local Housing Strategy which does not propose any rezoning in the LGA. This is because it was determined that there was sufficient capacity to deliver the appropriate housing supply to meet housing targets.

Council also receives unsolicited spot rezoning proposals from private industry. It is intended that the scheme will give Council the legislative backing to require affordable housing contributions from proponents that are granted uplift through the Planning Proposal process.

*Process*

To make these contributions mandatory, an amendment needs to be made to the LEP for a new clause referencing the scheme. This requires Council officers to submit a Planning Proposal to DPIE. Council officers wish to undertake community consultation on the Affordable Housing Contribution Scheme first before proceeding with the Planning Proposal. If the scheme is adopted by Council, then Council officers will prepare and send a Planning Proposal to the DPIE to reference the scheme in the WLEP 2012. Depending on whether the timeframes can be aligned, a new clause could also be incorporated into the comprehensive LEP review negating the need for a separate PP to be prepared. This decision will be determined in the future and be dependent upon the preferred timing option.

**5. Financial impact statement/Time frame/Consultation**

**Financial impact**

The current funding split for planning agreements being 90% to public works and 10% to affordable housing creates a strong nexus between development and the public benefit. The benefits are tangible and are able to be widely used (i.e. park upgrades). However, public domain upgrades can be funded by other sources of revenue, such as rates and NSW Government grant funding.

The funds allocated from VPA revenue in the next two years in the LTFP have been derived from funding that is already committed with existing VPAs. So there will be no changes to public works funding in the next two years (to end of 2022 FY). Furthermore, any VPA is prospective money that would get allocated against a project that is not funded or not fully funded. The whole idea of A VPA is that it would fund new capital works over and above the LTFP.

The draft *Waverley Affordable Housing Contributions Scheme* will not have a negative financial impact on Council's budget as it relies on contributions from developers. It could have a significant positive impact on the Waverley Affordable Housing Fund by increasing the revenue allocated to it.

## Time frame and Consultation

Both the draft *Planning Agreement Policy 2014 (Amendment 3)* and draft *Waverley Affordable Housing Contributions Scheme* will go on public exhibition should the recommendations from this Council report be adopted. A post-exhibition report will come back to Council in late 2020 to enable Council to consider adopting the *Planning Agreement Policy 2014 (Amendment 3)* and endorsing the draft *Waverley Affordable Housing Contributions Scheme* to be forwarded as a planning proposal to DPIE.

## 6. Conclusion

The draft *Planning Agreement Policy 2014 (Amendment 3)* has been drafted in accordance with legislation, Council's policies, plans and strategies. Subject to Council approval, it reflects a direction from Council to increase the funding split towards affordable housing, updated benchmarks reflect current housing market conditions and housekeeping amendments to ensure the policy remains up to date.

The draft *Waverley Affordable Housing Contributions Scheme* has also been drafted in accordance with the NSW Government's relevant guidelines. It is a legislative requirement to prepare this scheme to continue allocating any contributions to affordable housing through the planning system. It is recommended that it proceeds to public exhibition.

## 7. Attachments

1. Draft Amendment 3 to Planning Agreement Policy 2014 (under separate cover) [⇒](#)
2. VPA benchmark rates modelling (under separate cover) [⇒](#)
3. Draft Waverley Affordable Housing Contributions Scheme (under separate cover) [⇒](#) .

**REPORT**  
**CM/7.9/20.09**

**Subject:** Cultural Advisory Committee - Establishment

**TRIM No:** A19/0092

**Author:** Tanya Goldberg, Executive Manager, Communications, Culture and Events

**Director:** John Clark, Director, Customer Service and Organisation Improvement

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**RECOMMENDATION:**

That Council:

1. Establishes a Cultural Advisory Committee in accordance with the terms of reference attached to this report.
2. Adopts the Terms of Reference attached to this report.
3. Disestablishes the Bondi Pavilion Stakeholder Committee.

**1. Executive Summary**

Actions set out in the draft Waverley Council Cultural Plan 2020-2025, call for the establishment of a Cultural Committee to oversee the implementation and ongoing performance of the Waverley Council Cultural Plan 2020-2025, and to provide advice to Council on major cultural issues, initiatives and opportunities.

The Cultural Committee will support Waverley Council in the delivery of its Cultural Plan, which sets the long term vision for culture in the Waverley Local Government Area and provides a roadmap for Council, the community and partners to work together towards an exciting and engaging arts and cultural life for the Waverley local government area.

Cultural Committee members will represent the community in an advisory role to Council. Through the Committee, members will provide knowledge and diverse perspectives about creative practice, arts and cultural activities, and events relevant to the Waverley area and Council's Cultural Plan, and other key strategies and policies.

Draft Terms of Reference are attached to this report for information and guidance on the remit of the proposed committee.

The final meeting of the Bondi Pavilion Stakeholder Committee was held on 9 July 2020 with that committee completing its work.

**2. Introduction/Background**

Council convenes and supports several advisory and consultative committees. These committees consider subject specific local issues, and provide a forum for discussion among Council representatives, local agencies, industry experts and community members.

All committees have Terms of Reference which set out the parameters for how a committee functions, appoints members, and provides feedback or comments to Council about items under discussion.

Council's draft Cultural Plan 2020-2025 proposes the establishment of a Cultural Committee, to advise Council on cultural activity throughout the Waverley local government area. The draft Cultural Plan has been the subject of a recent community consultation process. Throughout the community consultation, the Cultural Committee was regarded as an uncontroversial, favourable action.

At the recent winding up of the Bondi Pavilion Stakeholder Committee, Council officers confirmed that the to-be-formed Cultural Committee would continue to provide a forum for community stakeholders and industry experts to consider and advise on the cultural usage of that building.

Council officers, while still refining the revised version of the Waverley Council Cultural Plan 2020-2025, wish to take action on some undisputed activities in the Plan, starting with the establishment of a Cultural Committee. It is timely to establish the Cultural Committee now.

Approving the Terms of Reference now, will allow Council officers to do the necessary work in establishing and appointing members of the Committee in parallel to the continuing work on those projects and others, as well as the finalisation of the Cultural Plan.

### 3. Relevant Council Resolutions

Nil.

### 4. Discussion

The draft Waverley Council Cultural Plan outlines a road map to achieve five interconnected goals that articulate the desired long-term future for arts and culture in Waverley, each supported by associated objectives and actions. This strategic framework will drive the future work of Council, its partners and the wider Waverley community.

The following draft goals and objectives indicate the centrality of the Waverley Cultural Committee:

#### Goal 4

Showcasing and supporting our creative sector and community

Waverley is home to many creative and engaged individuals, groups, organisations and businesses.

Showcasing and supporting this creative sector to thrive, collaborate and kickstart their initiatives will drive local cultural outcomes.

#### Objective 4.3: Harness the knowledge, skills and ideas of local creative community

Objectives / Actions	Council's role	Partnerships	Timeframe	How will we measure success?
Investigate opportunities for the local creative community to provide input into future cultural planning opportunities	Implement	Local creative community	2020–2021	Options for Cultural Committee, Indigenous Advisory Committee and art form or issue specific task force groups to be presented to Council for consideration

**Goal 5**

Developing strong partnerships to facilitate growth for our cultural and creative sector

We will be a leading Council that puts our shared values at the heart of decision-making and underpins strong and productive cultural partnerships – locally, regionally, nationally and internationally. We want to develop cross-sector collaboration and increase awareness about the value of the arts and culture.

**Objective 5.1** Foster strong and productive cultural partnerships, locally, regionally, across Sydney, nationally and internationally

Objectives / Actions	Council's role	Partnerships	Timeframe	How will we measure success?
Investigate the establishment of a Cultural Committee, to help inform and guide the collaborative cultural processes and projects across Council	Implement	Local Creatives	2020–2021	Options for Cultural Committee developed and submitted to Council

**Objective 5.2** Increase awareness of the value of the arts within Council and the broader community

Objectives / Actions	Council's role	Partnerships	Timeframe	How will we measure success?
Ensure Council's governance is aligned to the needs and aspirations of the community and decision-making is driven by the arts and cultural values	Implement	Council	2020–2021	Draft terms of reference developed for Council consideration in establishment

As outlined above, while the final version of the Waverley Council Cultural Plan 2020-2025 is still being completed, Council officers wish to action some undisputed activities outlined in the Plan, starting with the establishment of the Cultural Committee.

In drafting the Terms of Reference in Attachment 1, Council officers benchmarked a range of other local government Arts and Cultural advisory committee terms of reference.

## **5. Financial impact statement/Time frame/Consultation**

### Financial impact statement

The operation and administration of the Waverley Cultural Committee will require the commitment of Councillor, volunteer and staff resources. Any associated costs are provided for through Council's operational budget.

### Time frame

Should Council resolved to establish a Cultural Committee, Council officers will commence the process to appoint members. This will involve the seeking of expressions of interest from the community.

Council officers will convene a selection panel as per the Terms of Reference. A recommendation about the membership of the Waverley Cultural Committee will be prepared for the consideration and endorsement of Council.

It is anticipated that the Cultural Committee can be established and hold its inaugural meeting by early 2021.

#### Consultation

Consultation on the establishment of a Cultural Committee generally has been undertaken via the community consultation process on the draft Waverley Council Cultural Plan.

The Terms of Reference were drafted by a working group of Council officers comprising: Manager, Cultural Programs; Executive Manager, Communications, Culture and Events; Director, Customer Service and Organisation Improvement; and Acting Executive Manager, Governance and Projects.

### **6. Conclusion**

Actions set out in the draft Waverley Council Cultural Plan 2020-2025, call for the establishment of a Cultural Committee to oversee the implementation and ongoing performance of the Waverley Council Cultural Plan 2020-2025, and to provide advice to Council on major cultural issues, initiatives and opportunities.

While the final version of the Waverley Council Cultural Plan 2020-2025 is still being completed, Council officers wish to action some undisputed activities outlined in the Plan, starting with the establishment of the Cultural Committee. Establishment of the Committee now is timely.

Draft Terms of Reference are submitted to Council here for information and guidance as to the remit of the proposed Cultural Committee.

### **7. Attachments**

1. Cultural Committee Draft Terms of Reference [📄](#) .

## Waverley Council Cultural Committee

### Terms of Reference September 2020

#### Introduction

Resulting from actions in the Waverley Council Cultural Plan 2020-2025, a Cultural Committee has been established to oversee the implementation and ongoing performance of the Waverley Council Cultural Plan 2020-2025, and to provide advice to Council on major cultural issues, initiatives and opportunities.

#### Policy Framework/Strategic Context

- Waverley Community Strategic Plan 2018-29
- Reconciliation Action Plan
- Disability Inclusion Action Plan
- Bondi Junction Evening, Culture and Entertainment Strategy
- Economic Development Plan
- Sustainable Visitation Strategy
- Local Strategic Planning Statement
- Library Strategic Plan
- Public Art Master Plan

#### Purpose

The Cultural Committee will support Waverley Council in the delivery of its Cultural Plan. The plan sets the long term vision for culture in the Waverley Local Government Area and provides a roadmap for Council, the community and partners to work together towards an exciting and engaging arts and cultural life for our area.

The Cultural Committee members represent the community in an advisory role to Council. Committee members provide knowledge and diverse perspectives about creative practice, arts and cultural activities, and events relevant to the Waverley area and Council's Cultural Plan, and other key strategies and policies.

#### Objectives

- Support Waverley Council in the on-going delivery of its Cultural Plan by providing input into Council's cultural processes and projects
- Contribute to the development and enhancement of a strong, recognisable profile for arts, culture and innovation in Waverley that reflects the local identity, diversity, and values of Waverley

- Support and contribute to Council's aspirations to establish Waverley as an international arts and culture destination
- Provide input to consideration of Council's priorities for innovation, arts and cultural development within the Waverley area, within the parameters of Council's strategies and policies
- Facilitate communication between community representatives, cultural organisations and Council in arts and cultural related disciplines, and assist in gathering input from the local creative community in future cultural planning opportunities
- Contribute to the reviews of Council's arts and cultural strategies, policies, programs and services
- Provide input into the assessment of applications or proposals related to cultural residencies programs and related recommendations
- Identify funding sources for culture in Waverley, including sponsorship and philanthropic opportunities for Council's consideration

### **Requirements**

To attend Committee meetings and contribute to achieving the objectives of the Waverley Cultural Committee. Other duties that may reasonably be determined and agreed by Committee members.

Where a committee member does not attend scheduled committee meetings on three consecutive occasions without advising Council staff, they are deemed to have retired from the Committee.

### **Scope**

The scope of the Cultural Committee in providing advice, includes the following:

- Events Policy and Guidelines
- Artists in Residence Programs
- Bondi Pavilion and Boot Factory arts and culture programming
- Bondi Story Room themes, content and program development
- Mentorship programs and other community and creative sector networking programs/opportunities
- Funding: grants, philanthropy, sponsorship
- Promotion and communication of Waverley's cultural infrastructure and programs

Limitations to scope:

- The Cultural Committee is an advisory body only
- The Cultural Committee notes the operation of the Public Art Committee, and is obligated to remain informed of PAC activities and recommendations

### **Structure**

Chairperson: **The Mayor or the Mayor's delegate**

Committee Members:

- i. Up to three (3) Waverley Councillors
- ii. Up to six (6) industry professionals and others who have expertise and experience in the advancement of arts and culture, and represent a mix of artists and arts workers (minimum 3 Waverley residents)
- iii. Up to two (2) arts and cultural organisation representatives from sector specific bodies such as the Australia Council for the Arts and Create NSW

will be appointed, to a maximum total of 11 places plus the Chair, for a period of two years. Up to four (4) reserve representatives for category ii. above will also be appointed for the same two year period.

Administrative support: Waverley Council staff

Relevant Council staff will attend meetings to provide advice

Any Councillor or General Manager/Director may attend meetings

### **Selection**

The Committee's selection panel will comprise:

- Chairperson of the Committee, or in the absence of a Chairperson, GM or GM's delegate
- Executive Manager, Communications, Culture and Events
- Manager, Cultural Programs

A recommendation about the membership of the Waverley Cultural Committee will be prepared for the consideration and endorsement of Council. Officers may seek further information from nominees or their referees as part of the selection process.

### **Meetings**

Meetings will be held quarterly or more frequently as required.

The quorum for a meeting of the Committee will be a majority of Committee members of whom one must be the Mayor or the Mayor's delegate.

Notice of Committee meetings will be provided at least one week before the meeting

At the discretion of the Chair, members of the public or subject experts may be invited to speak to or provide advice on issues being considered by the Committee.

Where these Terms of Reference do not address the conduct of the meetings, Council's Code of Meeting Practice will apply.

Agendas and minutes of all Committee meetings are public documents which are published following the determination of Council.

### **Working groups**

Working groups may be established to investigate sector specific issues and opportunities, drawing from the membership of the Cultural Committee.

The establishment of working groups must take into account and acknowledge that the following entities already operate:

- The Waverley Public Art Committee
- The Boot Factory Steering Group
- The Waverley Multicultural Committee
- The Nib Advisory Committee

The Cultural Committee notes the operation of these entities and is obligated to remain informed of their activities and recommendations.

### **Conflict of interest**

Committee members are subject to the Waverley Council Code of Conduct which is available from the [Council website](#).

For the duration of their term, members of the Cultural Committee and their relatives (as defined in the Waverley Council Code of Conduct) are ineligible from applying for programs run by Waverley Council including but not limited to: Waverley Artist Studios, Bondi Pavilion Gallery program, Waverley Library gallery program, Waverley Art Prize, Waverley Youth Art Prize, Bondi Pavilion Theatre Program, Bondi Festival, Bondi Wave, Public Art Tenders (permanent or temporary), the Bondi Beach Sea Wall, and community Small Grants program or any other program produced by Waverley Council which would benefit the member either directly financially or through critical recognition.

Potential conflicts of interest will be dealt with at the commencement of the meeting at which the agenda item is being considered and will be disclosed and handled in accordance with the Waverley Council Code of Conduct and Code of Meeting Practice.

### **Media**

Members of the Committee are not to speak to the media in their capacity as Committee members.

**REPORT**  
**CM/7.10/20.09**

**Subject:** Public Art Committee Meetings - 2020 - Minutes

**TRIM No:** A18/0141

**Author:** Elizabeth Reidy, Co-ordinator, Curator and Visual Arts

**Director:** John Clark, Director, Customer Service and Organisation Improvement

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**RECOMMENDATION:**

That Council:

1. Receives and notes the minutes of the Waverley Public Art Committee meetings held on 10 February 2020, 25 May 2020 and 13 July 2020 attached to this report.
2. Notes that the minutes will be made available to the public via Council's website.

**1. Executive Summary**

In December 2017, Council adopted new terms of reference for the Waverley Public Art Committee. The new terms of reference note that minutes will be reported to Council for Council information prior to being made publicly available through the Council's website

Attached to this report are the minutes of the Waverley Public Art Committee meetings dated 10 February 2020, 25 May 2020 and 13 July 2020.

**2. Introduction/Background**

Council established a Public Art Committee in 1992. In December 2017, Council endorsed the current terms of reference for the Committee.

As per the terms of reference, the Waverley Public Art Committee aims to:

- Foster the ongoing development of quality, diverse and creative public art and visual art so as to enhance public access and experience of the arts.
- Select and develop public artworks that serve as important markers reflective of our heritage and cultural identity.
- Involve the community through information and promoting public art programs.

Members of the Public Art Committee listed in these sets of minutes were appointed by Council in February 2020.

**3. Relevant Council Resolutions**

Meeting and date	Minute No.	Decision
Council 5 May 2020	CM/7.7/20.05 (1)	That Council:

		<p>1. Receives and notes the minutes of the Waverley Public Art Committee meetings held on 27 May 2019, 29 July 2019, 11 September 2019 and 30 October 2019 attached to this report</p> <p>2. Notes that the minutes will be made available via Council's website</p>
Council 18 February 2020	CM/7.5/20.02	<p>That Council appoints the following resident members to the Waverley Public Art Committee for a term of two years:</p> <ol style="list-style-type: none"> <li>1. Steven Thomson.</li> <li>2. Max Lyandvert.</li> <li>3. Jerome Harris.</li> <li>4. Jennifer Cook.</li> <li>5. Alexander Georgouras.</li> <li>6. Kimberley Crofts.</li> <li>7. Rohan Hawthorn.</li> <li>8. Liane Rossler.</li> </ol>

#### 4. Discussion

The most recent Waverley Public Art Committee meetings were reported to Council on 5 May 2020 for meetings dated 27 May 2019, 29 July 2019, 11 September 2019 and 30 October 2019. Attached to this report are the minutes for the meetings of the Waverley Public Art Committee dated:

- 10 February 2020.
- 25 May 2020.
- 13 July 2020.

#### 5. Financial impact statement/Time frame/Consultation

The operations and administration of the Waverley Public Art Committee requires the commitment of Councillor, volunteer and staff resources with added costs met through Council's operational budget.

A meeting of the Waverley Public Art Committee was held on Monday 31 August 2020. The next meeting of the Waverley Public Art Committee meeting is scheduled for Monday 12 October 2020. Those minutes will be reported to Council in due course.

#### 6. Conclusion

Meetings of the Waverley Public Art Committee were held on 10 February 2020, 25 May 2020 and 13 July 2020. Minutes from those meetings are attached to this report.

#### 7. Attachments

1. WPAC\_Minutes\_10 February 2020 [↓](#)
2. WPAC\_Minutes\_25 May 2020 [↓](#)
3. WPAC\_Minutes\_13July2020 [↓](#) .



<b>Title: Waverley Public Art Committee</b> <b>Location: Waverley Library Theory Room, Level 1 Waverley Library</b>			<b>Date: Monday 10 February 2020</b>	<b>Time: 6:30pm-8:00pm</b>
<b>Participants:</b>  Claire Edwards, Sam Marshall, Joni Taylor, Isabelle Toland, Charles Clapshaw, Sylvia Hrovatin, Cr. Paula Masselos, Cr. Elaine Keenan, Cr. Angela Burrill, Meredith Graham, Todd Fuller, Matt Fallon,  <b>Guest:</b> Tomek Archer, Matthew Henderson  <b>Apologies:</b> Cr. Will Nemesh, Cr. Sally Betts, Cr. Tony Kay and Cr. Leon Goltsman				
<b>Chair: Cr. Paula Masselos</b>			<b>Minute Taker: Todd Fuller*</b>	
<b>No</b>	<b>Subject</b>	<b>Type</b>	<b>Discussion arising</b>	<b>Responsibility</b>
1.	Welcome, Introductions & Apologies	For information	Nil	Chair
2.	Declarations of interest	For information/declaration	No declaration of interest are tendered.  In Item 4, Sam Marshall declares he has a previous association with Janet Lawrence.	Chair/All
3.	Confirmation of Minutes from meeting held 30 October 2019	For declaration	Sam Marshall amends Page 7, item 9, to correctly state "The current Committee are asked to invite potential PAC members to apply for the new committee."  The Minutes from the WPAC 30 October 2019 are deemed to be true and accurate with the above	Chair/All



			correction, motion moved by Cr. Elaine Keenan and seconded by Sam Marshall.	
4.	<p>The Boot Factory</p> <ul style="list-style-type: none"> <li>- Architectural Plans</li> <li>- Three art design concepts</li> <li>- Recommendation of concept</li> </ul>	For information / discussion / recommendation	<p>Tomek Archer of Archer Office, provided an overview of the Boot Factory Project. The site is currently unusable but has significant heritage value. The proposed design aims to reconnect the building to the street and community.</p> <p>The wall behind the building has been identified as an opportunity for an integrated public art commission.</p> <p>The DA package for this site includes 3 artwork proposals. Archer Office in consultation with Waverley Council Officers identified suitable artists to invite for this public commission. Three artists provide design documentation:</p> <ul style="list-style-type: none"> <li>• Janet Lawrence</li> <li>• Brendan Van Hek</li> <li>• Jonathan Zawada</li> </ul> <p>The committee reviewed each work.</p> <p>The Public Art Committee were asked to provide a recommendation. Based on the available information the Public Art Committee voted for their preferred artwork:</p> <ol style="list-style-type: none"> <li>1. Jonathan Zawada (5 votes for preferred candidate)</li> <li>2. Janet Lawrence (3 votes for preferred candidate)</li> <li>3. Brendan Van Hek (1 vote for preferred candidate)</li> </ol>	Tomek Archer



			The Public Art Committee sought further clarity be provided about each of the artworks, with a report being referred to Council for decision about which artwork would be produced.	
5.	Waverley Artist Studios 2020-2021	For information	Five studio artists, recommended by the Waverley Public Art Committee in October have been endorsed by Council and have commenced at the Waverley Artist Studios.	TF
6.	North Bondi Mural commission - Commission pictures	For information	Both murals endorsed by the Public Art Committee have now been installed in North Bondi. George Rose as a temporary mural adjacent to the pool is designed as an interim work while the North Bondi Mosaic project is worked through. Luke Kennedy is installed next to the Wally Weeks pool. A Pool Party was held to mark project completion.	TF
7.	Bondi Memorial Update	For information	<ul style="list-style-type: none"> <li>At the October 2019 Public Art Committee meeting, <b>William Eicholts, Jane Cavanagh, Dickson Rothschild and UAP</b> were recommended to progress to detailed design.</li> <li>Following the meeting, Council Officers invited members of the Public Art Committee to suggest additional artists and agencies to be considered for the Detailed Design Phase.</li> <li>An internal panel reviewed the recommendations resulted in a preferential list of candidates with the top 2 being invited to participate in the next phase of the commissioning for the memorial</li> </ul>	MF



			<ul style="list-style-type: none"> <li>• Along with the previously selected artists and agencies Aspect Studios and Jane Irwin Landscape Architecture have also been engaged to provide a detailed design</li> <li>• Procurement specifications and contracts have been issued to all 6</li> <li>• The candidates have all been invited to participate in one of two Bondi Memorial Walking Tours taking place in <b>February</b></li> <li>• Detailed Designs will be returned in <b>April</b></li> <li>• Community consultation to take place shortly after and conclude in <b>June</b></li> <li>• Designs and consultation outcomes will be returned to a future PAC committee in <b>June</b> for recommendation</li> </ul>	
8.	Cultural Plan	For information	<p>Consolidation and drafting of the Cultural Plan is well underway. Key goals identified in the draft Plan include:</p> <ul style="list-style-type: none"> <li>• Leveraging our unique place in the Australian cultural landscape and imagination to deliver creative and cultural outcomes</li> <li>• Developing an integrated and collaborative commitment to, and vision for, arts and culture in Waverley</li> <li>• Our beaches and natural environment shape and inspire Waverley's cultural</li> <li>• Recognising and learning from Aboriginal culture</li> <li>• Sharing our intertwined and ongoing stories</li> <li>• Desire for more opportunities to participate in arts and culture in Waverley - for all residents</li> </ul>	MF



			<ul style="list-style-type: none"> <li>• Supporting and empowering our creative sector and community to collaborate and drive arts and creative outcomes</li> <li>• Better promoting what is already happening in the area</li> <li>• Resourcing and activating cultural infrastructure</li> <li>• Culture and creativity in the public domain</li> <li>• Opportunities for the night time economy and live music</li> <li>• Creative participation, production and management at the Bondi Pavilion</li> <li>• Supporting our unique local villages</li> </ul> <p>Selected actions with some relevance to public art include:</p> <ul style="list-style-type: none"> <li>• Provide opportunities for artists and designers to create artwork or heritage interpretations for temporary protective structures and hoardings at construction sites</li> <li>• Increase opportunities for street art and temporary murals on walls in partnership with the community and business, and in accord with revisions to the Waverley Council Public Art Policy</li> <li>• Continue implementation of Public Art Master Plan, commissioning new work in the Waverley area with consideration to context including place making, artistic excellence, sustainability and local cultural and heritage</li> </ul>	
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9.	Thank you PAC		Councillor Masselos thanked the Public Art Committee for their work and contribution across their 2-year term noting the Committee could identify legacies through such projects as the Boot Factory and the Bondi Memorial.	ALL
10.	General Business	For information	Nil	ALL



<b>Title: Waverley Public Art Committee</b> <b>Location: zoom meeting</b>			<b>Date: Monday 25 May 2020</b>	<b>Time: 6:30pm-8:00pm</b>
<b>Participants:</b> Cr. Elaine Keenan, Matt Fallon, Steven Thomson, Tanya Goldberg, Cr. Angela Burrill, Liane Rossler, Jerome Harris, Rohan Hawthorn, Rob Sabato, Kimberley Crofts, Jennifer Cook, John Clark, Cr. Dominic Wy Kanak, Max Lyandvert  <b>Apologies:</b> Elizabeth Reidy, Cr. Paula Masselos, Cr. John Wakefield, Cr. Leon Goltsman, Cr. Sally Betts, Cr. Steven Lewis, Cr. Will Nemesh, Cr. Tony Kay, Cr. George Copeland, Cr. Marjorie O' Neil, Alexander Georgouras				
<b>Chair:</b> Cr. Elaine Keenan			<b>Minute Taker:</b> Tanya Goldberg	
<b>No</b>	<b>Subject</b>	<b>Type</b>	<b>Discussion arising</b>	<b>Responsibility</b>
1.	Welcome, Introductions & Apologies	For information	Nil	Chair
2.	Governance Introduction	For information	Nil	MF
3.	Terms of Reference: Waverley Public Art Committee	For information	Matt Fallon (MF): <ul style="list-style-type: none"> <li>- Outline of broad remit set by the stated aims of the Terms of Reference.</li> <li>- Outline of principal responsibilities of Waverley PAC Members</li> <li>- Reminder that minutes and agendas of the PAC are public documents</li> <li>- Outline of declarations of pecuniary interests and participation in meetings</li> <li>- Outline of non-pecuniary conflicts of interest</li> </ul>	MF
4.	Code of Conduct for Council Committee Members and other Council Officials	For information	MF: <ul style="list-style-type: none"> <li>- Outline of who Code Of Conduct applies to PAC</li> <li>- Outline of general conduct requirements</li> <li>- Mention of: fairness and equity; land use planning, development assessments, &amp; other regulatory functions; obligations in relation to meetings</li> </ul>	MF



			<ul style="list-style-type: none"> <li>- Outline of pecuniary interests</li> <li>- Outline of particular disclosures including pecuniary interests</li> <li>- Outline of non-pecuniary conflicts of interest and how to manage them</li> <li>- Raising for information and interest obligations regarding personal dealings with Council</li> <li>- Outlining gifts &amp; benefits, and personal information</li> <li>- Outlining maintaining the integrity of this code and guidelines about how to raise concerns</li> </ul> <p>Max Lyandvert asked for confirmation that, as practicing artists, committee members cannot make artistic submissions that would be considered by the PAC while they are members. MF confirmed this is true: PAC members cannot make artistic submissions while they sit on the PAC.</p>	
5.	Conflict of Interest: explanation and examples	For information	Chair stated that Mr Lyandvert's statement is a good demonstration of conflict of interest. No further questions. Decision to move on to next item.S	MF
6.	Waverley Public Art Policy	For information	<p>MF:</p> <ul style="list-style-type: none"> <li>- Public Art Policy is referenced in the Draft Cultural Plan as being slated for an update. The previous PAC began some work on this.</li> <li>- When called on to make recommendations to Council, PAC will test against these items:               <ul style="list-style-type: none"> <li>• Place making</li> <li>• Artistic excellence</li> <li>• Sustainability</li> <li>• Local culture and heritage</li> </ul> </li> <li>- PAC will use this framework until a new policy and framework comes into play.</li> </ul>	MF



			<ul style="list-style-type: none"> <li>- reminded all that the PAC is a <i>recommendation</i> body. PAC recommendations go to Council via a report following PAC discussions, for the consideration of Councillors.</li> </ul> <p>Cr Keenan mentioned that the minutes of the PAC go on to the minutes of the Council meetings. Minutes are usually brought to Council in bundles (a few at a time) but this could change.</p> <p>MF outlined benefits of public art in the Policy, and the Policy framework.</p> <p>MF raised the Public Art Masterplan as a key document that sits beneath this Policy framework.</p> <ul style="list-style-type: none"> <li>- Serves to nominate the sites that have been identified as Public Art locations</li> <li>- Budget in the long term financial plan for \$100K for public art every two years</li> <li>- Marks Park is identified as site 3 in the Masterplan, and is relevant to The Bondi Memorial artwork</li> </ul> <p>Max Lyandvert (ML) raised a discussion about “artistic excellence” and the difference or potential contradiction between national/international recognition of artistic excellence, and local opinions on this.</p> <p>MF: this sometime tension will make the Committee’s work interesting, reminded members that placemaking is an essential purpose, as locals do have to live with the art that is commissioned.</p> <p>ML: asked if there is pressure on the artist to conform to local views, or if artists can use their work to “educate” the community about artistic excellence.</p> <p>Cr Burrill gave some context and history regarding EOIs as the form for selecting work, and that historically EOIs have underwhelmed</p>	
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			<p>artistically in terms of ideas but have met the technical aspects of the artistic excellence requirement.</p> <p>ML: there are suburban council contexts around the world that have surprisingly engaged artists of an international calibre. Statement of belief that there is so much possibility in Waverley, and so many international calibre artists who reside in Waverley, to whom it wouldn't occur to apply for public art EOIs.</p> <p>Liane Rossler: asked whether the complexity of applications was a barrier to artists applying.</p> <p>ML: suggested that artists find the local context too compromised, and don't take it as seriously as they might, due to a clichéd view of community culture.</p> <p>MF: if there is a barrier that Council could overcome/improve, we would want to know about that and act on it.</p> <p>Kimberley Crofts: is it within the scope of the PAC to review the Policy?</p> <p>MF: yes.</p>	
7.	The Bondi Memorial: project briefing	For Information / discussion / questions	<p>MF:</p> <ul style="list-style-type: none"> <li>- introduction to the project, mentioning long project history with ACON, who approached Council on a project to acknowledge the homophobic and transphobic violence that occurred on the Bondi coastline from the 1970s</li> </ul> <p>iont</p> <ul style="list-style-type: none"> <li>- Mention of Greg Callaghan's local history walks, referencing the acts of violence in Marks Park and surrounds.</li> <li>• Community consultation about to begin, and will come back to the next PAC for consideration of feedback and discussion, and recommendation to Council.</li> </ul> <p>Steve Thomson: question about whether Council has any plans for programming activation/public engagement around this and other</p>	MF



			<p>artworks? Statement of importance for public art to be integrated with programming activities</p> <p>MF: yes. This particular site was selected because it can allow access for those with accessibility issues.</p> <p>Cr Burrill: will representatives from ACON attend the next meeting? It would be good for them to give their feedback prior to the PAC having its private discussion on selecting a design.</p> <p>MF: Yes, and reiterated that this collaboration with ACON is a partnership, which is unusual for Council public art works.</p> <p>Kimberley Crofts asked about the ways that the community can give feedback.</p> <p>MF gave some context to the work Council has done with ACON on community consultation, explaining that we've arrived at the decision to use Have Your Say Waverley. It will be promoted widely and if there are access issues they will be addressed at the time.</p>	
	Added item: Previous meeting's minutes		Minutes reviewed and adopted as a true and accurate record of proceedings.	
8.	General business Next meeting date: tbc	For information	<p>MF: raised the Draft Cultural Plan, encouraging the PAC members to consider deeply and broadly the Plan, and provide commentary via Have Your Say.</p> <p>Cr Keenan: asked for a quick rundown of what's happening at the Bondi Pavilion.</p> <p>MF: explained the closure, and imminent commencement of construction. Reopening in about 18 months.</p>	All



WAVERLEY COUNCIL

			<p>Cr Burrill: asked for an update of the Nth Bondi mosaic artwork. MF: We have received a large quote for works on the mosaic recommission, we are testing that quote in the market before returning to Council with a recommendation.</p> <p>Cr Burrill: requested updates on the Waverley Art Prize, Youth Art Prize MF: 697 submissions for the Waverley Art Prize. There will be an online presentation this year. Youth Art Prize has had 160 submissions. This year we ran a series of learning opportunities for our young artists. Waverley Artists Studios (5 artists in WWAS building) – strong engagement over COVID-19 lockdown. Undertook skills development projects. Many of the studio artists submitted for Waverley small grants program.</p> <p>Jerome Harris: question regarding street furniture, railings and relationship with public art. Does Council have any drive to move these from functional and ugly items to art objects? MF: there is a project underway to beautify the esi blocks. Rob Sabato: long term solution the Open Space team is working on. No reason why Culture team and PAC can't be involved in this.</p> <p>Cr Wy Kanak: wording re Nth Bondi Mosaic was to "replace" the artwork. Is the \$300K to put the work back in place? Because the motion said "replace" not "renew"? MF: intent of the work is the re-install, replace with a likeness of itself. We are following what was in the motion. C Cr Burrill: Councillors had no input on the esi blocks, they were dumped on site. Expressed personal unhappiness with them. Doesn't want to paint or beautify them. Feels that the minute we allow artists to paint on them, then people want to keep the artwork, so feels they</p>	
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			<p>should be left as they are. And yes, in relation to street furniture, this Committee will get to look at designs as they come through. It can be done well. Wants to see more public works like the new toilets and the shelters at Bondi.</p> <p>Tanya Goldberg: next meeting 13 July.</p> <p>Meeting closed 8.05pm</p>	
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Title: Waverley Public Art Committee			Date: Monday 13 July 2020		Time: 6:30pm-8:00pm	
Location: zoom						
<p>Participants:</p> <p>Steven Thomson, Max Lyandvert, Jerome Harris, Jennifer Cook, Alexander Georgouras, Kimberly Croft, Rohan Hawthorn, Liane Rossler, John Clark, Tanya Goldberg, Elizabeth Reidy, Matt Fallon, Cr. Paula Masselos, Cr. Elaine Keenan, Cr. Angela Burrill, Cr. John Wakefield, Cr. Dominic Wy Kanak, Cr. Leon Goltsman, Cr. Sally Betts, Cr. Steven Lewis, Cr. Will Nemesh, Cr. Tony Kay, Cr. George Copeland, Cr. Marjorie O’ Neil</p> <p>Bondi Junction RSL Public Artwork presentation: Danielle Robson (Soda Arts curatorial consultancy), Alister Eden (Group GSA), Lucy Ford (Aoyuan International)</p> <p>The Bondi Memorial Commission Recommendation; Nic Parkhill (CEO ACON), Michael Atkinson (Program Manager, Safety, Inclusion and Historical Justice, ACON)</p> <p>Apologies: Rohan Hawthorn, Kimberly Crofts, Matthew Fallon</p>						
Chair: Cr. Paula Masselos			Minute Taker: Todd Fuller			
No	Subject	Type				Responsibility
1.	Welcome, Introductions & Apologies	For information	Paula Masselos acknowledges the Bidjigal and Gadigal people and welcomes all in attendance.			Chair/All
2.	Confirmation of Minutes from meeting held 25 <sup>th</sup> May 2020	For information	The Minutes from Public Art Committee 25.5.20 are deemed to be true and accurate by EK, seconded by JC. Carried unanimously.			Chair/All



3.	Public Art In the Private Domain Feedback framework	For information	<p>ER briefs the committee on our current Public Art in the Private Domain assessment process and framework in advance of a presentation of the Bondi RSL Public art Plan.</p> <p>The Public Art in the Private Domain framework is assessed against placemaking, artistic excellence, sustainability and local heritage.</p>	ER
4.	Bondi Junction RSL – Public Art in the private Domain Art Plan	For information/discussion/recommendation	<p>Frank Xerob (Capital Corporation, Joint Venture Development Partners with Bondi RSL Club) , Danielle Robson (Public Art Curator engaged for this development) and Alister Eden (Group GSA Architects) present art plan for Bondi Junction RSL.</p> <p>Danielle Robson shows the proposed work by Eva Dijkstra. The work is a contemporary interpretation of ex-servicemen medallions on the external facade of the building.</p> <p>Feedback from the PAC includes:</p> <ul style="list-style-type: none"> <li>-Suggestion to include and integrate interpretative text</li> <li>-Suggestion of lighting to enhance the work at night</li> <li>-Compliments on the beauty of the piece, it's abstraction, contemporary approach and highly respectful.</li> </ul> <p><b>The Public Art Committee endorse the work as a successful Public Art in the Private Domain work.</b></p>	DR (SODA Arts curatorial consultants)
5.	Deaccessioning Policy framework	For information	ER briefs the committee on Waverley Council's Art collection and the acquisition and deaccessioning process for this collection.	ER



6.	Bondi Pavilion Ceramic Wall Tiles	For information/discussion/recommendation	<p>The committee are shown 2 ceramic artworks in the Bondi Pavilion which is currently undergoing redevelopment. The works were created by Patsy Help and Helen Leitch in 1984. The works are included on walls which are to be removed in the current plans for the Bondi Pavilion.</p> <p>As per an ICS report commissioned by TZG architects:</p> <p><i>"The murals are set into the walls and are well-bonded to the substrate, removal would involve cutting them out. This will cause damage to the walls. There is always the risk that in separating the tiles from the wall, the tiles themselves may become damaged, despite all due care being taken in their removal. If the murals were to be removed, they would need to be stored during the Pavilion's renovations, and reinstated in a new location."</i></p> <p>At present there is no location designated for the storage or re-installation of the work. Staff have documented the work fully.</p> <p>The committee are asked to support the deaccessioning of the work. Comments from the committee include:</p> <ul style="list-style-type: none"> <li>- as long as the memory of the work is documented and recorded, the deaccessioning is necessary.</li> <li>- could the work be used for postcards or some other interpretative device in order to be kept 'alive'</li> </ul> <p><b>The Public Art Committee endorses the deaccessioning of the works by Patsy Hely and Helen Leitch,</b></p>	ER
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7.	The Bondi Memorial – community consultation results presentation and recommendation on preferred design	For Information/discussion/recommendation	<p>Elizabeth Reidy briefs the committee on the Bondi Memorial commissioning process to date.</p> <p>Six artists who went to detailed design stage were: Studio Trobec, Jane Irwin and McGregor + Westlake Architecture, Urban Arts Projects, Jane Cavanough, William Eicholtz and ASPECT studios.</p> <p>Community consultation took place 3 June - 5 July with a combined outreach plan across ACON and Waverley Council Teams. 525 survey responses received. There was 0.67% difference between the top ranked and bottom ranked concepts in the community response</p> <p>Internal project control group was reconvened to assess the application comprising staff form landscape architecture, events and Project Waverley.</p> <p>Based on the technical expertise of the Staff PCG and ACON preference for URBAN ART PROJECTS.</p> <p>Feedback from ACON was that:</p> <p><i>'The various elements of this submission address the project principles. The name and concept of Rise is positive and powerful as is decision to use the landscape of the cliff as the basis for the design as it recognises that victims are eternally captured within. The context provided focuses on the space as a beat which is very relevant. The language is modern and inclusive of LGBT people and allies. This is beautiful and very aligned to the environment. It perhaps would need a plaque of some sort to give greater explanation and context.'</i></p>	ER/NP/MA
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			<p>THE PUBLIC ART COMMITTEE ASKED TO GIVE RECOMMENDATION TO COUNCIL ON THE PREFERRED ARTWORKS FOR COMMISSIONING.</p>	
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			<p>Feedback includes:</p> <ul style="list-style-type: none"> <li>-The UAP design has links to international LGBTIQ memorials.</li> <li>-The UAP design connects to the cliffs and local topography</li> <li>-The UAP is a subtle discovery</li> <li>-This site is treasured for its natural qualities and the UAP design best considers this broader use of the site.</li> <li>-concerns are raised around how the site will be used at night, community safety, skateboarding and lighting. These are concerns for all works proposed.</li> <li>-Concerns are raised around implementing more concrete paths</li> <li>-Concerns are raised around slippery surfaces of the work</li> <li>-Concerns are raised that UAP is too subtle and that ASPECT STUDIOS and Jane Irwin/Westlake McGregor both proposed works which are proud and draw attention to themselves.</li> </ul> <p><b>The committee agrees to endorse the following preferences to Waverley Council for commissioning:</b></p> <ol style="list-style-type: none"> <li><b>1. Urban Art Projects</b></li> <li><b>2. Aspect studios</b></li> <li><b>3. Jane Irwin &amp; Westlake McGregor Architects.</b></li> </ol> <p>Nicholas Parkhill thanks Waverley Council and it's staff for their time and commitment: "This decision will be a beautiful and considerate addition to one of Sydney's most beautiful sites. With the addition of ACON's activities and activations of the site, the work will be really powerful".</p>	
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10.	<p>General Business:</p> <ul style="list-style-type: none"> <li>- Hunter Park Sculpture Park</li> <li>- Waverley Art Prize</li> <li>- Waverley Artist Studios reopening</li> <li>- Waverley Youth Art Prize</li> </ul> <p>Next meeting date: Monday 31 August 2020</p>	For information	<p><b>HUNTER PARK SCULPTURE PARK</b></p> <p>Paula Masselos asks that a tour of Hunter Park is scheduled in late September to commence work on regenerating this site.</p> <p><b>WAVERLEY ART PRIZE</b></p> <p>Elizabeth Reidy reports on the Waverley Art Prize. This was delivered online with a nearly 700 applicants. Philjames was the winner of this years overall prize.</p> <p><b>WAVERLEY ARTIST STUDIOS</b></p> <p>Elizabeth Reidy reports that the Waverley Studio Artists will have access to their site again from the 20th of July. She will present our current studio artists to the committee in a future meeting.</p> <p><b>WAVERLEY YOUTH ART PRIZE</b></p> <p>Todd Fuller reports that the Waverley Youth Art Prize was also delivered online due to covid. It receives 160 submissions from local artists aged 9-18. The Poeples choice prize will be announced on Tuesday 21st.</p>	ALL
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**REPORT**  
**CM/7.11/20.09**

**Subject:** Waverley Artist Studios - Tenure Extension

**TRIM No:** A20/0106

**Author:** Elizabeth Reidy, Co-ordinator, Curator and Visual Arts

**Director:** John Clark, Director, Customer Service and Organisation Improvement

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**RECOMMENDATION:**

That Council:

1. Extends the tenure of the current Waverley Studio artists, Carolyn Craig, Julia Guttman, Laura Jade, Cameron Scott and Kirra Weingarth, from 31 January 2021 until 31 August 2021.
2. Notes the call-out for the next round of studio artists will commence in May 2021, with the expected induction date of 1 September 2021.

**1. Executive Summary**

This report recommends that Council grant an extension of tenure to the current Waverley Artist Studios tenants. The recommended extension is due to the artists' inability to access the studio spaces between March to August 2020 due to the COVID-19 pandemic. The proposal to extend the tenure is supported by the Waverley Public Art Committee.

**2. Introduction/Background**

This is the tenth year of the Waverley Artist Studios which are based in the Bondi-Waverley School of Arts building on Bondi Road, Bondi. The Waverley Artist Studios offers five rent-free workspaces for periods of twelve months. In return for the space, resident artists enter into an agreement with Council to provide agreed community activities. These can include tutoring Waverley School Holiday Programs, holding public programs and exhibitions in Waverley Library Galleries and Bondi Pavilion Gallery, holding artist talks with seniors and schools groups, and providing workshops at Sydney Children's Hospital as part of the Art E4x program for patients and their siblings. Waverley resident artists also contribute to the selection of submissions for the Bondi Beach Sea Wall, sustainability programming, and to dedicated curatorial projects and exhibitions in Bondi Pavilion Gallery.

The studio program has achieved a reputation for excellence in the art community and is highly competitive in application quality, ensuring high quality engagement outcomes for the community of Waverley. The call out process for the studios takes place annually. In November 2019 Council appointed Carolyn Craig, Julia Guttman, Laura Jade, Cameron Scott, and Kirra Weingarth to the studio program for the period of 1 February 2020 to 31 January 2021.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 19 November 2019	CM/7.10/19.11	<p>That Council:</p> <p>1. Offers the following artists a placement in the Waverley Artist Studios for the period February 2020 – January 2021:</p> <ul style="list-style-type: none"> <li>a) Kirra Weingarth</li> <li>b) Laura Jade</li> <li>c) Cameron Stead</li> <li>d) Julia Guttman</li> <li>e) Carolyn Craig</li> </ul> <p>2. Offers the following artists a reserve placement in the Waverley Artist Studios for the period February 2020 – January 2021:</p> <ul style="list-style-type: none"> <li>a) Chris Dolman</li> <li>b) Madeline Preston</li> <li>c) Sarah Rodigari</li> <li>d) Nadia Odlum</li> <li>e) Greg Semu</li> </ul>

### 4. Discussion

In February 2020, the five appointed studio artists moved into the studios located in the School of Arts Building and commenced their tenure in the Waverley Artist Studios program.

Due to the COVID-19 Pandemic and related restrictions, access to the studios by the appointed artists has been disrupted. Overall, around six months of the scheduled tenure period has been lost, and artist plans have been disrupted.

On 31 August 2020, Council officers made a presentation to the Waverley Public Art Committee outlining the Waverley Artist Studios, including an explanation of the application and appointment process for the program. Officers explained the current group of artists have not had access to the studios for a period of six months as a result of the COVID-19 pandemic. With consideration to this, the Public Art Committee supported the recommendation to grant an extension of tenure for the current studio artists until 31 August 2021, so they are able to access the studios to continue to develop their practices and work with the Waverley community.

### 5. Financial impact statement/Time frame/Consultation

Artists are provided with in-kind support from Council through the use of the artist spaces at the School of Arts building, and staff time in delivering the Waverley Artist Studio program outcomes. There are no direct costs to Council in running the Waverley Artist Studios.

If the extension is granted the current group of artists will remain in the studios until 31 August 2021 instead of 31 January 2021.

The next studio period would be rescheduled for September 2021– August 2022 with a call for applications to close in May 2021.

**6. Conclusion**

Due to the restrictions placed on the current studio artists' use of the Waverley Artist Studios as a result of the COVID-19 pandemic, the Public Art Committee supports the recommendation to grant an extension of tenure for the current studio artists until 31 August 2021.

The call-out for the next round of studio artists will commence in April 2021, with proposed new artists recommended in a report to Council in June 2021.

**7. Attachments**

Nil.

**REPORT**  
**CM/7.12/20.09**

**Subject:** Planning Proposal - 122 Bronte Road, Bondi Junction

**TRIM No:** SF20/3778

**Author:** Jaime Hogan, Senior Strategic Planner

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Notes the submissions made to the public exhibition of the Planning Proposal for 122 Bronte Road, Bondi Junction that seeks to amend the Waverley Local Environmental Plan 2012 as follows:
  - (a) Rezone the site to B4 Mixed Use.
  - (b) Increase the building height from 15m to 18.5m.
  - (c) Increase the floor space ratio from 2:1 to 4:1.
  - (d) Include the site on the Active Street Frontages Map.
2. Opposes the Planning Proposal on the grounds that it is not in the public interest to allow an undesirable increase in development potential for the site.
3. Requests the Department of Planning, Industry and Environment to consider the following amendments to the Planning Proposal should it be considering any support for the Planning proposal:
  - (a) That the maximum permissible height of building be retained at 15m.
  - (b) That the maximum permissible floor space ratio be amended to 2.5:1.
  - (c) That the site be included on the Key Sites Map to apply Clause 6.9 Design Excellence.
4. Forwards the submissions and exhibition report to the Department of Planning, Infrastructure and Environment.
5. Writes to each individual that made a submission to detail the process of plan making for this Planning Proposal, and to provide an update on the final determination.

**1. Executive Summary**

On 15 October 2019, the Sydney Eastern City Planning Panel considered a Rezoning Review for the site at 122 Bronte Road, Bondi Junction to amend the *Waverley Local Environmental Plan 2012* to rezone the site to B4 Mixed Use; increase the building height to 18.5m and introduce a floor space ratio of 4:1.

The Sydney Eastern City Planning Panel recommended that the proposal should be submitted for a Gateway determination. Council accepted the role of planning proposal authority (PPA), however is not the plan making authority (PMA) for this proposal. See the Discussion section of this report for more information on this matter.

The Planning Proposal has been placed on public exhibition as outlined in this report and is required to be forwarded to the Department of Planning, Infrastructure and Environment (DPIE) for a post-Gateway determination.

## 2. Introduction/Background

On 15 February 2019, the subject Planning Proposal was lodged with Council. The site has been the subject of two previous Planning Proposals, the first of which was withdrawn. The second was not supported by Council and was not supported by the Sydney Eastern City Planning Panel. A full outline of the history of the Planning Proposal is provided below in Table 1.

The current Planning Proposal was not supported by Council and then subject to a Rezoning Review process. On 15 October 2019, the Sydney Eastern City Planning Panel recommended that the proposal be submitted for a Gateway determination. The option was given to Council to act as the PPA for this proposal, which involves the preparation of the Planning Proposal documents for public exhibition, as well as the management and reporting of the public exhibition process. Council accepted the role of PPA. A Gateway determination was issued, requiring public exhibition of the Planning Proposal, and the following State Agencies were consulted: NSW Heritage, Department of Premier and Cabinet; Transport for NSW; Ausgrid; and Sydney Water.

<i>Table 1 - Timeline of the proposal</i>	
11 April 2017	The proponents met with Council officers. During this meeting the benefits of the adaptive re-use of the heritage item, and the provision of an activated street frontage were discussed and encouraged. Accordingly the rezoning to a B4 Mixed Use zone was considered appropriate to achieve these outcomes. Council officers however expressed concerns relating to the proposed increase in building height and FSR tabled at that meeting given the context of the area and the potential for significant impacts upon the character of the streetscape.
5 June 2017	The proponents met with Department of Planning & Environment officers.
2 August 2017	The proponent (Urbis on behalf of Rimon Field Pty Ltd) submitted a planning proposal to Council to amend the WLEP2012 in relation to 122 Bronte Road, Bondi Junction. The proposal aimed to enable the redevelopment of the subject site for the purposes of a mixed use development comprising ground level retail and serviced accommodation on the upper floors. To achieve this outcome, the following changes to the WLEP2012 were proposed: <ul style="list-style-type: none"> <li>• Change the land use zone from SP2 Infrastructure to B4 Mixed Use;</li> <li>• Increase the height of buildings standard from 15m to 43m; and</li> <li>• Increase the floor space ratio standard from 2:1 to 7.1:1.</li> </ul> The planning proposal included the adaptive reuse of heritage item I246.
4 September 2017	Council officers sent a preliminary request for additional information to the proponent regarding minor missing information (site area) and incorrect photomontage images used in the submitted planning report.
11 October 2017	Council officers met with the proponent to discuss the preliminary assessment of the proposal with advice that the proposal would not be supported at an officer level.
8 November 2017	Council officers met with the proponent to discuss a revised proposal with advice that a reduced height and floor space ratio may be a more appropriate proposal, however any proposal would continue to be subject to a complete assessment process.

22 December 2017	The application was withdrawn by the proponents.
12 January 2018	<p>The proponent (Urbis on behalf of Rimon Field Pty Ltd) submitted a new planning proposal (the same proposal as submitted to the Rezoning Review) with reduced development standards to amend the WLEP2012 in relation to 122 Bronte Road, Bondi Junction. The following changes to the WLEP2012 were proposed:</p> <ul style="list-style-type: none"> <li>• Change the land use zone from SP2 Infrastructure to B4 Mixed Use;</li> <li>• Increase the height of buildings standard from 15m to 28m; and</li> <li>• Increase the floor space ratio standard from 2:1 to 4:1.</li> </ul> <p>The planning proposal included the adaptive reuse of heritage item I246.</p>
25 July 2018	The proponent's Planning Proposal was not supported by Council officers or the Waverley Local Planning Panel. The Waverley Local Planning Panel supported the position of Council officers to not support the proponent's proposal, and to proceed with a modified planning proposal that sought to change the zone from SP2 Infrastructure to B4 Mixed Use, and to add the site to the Active Street Frontages Map.
7 August 2018	The proposal was reported to Council. Council adopted the recommendation to not support the proponent's proposal, and to proceed with a modified planning proposal that sought to change the zone from SP2 Infrastructure to B4 Mixed Use, and to add the site to the Active Street Frontages Map.
13 December 2018	The applicant lodged a rezoning review request given Council not supporting the Proposal. The Rezoning Review was considered by the Sydney Eastern City Planning Panel and determined that the proposal should not be submitted for a Gateway determination because the proposal has demonstrated strategic merit but not site-specific merit. The Panel noted however that an appropriate height for development on the site would be to match the parapet height of the Telstra Exchange building (18.5m).
15 February 2019	<p>A new Planning Proposal (1/2019) was submitted to Waverley Council with the following changes proposed to the WLEP2012:</p> <ul style="list-style-type: none"> <li>• Change the land use zone from SP2 Infrastructure to B4 Mixed Use;</li> <li>• Increase the height of buildings standard from 15m to 18.5m; and</li> <li>• Increase the floor space ratio standard from 2:1 to 4:1.</li> </ul> <p>The planning proposal included the adaptive reuse of heritage item I246.</p>
16 May 2019	A new Rezoning Review was submitted to the Department of Planning, Industry and Environment given Council had not made a determination on the proposal at that time.
15 October 2019	The Sydney Eastern City Planning Panel recommended that the proposal be submitted for a Gateway determination.
20 December 2019	Council prepared the Planning Proposal and submitted it for Gateway determination.
04 May 2020	Planning Proposal updated for Gateway exhibition to include the site on the Active Street Frontages Map.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee, 7 August 2018	<b>PD/6.1/18.08</b>	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Supports the planning proposal set out in Attachment 1 of Item PD/5.8/18.08 to amend the WLEP2012 in respect of 122 Bronte Road, Bondi Junction, being submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, that proposes the following:</li> </ol>

		<ol style="list-style-type: none"> <li>a. The WLEP2012 is amended to change the zoning of the site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use.</li> <li>b. The WLEP2012 Active Street Frontages Map is amended to apply to the Bronte Road frontage of the site.</li> <li>2. Notes that a minimum non-residential floor space ratio is anticipated to be applied to the site in the future as part of a separate planning proposal process.</li> <li>3. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination, should that be approved by the Department of Planning and Environment.</li> <li>4. Accepts the role of the Relevant Planning Authority (now known as the planning proposal authority) from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the <i>Environmental Planning and Assessment Act 1979</i> in relation to the making of the amendment.</li> </ol>
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#### 4. Discussion

##### History and previous assessments

During the Rezoning Review process in December 2018, Council defended the appropriateness of the existing planning controls for the area, for the reasons that any increase in height or FSR on the site would be detrimental to the character of the streetscapes of Bronte Road and Birrell Street, and would be an overdevelopment of the site and damage the integrity of the heritage item. Amenity impacts on surrounding buildings were also raised. In addition, two recent Land and Environment Court cases were cited as evidence that the controls have generally been upheld in this area and should continue to be upheld.

Whilst the Sydney Eastern City Planning Panel in this instance did not support the Proponent's proposal to continue to Gateway (public exhibition), the Panel did add in their advice (Attachment 3) that:

'if the Department's delegate considers that a Planning Proposal changing the zoning of the site to B4 Mixed Use has merit, the Panel would recommend the adoption of a height limit that would be achieved by the continuation of the existing parapet line of the Telephone Exchange and a FSR which would be appropriate for a building that continues that line (and is probably five storeys high).

The basis for the Panel's view is that a building of that height already exists adjoining the site and also that the Telephone Exchange is such an uncharacteristic built form that the more it can be obscured and ideally integrated into any development of the subject site, the better for the visual environment around the site. The Panel takes this view on the basis that the heritage item be restored to the 1926 built form which incorporated a door on the corner'.

The Proponent lodged a new Planning Proposal in keeping with the advice of the Panel and was again the subject of a Rezoning Review as Council did not express support to progress the Proposal. The Panel supported the Proposal and recommended that it proceed to Gateway (public exhibition). This advice is included in Attachment 4.

Council was offered the opportunity to accept the role of planning proposal authority (PPA), which requires that Council prepare a finalised Planning Proposal to submit to the DPIE for a Gateway determination. Once the Gateway determination is received, Council acting as the PPA then undertakes the public exhibition of the proposal and reports the results back to the DPIE for their final assessment.

### Plan Making Authority

The role of PPA is different to the role of plan making authority (PMA). The role of the PMA is to undertake the post-Gateway assessment and determination of the proposal, and to make the final local environmental plan. The role of PMA was not given to Council in this instance, as Council had previously not supported the Planning Proposal and it was the subject of a Rezoning Review.

As such, Council is not able to make the final determination for this proposal and is required to report the results of the public exhibition to the DPIE. The DPIE will notify Council of its final determination, and the next steps.

## 5. Consultation

The Planning Proposal was placed on public exhibition via Council's Have Your Say website between 15 May – 28 June 2020 and again from 17 July – 17 August 2020 due to an error in the initial exhibition period not being notified to neighbouring properties. Over the two periods, there were 514 visits to the page and 111 people downloaded a document. In total, 43 public submissions were received as outlined in Table 2 below. Attachment 1 outlines the submissions received, and Attachment 2 provides the State Agency submissions.

The responses from State Agencies do not raise any issues with the proposal. Transport for NSW does however require that any future Development Application provide access from Adams Lane only.

Of the 43 submissions, 3 of them were in support, and 40 did not support the development. The key reasons were that the development would be detrimental to the amenity and character of the adjacent heritage-zoned area, and streetscapes of Bronte Road and Birrell Street; the development is considered an overdevelopment of the site, that is unsympathetic to the heritage asset, and contrary to an aim of the WLEP2012; and concern over the increase of traffic and increased pressure on street parking. In addition, a number of submissions (13) cited that Council should be responsible for upholding the planning instruments as well as inconsistency and lack of 'fairness' between what development can be undertaken on adjacent sites (2).

<i>Table 2 – Summary of Submissions</i>	
Reason	Number of submissions
<b>Support</b>	
Activation of street	1
Masking façade of exchange building	1
Appropriate as site is on a main thoroughfare	1
Revitalisation of the strip	1
Support inclusion of site on Active Street Frontages map	1
Support reinstatement of original features	1
<b>Did not support</b>	
<i>Character of the area</i>	
Detrimental to the amenity and character of the adjacent heritage-zoned residential area	34
- Out of character with the area and streetscape	
- Changes character of historic streetscape and heritage façade	
- Will result in a change in character of the area	
Concern over increase of traffic and increased pressure on street parking	12

- Lack of parking provision - Increase in congestion	
Will lead to overdevelopment of the area - Will result in change in the quality of living - Will result in development 'creep'	4
Increased population density not supported	1
<i>Inappropriate development for the site</i>	
Overdevelopment of the site - Overbearing and unsympathetic - Doubling of FSR is unacceptable and unjustified for one additional storey - Overdevelopment of a sensitive heritage asset - Recent Land & Environment Court determinations for similarly scaled developments upheld the planning controls - Contrary to an aim of the WLEP2012 - <i>"to provide an appropriate transition of building scale around the edge of the commercial centre to protect the amenity of surrounding residential areas"</i>	16
Reduce height by one storey	1
Concerns about adequate space for services including storage and car parking	1
Insufficient justification for additional height	1
Supports redevelopment of the neighbouring Telstra Exchange site, but not the Post Office site	1
<i>Impacts on amenity</i>	
Impacts on pedestrian amenity	10
Unacceptable overshadowing of neighbouring residential building resulting in loss of direct sunlight as well as daylight	3
Will result in entire loss of view from one apartment in the building 184 Birrell Street	2
Impacts on open space of the neighbouring property	1
Loss of privacy for all apartments facing Adams Lane, in bedrooms, living rooms and bathrooms due to windows	1
<i>Process concerns – trust and transparency</i>	
Conflict of interest in report prepared by consultants paid by developer	1
The planning instruments should be upheld by Council	14
Inconsistency in 'fairness' and lack of transparency in the planning process	2
Residents had considerable input into the development of the LEP and expect the document to stand as the principal planning instrument	1

## 6. Recommended Feedback to the DPIE

The submissions received have reiterated Council's original position that the existing height is the most appropriate height for the area, in keeping with the aim of the WLEP2012, *"to provide an appropriate transition of building scale around the edge of the commercial centre to protect the amenity of surrounding residential areas"* and to ensure that the heritage asset of the post office is not overwhelmed by the proposed scale of development. On this basis Council should continue to oppose the proposed Planning Proposal, notwithstanding the advice from the Sydney Eastern City Planning Panel.

Should the Department of Planning, Industry and Environment be considering any support for the proposal it is important that two key oversights must be addressed in the post-Gateway assessment. These concern floor space ratio and the inclusion of the site on the Key Sites Map for Bondi Junction. These are detailed below.

### *Floor Space Ratio*

The proposed floor space ratio of 4:1 is an effective doubling of the existing control, however the increase in height is only one additional storey above the existing controls representing a 23% increase. To ensure

that any future development applications do not seek to meet the Maximum Permissible FSR provision by exceeding the Maximum Permissible Height of Building provision, it is recommended that the DPIE amend the FSR to a more appropriate FSR for the site.

By way of example, the approved FSR for the recently gazetted site of 194 Oxford Street Bondi Junction, with a total height of 36m, has an FSR of only 3.5:1. A reduced FSR will require an adequate amount of building modulation to:

- reduce the impact of a fifth storey to the adjacent residential property of 184 Birrell Street, Bondi Junction, and
- reduce the overall bulk and scale of the building, to not overwhelm the heritage asset.

In addition, the Waverley Development Control Plan 2012 (WDCP2012) controls applicable to this site require a 2-3 storey street frontage and that additional floors above this be setback by 6m from the street frontage. To comply with the existing WDCP2012 for the site, the proposed FSR of 4:1 would not be achievable.

A nearby development at 110-116 Bronte Road, Bondi Junction that was determined by the Land and Environment Court was approved to a maximum building height of 20.5m, with an FSR of 2.44:1. This approval permits a building to be built to five storeys representing a 25% increase on the existing WLEP2012 control of 15m, with an FSR of 2.44:1 representing a 25% increase on the existing WLEP2012 control of 2:1.

Accordingly, it is strongly recommended that the FSR for the subject site be revised to more accurately reflect the increase in height of 23% from 15m to 18.5m, to be an increase of 25% from 2:1 to 2.5:1.

#### *Inclusion of the Site on the Key Sites Map section for Bondi Junction*

The site is located at the boundary of the Bondi Junction Strategic Centre and should be included in the Key Sites Map for the Bondi Junction Strategic Centre. The inclusion of the site on the Key Sites Map would require the site to comply with Clause 6.9 Design Excellence of the WLEP2012. Given the prominence of this site as a key entrance to the Bondi Junction Strategic Centre, it is crucial that any future development should apply the Design Excellence considerations of the WLEP2012.

## **7. Conclusion**

Council is the PPA for this Planning Proposal and is required to report the results of the public exhibition to the DPIE. The DPIE will assess the submissions made and make a final determination on the outcome of the Planning Proposal. As a number of submissions have referred to Council as the determination authority for this matter and have cited a lack of transparency in the Council's decision making process, it is recommended that Council write to each of the individuals that made a submission to detail the plan making process for this Proposal, and provide a further update when the final determination is made by the DPIE.

## **8. Attachments**

1. Public Exhibition Submissions Made [↓](#)
2. State Agency Submissions [↓](#)
3. Record of Decision 13 December 2018 [↓](#)
4. Record of Decision 15 October 2019 [↓](#) .

## Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
<b>Support</b>		
Supportive of proposal, in particular: activation of street; masking of one facade of neighbouring exchange building; addition of serviced apartments to Bondi Junction.	1	<ul style="list-style-type: none"> <li>- Activation of street</li> <li>- Masking façade of exchange building</li> </ul>
<p>I write in support of the Planning Changes for the property 122 Bronte Road, Bondi Junction. With all of the new development along Oxford Street, it makes sense that development should also be along Bronte Road. Bronte Road is a main thoroughfare in the heart of the commercial area. The section of Bronte Road from Wallis Parade to Birrell Street is just a nasty series of two storey buildings a lot vacant or soon will be. The strip needs some life. A row of new buildings with residential units above shops would be a vast improvement. Redevelopment of this strip of shops will be happening in the future. It is not as if 122 Bronte Road is unique. It is just the first of many such developments. Let the future begin. Thank you for the opportunity to give my opinion.</p>	1	<ul style="list-style-type: none"> <li>- Main thoroughfare</li> <li>- Revitalisation of the strip</li> </ul>
<p>Comments:</p> <ol style="list-style-type: none"> <li>1. Active Street frontage - the building has a well considered front entry with windows facing over the street. A front entry to a building is "active". No more glazed shopfronts!</li> <li>2. Knock one whole floor off and make this a proper green roof capable of growing plants long term for food and amenity, as well as stormwater management and thermal control and/or solar panels.</li> <li>3. Waste: no apparent facilities for waste management and multiple bin storage. This is essential;</li> <li>4. Toilets and services: no apparent toilets or other facilities for ground floor.</li> <li>5. Ground floor retail: too much retail in the area already. This could be office space or light work activities e.g. hardware, design studios etc. There is no back of shop storage or space for deliveries.</li> <li>6. "Studios" have no cross ventilation. Are they individually provided with kitchens and bathrooms? As they have no balconies to the busy street, they will need much better access to air and light from the internal space. Note acoustics will be tricky.</li> <li>7. Management: no living or administration space for caretaker or other management operator for studio apartments. This is essential to reduce potential for overcrowding.</li> <li>8. Internal courtyard needs to be generous - light and airy.</li> <li>9. Carparking: delete and replace with properly considered deliveries and storage area at grade with gates. This is within 10 minutes walking distance of Bondi Junction Station and at least 400 buses per day pass the front door. Parking can be reduced to zero. Provision for bicycles should be made on each floor.</li> </ol>	1	<ul style="list-style-type: none"> <li>- Support active street frontage</li> <li>- Reduce height by one storey</li> <li>- Concerns about adequate space for services including storage and car parking</li> </ul>

Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
<b>Do not support</b>		
The proposed development completely changes the heritage streetscape and facade, is overbearing and is unsympathetic to the heritage building and should be rejected. The development is too high and is not set back adequately from the heritage façade. The use of so called heritage experts / architects who are remunerated the developer is not transparent and a complete conflict of interest therefore their report should not be accepted due to the conflicts involved.	1	<ul style="list-style-type: none"> <li>- Changes character of historic streetscape and heritage façade</li> <li>- Overbearing and unsympathetic</li> <li>- Conflict of interest in report prepared by consultants paid by developer</li> </ul>
I strongly oppose this planning proposal which is significantly bigger than existing building controls as it proposes to: • Increase the height of buildings standard from 15m to 28m; and • Increase the floor space ratio standard from 2:1 to 4:1. This is too big and out of character with the area and the streetscape.	1	<ul style="list-style-type: none"> <li>- Out of character with the area and streetscape</li> </ul>
<p>Whilst regenerating repurposing and energising an area is to be respected any development should not adversely effect its neighbouring properties. At [neighbouring property] we experience huge problems with parking. The businesses in the building tie up all the unmetered parking and dump old cars boats trailers So they can maximise their business operations. The gym brings traffic and congestion again making this area busy and noisy for residents. Residents from across the road take up valuable parking. Any new development MUST be able to accommodate the business needs for parking.</p> <p>The height of the building would shadow and diminish the already limited light and sun for the blocks of residents not to mention the privacy of people here. We are not allowed a granny flat or another small home or a driveway but 122 can use all the listed additions? I have no objection to a ground floor redevelopment and the building brought back to original features but I object strongly to additional levels. I will be visiting chambers and inspecting the proposal.</p> <p>I have already sent my strong opposition to the rezoning and proposals lodged.</p> <p>It seems out of character for the area.</p> <p>Why can such a development be allowed when the shadows cast on the neighbouring Homes will be so adversely affected?</p> <p>You need to reign in the overdevelopment in the area and consider the money 'ordinary people like us' have and continue to sustain and renew the existing homes and the existing character of the area!</p> <p>Developers should not be enabled and supported when the area must support the locals. My rates and land tax are greater than \$32 000 a year. I too have a voice. Our neighbours will be pursuing this further.</p>	1	<ul style="list-style-type: none"> <li>- Lack of parking provision</li> <li>- Height of building would create overshadowing and privacy amenity impacts</li> <li>- Support reinstatement of original features</li> <li>- Out of character with the area and streetscape</li> <li>- Overdevelopment of the area</li> <li>- Inconsistency in 'fairness' and lack of transparency in the planning process</li> </ul>
I don't think the zoning should be amended	1	<ul style="list-style-type: none"> <li>- Not supported</li> </ul>

Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
The existing rules are there for a reason. Nothing in the documentation gives a valid reason why a whole extra storey should be allowed	1	<ul style="list-style-type: none"> <li>- The planning instruments should be upheld by Council</li> <li>- No valid justification for additional storey</li> </ul>
Happy to see the site redeveloped, (except for the heritage post office), as the brick exchange is out of character, but I believe that building something new that is EVEN taller than the original is unacceptable. At most it should be the within the existing envelope, but preferably lower in height so as to be more fitting with streetscape, and improve the area rather than make it worse	1	<ul style="list-style-type: none"> <li>- Supports redevelopment of the neighbouring Telstra Exchange site, but not the Post Office site.</li> </ul>
I am concerned by the continued development processes that are moving this area to less than great place to live. I urge the council to respect the environment and NEVER allow developments that exceed permissible planning sizes.	2 people individually made this submission	<ul style="list-style-type: none"> <li>- Overdevelopment of the area</li> <li>- The planning instruments should be upheld</li> </ul>
<p>Strongly object to the proposed planning changes to the Waverley Local Environmental Plan 2012 in relation to the abovementioned site. In particular I/we object to the proposal to:</p> <ul style="list-style-type: none"> <li>- Increase the permissible floor space ratio from 2:1 to 4:1</li> <li>- Increase the maximum permissible building height from the present 15m to 18.5m</li> </ul> <p>I/we believe that the proposed changes to the planning laws would be severely detrimental to the amenity and character of the adjacent heritage-zoned residential area.</p>	19 people individually made this submission	<ul style="list-style-type: none"> <li>- Detrimental to the amenity and character of the adjacent heritage-zoned residential area</li> </ul>
Concern about increase of through traffic on Porter Street, and increased pressure on street parking	1	<ul style="list-style-type: none"> <li>- Concern over increase of traffic and increased pressure on street parking</li> </ul>
<p>This makes a respectful plea for the Council to object strongly to the proposed change of building guidelines to historic corner block at corner Bronte Rd and Birrell Street (address above). A notice described this plan in Wentworth Courier 22/712020.</p> <p>As ratepayer homeowners, it is submitted that this area makes up a significantly residential portion around Bronte Rd and Birrell Street. The proposal looks to upset that situation. It's noted the reported plan goes well beyond the height and proportion of the existing block. It also surpasses existing height and proportion of nearby and surrounding residential apartment buildings and private homes, and streetscape. Proposed plan looks out of traditional character also, especially in its description to 'amend' to 'mixed use.'</p>	10 people signed this submission.	<ul style="list-style-type: none"> <li>- Overdevelopment of the site</li> <li>- Out of character with the streetscape and surrounding area</li> <li>- Impacts on traffic and congestion</li> <li>- Impacts on pedestrian amenity</li> <li>- The planning instruments should be upheld by Council</li> </ul>

Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
<p>Also as long term local pedestrians in this area, and using this corner at Birrell St on a regular, frequently daily, basis, it is submitted that the proposal's scale and its effect would cause unsightly impact and add to traffic and pedestrian impact on that already congested corner.</p> <p>This asks the Council to maintain a restraining influence on the proposed change of building guidelines in this residential neighbourhood.</p>		
<p>Strongly object to the proposed planning changes to the Waverley Local Environment Plan 2012 in relation to the abovementioned site.</p> <p>In particular I object to the proposal to:</p> <p>Increase the Maximum Permissible Floor Space Ratio Map to change the subject site from 2:1 to 4:1</p> <p>Increase the Maximum Permissible Building Height Map to change the subject site from 15m to 18.5m</p> <p>Increase the Land Zoning Map to change the subject site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use</p> <p>I strongly object to the development, as the proposed increase to height, increase to floor space and change to Mixed Use of the building will impact the entire block of 184 Birrell Street for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The height of the proposed development of 122 Bronte Road Bondi Junction NSW 2022 will: <ol style="list-style-type: none"> <li>a. Overshadow 184 Birrell Street, the development will restrict and block all natural light and sunlight from entering all windows attached to 1, 3, 5 &amp; 6 of 184 Birrell Street that face towards Adams Lane and 122 Bronte Road Bondi Junction</li> <li>b. Overshadow 184 Birrell Street and entirely block all views from Unit 3. Unit 3/184 Birrell Street has access to a broad view of lights across Queens Park, Moore Park, the airport and the City as well as a magnificent sunset. The view is accessed from the Living Room, Kitchen, Bathroom and Second Bedroom windows - and will be blocked by the height and overshadowing of 122 Bronte Road.</li> <li>c. Overshadow 184 Birrell Street and will create a loss of solar access - it will restrict and block natural light and sunlight which will cause the building to become damp, the sun warms the brick apartments and the restriction will cause mould, this will also impact the vegetation grown in the</li> </ol> </li> </ol>	1	<ul style="list-style-type: none"> <li>- Unacceptable overshadowing of adjacent apartment block at 184 Birrell Street</li> <li>- Will result in entire loss of view from one apartment in the building 184 Birrell Street</li> <li>- Impacts on open space of the neighbouring property</li> <li>- Loss of privacy for all apartments facing Adams Lane, in bedrooms, living rooms and bathrooms due to windows</li> <li>- Increased population density not supported</li> <li>- Inconsistency in 'fairness' and lack of transparency in the planning process</li> <li>- Detrimental to the amenity and character of the adjacent heritage zoned residential area</li> </ul>

Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
<p>courtyard attached to Unit 1. The overdevelopment will reduce the hours of sunlight that Birrell Street enjoys and is accessed through all windows.</p> <p>2. The height of the proposed development and the positioning of windows from 122 Bronte Road Bondi Junction facing towards Adams Lane and onto Units 1, 3, 4, 5 &amp; 6 of 184 Birrell Street will strip all residents of Privacy. 184 Birrell Street has tall and large Art Deco designed windows on these units that face Adams Lane. Should the development proposal be approved, all residents will lose privacy. 122 Bronte Road will be able see straight into the number of glass windows into the following areas of the apartments on 184 Birrell Street: Living Rooms, Bathrooms, Kitchens, Bedrooms - the windows of the proposed development will create access to see directly into each apartment.</p> <p>3. The development will allow for higher population which will cause congestion in the local area and encourage traffic generation.</p> <p>4. Birrell Street, Porter Street and Adams Lane are already congested by local residents who do not have parking on their premises, people who work at Bondi Junction or take public transport park their cars in the local area specifically on Adams Lane, Birrell Street, Porter Street mainly to access all day parking. It is well known that S &amp; I Automotive Services on the corner of Bronte Road and Porter street take up 80% of the local All Day street parking on these streets. There is no provision for existing residents and businesses for parking it is a premium and the development will allow for a higher population which in turn will further exacerbate the problem. Higher populations brought into the local area via the development of 122 Bronte Road will cause congestion and reduce parking availability. As owners of 184 Birrell Street, we have submitted an application for a driveway and been refused and are resubmitting a DA for a driveway and have found this small request to be difficult and therefore find the proposed heritage listed development being considered at this stage completely unfair.</p> <p>I believe that the proposed changes to the planning laws would be severely detrimental to the amenity and character of the adjacent heritage zoned residential area and would cause a direct impact on 184 Birrell Street Bondi Junction the property and the residents.</p>		

Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
<p>In summary the proposed development of 122 Bronte Road Bondi Junction would:</p> <ul style="list-style-type: none"> <li>- Overshadow and block Sunlight</li> <li>- Restrict Solar Access</li> <li>- Completely block views</li> <li>- Strip residents of privacy</li> <li>- Increase population and create congestion</li> <li>- Increase the demand for parking</li> </ul>		
<p>My major objection is the proposed increase in permissible building height from 15m to 18.5 m. There is a general building height creep in the area which is at the expense and to detriment of occupants of the surrounding buildings. Such height increase results in blocked sunlight, obstructed views, general reduction in the quality of living and change of the character of the area. Once such a height increase takes place it establishes a new acceptable level; consequently any subsequent height increase requests for buildings in the area becomes easier - and to further detriment of local residents.</p> <p>Therefore I strongly oppose to the increase in permissible building height to 18.5 meters.</p>	1	<ul style="list-style-type: none"> <li>- Loss of views</li> <li>- Loss of solar access</li> <li>- Change in character of the area</li> <li>- Change in the quality of living</li> <li>- Development 'creep'</li> </ul>
<p>I wish to express my objection to the abovementioned proposal by property developers to amend the existing planning controls on the site of the heritage listed 1920s former Telephone Exchange building, on the corner of Bronte Rd and Birrell Street.</p> <p>The changes that are proposed would allow for redevelopment of the site for a high rise residential and commercial building with a floor space ratio (FSR) of 4:1 (almost double what is permitted at present) and an increase in the permissible height from 15m to 18.5 m (six stories).</p> <p>By way of comparison, recent Development Applications on nearby sites at 116-120 Bronte Rd and 125 Bronte Rd were approved, only after appeals to the Land and Environment Court, with FSRs of 2.44:1 and 1.58:1 respectively.</p> <p>The proposed increases in allowable floor space ratio and height limit, will inevitably result in a gross overdevelopment of a sensitive heritage asset, and a tower building on this historic corner site, that will be completely out of character with the existing building and the domestic-scaled urban landscape.</p>	1	<ul style="list-style-type: none"> <li>- Doubling of FSR unacceptable</li> <li>- Overdevelopment of sensitive heritage asset</li> <li>- Out of character with streetscape and heritage area</li> <li>- Contrary to an aim of the WLEP2012 - <i>"provide an appropriate transition of building scale around the edge of the commercial centre to protect the amenity of surrounding residential areas"</i>.</li> </ul>

Submissions made to the public exhibition of PP-1/2019 122 Bronte Road, Bondi Junction.

Submission	Number of individual submissions	Key points
<p>Furthermore the proposal is completely contradictory to the stated intention of the Waverley Local Environment Plan (WLEP 2012) to <i>“provide an appropriate transition of building scale around the edge of the commercial centre to protect the amenity of surrounding residential areas”</i>.</p> <p>In effect what the developer is seeking from Council is what used to be known as a “spot rezoning”, whereby a particular site is, for no good reason, excised from the constraints of the planning regulations that apply to the general zoning.</p> <p>I would respectfully urge Council to maintain the integrity of the WLEP by rejecting these proposed changes.</p>		
<p>I strongly oppose this planning proposal which is significantly bigger than existing building controls as it proposes to:</p> <ul style="list-style-type: none"> <li>- Increase the height of buildings standard from 15m to 28m; and</li> <li>- Increase the floor space ratio standard from 2:1 to 4:1. This is too big and out of character with the area and the streetscape.</li> </ul>	1	<ul style="list-style-type: none"> <li>- Out of character with the streetscape and surrounding area</li> </ul>
<p>We have considered the planning proposal which has been lodged by Urbis Pty Ltd on behalf of Rimon Field Pty Ltd, seeking to amend Waverley Local Environmental Plan 2012 as follows:</p> <ul style="list-style-type: none"> <li>• Amend the Land Zoning Map to change the subject site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use</li> <li>• Amend the Maximum Permissible Building Height Map to change the subject site from 15m to 18.5m</li> <li>• Amend the Maximum Permissible Floor Space Ratio Map to change the subject site from 2:1 to 4:1</li> <li>• Amend the Active Street Frontages Map to show the subject site as requiring an active street frontage.</li> </ul> <p>While we recognise the need to change the site to 84 Mixed Use from SP2 Infrastructure (Telecommunications), we are totally opposed to the proposed increase in height and FSR.</p> <p>We are very concerned at the way developers frequently make submissions to significantly change the LEP to their advantage, especially in the Bondi Junction area.</p> <p>Residents had considerable input into the development of the LEP as required by law and expect the document to stand as the principal planning instrument, not to be changed at the whim of developers.</p> <p>In this case, doubling the FSR and increasing the height by over 20% is not acceptable. This site is adjacent to a residential area and any development should respect the amenity of its neighbours.</p>	1	<ul style="list-style-type: none"> <li>- Supports rezoning of the site</li> <li>- Increase in height is unacceptable</li> <li>- Doubling of FSR unacceptable</li> <li>- Concerns over planning proposals that seek to vary the LEP that was prepared with extensive community consultation and input</li> </ul>



Our ref: DOC20/375367

Mr Ross McLeod  
General Manager  
Waverley Council  
PO Box 9  
BONDI JUNCTION NSW 1355

Attention: Ms Jaime Hogan, Principle Strategic Planner  
[info@waverley.nsw.gov.au](mailto:info@waverley.nsw.gov.au)

### **Planning Proposal – 122 Bronte Road, Bondi Junction**

Dear Mr McLeod

Thank you for the opportunity to comment on the planning proposal to modify the planning controls for 122 Bronte Road at Bondi under *Waverley Local Environmental Plan 2012*.

We have reviewed our records and consider that the proposal will not have a direct physical or visual impact on any heritage items listed on the State Heritage Register.

We note that the proposal site is a local heritage item 'Waverley Telephone Exchange building' (I246) and is next to the Botany Street Heritage Conservation Area (HCA). Both this item and the HCA are listed under Council's Local Environmental Plan (LEP).

It is understood that the planning proposal intends to:

- rezone the site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use
- amend the height of buildings from 15 metres to 18.5 metres, and
- require that any development on the site provides an active street frontage.

The planning controls proposed above would allow for the adaptive reuse of this local heritage item and improve amenity in the area through activation of the street frontage.

The addition of an extra storey to the building is unlikely to have a significant impact on the heritage item or the adjoining HCA, provided that any additions or alterations to the building are sympathetic to the existing fabric of the building and the HCA.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

As the item and HCA are listed under your LEP, Council is the consent authority and the assessment and consideration of any impacts on them rests with Council.

Prior to finalisation, Council should be satisfied that all necessary due diligence, assessments and notifications have been undertaken.

If you have any questions please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs, Heritage NSW, Department of Premier and Cabinet by phone on 02 9274 6354 or via email at [james.sellwood@environment.nsw.gov.au](mailto:james.sellwood@environment.nsw.gov.au).

Yours sincerely



**Rochelle Johnston**  
**Manager, Statewide Programs**  
**Heritage NSW**

29 June 2020

#### **Heritage NSW**

The former Office of Environment and Heritage (Heritage Division) is now Heritage NSW.

Correspondence should be sent to us via email at [HeritageMailbox@environment.nsw.gov.au](mailto:HeritageMailbox@environment.nsw.gov.au). If you need to provide hard copies, please send to Heritage NSW, Locked Bag 5020, Parramatta NSW 2124.

Please update your records as using an incorrect name and address could cause significant delays or non-delivery of your correspondence.



570 George Street  
Sydney NSW 2000  
All mail to GPO Box 4009  
Sydney NSW 2001  
[www.ausgrid.com.au](http://www.ausgrid.com.au)

1 July 2020

SF20/2924

The General Manager  
Waverley Council  
PO Box 9  
Bondi Junction NSW 1355

Dear General Manager,

**Re: Planning proposal at 122 Bronte Road, Bondi Junction.**

Ausgrid require that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, electric and magnetic fields (EMF), noise, visual amenity and other matters that may impact on Ausgrid or the development.

In general, conditions to be adhered to by the developer include, but are not limited to, the following:

- Ausgrid requires kiosk substation housings to be separated from building ventilation system air intake and exhaust duct openings, by not less than 6 metres. This applies irrespective of whether the building ducted ventilation system is mechanical or natural and irrespective of whether or not fire dampers are installed in the ducts.

Any portion of a building other than a BCA class 10a structure constructed from non-combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.

For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.

- For a chamber substation within in the property or within 6m of the development the substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake

and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Exterior parts of buildings within 3 metres in any direction from substation ventilation openings, including duct openings and louvered panels, must have a fire rating level (FRL) of not less than 180/180/180 where the substation contains oil-filled equipment.

For further details on fire segregation requirements refer to Ausgrid's Network Standard 113

- Any work undertaken near Overhead Power lines needs to be done in accordance with
  - WorkCover Document ISSC 23 "Working Near Overhead Power Lines"
  - Ausgrid Network Standards
  - Ausgrid Electrical Safety Rules
- The location of underground cables by using Dial Before You Dig and comply with the requirements of Ausgrid's Network Standard 156: Working Near or Around Underground Cables before any excavation works are undertaken.
- Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.

For further details refer to Ausgrid's Network Standard 143.

The developer is required to make a formal submission to Ausgrid by means of a duly completed Preliminary Enquiry and/ or Connection Application form, to allow Ausgrid to assess any impacts on its infrastructure and determine the electrical supply requirements for the development (eg. whether a substation is required on site).

The developer is to ensure that the proposed works do not contravene Ausgrid's technical standards and statutory requirements, in regards to the safe and reliable operation of Ausgrid's network.

In consultation with relevant agencies the developer should prepare a services and utilities impact assessment which:

- assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development
- assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.

Please do not hesitate to contact me on (02) 9663 9332 or via email on [alackey@ausgrid.com.au](mailto:alackey@ausgrid.com.au) if you have any questions in relation to this letter.

Yours sincerely,



Adam Lackey  
Engineer – Design Management & Engineering

29 June 2020

Jaime Hogan  
Principal Strategic Planner  
Waverley Council  
Cnr Paul Street and Bondi Road,  
Bondi Junction NSW 1355

**RE: Planning Proposal – 122 Bronte Road Bondi Junction – SF20/2924**

Thank you for notifying Sydney Water of the planning proposal listed above. The Planning Proposal relates to the rezoning of the site from SP2 Infrastructure to B4 Mixed Use.

We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposal.

**Water and Wastewater servicing**

- Sydney Water has no objections to the Planning Proposal.
- The proposed development has frontage to existing water and wastewater assets.
- Amplifications and/or adjustments, including the relocation of the existing vent-shaft and protection of existing assets or easements may be required. These will be assessed when the development is submitted to Sydney Water for a Section 73 application.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Guide](#).

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity (such as Priority Sewerage Program scheme areas) and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Kristine Leitch".

Kristine Leitch  
**Growth Intelligence Manager**



Transport  
for NSW

26 June 2020

TfNSW Reference: SYD20/00595/01

The General Manager  
Waverley Council  
PO Box 9  
Bondi Junction NSW 1355

Attention: Jaime Hogan, Principal Strategic Planner

Dear Mr McLeod,

**PLANNING PROPOSAL TO AMEND WAVERLEY LEP 2012 AT 122 BRONTE ROAD  
BONDI JUNCTION**

Transport for NSW (TfNSW) advises that legislation to bring Roads and Maritime Services and TfNSW together as one organisation came into effect on 1 December 2019 so we can deliver more integrated transport services across modes and better outcomes to customers and communities across NSW.

We appreciate the opportunity to comment on the above proposal which Council referred to us by correspondence dated 15 May 2020, and advise that this letter represents the views of the new TfNSW organisation.

It is noted that the planning proposal seeks to amend planning controls within the *Waverley Local Environmental Plan 2012* (WLEP 2012) for the subject site, to facilitate redevelopment for a mixed use premises as follows:

- Rezone the sites from SP2 Infrastructure (Telecommunications) to B4 Mixed Use; and
- Increase the maximum floor-space ratio (FSR) from 2:1 to 4:1;
- Increase the height of buildings control from 15m to 18.5m; and
- Amend the Active Street Frontages Map to show the subject site as requiring an active street frontage.

TfNSW has reviewed the planning proposal and advises that Council as the relevant planning and roads authority give consideration to requesting that all future vehicle access to the proposed development be via Adams Lane only. This is on the basis that any vehicle access on Bronte Road or Birrell Street would be located in very close proximity to the Bronte Road/Birrell Street signalised intersection with potential impacts on pedestrian safety and operational efficiency of this intersection.

Should you have any questions or further enquiries in relation to this matter, Amanda Broderick would be pleased to take your call on phone 8849 2391 or email: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Hall'.

James Hall

**A/ Senior Strategic Land Use Coordinator  
Land Use, Networks & Development, Greater Sydney Division**

**Transport for NSW**

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124  
P 131782 | [W transport.nsw.gov.au](http://www.transport.nsw.gov.au) | ABN 18 804 239 602


**REZONING REVIEW  
RECORD OF DECISION**  
 SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DECISION</b>	Thursday 13 December 2018
<b>PANEL MEMBERS</b>	Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**REZONING REVIEW**

2018ECI002 – Waverley – RR\_2018\_WAVER\_001\_00 at 122 Bronte Road Bondi Junction (AS DESCRIBED IN SCHEDULE 1)

**Reason for Review:**

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
  - ☒ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

**REASONS FOR THE DECISION**





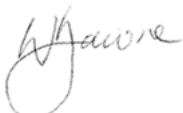
The Panel accepts that the Planning Proposal has strategic merit. It is close to Bondi Junction as well as several bus routes. The existence of the heritage item and the desire for it to be restored and integrated into any development is desirable. Several sites along Birrell Street and Bronte Road have apartment buildings of up to 4 storeys, while others can be developed as apartments. It is therefore an appropriate location for a mixed-use zone which would allow, inter alia, residential development and serviced apartments.

The Panel considers, however, that the Planning Proposal as sought to be reviewed by the Panel, has no site-specific merit. The site, while on a prominent corner, is also close to several conservation areas. A proposed height limit of 28m would allow a building that would visually overpower those areas and would be inconsistent with the desired future character of nearby areas which are zoned for intensification. Moreover, the proposed height limit of 28m and FSR of 5:1 would allow an even bigger building than that shown on the diagrams which accompany the Planning Proposal.

While the Panel does not support the proposed FSR and height limit of the Planning Proposal before it, it does support the change of use to a B4 Mixed Use zone. The Panel notes that the existing heritage-related provisions in the Waverley LEP would allow other uses on the site using the heritage incentive provisions but nevertheless consider that a change of the zoning would perhaps be clearer in indicating that the site is no longer required for a special use.

In summary, the Panel does not recommend the Planning Proposal before it progress to Gateway. However, if the Department's delegate considers that a Planning Proposal changing the zoning of the site to B4 Mixed Use has merit, the Panel would recommend the adoption of a height limit that would be achieved by the continuation of the existing parapet line of the Telephone Exchange and a FSR which would be appropriate for a building that continues that line (and is probably five storeys high).

The basis for the Panel's view is that a building of that height already exists adjoining the site and also that the Telephone Exchange is such an uncharacteristic built form that the more it can be obscured and ideally integrated into any development of the subject site, the better for the visual environment around the site. The Panel takes this view on the basis that the heritage item be restored to the 1926 built form which incorporated a door on the corner (see heritage report).

PANEL MEMBERS	
 Carl Scully (Chair)	 Sue Francis
 John Roseth	 Stephen Bargwanna
 Bill Gawne	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018ECI002 – Waverley – RR_2018_WAVER_001_00 at 122 Bronte Road Bondi Junction
2	LEP TO BE AMENDED	Waverley Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The rezoning review request seeks to amend the Waverley Local Environmental Plan 2012 to rezone the site, increase the maximum permissible floor space ratio and building height controls for 122 Bronte Road Bondi Junction.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning and Environment</li> </ul>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li><b>Site inspection:</b> 13 December 2018 <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne</li> <li>Department of Planning and Environment (DPE) staff in attendance: Brendan Metcalfe, Lawren Drummond, Melissa Halloran, Ben Reid</li> </ul> </li> <li><b>Briefing with Department of Planning and Environment (DPE):</b> 13 December 2018, 10.35am. <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne</li> <li>Department of Planning and Environment (DPE) staff in attendance: Brendan Metcalfe, Lawren Drummond, Melissa Halloran</li> </ul> </li> <li><b>Briefing with Council and Proponent:</b> 13 December 2018, 11am <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne</li> <li>Department of Planning and Environment (DPE) staff in attendance: Brendan Metcalfe, Lawren Drummond, Melissa Halloran</li> <li>Council representatives in attendance: Jaime Hogan, Tim Sneesby, Peter Monks</li> <li>Proponent representatives in attendance: Nik Wheeler, Murray Donaldson, Ben Raymond, Jeremy Reymond, Brian Meyerson, Amanda Stollery, Kate Paterson</li> </ul> </li> </ul>



**Planning  
Panels**

**REZONING REVIEW  
RECORD OF DECISION**  
SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DECISION</b>	15 October 2019
<b>PANEL MEMBERS</b>	Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**REZONING REVIEW**

2019ECI027 – Waverley – RR\_2019\_WAVER\_002\_00 at 122 Bronte Road, Bondi Junction (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
  - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel notes that a former version of this proposal was before it on 13 December 2018. That version proposed a height control of 28m, which exceeded the height of the adjoining Telstra Exchange building by about two storeys. The Panel rejected the proposal since it considered it lacked local merit due to excessive height and bulk. However, the Panel considered the previous proposal did have strategic merit. The revised planning proposal now before the Panel has reduced the height control to 18.5m, which matches the height of the Exchange building.



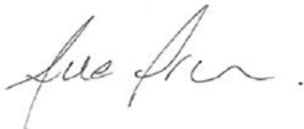


In the Panel's opinion the revised planning proposal has both local and strategic merit.

The site is on the outer edge of the Bondi Junction Centre and close to major transportation nodes. It is a strategic centre in the District Plan and the controls on this site have not changed in excess of 5 years. The Panel notes that it is common ground between the proponent and the Council that the zoning should be changed to *B4 Mixed Use* and it is only the height and FSR that are in contention. It is also noted that the indicative proposal is for shop top housing with ground floor non-residential uses and thus retains employment floorspace on the site.

The Panel believes that the proposal's FSR and height are appropriate for the following reasons:

- The Telstra Exchange is an unattractive building which is incongruous in its surrounding but one that is likely to remain as part of the future character of the area for some time. The proposed height of 18.5m is necessary for the new building to screen the Exchange from view.
- While the proposed building will be taller than most others in the vicinity, it is on a corner and on top of a heritage building which it preserves.
- If the vacant heritage post office is to be saved from dereliction, an incentive for its preservation is required. The proposed FSR and height are that incentive.
- The proposal has no major impact on surrounding buildings.

As concerns the Council's suggestion that a minimum amount of employment floor space should be included among the controls, the Panel notes that the justification for such a controls is in studies, which have not yet been publicly exhibited but that the indicative proposal does intend to retain the ground floor for non-residential purposes.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Sue Francis	 Stephen Bargwanna
 Bill Gawne	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2019ECI027 – Waverley – RR_2019_WAVER_002_00 at 122 Bronte Road, Bondi Junction
2	LEP TO BE AMENDED	Waverley Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Waverley Local Environmental Plan 2012 to rezone the site to B4 Mixed Use; increase the building height to 18.5 metres and introduce a floor space ratio of 4:1.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning and Environment</li> </ul>
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> <li><b>Site inspection:</b> 3 October 2019 <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne</li> <li>Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Simon Ip</li> </ul> </li> <li><b>Briefing with Department of Planning and Environment (DPE):</b> 3 October 2019 at 2pm <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne</li> <li>Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Simon Ip</li> </ul> </li> <li><b>Briefing with Proponent and Council:</b> 3 October 2019 at 2.30pm <ul style="list-style-type: none"> <li>Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne</li> <li>Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Simon Ip</li> <li>Proponent representatives in attendance: Nik Wheeler, Anna Wang, Brian Meyerson, Amanda Stollery, Allie Barnier</li> <li>Council representatives in attendance: Jaime Hogan, Tim Sneesby, George Bramis, Hugh Johnston</li> </ul> </li> </ul>

**REPORT**  
**CM/7.13/20.09**

**Subject:** Seven Ways Public Domain - Proposed Additional Works

**TRIM No:** A17/0158

**Author:** Matt Henderson, Senior Project Manager

**Director:** Emily Scott, Director, Community, Assets and Operations

---

**RECOMMENDATION:**

That Council:

1. Notes that the accredited accessibility consultant inspection engaged to review the safety issues at Seven Ways has found the current natural split pavers at this location to be acceptable.
2. Based on Councillor concern, replaces the natural split pavers at Seven Ways with standard pavers and inclusion of appropriate skate deterrents.
3. Allocates \$60,909 to the Seven Ways project budget in order to commence works to be funded from the 2020–21 Road Infrastructure Streetscape Renewal Program, and that this change be reflected in the Q1 budget review.

**1. Executive Summary**

The purpose of this report is to:

- Provide an update to Councillors on resolving the pedestrian safety relating to the undulating split pavers installed as part of the Seven Ways Public Domain Upgrade works as per the urgency motion at the July 2020 Council meeting; and
- Seek Council endorsement to fund the proposed works in order to resolve the issues discussed in this report.

If Council is still of a mind to address the issues identified, Council officers recommend replacing the split pavers with standard pavers as well as the installation of suitable skate deterrents requiring a budget increase of \$60,090.00.

**2. Introduction/Background**

Hibernian Contracting Pty Ltd were engaged as the Head Contractor to deliver the Seven Ways Streetscape Upgrade project. The design was undertaken Tyrrell Studios Pty Ltd. Split pavers were specified and installed in areas adjacent to the concrete seating and garden beds as a deterrent to prevent skateboards from damaging the concrete benches and discourage pedestrians walking on the garden beds.

Post completion of the project, Councillors raised the issue that the split pavers pose a trip hazard for young children, the elderly and the mobility impaired. Council officers engaged the services of an accredited accessibility consultant to determine if the natural split pavers were non-compliant. The consultant determined that the natural split pavers do not form part of the general accessway to navigate

the footpath or the main thoroughfare and therefore the natural split pavers were deemed to be acceptable from a safety perspective. Refer Attachment 1.

Despite this report, a number of Councillors still had safety concerns. Council resolved at its July meeting, to address the split pavers as they were considered to be a risk to pedestrian safety and a risk and liability to Council.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 20 July 2020	CM/10.1/20.07	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Urgently resolves the pedestrian safety matter of the undulating split pavers installed as part of the Seven Ways Public Domain Upgrade works, including:               <ol style="list-style-type: none"> <li>(b) Ensuring pedestrian safety throughout.</li> <li>(c) Minimising Council's risk and liability.</li> <li>(d) Ensuring building standards are met.</li> <li>(e) Disability inclusion.</li> </ol> </li> <li>2. Officers email all councillors with what is proposed before the work is commenced.</li> <li>3. Officers be delegated authority to undertake any work that can be done within budget, or otherwise a report comes back to Council containing details on financial variations for approval.</li> </ol>

### 4. Discussion

In order to reduce the undulation of the pavers, Council officers worked with the contractor to trial a buffering machine on the split pavers. It was generally effective but there was significant discolouration of the pavers even following resealing. The contractor advised that an alternative method, bush hammering, was unlikely to succeed.

While there are alternative methods available that may provide the required skateboard deterrent with less undulations as well as alternative methods to treating the pavers in situ, this will delay the completion of the project for many months. For this reason, Officers have sought a variation from the engaged contractor to replace all the natural split pavers with standard pavers at this location.

### 5. Financial impact statement/Time frame/Consultation

The total cost to replace the existing natural split pavers is \$50,090 (excluding GST) (refer to Attachment 2). In addition, a sum of \$10,000 has been allocated for skateboard deterrents. The skateboard deterrent may take the form of tactiles, timber slats or armrests.

The total cost is therefore estimated to be \$60,090 (excluding GST). This will be funded from the 2020–21 Road Infrastructure Streetscape Renewal Program, with an adjustment to be made to the program at Q1.

The works will be undertaken as a priority upon receipt of Council approval.

The adjacent businesses and residents will be notified regarding the works to be undertaken.

**6. Conclusion**

To address Council's concerns, it is recommended that Council endorse replacing the natural split pavers with standard pavers and inclusion of appropriate skate deterrents.

**7. Attachments**

1. Accessibility consultant advice [↓](#)
2. Replacement of natural split pavers - Cost [↓](#) .

**From:** [Benjamin Long](#)  
**To:** [Matthew Henderson](#)  
**Subject:** RE: 7 Ways Site Inspection  
**Date:** Thursday, 2 July 2020 10:54:41 AM  
**Attachments:** [image001.png](#)  
[image007.png](#)  
[image010.png](#)

---

Hi Matthew,

In following on from our site inspection of the new paving at the 7 ways at Bondi, it was noted that there are raised and pitted pavers provided around the garden beds and the seats.

When reviewing the works it is considered that this is works within the public domain and therefore the BCA does not apply and the application of AS1428.1-2009 is generally only called up by the BCA. It is noted that the footpaths are likely subject to engineering practices and DCP design requirements which would have been reviewed and approved at the time of construction by Council.

However for a best practice scenario we could apply the provisions of AS1428.1-2009 the best we can. AS1428.1-2009 allows for a profile variation of 2mm for irregular paving surfaces and therefore it is noted that the paving would not allow for access in accordance with AS1428.1-2009, however it could be considered that the areas where the paving is provided does not form part of the general accessway to navigate the footpath or the main thoroughfare. It is noted that the remainder of the footpath which is used for the accessway throughout are generally considered to maintain a level surface and a suitable gradient.

It is still considered that these may be a trip hazard, like with any uneven ground or change in elevations; but it is generally noted that a clear path of at least 1m is provided along the accessible areas of the footpath that is not provided with a varying height paver and therefore it would be considered that access can be provided throughout the footpath. At the time of the inspection it was noted that there is construction dust and sand covering the pavers which make them seemed similar in colour, however it was noted that there was a slight variation in colour between the raised pavers and the level pavers; therefore once they are cleaned there may be some contrast provided between the pavers which may highlight the raised pavers to a degree.

Additionally, it is noted that there are Telstra pits located along the footpaths which are found to have a similar degree in varying height.

**In an effort to keep our staff and clients safe during this critical period, BCA Logic will be implementing remote working processes. Please contact staff directly via their email, direct line or mobile.**

If you have any queries or require any further information, please do not hesitate to contact me.

**Ben Long** | Senior Building Regulations Consultant

**d** 8484 4009 **p** 9411 5360 **m** 0499 012 612  
**e** [blong@bcalogic.com.au](mailto:blong@bcalogic.com.au)

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**From:** Matthew Henderson <[matthew.henderson@waverley.nsw.gov.au](mailto:matthew.henderson@waverley.nsw.gov.au)>

	<h2 style="margin: 0;">VARIATION / DELAY FORM</h2>			
<b>PROJECT NO:</b> <u>19005</u>	<b>VARIATION:</b> _____			
<b>PROJECT NAME:</b> <u>Seven Ways Project</u>	<b>DATE OF VARIATION:</b> <u>13.08.20</u>			
<b>DESCRIPTION OF PROPOSED VARIATION / DELAY</b>				
Removal of Existing Split Face Paving and Placement of New Pavement. Demolition, Disposal, Supply & Installation of Paving, Traffic Control, Sealing. - Total Amount of Paving = 128m2. Council to confirm if this quantity is to be completed or reduced.				
<b>COST BREAKDOWN</b>				
<b>ITEM</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Total</b>
<b>(i) Personnel:</b>				
Labour - Demolition, Disposal and Preparation of surface for paving works	1	Item	\$ 10,920.00	\$ 10,920.00
Traffic Control	2	Weeks	\$ 2,475.00	\$ 4,950.00
				\$ -
				\$ -
				\$ -
<b>(ii) Plant &amp; Equipment:</b>				
		Day		\$ -
		Day		\$ -
		Day		\$ -
				\$ -
<b>(iii) Materials:</b>				
Supply of 60mm Paving, same as previously ordered.	1	Item	\$ 15,500.00	\$ 15,500.00
Sealer	1	Item	\$ 800.00	\$ 800.00
<b>(iv) Subcontract:</b>				
Installation of Pavers, Sand / Cement Screed, Hand Carry in from Road.	1	Item	\$ 17,920.00	\$ 17,920.00
<b>2.5% Discount</b>				
<b>Sub Total</b>				\$ 50,090.00
<b>Builders Margin for Profit &amp; Overheads @ 7.5%</b>				\$ 3,756.75
<b>Total (Excl. G.S.T)</b>				\$ 53,846.75
<div style="text-align: right; margin-bottom: 10px;"> <b>CREATED BY:</b> <u>Martin Breen</u> </div> <div style="text-align: right; margin-bottom: 10px;"> <b>APPROVED BY (CLIENT):</b> _____         </div> <div style="text-align: right;"> <b>APPROVAL DATE:</b> _____         </div>				

**REPORT**  
**CM/7.14/20.09**

**Subject:** Curlewis Street Pop-up Cycleway

**TRIM No:** SF20/3091

**Author:** Clint Yabuka, Manager, Strategic Transport

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Approves the concept design for a fully separated pop-up cycleway along Curlewis Street between Campbell Parade and Old South Head Road as set out in Attachment 1 to the report.
2. Delegates authority to the Executive Manager, Infrastructure Services, to modify the designs should on-site circumstances warrant changes.
3. Notifies residents affected by the proposal.
4. Undertakes broad community consultation in early 2021 on the pop-up cycleway and the possibility of the cycleway becoming permanent.

*Note: the Waverley Traffic Committee has considered and made recommendations to Council in respect of this matter. These recommendations are incorporated in section 3 below.*

**1. Executive Summary**

This report seeks approval from Council for the concept design of separated popup bike lanes to be installed on the Curlewis Street corridor between Campbell Parade and Old South Head Road. If approved the concept design will be further developed to a detailed design level and installed by Transport for New South Wales (TfNSW).

**2. Introduction/Background**

Bondi Beach to Rose Bay Wharf is Priority Route 2 on the 2013 Waverley Bike Plan and the route is also identified as a priority route on Transport for NSW's Draft Principle Bicycle Network. Woollahra Council is undertaking investigations into the component of the route along O'Sullivan Road between Old South Head Road and New South Head Road at Rose Bay Wharf. TfNSW is proposing to identify this route as the 'Bay to Beach Cycleway'.

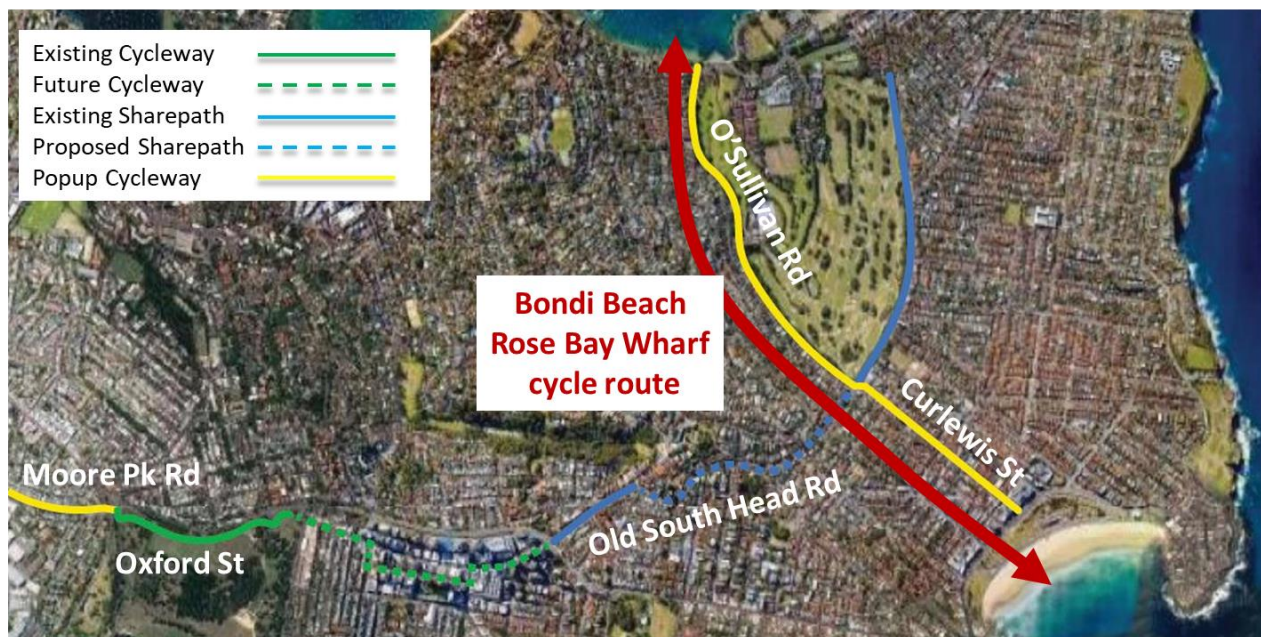


Figure 1. Bondi Beach – Rose Bay Wharf cycle route.

This route was previously presented to Waverley Traffic Committee and subsequently to Council in May 2020 as a different concept design proposal to support an application to the DPIE 'Streets as Shared Spaces' Grant Application. While that application was unsuccessful, TfNSW is now offering the 'Transforming Sydney Streets' program to deliver popup cycleways across inner Sydney. TfNSW has identified the need for separated cycleways as a transport alternative in response to COVID 19 and is now offering design and construction for these popup cycleways on Principal Bicycle Network (PBN) Routes.

Similar popup cycleways have been installed on numerous streets in the City of Sydney. These are typically constructed using plastic lane dividers, painted road markings and new kerb ramps as necessary. The popup cycleways are not designed to the same construction standard as a permanent cycleway but provide substantially the same functional capacity, that is to provide a safe bicycle riding environment that separates bicycles and general traffic to the benefit of all road users as motor vehicles aren't negotiating road space with bicycles and bicycle riders have the safety of separation from motor vehicles.

For Curlew Street there were three design options investigated and discussed with TfNSW:

1. As per the May 2020 Traffic Committee support for separate bicycle lanes on each side of the street, however, this was found not to provide suitable lane widths to any user group;
2. A pair of bicycle lanes located on the northern side of the street, with a transition to the southern side between Gould Ave and Campbell Pde, that achieved suitable lane widths;
3. A pair of bicycle lanes located on the southern side of the street, that achieved suitable lane widths but crosses a greater number of residential driveways and doesn't connect easily to the proposed O'Sullivan Rd popup cycleway.

The option for the majority northern side alignment (Option 2 above) was deemed favorable by both Council and TfNSW officers. The Concept Plan with a majority northern side alignment was submitted to August Traffic Committee where in principle support was recommended.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Waverley Traffic Committee 27 August 2020	TC/V.07/20.08	<p>Recommendation to Council:</p> <p>That the Council Officer's Proposal be adopted subject to the addition of 5 new clauses, such that the recommendation now reads as follows:</p> <p>‘That Council:</p> <ol style="list-style-type: none"> <li>Approves the concept design for a temporary pop-up cycleway along Curlewis Street between Campbell Parade and Old South Head Road as documented in Attachment 1 (Curlewis Street Pop-up Cycleway for August TC), subject to detailed design.</li> <li>Delegates authority to Executive Manager, Infrastructure Services, to modify the design following preparation of detailed plans by TfNSW with input from Council officers.</li> <li>Requires notification to residents as part of the Section 115 Emergency Legislation enacted by the Minister for Transport.</li> <li>Officers conduct community consultation on the pop-up cycleway and the possibility of the cycleway becoming permanent following installation of the temporary pop-up scheme.</li> <li>Requires that the detailed design process to be undertaken includes a road safety assessment for the following three options: <ol style="list-style-type: none"> <li>A safe north-south crossing of Curlewis Street at the pedestrian crossing on the western side of Gould Street.</li> <li>A safe north-south crossing of Curlewis Street at the Glenayr Avenue signalised intersection.</li> <li>No crossing of Curlewis Street with the cycleway to run along the northern side of Curlewis Street between Gould Street and Campbell Parade.</li> </ol> </li> <li>Requires that the detailed design includes an examination of potential conflict between traffic westbound on Curlewis Street turning right into Old South Head Road and cyclists crossing Old South Head Road. The assessment is to consider the potential need to introduce a right-turn arrow for the turn from Curlewis Street within the signal design.</li> <li>Requires that the 40 km/h speed limit on the eastern end</li> </ol>

		<p>of Curlewis Street is extended to Old South Head Road upon opening of the cycleway.</p> <ol style="list-style-type: none"> <li>8. Officers complete a detailed review of cyclist transition to and from the cycleway at Campbell Parade.</li> <li>9. Officers investigate the implications of the cycleway along Curlewis Street upon deliveries to and from commercial premises and loading/truck zones’.</li> </ol>
<p>Waverley Traffic Committee 28 May 2020 (adopted by Council on 16 June 2020)</p>	TC/V.07/20.05	<p>That the Council Officer's Proposal be adopted subject to being amended to read as follows:</p> <p>‘That Council:</p> <ol style="list-style-type: none"> <li>1. Approves in-principle the concept design for a fully separated popup cycleway along Curlewis Street between Campbell Parade and Old South Head Road as documented in Attachment 1 (Curlewis Street Popup Cycleway), for the purpose of: <ol style="list-style-type: none"> <li>(a) Applying for funding.</li> <li>(b) Undertaking site survey and commencing detail design.</li> </ol> </li> <li>2. Delegates authority to the Executive Manager, Infrastructure Services, to modify the designs should on-site circumstances warrant changes.</li> <li>3. Following confirmation of funding: <ol style="list-style-type: none"> <li>(a) Requires detailed plans to be prepared showing modification to signs and line-markings and any changes to infrastructure to be submitted to Council’s Traffic Committee for review.</li> <li>(b) Requires Council Officers undertake community consultation as part of the detailed design process’.</li> </ol> </li> </ol>
<p>Council 19 May 2020</p>	CM/8.1/20.05	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Note the recent announcement by Planning and Public Spaces Minister Rob Stokes for grants for Council for immediate pilot projects for cycleway and pedestrian widening and longer term projects.</li> <li>2. Notes the unanimous decision in November 2017 that Council investigates building a separated bicycle path from Bondi Beach (to our local government area boundary) to Rose Bay Wharf as part of Waverley’s People, Movement and Places study – Signature Project 11 (Cycling Superhighways).</li> </ol>

		<ol style="list-style-type: none"> <li>3. Immediately apply for a grant for the Bondi Beach, Bondi (to Waverley's LGA boundary) to Rose Bay Wharf cycleway.</li> <li>4. Staff liaise with Woollahra Council to co-ordinate the development and implementation for the Old South Head Road to Rose Bay Wharf section of the cycleway.</li> <li>5. Investigates other projects, including opportunities (up to \$1 million) for longer term projects such as extra crossing points and trialling lower speed limits, which have also been considered by Waverley Council.</li> </ol>
Council 19 May 2020	CM/8.4/20.50	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Recognises that there are immediate and evolving changes in demand and movement patterns for various transport modes (car, share car, on-demand services, bus, bicycle and pedestrian) within, to and from Waverley as a result of COVID-19.</li> <li>2. Recognises the Federal and State Government's intention of easing COVID-19 related restrictions, enabling more people to work, shop and visit.</li> <li>3. Initially and urgently undertake preliminary assessment of what actions might be needed and could be undertaken to facilitate immediate and potential modal changes in transport demand in the short-term.</li> <li>4. Subsequently prepares a report for consideration of longer-term changes.</li> <li>5. Investigates options for short and long-term changes including, but not limited to: <ol style="list-style-type: none"> <li>a. Wider footpaths</li> <li>b. Extra pedestrian crossing</li> <li>c. Changes to traffic light signalisation</li> <li>d. Bike lanes</li> <li>e. Loading zones</li> <li>f. Drop off spaces</li> </ol> </li> <li>6. Consults with relevant state government authorities including Transport for NSW and Sydney Buses.</li> <li>7. Approaches the relevant state government departments for immediate and longer-term grant funding.</li> </ol>
Council 21 November 2017	CM/8.6/17.11	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Investigates building a separated bicycle path route from Bondi Beach (to our LGA boundary) to Rose Bay wharf as part of the Waverley's People, Movement and Places</li> </ol>

		<p>study – Signature Project 11 (Cycling Superhighways).</p> <ol style="list-style-type: none"> <li>2. Notes that Woollahra Council has agreed to write to Mayor of Waverley Council seeking their support to deliver this route as a joint initiative.</li> <li>3. Requests staff to liaise with Woollahra Council as appropriate, and prepare a report on the implementation of a separated route (including budget implications) for the Old South Head Road to Bondi Beach section of this route. The report to also consider any additional stormwater drainage that may be identified by the flood mitigation mapping project, and a joint Waverley Woollahra application for a funding grant from the RMS to prepare a feasibility study for the route.</li> </ol>
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#### 4. Discussion

The Concept Plans have been developed to facilitate the further development of the popup cycleway with TfNSW. If supported the concept plans will be further developed to detailed design level by TfNSW with the close involvement of Council staff. During this time there is an opportunity to include modifications to the design and investigation of alternative treatments for components of the design as directed by Council.

The concept plan bike lanes would be primarily bi-directional along the north side of Curlewis Street. There are two locations where the cycleway treatment differs; a length of shared path between Wellington St and Simpson St, and between Campbell Parade and Gould Street where the cycleway is on the southern side of Curlewis Street. Additional line-marking next to the raised pedestrian crossing at Gould Street would connect these bike lanes, this bicycle crossing point will require bicycle riders to Give Way to vehicles on Curlewis St.

The separated cycleway is to be delivered using paint and plastic lane divider treatment on the road with some connecting new and upgraded shared paths, using asphalt and some new concrete kerb ramps. This separated cycleway will be delivered by TfNSW in partnership with Waverley Council via TfNSW COVID-19 Emergency Response Funding.

Implementation of the temporary bike lanes will require relocation of existing line marking but there is no change to the balanced configuration of the road. It is not expected that any parking spaces will be lost. Some small traffic islands in the eastern section of Curlewis street will need to be removed.

TfNSW is coordinating consultation for the popup cycleway and conducted a letterbox drop to surrounding residents on Saturday 5<sup>th</sup> September. The Notification Letter and the Notification Area are attached to this report. The immediate notification and consultation requirements will be as per the Delegation of Section 115 of the NSW Roads Act 1993 enacted by the Secretary of the NSW Department of Transport, a copy of this delegation is attached.

A Communication and Engagement Strategy is currently being developed in partnership between Waverley Council, Woollahra Council and TfNSW. This Strategy will include Notification to residents in excess of the 7-day minimum by providing at least 28 days notification prior to construction. This will be followed by broad Community consultation and feedback after installation is complete.

## Approvals process

As the Popup Cycleways are being installed as a pandemic response measure by TfNSW the normal planning approvals for a cycleway project do not apply. Instead the COVID Emergency Delegation of Section 115 of the NSW Roads Act 1993 requirements are:

- 7 days notification to affected residents. This will be coordinated by TfNSW to the satisfaction of Waverley Council staff,
- The cycleway can be approved by the General Manager rather than through a Traffic Committee recommendation,
- The TfNSW Delegation currently provides approval for the popup to be installed within a period of 6 months from 29 May 2020 to 29 November 2020, although an extension to this period is likely,
- The popup can remain in place until TfNSW request its removal. Removal is to occur within 14 days of notification from TfNSW.

However, the Approval Pathway that is proposed in this instance is in excess of these minimum requirements comprising:

- A Concept Design to August Traffic Committee (then Traffic Committee Minutes to September Council Meeting for endorsement. The Concept Plan has been submitted to Traffic Committee to address changes to travel lane widths,
- Notification to affected residents by TfNSW on 5<sup>th</sup> September 2020,
- A detailed design prepared by TfNSW (and AECOM) to the satisfaction of Executive Manager, Infrastructure Services,
- TfNSW beginning installation in October 2020,
- Handover of the completed popup cycleway to Waverley Council,
- During November 2020 Waverley Council Staff will provide broad consultation including a messaging and awareness campaign with letterbox drops to affected residents,
- In early 2021 broad community engagement with a survey seeking feedback on the popup and comments about the popup cycleway becoming a permanent cycleway,
- If a permanent cycleway is supported it would then require our normal engagement and approval pathways.



*Figure 2. Example of a cycleway installed along Bridge St, Erskineville.*

## Crossing points

There are multiple crossing points listed below where cyclists need to cross a street. All but one of these crossings will maintain the existing priority for motor vehicles:

1. The crossing of Old South Head Road is expected to be incorporated into the signal phasing with cyclists crossing at the same time that pedestrians cross Old South Head Road. This is currently being investigated by TfNSW/ AECOM to determine if a separate bicycle crossing or a combined widened bicycle and pedestrian crossing is more suitable given existing constraints on the Woollahra side.
2. The crossing of Simpson St north will be a bicycle priority crossing with green paint requiring motor vehicles to give way to bicycle riders. Note that traffic volume in and out of this street is low and currently only left turn in and left turn out.
3. The crossing of Blair Street and Wellington Street will be uncontrolled. Cyclists will have to give way to vehicles on Blair Street and Wellington Street. Gaps between vehicles for pedestrians and cyclists to cross at these locations are limited in peak periods and generally good at other times.
4. The crossing of Glenayr Avenue is expected to be incorporated into the signal phasing with bicycle riders crossing at the same time that pedestrians cross Glenayr Avenue. A separate bicycle crossing parallel to the pedestrian crossing is proposed.
5. The crossover between the northern and southern sides will occur next to the existing raised pedestrian crossing adjacent to Gould Street. Options for this crossing will be investigated as part of the detailed design by TfNSW. The options are:
  - a. bicycle riders dismounting and crossing as pedestrians via the existing pedestrian crossing or,
  - b. bicycle riders not dismounting and crossing via separate cycle lanes, however this will require bicycle riders to Give Way to vehicles on Curlewis Street.

## Traffic speeds

The current 40 km/hr traffic speed restrictions from Campbell Parade to Glenayr Avenue will be extended to Old South Head Road during the temporary popup. This is intended to reinforce the need for safety, particularly at intersections. Speed humps in addition to the three already in place between Campbell Parade and Glenayr Avenue will not be installed for the temporary popup.

## Renewal of Curlewis Street

Due to the recent installation of utilities in the street, the condition of Curlewis St including parking lanes, kerbs, and footpaths is in need of urgent renewal. This renewal would be partially funded by Utilities Restoration Funds. The Assets Team are preparing a reconstruction of Curlewis St beginning in February 2021:

- Scope includes footpaths, kerbs and parking lanes
- Does not include existing concrete travel lanes
- Partially funded by Austgrid Restoration
- Reconstruction complete August 2021
- Construction phasing to be determined

It is likely that the reconstruction will begin after the installation of the popup cycleway. Under this scenario the plastic lane dividers will be removed until the renewal is complete and then reinstalled. The interaction of the popup cycleway and renewal works will become clearer as both projects proceed.

## Indicative timing

Timing for key components of the temporary and permanent cycleway and renewal are dependent on the timing of approvals and design. The timeline programmed at this stage is presented below.

*Table 1. Indicative timing.*

Detailed design for temporary cycleway completed	Early October 2020
Commence construction of temporary popup	Mid October 2020
Temporary popup open for use	End October / Early November 2020
End of temporary popup	April / May 2021 (Council/TfNSW may consider an extension)
Detailed design for permanent solution (if endorsed by Council)	December 2020 to March 2021 (subject to funding from Council)
Community consultation for permanent solution	February 2021 to March 2021
Commencement of kerb and gutter and parking lane renewal (in parts)	March 2021

## Community consultation

TfNSW, Woollahra and Waverley Communications and Engagement Teams are working together to develop key messaging and a community notification plan. There will be two main parts, notification before the installation and consultation after installation. This plan will exceed the Delegated Section 115 requirements for notification.

The broader Community Consultation Strategy is being developed by Waverley's Communications and Engagement Team and will have 3 Phases:

- Phase 1 Before Construction – Notification branded TfNSW,
- Phase 2 Following Construction - Messaging and awareness campaign from Waverley,
- Phase 3 Broad Consultation – Survey and engagement in early 2021 from Waverley to establish the success of the pop up cycleway.

## 5. Financial impact statement/Time frame/Consultation

As this project is being developed in partnership with TfNSW no direct funding will be received for the popup cycleway, rather TfNSW will provide detailed design in consultation with council staff and will provide construction of the cycleway and associated road changes including project management services. There is no cost to Council beyond staff time. The popup cycleway will become a Waverley Council asset upon completion.

## 6. Conclusion

It is proposed that Council support the installation of the Curlewis St Popup Cycleway. This separated popup cycleway will provide a community facility that will enable families and those not confident riding a bicycle in a traffic lane the opportunity to cycle between Bondi Beach and Rose Bay. This proposal has strong support from members of the Waverley Cycling Advisory Committee, Bike East and Bicycle NSW.

The concept design will be developed into a detailed design by TfNSW and AECOM in consultation with Waverley Staff. The popup cycleway will be delivered by TfNSW with installation likely to occur during October 2020.

The initial notification for the popup will be conducted by TfNSW in September 2020 and Waverley Staff will conduct a broad community consultation seeking feedback on the success of the popup cycleway in early 2021.

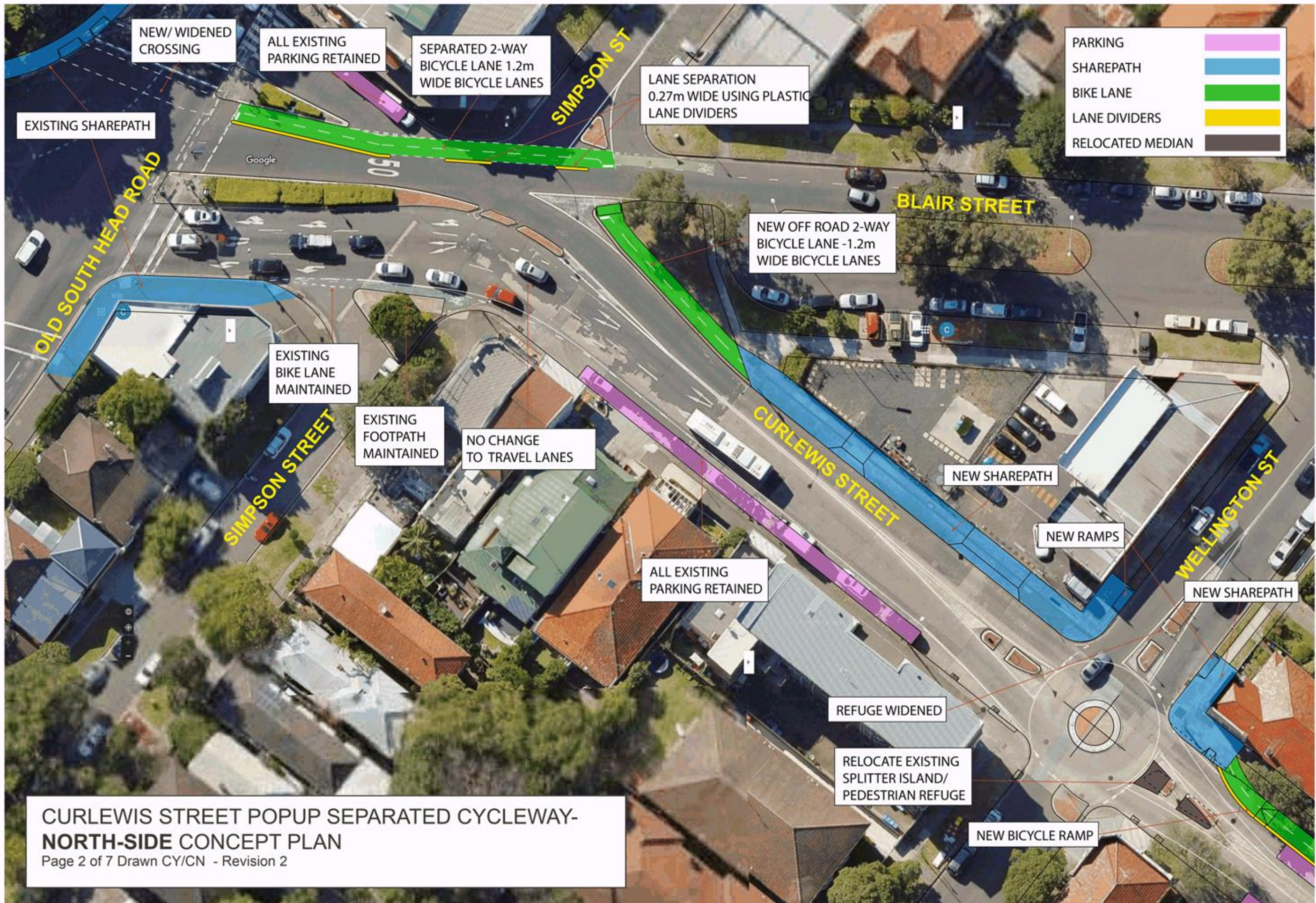
**7. Attachments**

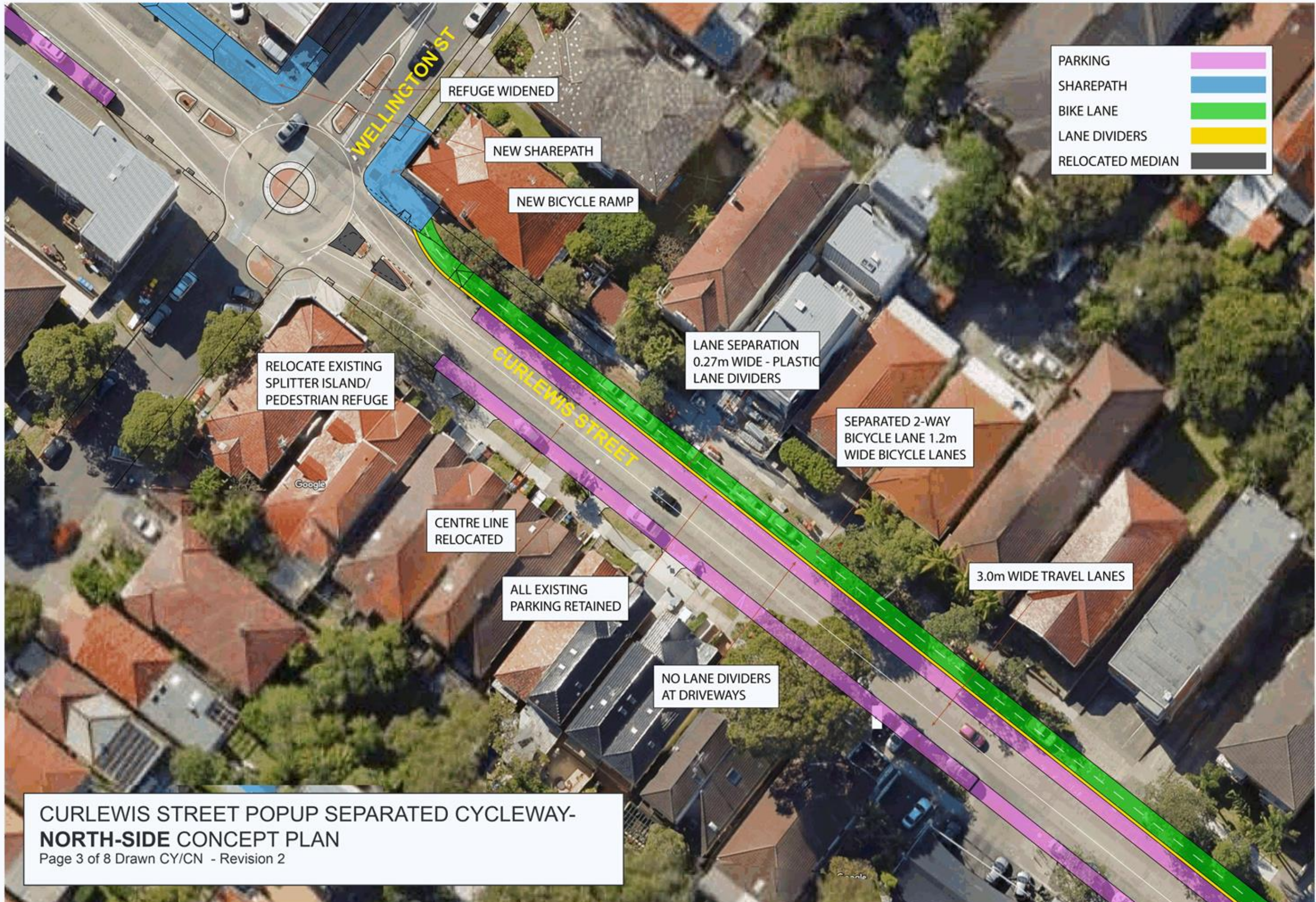
1. Popup Cycleway - August Traffic Committee [↓](#)
2. TfNSW Delegation to Councils Section 115 [↓](#)
3. TfNSW - Notification Letter [↓](#)
4. TfNSW Notification Area [↓](#) .



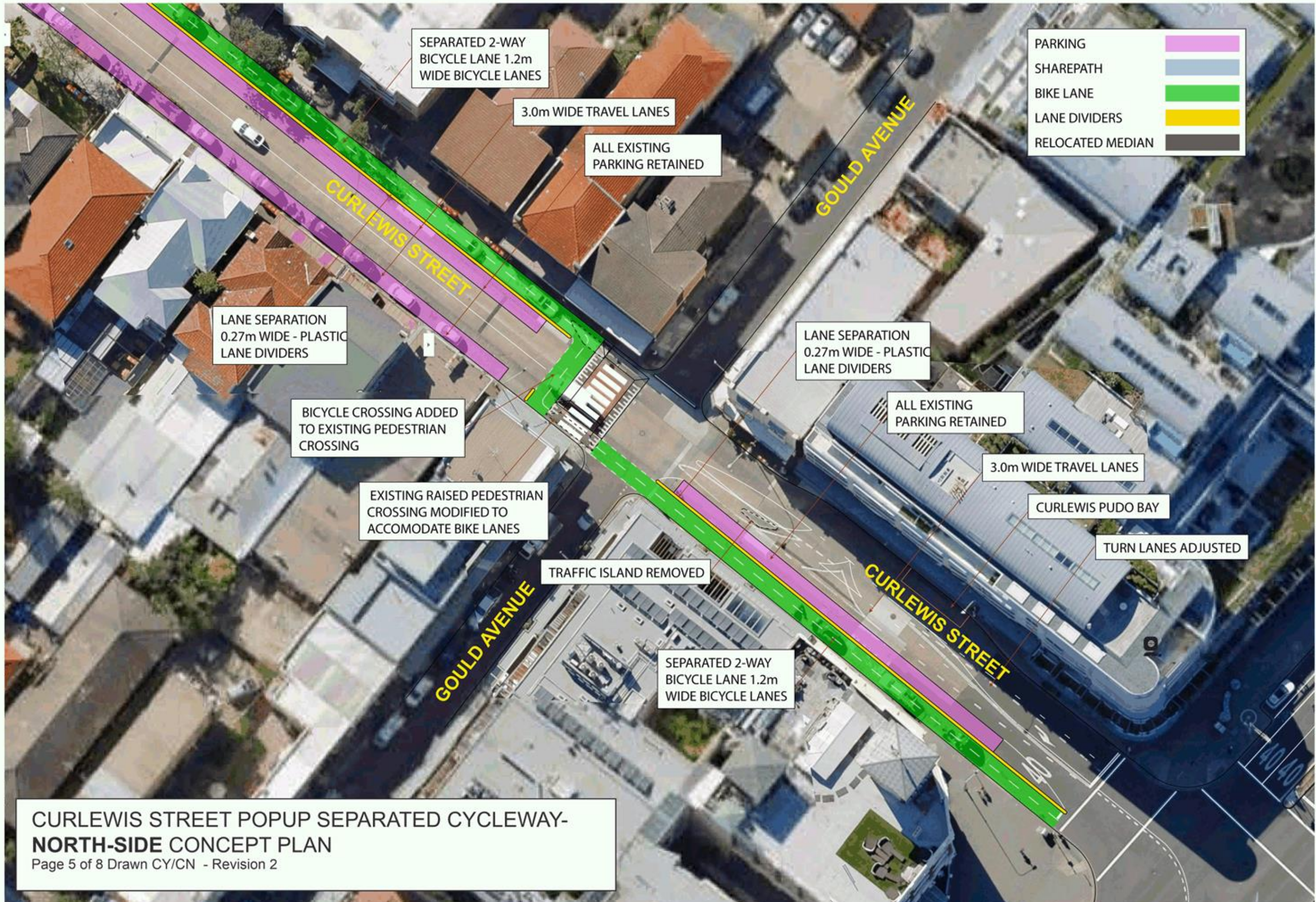
**CURLEWIS STREET POPUP SEPARATED CYCLEWAY-  
LOCATION**

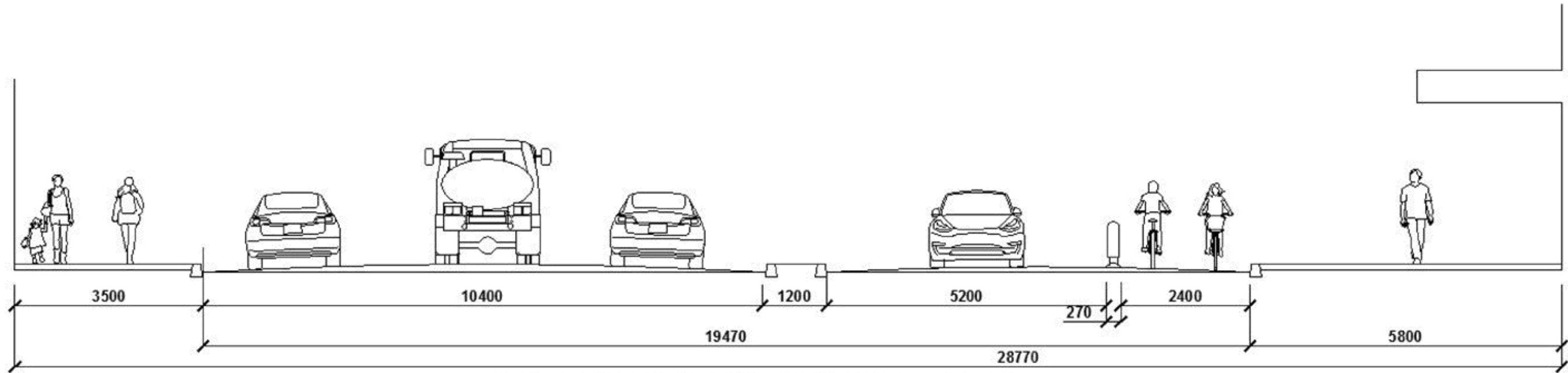
Page 1 of 8 Drawn CY/CN - Revision 2



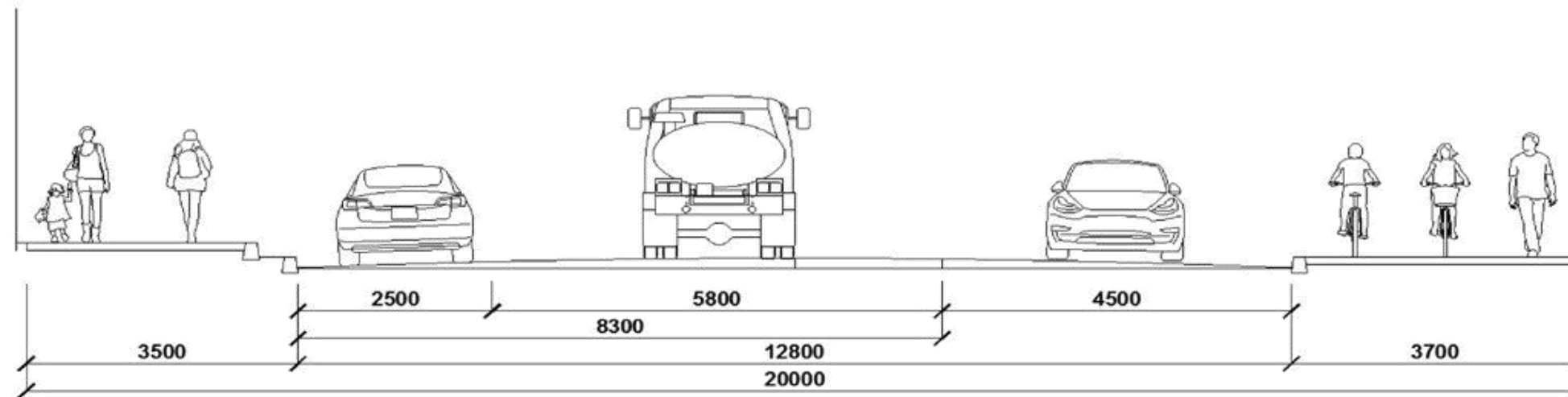








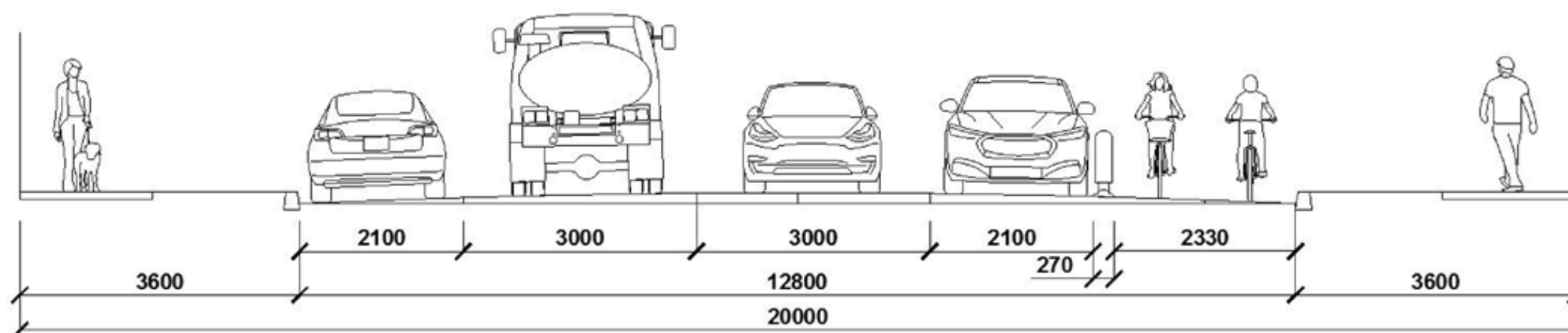
**WELLINGTON TO OLD SOUTH HEAD RD**  
**WIDTHS VARY DUE TO ROAD GEOMETRY**



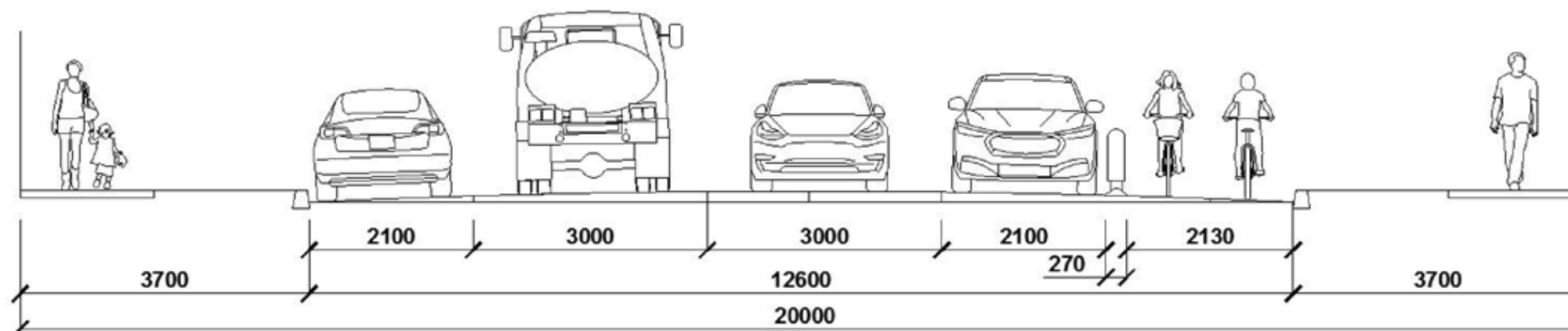
**SIMPSON TO WELLINGTON**  
**KERB TO KERB 12.8 TO 13.0m**

**CURLEWIS STREET POPUP SEPARATED CYCLEWAY-**  
**NORTH-SIDE CONCEPT SECTIONS**

Page 6 of 8 Drawn CY/CN - Revision 2



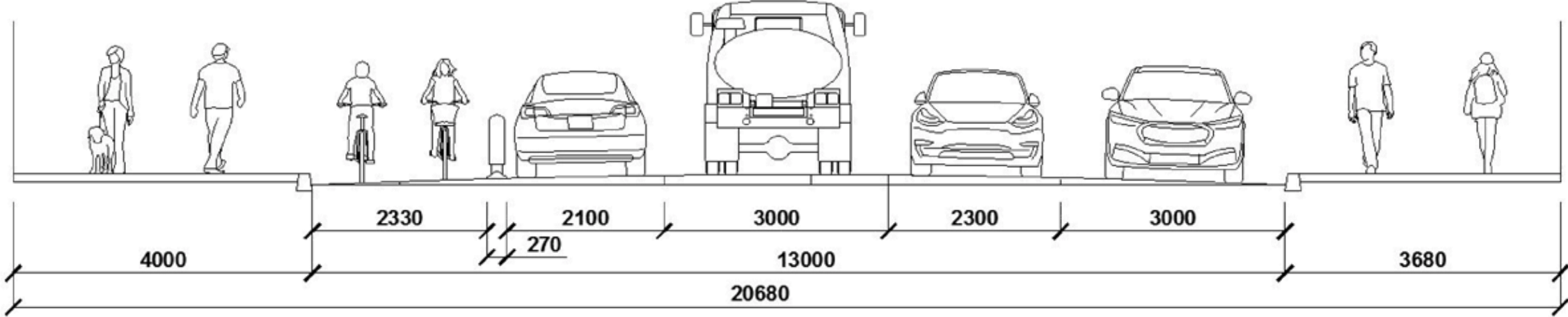
**WELLINGTON TO GLENAYR  
KERB TO KERB 12.8 TO 12.7m**



**GLENAYR TO GOULD  
KERB TO KERB 12.6 TO 12.7m**

**CURLEWIS STREET POPUP SEPARATED CYCLEWAY-  
NORTH-SIDE CONCEPT SECTIONS**

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**GOULD TO CAMPBELL**  
**KERB TO KERB 12.7 TO 14.5 TO 13.2m**

**CURLEWIS STREET POPUP SEPARATED CYCLEWAY-**  
**NORTH-SIDE CONCEPT SECTIONS**

Page 8 of 8 Drawn CY/CN - Revision 2

**Secretary of the Department of Transport****Instrument of Delegation and Authorisation****Special Covid-19 traffic regulation delegation to councils**

On behalf of Transport for NSW, I, Rodd Staples, Secretary of the Department of Transport,

Delegate under section 31 of the *Transport Administration Act 1988* and all other enabling powers, the function set out in **Schedule 1** to each council (within the meaning of the *Local Government Act 1993*) in **Schedule 2**, and authorise delegates to sub-delegate the function in Schedule two to the persons in **Schedule 3**, subject to the conditions below.

This delegation commences on the date it is made and will continue in force for 6 months unless revoked prior to the expiration of that 6 month period.



Rodd Staples

Secretary

Department of Transport

Date: 29 May 2020

**Schedule 1**

The function of Transport for NSW (TfNSW) under section 115 of the *Roads Act 1993* with respect to the regulation of traffic on a public road for the purpose of creating temporary pedestrian and cycling areas and lanes.

**Schedule 2**

A council constituted under the *Local Government Act 1993*.

**Schedule 3**

The general manager of a council, or an employee of the council.

**Conditions****This delegation is made subject to the following conditions**

1. A council or its sub-delegates may only exercise the function in schedule 1:
  - a. on public roads within the local government area under the *Local Government Act 1993* for which the council is the roads authority; and
  - b. with respect to classified roads, with the concurrence of TfNSW.

2. Before exercising the function a council must provide **public notice of the proposal at least 7 days** as follows:
  - a. At a minimum, by publication of the proposal on the council website, **and** by **display of conspicuous notices** along the route or area of the affected road and adjacent roads, and by such other means as a council considers appropriate; and
  - b. **Written notice to local emergency services**, including police, fire and ambulance services.
3. The purpose of this delegation is to authorise temporary works only. All works carried out under this delegation, including but not limited to road works, the erection, installation or placing of traffic control facilities (within the meaning of *the Roads Act 1993* and *Transport Administration Act 1988* and prescribed traffic control devices (within the meaning of the *Road Transport Act 2013*) are to be removed and the conditions of public roads reinstated within **14 days** upon written notice being given to councils by TfNSW.

# Transforming Sydney's streets to protect your health

Transport for NSW is working with Waverley and Woollahra councils to deliver a new pop-up cycleway (see map over the page) as part of the NSW Government's response to COVID-19 to give you safe travel options. This is a key public health measure being delivered on the advice of our health experts.

## Beach to Bay Connection

A pop-up cycleway will soon be installed in your neighbourhood. The cycleway will connect Bondi Beach to the Rose Bay Promenade.

### Pop-up cycleway on Curlewis Street and O'Sullivan Road

- The route was chosen to connect Bondi Beach to Rose Bay Promenade, offering local residents a continuous path to both recreational locations. This route also connects to an existing share path on Blair Street and a cycleway on Birriga Road
- This connection will make it safer and easier for people to ride to work or school, and access local services or amenities including Andrew Petrie Oval and the Rose Bay Ferry Terminal
- The pop-up cycleway also offers the local community a safe route for exercise



## Pop-up location

The pop-up cycleway will be installed on Curlewis Street, Bondi Beach and continue along O'Sullivan Road, Rose Bay.

On Curlewis Street it will be placed on the north eastern side from Old South Head Road until Gould Street, where it changes to the other side of the road using an existing pedestrian crossing and continues to Campbell Parade. On O'Sullivan Road, it will be placed on the north eastern side from New South Head Road to Old South Head Road.

The cycleway will be approximately 2.4 metres wide and include two lanes, one in each direction. It will be located between the kerb and parking spaces and have a physical barrier to parked cars for cyclist safety.

Transport for NSW is currently working with Waverley and Woollahra Councils to prepare a detailed design.

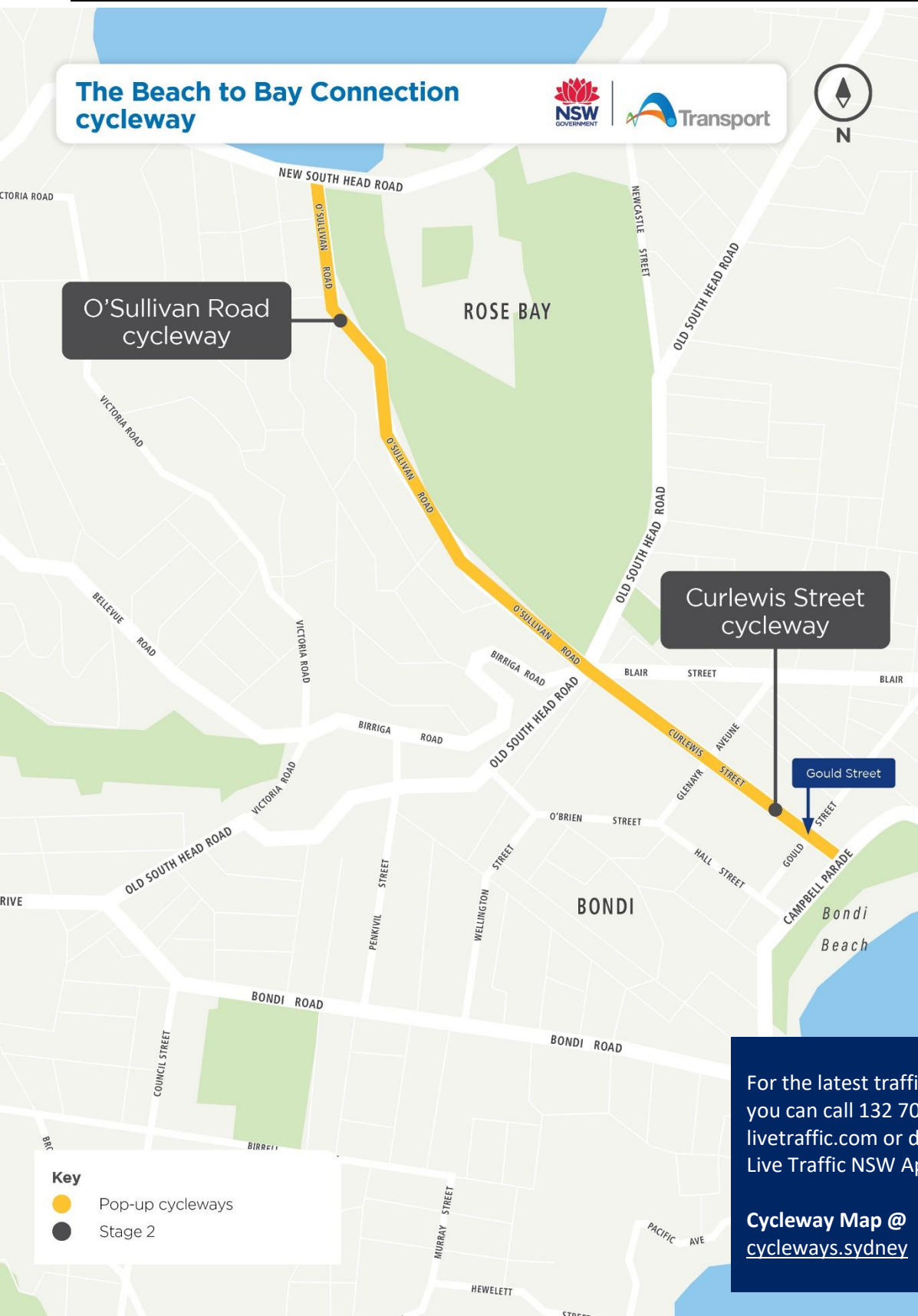
## Installation

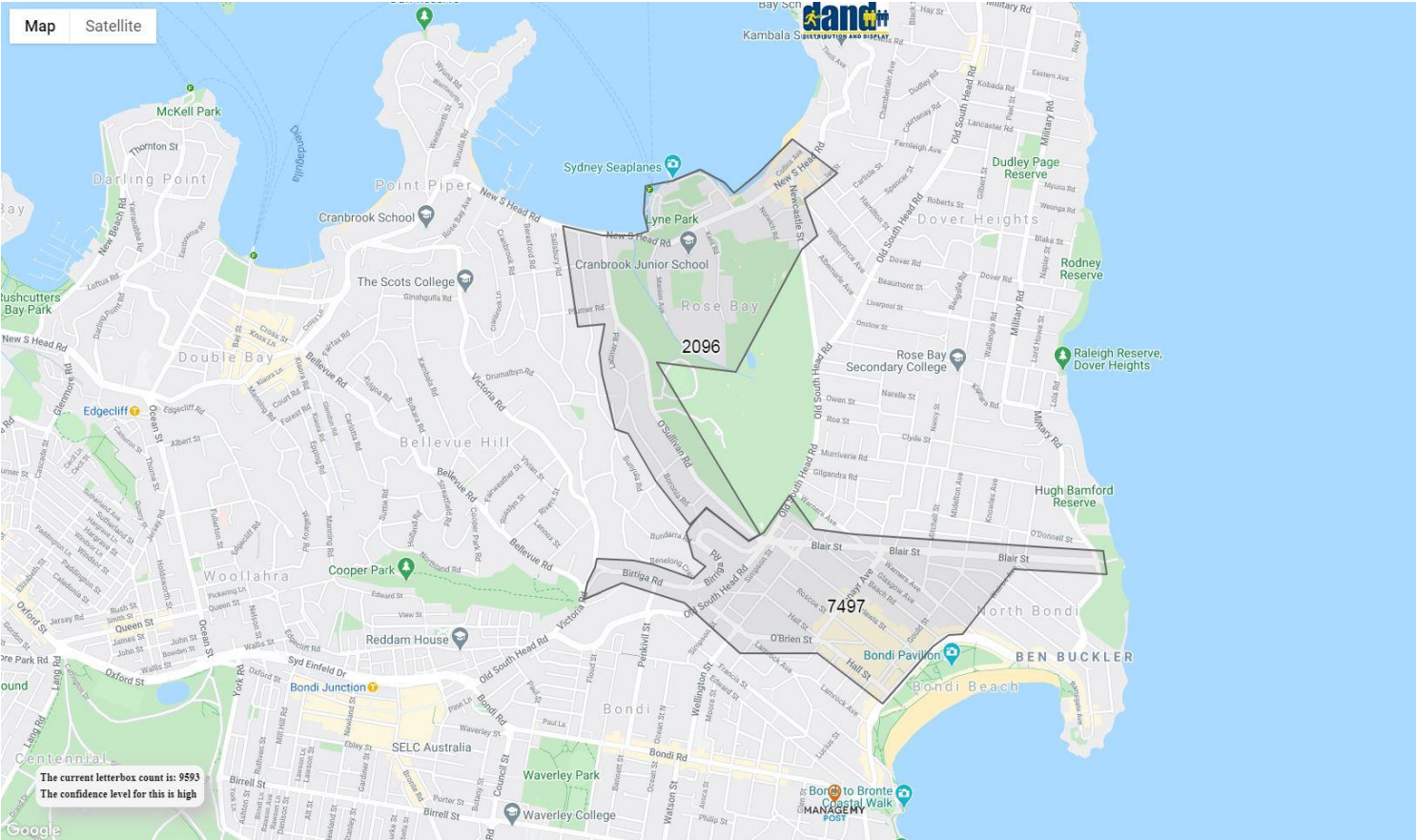
The work to install the cycleway will start in approximately four weeks. The work will take place mostly during the day, however some night work may take place between 5pm and 11pm. To reduce noise hand tools will be used and on-site equipment will be limited to reduce the changes to parking space.

More information about the installation of the cycleway will be sent shortly.

There will be temporary traffic changes while the cycleway is installed to ensure the work zone is safe. Any temporary parking changes will be removed as soon as the cycleway is installed.

For more information on the cycleway, visit [nswroads.work/covid-infrastructure](https://nswroads.work/covid-infrastructure), call 1800 573 193 or email [covidpopup@transport.nsw.gov.au](mailto:covidpopup@transport.nsw.gov.au)





**REPORT  
CM/7.15/20.09**

**Subject:** Edmund Street Social Housing - Concept Design

**TRIM No:** A18/0175

**Author:** Genevieve Wilson, Senior Project Manager

**Director:** Emily Scott, Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Endorses the concept design Option 3 (five apartments with Juliette balconies) for the 2A Edmund Street social housing project attached to the report (Attachment 1).
2. Proceeds to detailed design and the submission of a development application for Option 3.
3. Notes engagement completed on the project to date and proceeds to public consultation as part of the development application process.

**1. Executive Summary**

The purpose of this report is to provide the preferred concept design for 2A Edmund St, Queens Park, a social housing apartment block owned by Council for tenants 55 years or older. The SJB Feasibility Study reported to Council in December 2019 proposed that the project progress to concept design based on a new building with the same building envelope as the existing building. Concept design options were developed based on the use of the same building envelope and in accordance with the Liveable Housing Design Guidelines. Council officers are recommending Option 3, the 5 apartments with the Juliette balconies, as the best investment for Council as it provides a versatile mix of apartment sizes catering for singles and couples, 3 accessible apartments, larger usable living space all year round, and best solar access to the apartments. It also includes a secluded rooftop terrace to provide shared communal space for clothes drying, communal gardens with native species and/or food growing, as well as a communal meeting space to enable the tenants to meet with each other and/or family in a comfortable outdoor socially distanced space.

**2. Introduction/Background****Waverley Older Persons Housing Program**

2A Edmund Street is a social housing apartment block owned by Council. The building consists of two levels containing six units (three two-bedroom units per level) and is occupied by elderly long-term residents. The building is part of Council's Waverley Older Persons Housing Program which aims to enable older renters who have long term connections to Waverley and a very low income, to 'age in place' in their local community.

At 30 June 2019, the Waverley Older Persons Housing Program was providing housing for 50 people in 45 tenancies made up of 5 couple households, and 40 single adult households. The median age of head tenants was 75 years, with the youngest being 57 and the oldest being 93. The ratio of male to female head tenants was 2:3. The majority of tenants relied on the Age Pension for their income, and 27%

reported having a disability that affects their everyday lives. Reflecting Waverley's history as a post war destination for migrants, more than half of the program's tenants were of a non-English speaking background, with 15 nationalities represented.

### Feasibility Study

In 2015–16, Council and Bridge Housing (who are contracted to manage Council's social housing) began detailed investigations into the cause of persistent damp at the complex. The investigations indicated that there were serious issues with the building's sewerage and stormwater systems. Additionally, in the development of Council's Strategic Asset Management Plan (SAMP 5), ATP (consulting engineers) completed a condition assessment on 2A Edmund Street. The condition assessment report rated this building with a building classification of 4 – 'relatively poor'. Due to the extensive work required to bring the building to an acceptable standard, SJB Architects (SJB) was commissioned to undertake a feasibility study on the building to determine the building's best future use. During SJB's investigations it was identified that urgent works were required on the building. Emergency remediation works were undertaken in 2018/19 and included installation of drainage works and replacement of brick ties and timber sub-floor.

The SJB Feasibility Study was presented at a Councillor workshop on 25 June 2019. The matter was also canvassed briefly at the workshop on 26 November 2019. The report to Council was deferred from the September 2019 Council meeting until the December 2019 Council meeting to seek additional planning advice regarding Councillor's interest in whether a three-storey new building was feasible.

The key features, pros and cons of each Feasibility Study option are outlined in the Table below. Options 1 (Minor Renovation), 1A (Minor Renovation) and 2 (Alterations and Additions) were considered less feasible due to only extending the building life to 10 years before undergoing further remediation works. Additionally, these three options provided least financial value in relation to property value and improvement.

Option 3 (Two storey new build utilising existing building envelope) was endorsed by Council as the most feasible option as it will provide a building with a lifespan of 50 years, relatively similar costs to the refurbishment options, an accessible building (compliant with the Disability Discrimination Act) and several accessible apartments, and is more likely to receive development approval than a three-storey option. The Feasibility Study outlined that re-development should be based on: the argument of using existing building envelope as a basis for new development; and, continued shared use of the entry pathway and garbage bin storage area with the adjoining apartment block at 17-23 Victoria St.

17-23 Victoria St is a 10 apartment Council owned social housing building occupied by older residents as part of Council's Waverley Older Persons Housing Program. The ATP Asset Condition Report completed in 2018 identified the property at 17-23 Victoria St as being equipped with appropriate amenity and access, and as being safe and relatively comfortable. It had an asset condition of fair. Therefore, it was not included in the Feasibility Study.

### Option Analysis

Feasibility Option	Key Features	Pros	Cons
1.Minor Renovation	<ul style="list-style-type: none"> <li>- General refurbishment of all existing apartments</li> <li>- Removal and replacement of kitchen joinery and appliances</li> <li>- Building classification will remain unchanged</li> </ul>	<ul style="list-style-type: none"> <li>General building improvements</li> <li>- Shorter relocation time for tenants</li> <li>- Simple fit-out</li> <li>- Use of existing building fabric</li> <li>- No development authority</li> </ul>	<ul style="list-style-type: none"> <li>- Remedial works may not resolve issues if not correctly rectified</li> <li>- Tenants to be relocated for 6 months</li> <li>- Non-compliant building (DDA).</li> <li>- Buildings longevity approx.</li> </ul>

Feasibility Option	Key Features	Pros	Cons
	<ul style="list-style-type: none"> <li>- Cost = \$1.6M (approx.)</li> </ul>	approvals required	<ul style="list-style-type: none"> <li>10 years</li> <li>- Limited potential to improve thermal comfort, water and energy performance of building</li> </ul>
1A.Minor Renovation	<ul style="list-style-type: none"> <li>- General refurbishment of all existing apartments</li> <li>- Removal and replacement of kitchen joinery and appliances in units 1, 2, 4 and 5</li> <li>- DDA Compliance to unit 3 and 6</li> <li>- Additions to awnings in lobby entry</li> <li>- Upgrade all bathrooms</li> <li>- Building classification will improve slightly</li> <li>- Cost = \$1.6M (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>- General building improvements</li> <li>- Shorter relocation time for tenants</li> <li>- Simple fitout</li> <li>- Use of existing building fabric</li> <li>- Complying Development Certificate in lieu of a Development Application</li> </ul>	<ul style="list-style-type: none"> <li>- Tenants to be relocated for 6 months</li> <li>- Remedial works may not resolve issues if not correctly rectified</li> <li>- Non-compliant building (DDA)</li> <li>- Buildings longevity approx. 10 years</li> <li>- Limited potential to improve thermal comfort, water and energy performance of building</li> </ul>
2.Alteration and Additions	<ul style="list-style-type: none"> <li>- General refurbishment of all existing apartments</li> <li>- Removal and replacement of kitchen joinery and appliances in units 1, 2, 4 and 5</li> <li>- DDA Compliance to unit 3 and 6</li> <li>- Additions to awnings in lobby entry</li> <li>- Upgrade all bathrooms</li> <li>- Addition of terrace and balconies to all units</li> <li>- Building classification will improved slightly</li> <li>- Cost = \$1.7M (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>- General building improvements with DDA compliance (units 3 and 6)</li> <li>- Shorter relocation time for tenants</li> <li>- Simple fitout</li> <li>- Use of existing building fabric</li> <li>- Potential to increase energy and water performance efficiency</li> </ul>	<ul style="list-style-type: none"> <li>- Remedial works may not resolve issues if not correctly rectified</li> <li>- Tenants to be relocated for 6 months</li> <li>- Buildings longevity approx. 10 years</li> <li>- Development Application required</li> <li>- Limited potential to improve thermal comfort, water and energy performance of building</li> </ul>
3.New Build Two Storeys	<ul style="list-style-type: none"> <li>- Knock down and rebuild most feasible option</li> <li>- Key design elements:</li> <li>- Accessible Communal Lift</li> <li>- Accessible Apartment (unit 2)</li> <li>- X6 One Bedroom Units (3 per level)</li> <li>- Outdoor Terrace/Balcony</li> <li>- Building classification will improve to excellent</li> <li>- Cost = \$1.85 (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>- New build and new facilities</li> <li>- Accessible Lift</li> <li>- Greater DDA compliance</li> <li>- Buildings longevity approx. 40+ years</li> <li>- Minimal cost in comparison to Options 1, 2 and 3</li> <li>- Potential to significantly improve thermal comfort, energy and water performance of building</li> <li>- Management of demolition waste to enable reuse and recycling where possible</li> </ul>	<ul style="list-style-type: none"> <li>- Tenants will need to be relocated for at least 12 months</li> <li>- Council approval issues non-compliance with FSR</li> <li>- Disruption to neighbours</li> <li>- Development Application required</li> <li>- Less bedrooms than existing</li> </ul>
4.New Build Three	<ul style="list-style-type: none"> <li>- Knock down and rebuild most</li> </ul>	<ul style="list-style-type: none"> <li>- New build and new facilities</li> <li>- Accessible Lift</li> </ul>	<ul style="list-style-type: none"> <li>- Development approval unlikely</li> </ul>

Feasibility Option	Key Features	Pros	Cons
Storeys	feasible option - Key design elements: - Accessible Communal Lift - X3 Accessible Apartments - X9 One Bedroom Units (3 per level) - Outdoor Terrace/Balcony - Building classification will improve to excellent - Cost = \$2.6M (approx.)	- Greater DDA compliance - Buildings longevity approx. 40+ years - Minimal cost in comparison to Options 1, 2 and 3 - Potential to significantly improve building thermal comfort, energy and water efficiency - Management of demolition waste to enable reuse and recycling where possible	- Amenity impacts to neighbours including overshadowing - Tenants will need to be relocated for at least 12 months - Disruption to neighbours
5.Sale	- Sell property	- Avoid redevelopment or upgrade costs associated with other options - Realise funds from sale that could be applied to other social housing projects (estimated \$2-\$3 million based on assumed land value plus development potential less demolition costs) - Potential to lease back social housing as part of any new development on site	- Sites for social housing are not easy to come by - Difficult for Council to compete for sites in open market

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee Meeting 3 December 2019	D/5.5/19.12	That: 1. Council demolishes and builds a new two-storey social housing building at 2A Edmund Street, Queens Park (Option 3 in the feasibility study attached to this report). 2. The Committee recommends to Council that, in order to fund the project, it brings forward the following amounts from the Long Term Financial Plan 2020/21–2030/31: (a) \$350,000 in design funding to the 2020/21 financial year. (b) \$1.85 million in construction funding to the 2021/22 financial year.
Council 17 September 2019	CM/7.11/19.09	That Council defers this item in order to hold a Councillor workshop to discuss alternative options for this property.

### 4. Discussion

Archer Office (Architects) were engaged in 2020 to develop concept designs for a building that would support a good quality of life for future elderly residents by being:

- Safe and comfortable for future residents
- High quality, durable and low maintenance
- Environmentally sustainable
- Sensitive to context
- Providing equal access and dignity for residents
- Meet Livable Housing Design Guidelines Silver Level
- Provide several apartments that can be easily adapted, as required to be compliant with the DDA (none currently in Council's social housing portfolio)
- Providing accessible landscaped communal spaces.

### Livable Housing Design Guidelines

Livable Housing Australia is an organisation created by partners from the design, building and real estate industries, the community sector and governments. A livable home is designed and built to enhance the quality of life for all occupants at all stages of their life by:

- Being easy to enter
- Being easy to move around in
- Being capable of easy and cost-effective adaptation, and
- Anticipating and responding to the changing needs of home occupants.

The 7 key elements required by the Liveable Housing Design Guidelines and that are included in the proposed building include:

- A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
- At least one, level (step free) entrance into the dwelling
- Internal doors and corridors facilitate comfortable and unimpeded movement between spaces
- A toilet on the entry level to the dwelling that provides easy access
- A bathroom that contains hobless (step-free) shower recess
- Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails
- A continuous handrail on one side of any stairway where there is a rise of more than 1 metre.

### Planning and BCA considerations

The planning constraints and opportunities informed the design options. Key planning opportunities and constraints include:

- Residential flat building is permissible on site (contrary to previous SJB planning advice in the December 2019 report to Council). The site is located in the R3 Zone pursuant to the Waverley Local Environmental Plan (WLEP) 2012 and residential flat buildings are permitted in the R3 Zone.
- As established in the December 2019 report to Council, re-development hinged on argument of using existing building envelope is being used as a basis for the proposed development. The existing building height meets current planning controls but the existing building exceeds the current Gross Floor Area (GFA) and Floor Space Ratio. The proposed building has a reduced GFA and FSR than the existing building. Use of the existing building envelop as a basis for proposed development enables the inclusion of 5-6 appropriately sized social housing apartments.

	LEP Permissable	Existing Building	Proposed Building	Comments
Height of Building	9.5m	9.16m	9m top of roof terrace pergola 9.5m top of lift overrun	Proposed building in accordance with LEP.
Gross Floor Area	206m <sup>2</sup>	377m <sup>2</sup>	344.2m <sup>2</sup>	Proposed building based on using existing building envelope.
Floor Space Ratio	0.6:1	1.1:1	1:1 Including rooftop terrace	

- SEPP (Affordable Rental Housing 2009) will apply to the project. SEPP65 Apartment Design Guidelines will not apply here as they only apply for buildings 3 storeys or more.
- Landscaping and parking requirements will need to apply for concessions:
  - Landscaping is addressed both on site at 2A Edmund St, as well as in the shared access path and backyard of neighbouring social housing building. A private rooftop communal space with landscaping is also proposed to increase vegetation on the site. Rooftop gardens are supported by Council on a merit assessment. Elements Council will consider favourably are included in the design: the communal nature of the space; visual and acoustic privacy from neighbours; environmental benefits such as native vegetation, food growing, insulation; and, the limited number of elderly people with access to the terrace.
  - No parking is currently provided on site. Council does not currently provide carparking spaces to residents at any of our social housing buildings. No carpark spaces are proposed and it is anticipated that this would be supported on merit. It is permissible under the Waverley DCP. The site is located close to public transport. An accessible on-street parking space may be necessary near the building to meet future tenant needs.
- Angled window placement with auto-close fire rate windows developed to protect privacy, enhance sunlight access and views as well as to meet fire safety requirements.

### Concept designs

Concept designs were considered with a mix of apartment types (i.e. 2-bedroom, 1-bedroom and studio) and balconies types (i.e. deep, Juliette). The four apartment floorplan options were comparatively assessed against key usability criteria and planning requirements to identify the preferred option (as shown in the table below). An overview of the concept floorplans is shown in the attached report. All four options include a rooftop terrace with communal space for clothes drying, gardens, as well as a meeting space.

Option	2 accessible apartments	3rd accessible apartment	Max. no. apartments	Max. apartment Area	Usable space all year round	Direct sunlight to living space	Usable outdoor private space	Provides 1 x 2 bedroom apartment
1. 6 x apartments Juliette balconies (second preference)	✓		✓	✓	✓	✓		
2. 6 x apartments deep balconies (not preferred)	✓		✓				✓	
3. 5 x apartments Juliette balconies (first preference)	✓	✓		✓	✓	✓		✓
4. 5 x apartments deep balconies (not preferred)	✓						✓	✓

Option 3 – the 5 apartments of various sizes with the Juliette balconies is the preferred option is recommended as the best investment for Council as it provided a versatile mix of apartment sizes catering for singles and couples, 3 accessible apartments, larger usable living space all year round, and best solar access to the apartments. The ground floor includes a mix of a 2-bedroom accessible apartment and a 1-bedroom accessible apartment. The first floor includes a mix of 2 studio apartments and a 1-bedroom accessible apartment. The rooftop terrace provides space for clothes drying, covered seating area, solar photovoltaic panels and garden space. Concept design floorplans and illustrations are in the attached report. Internal kitchen, bathroom, flooring and window finishes will be confirmed at the detailed design stage. All finishes will be robust, fit-for-purpose and in accordance with the Liveable Housing Design Guidelines.

The high ceilings and angled window placement will enhance sunlight access, views and feeling of spaciousness within the apartments. The existing building has high ceiling heights and this was a feature that was requested to be included in the design for the new building.

Landscaping is also included on the ground level to provide an accessible entry and amble seating areas with strategically located gardens that will be viewable from inside the apartments to enhance the connection to nature.

The brick building will be robust to withstand knocks from walking aids while also providing thermal comfort. The thermal comfort of the proposed dwellings, and the energy consumption required to maintain thermal comfort, will both represent an improvement on the existing apartments, and will exceed the baseline requirements of BASIX. Strategies and considerations employed include a balance of passive solar design, natural ventilation, external sun-shading and ceiling fans to bedrooms. A painted white finish is proposed for the brick building. The design aims to minimise impacts on neighbours enhance the streetscape. The solar impacts have been minimised by building close to the existing building envelope and external spaces have been designed to protect privacy. The proposed building is consistent with the street context and the objectives of the DCP. It complies with wall heights and massing, and retains the appearance of a hipped, pitched roof form that is typical of the area. The building is situated between a 1980s three storey social housing building at 17-23 Victoria St and two rendered two storey dwellings at 2 and 4 Edmund St.

## **5. Financial impact statement/Time frame/Consultation**

### **Consultation**

Engagement on the Edmund St Social Housing project is in accordance with best practice values and principles.

During the development of the Feasibility Study, tailored and representative engagement was undertaken with the existing residents of 2A Edmund St, as well as with Bridge Housing, Council's contracted social housing provider. Two workshops were undertaken with residents (and Russian interpreters) to capture what they felt were important features of the existing and future building, and to explain the project timeline. Follow up letters to residents were provided in English and Russian. Most of the residents have now moved out of the existing building into other social housing properties in anticipation of the redevelopment works. Prior residents will be offered the opportunity to reside in an apartment in the new building. Bridge Housing and internal Council experts were also consulted on building design, operation and maintenance issues. This informed the concept design. Throughout the development of the Concept Designs, input has been sought from Bridge Housing as well as Council's specialist experts in Properties and Facilities, Community Services, Development Assessment and Environmental Services.

The Feasibility Study was presented at a Councillor workshop on 25 June 2019. The matter was also canvassed briefly at the workshop on 26 November 2019. A Councillor workshop was undertaken on the concept designs on 25 August 2020. Feedback from Councillors on the concept designs has been and will be considered in the design process and is addressed in the table below.

Public Notifications will be undertaken by Council's Planning team during the DA process. This will enable neighbouring property owners to provide feedback for consideration by the development assessor and the experts on the Waverley Local Planning Panel as part of their deliberations on how well the project meets NSW Government and Waverley Council development objectives and controls. This engagement is considered appropriate due to the technical expertise required to guide the decision on the appropriateness of the design.

Wider consultation is not recommended as Council has already committed to social housing provision on this site and has operated the service in the location for a number of years. For this reason, localised feedback on the specific design via the DA process is considered by staff to be the most appropriate methodology for this project. Council, as is its prerogative, may take a different view.

Issue	Response
Roof terrace – maximum size permissible	Rooftop terrace/garden will be a merit assessment. No minimum/maximum controls for multi-unit residential roof top terrace (the 15sqm limit is for a dwelling house). Design includes elements that would be considered favourably in assessment: the communal nature of the space; visual and acoustic privacy from neighbours; environmental benefits such as native vegetation, food growing, insulation; and, the limited number of elderly people with access to the terrace.
Roof terrace – potential for noise impacts	Limited number of elderly people with access to rooftop terrace and the terrace is cut into the roofline to provide additional visual and acoustic privacy.
Design quality – value for money	Building designed to be robust and value for money to meet Liveable Housing Design Guidelines and to be low maintenance.
Design quality – sensitive to streetscape	Building designed to enhance streetscape. 2A Edmund St is situated between a 1980s 3 storey social housing building at 17-23 Victoria St and two rendered 2 storey dwellings at 2 and 4 Edmund St.
Design quality – kitchen fit-out	Internal finishes will be confirmed at the detailed design stage. All finishes will be robust and in accordance with the Livable Housing Design Guidelines.
Design quality – blinds/curtains	Blinds and/or curtains will be provided. Details of finishes will be confirmed at detailed design stage.
Thermal comfort - ceiling heights	The building is designed to ensure thermal comfort with robust brick walls and sheltered glazing.
Thermal comfort – western facing glazing	Protective awning and/or shutter is being considered for the western facing glazing. Modelling of thermal comfort will be undertaken at the DA stage to determine design detail.
Security – windows and sliding doors	All windows and doors will comply with BCA requirements. Security rated insect screens are being considered.
Planter boxes maintenance	Consultation with existing residents as part of Feasibility Study identified desire by all residents to have some plants on their balcony for them to maintain. Common area garden would be continued to be maintained by Bridge Housing. Should any resident require assistance maintaining a planter box on their property, this could be arranged via Bridge Housing.
Carparking – none provided	No parking is currently provided on site. Council does not currently provide carparking spaces to residents at any of our social housing buildings. No carpark spaces are proposed and it is anticipated that this would be supported on merit. No parking spaces is permissible under the Waverley DCP. The site is located close to public transport. An accessible on-street parking space may be necessary near the building to meet future tenant needs.
Planning constraints	As established in the December 2019 report to Council, re-development hinged on argument of using existing building envelope is being used as a basis for the proposed development. The existing building height meets current planning controls but the existing building exceeds the current Gross Floor Area (GFA) and Floor Space Ratio. The proposed building has a reduced GFA and FSR than the existing building. Use of the existing building envelop as a basis for proposed development enables the inclusion of 5-6 appropriately sized social housing apartments.

## Finances

Current Long-Term Financial Plan includes \$350,000 in 2020/21 for design and \$2.15 million in 2021/22 for construction. Projected construction budget is currently estimated to be \$2.5 million including new elements to meet planning and accessibility requirements:

- Rooftop terrace
- More landscaping
- Accessible lift (larger)
- Regrading for accessibility.

Note that rent income is one third of each tenant's income. Approximately \$59,000 annual rental income would be received from a 6 apartment building and \$52,000 annual rental income would be received from a 5 apartment building – assuming that the 2 bedroom apartment is occupied by a couple receiving an age pension and the 1 bedroom and studio apartments are occupied by single person receiving an age pension.

## Timeframe

The estimated timeframe is shown below.

Milestone	Estimated completion
Report to Council concept designs	September 2020
DA documentation and submission	November 2020
DA determination	July 2021
Construction tender documentation	July 2021
Construction contractor Tender and Contract Finalisation	September 2021
Construction completion and Occupation Certificate	August 2022

## 6. Conclusion

Concept designs for 2A Edmund St Social Housing have been developed in accordance with the Liveable Housing Design Guidelines to ensure comfortable and safe apartments for future residents from Council's Waverley Older Persons Housing Program. Council officers are recommending Concept Design Option 3, the 5 apartments with the Juliette balconies, as the best investment for Council as it provides a versatile mix of apartment sizes catering for singles and couples, 3 accessible apartments, larger usable living space all year round, and best solar access to the apartments. It also includes a secluded rooftop terrace to provide shared communal space for clothes drying, communal gardens with native species and/or food growing, as well as a communal meeting space to enable the tenants to meet with each other and/or family in a comfortable outdoor socially distanced space.

## 7. Attachments

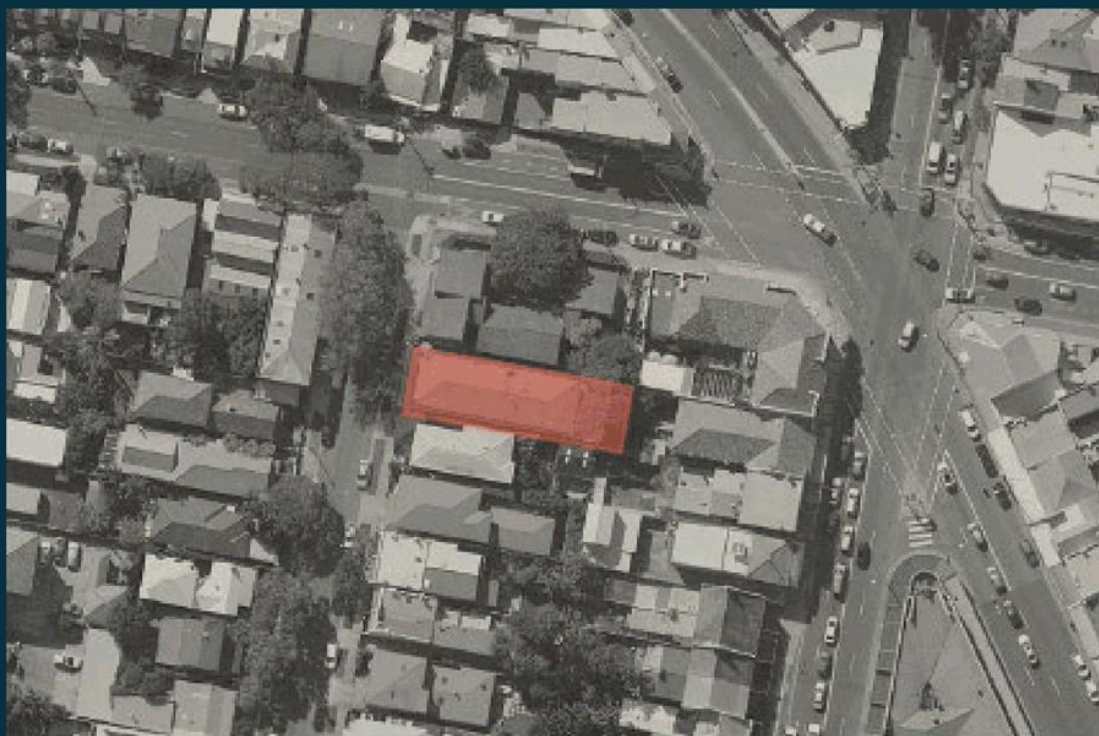
1. Edmund Street Social Housing - Concept Design - August 2020 [↓](#) .



WAVERLEY COUNCIL

# Edmund St Social Housing – Concept Designs

Councillor Summary Report  
August 2020



# What has happened to date?

- Building investigations into persistent damp from 2015
- Asset condition report 'relatively poor' 2018
- SJB options analysis investigations 2018
- Emergency remediation works 2018
- SJB options analysis reported to Council 2019
- Council decision to demolish and rebuild a new two-storey social housing building December 2019
- Archer Office concept designs 2020



## Why did Council support two-storey new build option?

### Options Analysis findings:

- Building lifespan 50 years plus
- Relatively similar costs to refurbishment
- Provide an accessible building
- Provide adaptable and accessible apartments (currently none)
- Cost effective for Council to maintain
- Cost effective energy/water bills for tenants
- Difficulty competing for other properties for social housing in the market
- 2 storey more likely to get development approval than 3 storey building – less impact on neighbouring property



# PROJECT OBJECTIVES

## BRIEFING + ASPIRATIONS

The project purpose is to provide social housing for elderly residents that supports a good quality of life.



### BUILDING DESIGN OBJECTIVES

- High quality, durable and low maintenance.
- Environmentally sustainable.
- Sensitive to context.

### SOCIAL OBJECTIVES

- Safe and comfortable for future residents.
- Equal access and dignity for residents.
- All units designed to meet Livable Housing Design Guidelines Silver Level.
- Several apartments that can be easily adapted, as required to be compliant with the Disability Discrimination Act.
- Accessible landscaped communal spaces.

# APARTMENT FLOOR PLANS OPTIONS

## ROOFTOP



COMMUNAL ROOFTOP

## LEVEL 1



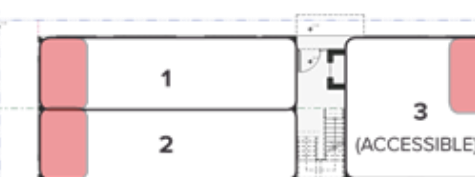
WEST  
2 X 1 BED  
EAST  
1 X 1 BED (ACCESSIBLE)



WEST  
2 X 1 BED  
EAST  
1 X 1 BED (ACCESSIBLE)



WEST  
2 X 1 BED  
EAST  
1 X 1 BED (ACCESSIBLE)



WEST  
2 X 1 BED  
EAST  
1 X 1 BED (ACCESSIBLE)

## GROUND FLOOR



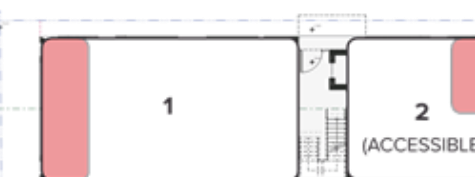
WEST  
2 X 1 BED  
EAST  
1 X 1 BED (ACCESSIBLE)



WEST  
2 X 1 BED  
EAST  
1 X 1 BED (ACCESSIBLE)



WEST  
1 X 2 BED  
EAST  
1 X 1 BED (ACCESSIBLE)



WEST  
1 X 2 BED  
EAST  
1 X 1 BED (ACCESSIBLE)

### OPTION 1

- 6 APARTMENTS
- JULIET BALCONIES

### OPTION 2

- 6 APARTMENTS
- DEEP BALCONIES

### OPTION 3

- 5 APARTMENTS
- JULIET BALCONIES

### OPTION 4

- 5 APARTMENTS
- DEEP BALCONIES

ARCHER OFFICE

CLIENT  
WAVERLEY COUNCIL

PROJECT  
EDMUND ST SOCIAL HOUSING

STAGE  
CONCEPT DESIGN - PRELIMINARY

## What are the preferred options?

Option	2 accessible apartments	3rd accessible apartment	Max. no. apartments	Max. apartment Area	Usable space all year round	Direct sunlight to living space	Usable outdoor private space	Provides 1 x 2 bedroom apartment
1. 6 x apartments Juliette balconies (second preference)	✓		✓	✓	✓	✓		
2. 6 x apartments deep balconies (not preferred)	✓		✓				✓	
<b>3. 5 x apartments Juliette balconies (first preference)</b>	✓	✓		✓	✓	✓		✓
4. 5 x apartments deep balconies (not preferred)	✓						✓	✓

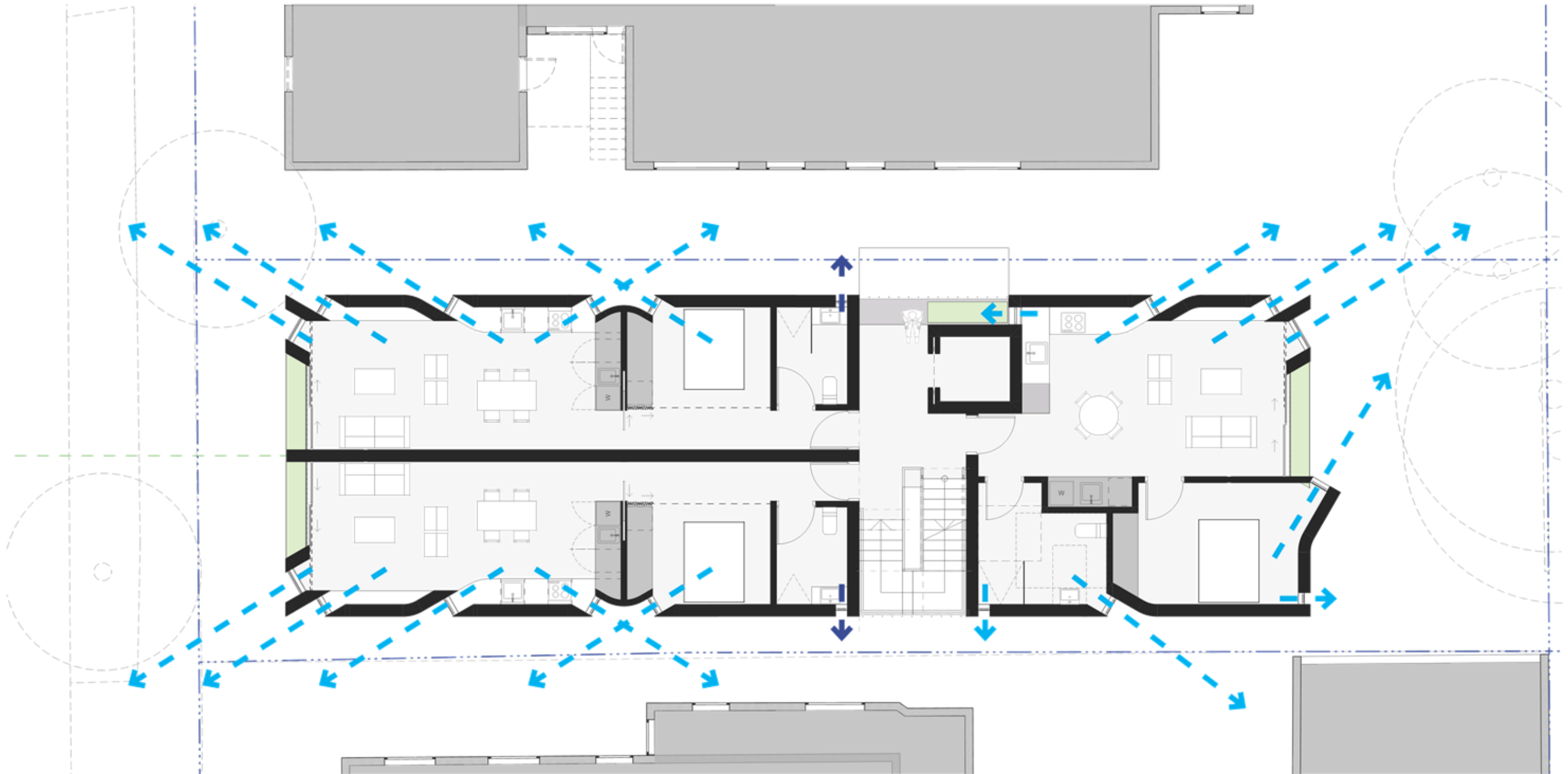
Options 1 & 3 will be presented tonight - first and second preferences.



WAVERLEY COUNCIL

## APARTMENT FLOOR PLANS OPENINGS STRATEGY

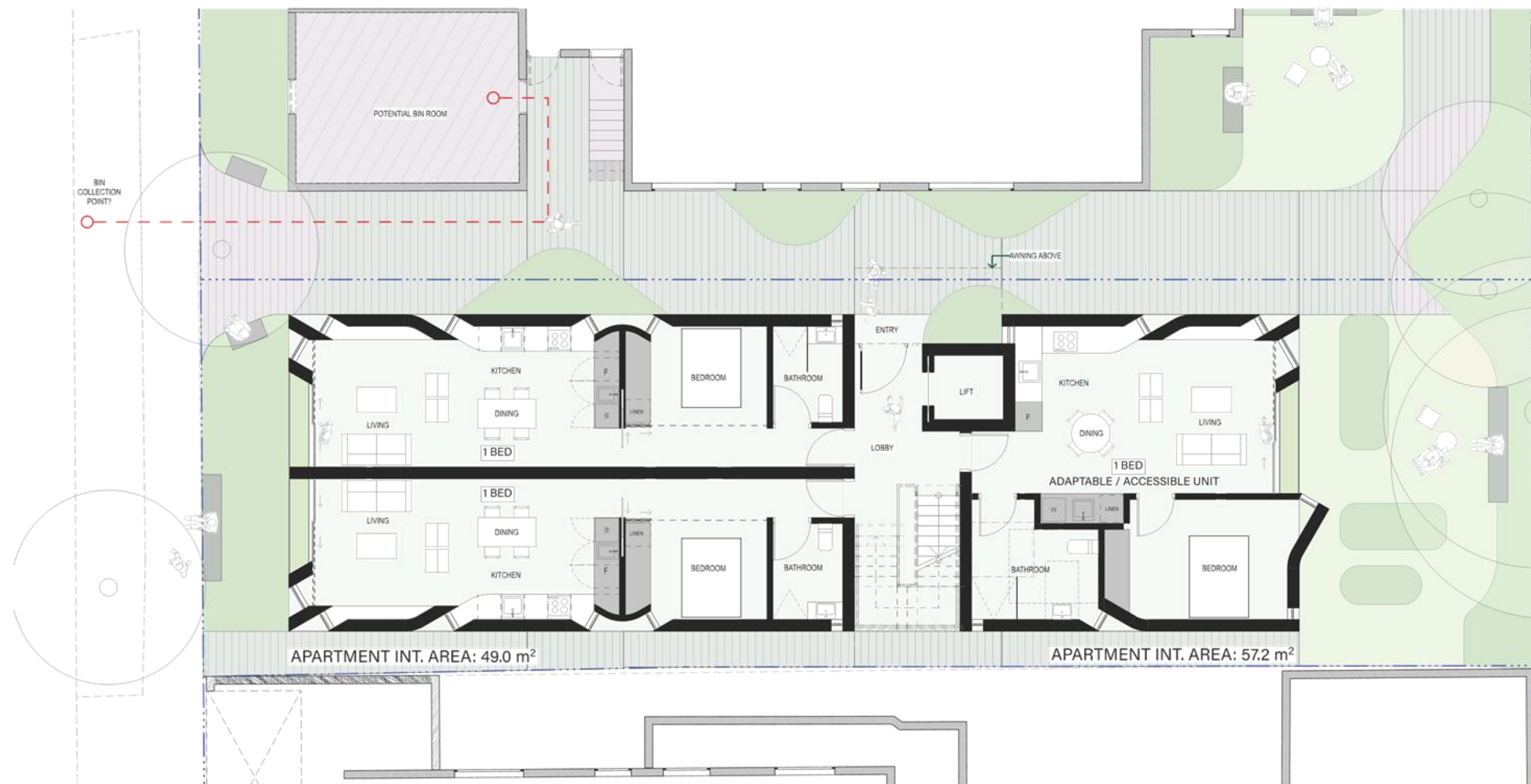
The proximity of neighboring buildings makes direct outlook views undesirable.  
We propose a strategy that seeks the longer, oblique view.  
By cutting into the building, we bring more of the outside in.



# APARTMENT FLOOR PLANS

## GROUND FLOOR - OPTION 1 - 6 x APARTMENTS JULIETTE BALCONIES

Two 1 bedroom apartments to the Western side.



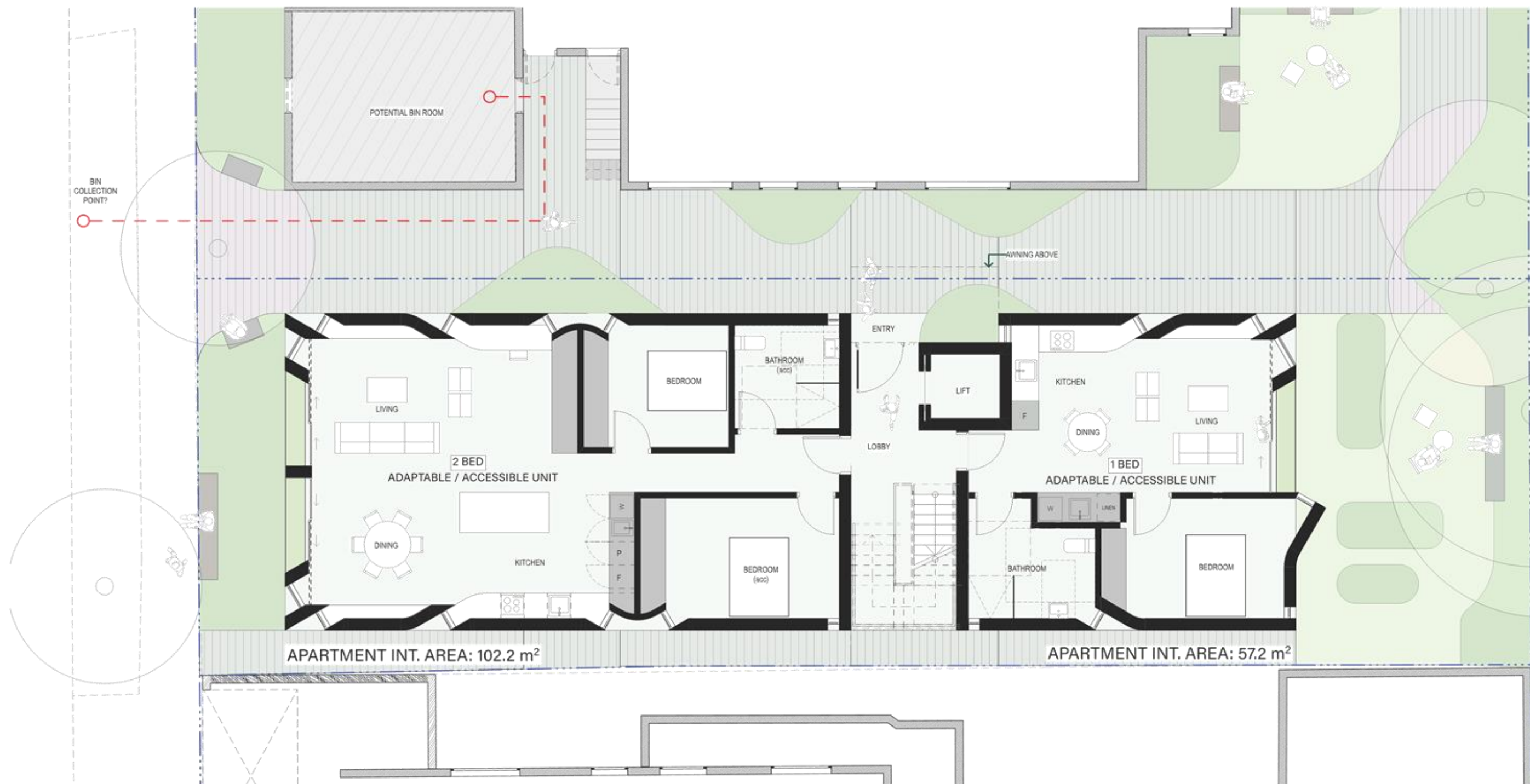
NOTE MINIMUM 1 BEDROOM APARTMENT SIZE:  
SEPP AFFORDABLE HOUSING = 50m<sup>2</sup>  
WAVERLEY COUNCIL DCP = 50m<sup>2</sup>

NOTE MINIMUM STUDIO APARTMENT SIZE:  
SEPP AFFORDABLE HOUSING = 35m<sup>2</sup>  
WAVERLEY COUNCIL DCP = 35m<sup>2</sup>

# APARTMENT FLOOR PLANS

## GROUND FLOOR - OPTION 3 - 5 X APARTMENTS JULIETTE BALCONIES

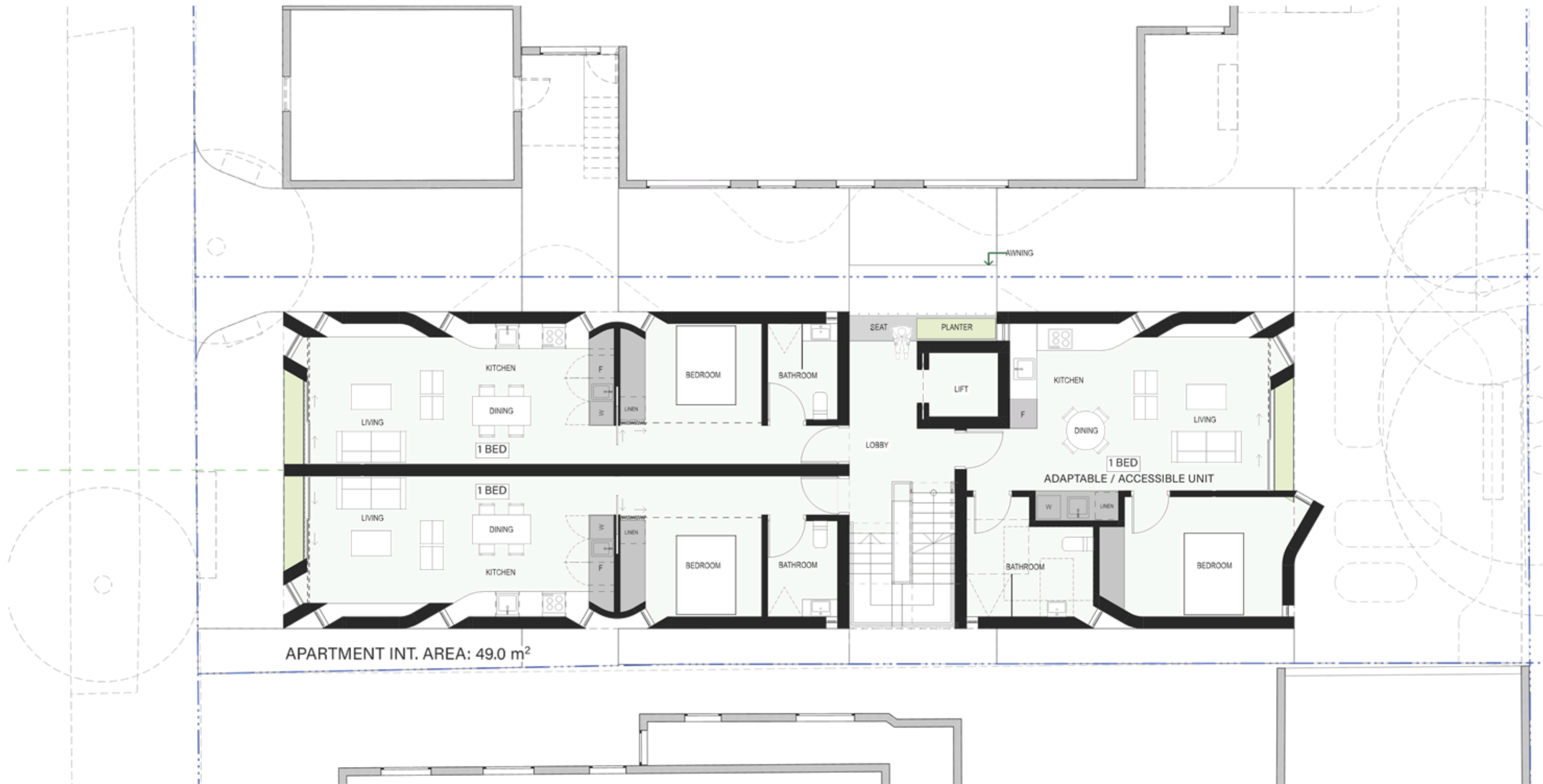
A single 2 bedroom apartment to the Western side.



NOTE MINIMUM 2 BEDROOM APARTMENT SIZE:  
SEPP AFFORDABLE HOUSING = 70m<sup>2</sup>  
WAVERLEY COUNCIL DCP = 80m<sup>2</sup>

# APARTMENT FLOOR PLANS

## LEVEL 1 - OPTIONS 1 & 3

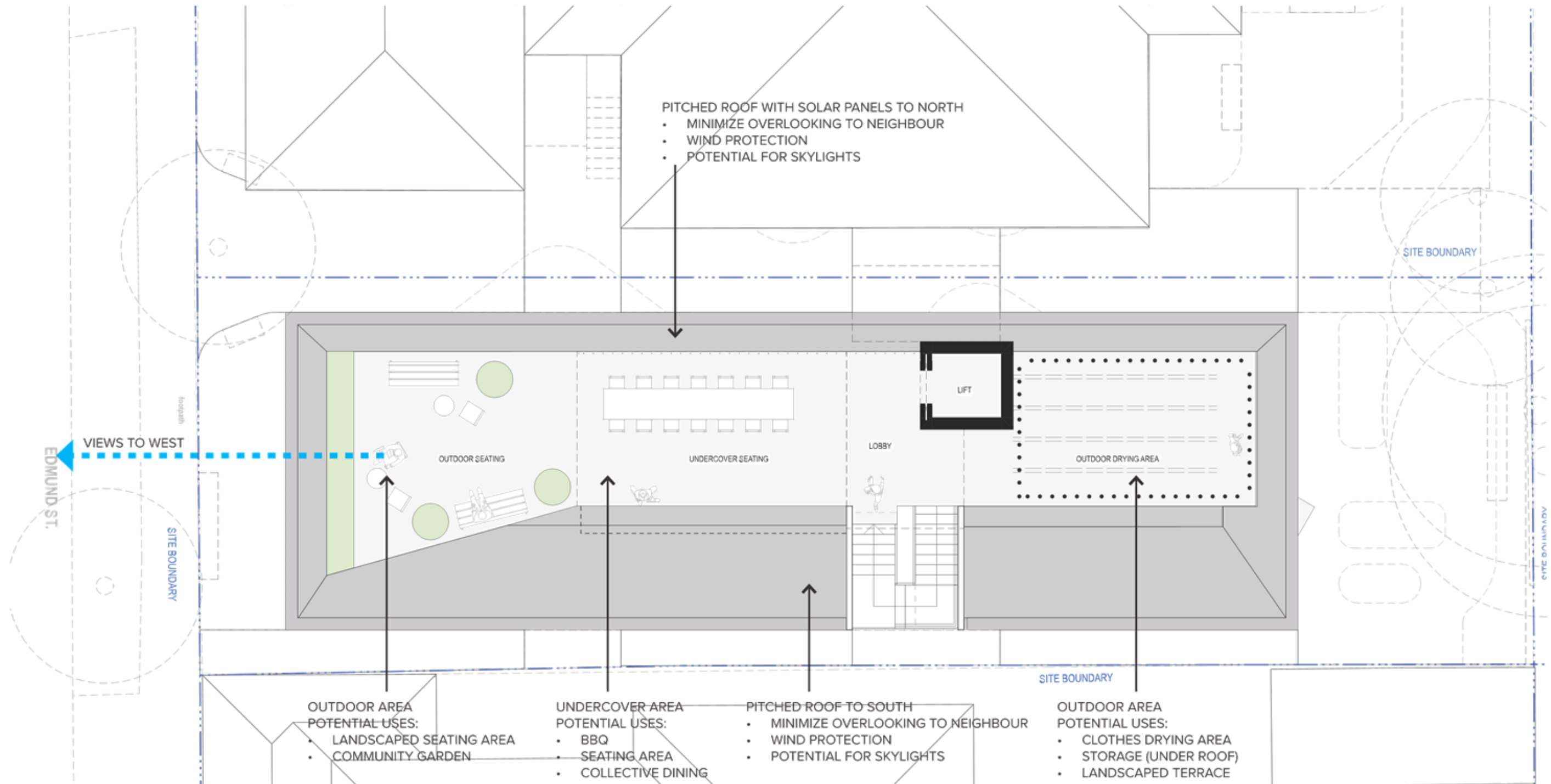


NOTE MINIMUM 1 BEDROOM APARTMENT SIZE:  
SEPP AFFORDABLE HOUSING = 50m<sup>2</sup>  
WAVERLEY COUNCIL DCP = 50m<sup>2</sup>

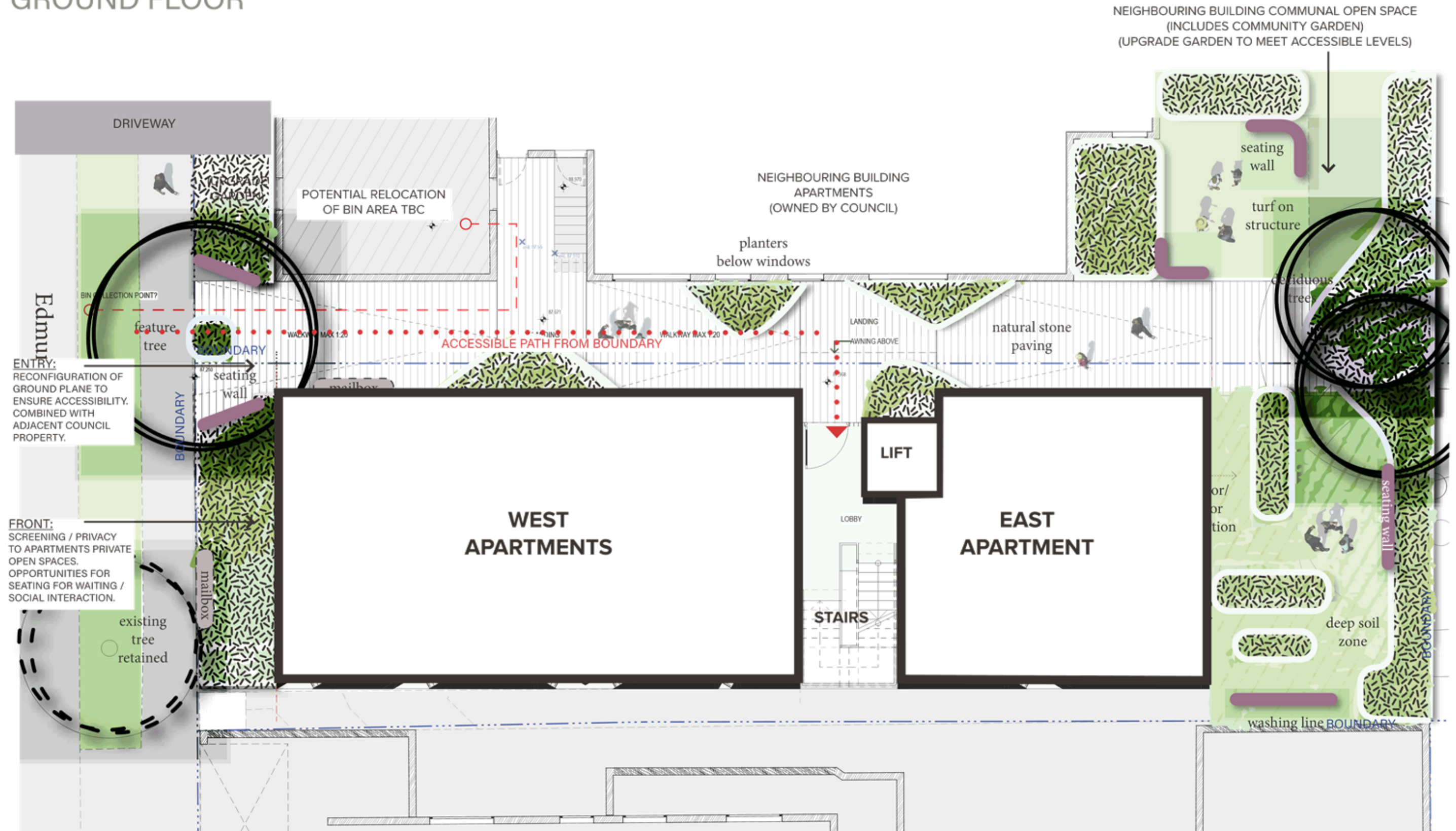
NOTE MINIMUM STUDIO APARTMENT SIZE:  
SEPP AFFORDABLE HOUSING = 35m<sup>2</sup>  
WAVERLEY COUNCIL DCP = 35m<sup>2</sup>

# COMMUNAL OPEN SPACE ROOF TOP

A shared rooftop terrace, made accessible using the lift, will provide communal open space, which is a key planning requirement.



# COMMUNAL OPEN SPACE GROUND FLOOR



COMMUNAL OPEN SPACE  
MATERIAL PALETTE



CURVES, NATIVE PLANTS



FEATURE TREES



DEEP SOIL ZONE, AMENITY

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CLIENT  
WAVERLEY COUNCIL

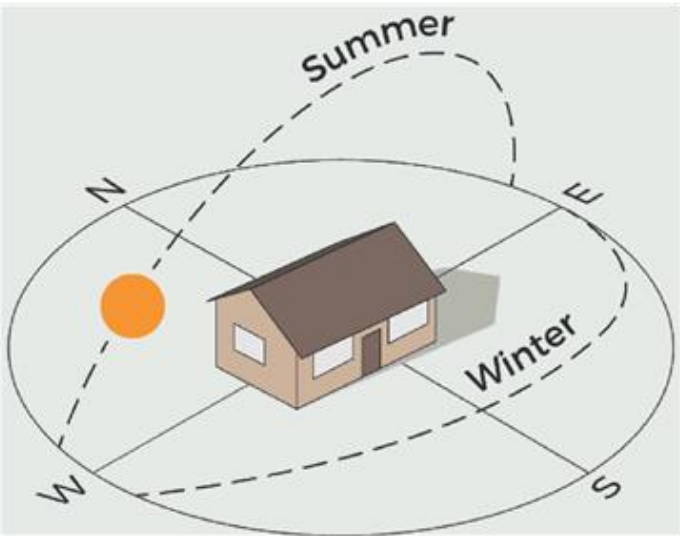
PROJECT  
EDMUND ST SOCIAL HOUSING

STAGE  
CONCEPT DESIGN - PRELIMINARY

# ESD INITIATIVES

## INTEGRATED PRINCIPLES

The project will employ a series of ESD initiatives that dovetail into other project considerations including amenity, lifestyle, durability and value for money.



PASSIVE SOLAR DESIGN

Passive solar design principles are to be utilised, including solar control and thermal mass.



SOLAR ELECTRICITY AND RAINWATER COLLECTION

The scheme is intended to include several active ESD initiatives including solar panels on the roof for on site electricity generation, and water tanks to collect rainwater.



QUALITY CONSTRUCTION, INTEGRAL FINISHES

The building is to be constructed using simple yet robust materials such as loadbearing double brick masonry with concrete slabs. These robust, quality materials are to be expressed in order to make effective use of their thermal mass, while minimising the need for additional cosmetic finishes.

The possibility of recycling the bricks of the existing building is being explored.



INTEGRATED LANDSCAPE

The scheme will include a series of private and communal landscaped areas to provide residents with additional outdoor amenity and various biophillic benefits.

STREET FRONTAGE  
SKETCH IMAGES



STREET FRONTAGE

— The overall building form is consistent with the existing building and streetscape context, while providing a deep threshold for protection from the elements and improved relationship to the outdoors.

SHARED ENTRY  
SKETCH IMAGES



SHARED ENTRY

- Regrading between the buildings will create accessible path of travel to the front door and rear gardens.
- New landscaping between the buildings provides greenery and places to sit.

COMMUNAL OPEN SPACE  
SKETCH IMAGES



REAR GARDEN

- The rear garden is intended to be reinstated as deep soil planting. (Currently concrete.)



ROOFTOP

- A shared communal rooftop will benefit from direct sunlight throughout the day and district views.

# PROPOSAL SECTION DIAGRAM



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CLIENT  
WAVERLEY COUNCIL

PROJECT  
EDMUND ST SOCIAL HOUSING

STAGE  
CONCEPT DESIGN - PRELIMINARY

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PROJECT  
EDMUND ST SOCIAL HOUSING

STAGE  
CONCEPT DESIGN - PRELIMINARY

# PROPOSAL AERIAL DIAGRAM



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PROJECT  
EDMUND ST SOCIAL HOUSING

STAGE  
CONCEPT DESIGN - PRELIMINARY

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# Finance

Current construction budget  
\$2.15 million in 2021/22 LTFP

Projected construction budget  
\$2.5 million

New elements to meet planning  
and accessibility requirements:

- Rooftop terrace
- More landscaping
- Accessible lift (larger)
- Regrading for accessibility

Note rent income is one third  
of each tenant's income.



# Timeline

Milestone	Estimated completion
Councillor presentation concept designs	August 2020
Report to Council concept designs	September 2020
DA documentation and submission	November 2020
Development Application determination	May 2021
Construction Tender documentation	July 2021
Construction Contractor Tender and Contract Finalisation	September 2021
Construction completion and Occupation Certificate	August 2022



## Feedback, questions and answers?

**REPORT**  
**CM/7.16/20.09**

**Subject:** Car Parks - Access Infrastructure Upgrade

**TRIM No:** A20/0442

**Author:** Andrew Best, Executive Manager, Property and Facilities

**Director:** Emily Scott, Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Installs a hybrid car park access system comprising both Automatic Number Plate Recognition and ticketing system technology, at the Eastgate, Hollywood Avenue and Library Council car parks.
2. Notes that a budget of \$1.5 million has been approved for the car park Infrastructure Upgrade Project, with \$700,000 allocated in the current financial year's Capital Works Program and \$800,000 allocated in the 2021–22 financial year.

**1. Executive Summary**

In late 2019 officers engaged consultants CK Consulting to carry out a review of the existing car park access infrastructure installed at Council's three car parks and to provide an options analysis for the installation of a new car park access system.

The review found that the existing infrastructure is nearing the end of its useful life and requires replacement. The consultants analysed three possible replacement options and their analysis was presented to Councillors at a workshop in August 2020.

This report provides a summary of the consultant's findings and recommends Council approve the installation of a hybrid car park access system at each of Council's three car parks, which reduces the need for tickets, primarily using Automatic Number Plate Recognition with tickets issued only in certain circumstances.

Should Council approve the proposal, a tender process will be undertaken to appoint a suitably qualified company to undertake the installation of the new system.

**2. Introduction/Background**

In September 2017, consultants CK Consulting were engaged to undertake a feasibility study for the installation of a completely Ticketless Parking system at Council's three car parks.

A Tender to install Ticketless Parking was undertaken in May 2019 however in October 2019 Council resolved to not accept any Tenders due to deficiencies in the process. Staff determined that Council endorsement should be sought prior to the installation of any future infrastructure upgrades.

After reviewing the background information, it became clear that several factors had changed in the ensuing period since the first CK Consulting report was undertaken, including Council entering into a new

lease agreement with ISPT at Eastgate car park, the introduction of first hour free parking at Eastgate car park in addition to technical advancements in the car park access industry. Given the change in operating environment it was decided to engage a consultant to provide a report that captures the current set of circumstances and operating conditions. CK consulting were engaged to carry out the review and the results of their review along with recommendations in regard to the installation of a new system, were presented to a Councillor workshop in August 2020.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 10 October 2019	CM/7.8/19.10	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Treats the Tender Evaluation Matrix and schedule of rates attached to this report as confidential in accordance with section 11(3) of the Local Government Act 1993, as the attachments relate to a matter specified in section 10A(2)(d)(i) of the Local Government Act 1993. The attachments contain commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person(s) who supplied it.</li> <li>2. Notes the General Manager's advice that, subsequent to the publication of the business paper and the subject report, deficiencies in the tender process have been identified. These deficiencies are such that he is of the view that the tender process should be recommenced.</li> <li>3. In accordance with clause 178(1)(b) of the Local Government (General) Regulation 2005 declines to accept any of the tenders for the Ticketless Parking System (Tender No. 1938).</li> <li>4. In accordance with clause 178(3) of the <i>Local Government (General) Regulation 2005</i> invite, in accordance with clause 167, fresh tenders based on different details.</li> </ol>
Council 20 October 2015	CM/10.3/15.10	<p>That:</p> <ol style="list-style-type: none"> <li>1. The report be treated as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2) of the Local Government Act 1993.</li> <li>2. Council no longer proceed with the resolutions dated September 2007 and October 2014 to investigate conversion of car parking spaces in Eastgate car park to commercial space.</li> <li>3. Council places the Façade project on hold pending further discussions with the other owners of the Eastgate building.</li> <li>4. Council Officers investigate and report back on the following:</li> </ol>

		<ul style="list-style-type: none"> <li>(a) Alternative options to improve the Eastgate Façade including painting and opportunities for lighting and public art.</li> <li>(b) The impact on traffic flow of closing the Spring Street exit of Eastgate car park.</li> <li>(c) A cost-benefit analysis of the conversion of the Spring Street exit of Eastgate car park into retail space.</li> <li>(d) Additional solutions to increase the safety for pedestrians at all entry/exit points of Eastgate car park.</li> <li>(e) Ticketless parking.</li> <li>(f) Relocating Parents with Prams parking spaces to adjacent to the mobility parking spaces.</li> <li>(g) The current operations of the two-way entry and exit and its impact on Newland Street.</li> </ul> <p>5. Council approves public tenders to be called for the following:</p> <ul style="list-style-type: none"> <li>(a). The design, supply and installation of a zone counting Parking Guidance System at Eastgate, Hollywood Avenue and the Library car parks.</li> <li>(b). The design, supply and installation of additional signage in Eastgate, Hollywood Avenue and the Library car parks to improve traffic flow, wayfinding and safety.</li> <li>(c). The cleaning and painting of Eastgate car park and the painting of Hollywood Avenue car park and the Library car park.</li> <li>(d). The design, supply and installation of improved lighting systems in Eastgate and Hollywood Avenue car parks.</li> </ul> <p>6. Council approves the relevant budget amendments as outlined in section 5 of this report.</p>
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#### 4. Discussion

CK Consulting were asked to focus on two key areas during the review. Firstly, to make a detailed audit of the condition of the existing car park system infrastructure including the communications network and secondly an options analysis of potential new car park access systems configurations to be installed at Council's car parks.

### **Current car park infrastructure audit**

The condition audit of the performance of the existing car park infrastructure included:

- A review of IT systems, servers and assessment of software platforms.
- A review of vendor's submitted maintenance proposals for the support and maintenance of the installed car park equipment; and works undertaken to date.
- Identification of additional solutions which would deliver higher performance.

The findings of the condition audit of the existing infrastructure were that:

- The current parking technology is at the end of its useful life.
- Due to their age, the current systems are no longer easy to repair and support.
- The equipment has broken elements that perpetually mean work arounds for car park Operations.
- The car park IT network is congested, causing dropouts and loss of credit card processing capability.
- The outdated ADSL service leads to poor parking intercom voice quality, which causes delay of issue resolution.

Recommendations and observations:

- The replacement of the current infrastructure will improve uptime, have lower operating costs and offer greater experiential / environmental benefits.
- The installation of a business grade Virtual Private Network (VPN) connecting the three car parks will significantly increase performance with no down time or loss of revenue during install.
- A new IT network is required to ensure the effective operation of whichever access system were installed.

### **Option analysis for new car park access infrastructure**

The following three options were considered:

- Option 1 – Like-for-like replacement of infrastructure for a fully ticketed system.
- Option 2 – Hybrid system with both ticketing and Automatic Number Plate Recognition (ANPR) software.
- Option 3 – Full ANPR Ticketless Parking System

An outline of each of the systems and the benefits and deficiencies of each options are summarised below.

#### Option 1 – Like-for-like replacement of infrastructure for a fully ticketed system.

This option provides for a like-for-like replacement of the current car park access infrastructure. This is a fully ticketed system. The benefits and deficiencies of this option are as follows.

Benefits:

- Familiar to the Parking Operations Team no change to operating procedures.
- Offers some additional new ways to pay such as via mobile phone.

Deficiencies:

- Highly tactile, multiple touch points.
- Higher maintenance requirement / cost.
- Lower useful life expectancy.
- Always requires a customer interaction which slows transit.
- Lost tickets cannot be attributed easily.

### Option 2 – Hybrid system with both ticketing and Automatic Number Plate Recognition (ANPR) software

A hybrid system requires the installation of cameras (often just one camera) at both entries and exits and the cameras simply check to see if people have been using the free parking multiple times during the day, as most free parking periods only allow it to be used once per day per motor vehicle. The ticketed system can use ANPR to confirm the license plate of the vehicle to ensure that any discount privileges have been assigned to the correct driver/vehicle. Hybrid systems allow the physical ticket to be used as reference point for when the person first entered the car park. This is also true for ANPR assisted pass card usage. The hybrid system can be calibrated so that tickets are only issued when the ANPR doesn't have a clear capture of the vehicle number plate, reducing the number of tickets issued.

The advantages and disadvantages of the Hybrid system can be summarised as follows.

#### Benefits:

- Highest revenue capture, it is impossible to defraud the system, which is why the system is utilised at airports. Providing an increase in revenue to Council from fees.
- Newest technology, blending best of both tickets and ANPR technologies.
- System can be calibrated to reduce the number of tickets required.
- Improved customer experience, user friendly with faster throughput.
- Less operational overhead, easy to process issues caused by lost tickets.
- ANPR performance not as critical as ticketed system backs it up.
- Some additional new ways to pay such as mobile pay.
- An environmentally sound option as requires less tickets.
- System is familiar to parking operational staff, not a significant change in work practices.

#### Deficiencies:

- Slightly higher price than Option 1.
- Still uses tickets (but only when necessary or needed).

### Option 3 – Full ANPR Ticketless Parking System

Ticketless parking systems need to have two ANPR Cameras at each entry and exit lane (4 cameras total). Each camera takes multiple shots of the car and number plate as it enters and exits to ensure it gets a readable image. It requires this as the system relies only on the license plate to identify the vehicle. The system then scans the database to determine if the number plate had been recorded in the system. Misreads are more frequent than is commonly understood, this leads to cars either being let out free or a manual operator investigates the issue while the parker is in the exit lane, which leads to delays. These systems often have a method of payment by a registration plate search function on a pay machine or credit card payment at exit after the vehicle has been automatically found in the system. Most systems, such as the one in Westfield shopping centre Bondi Junction, operate boom gates at exit, to ensure there is some control over egress in the event of a misread and the registration plate is unrecognized. Ticketless systems are best suited to car parks with 2- or 3-hour free parking where the number of parkers required to pay are a small percentage.

The benefits and deficiencies of a fully ticketless system can be summarised as follows.

#### Benefits:

- Most convenient if customers are not generally paying for parking and number plates can be read correctly.
- Improved customer experience, user friendly.
- No lost ticket issues providing faster throughput.
- Some additional new ways to pay such as mobile pay.

- An environmentally sound option as requires no tickets.

#### Deficiencies:

- Misreads of number plates leads to lost revenue (percentage of mismatches can be up to 10% or more).
- Provides lowest revenue capture, which is why it is used in shopping centres that have long free periods.
- Can be inconvenient if needing to pay or there is a number plate misread.
- Can need manual ANPR correction to capture all revenue (operationally costly).
- Highest price and offering validation schemes is more difficult.
- Requires more civil work to install, more disruptive to operations.

For ease of comparison, benefits and deficiencies of each system have been tabulated below.

*Table 1. Summary of the benefits and deficiencies of each option.*

1. Like for Like		2. Ticketed / ANPR		3. Full Ticketless	
Network upgrade	Yes	Network upgrade	Yes	Network upgrade	Yes
Use Mobile to Pay	Yes	Use Mobile to Pay	Yes	Use Mobile to Pay	Yes
Touchfree Options	Limited	Touchfree Options	Yes	Touchfree Options	Yes
Ticketless	No	Ticketless	Yes with fail-back	Ticketless	Yes - Only
Limited Civil changes	Yes	Limited Civil changes	Yes	Limited Civil changes	No
Auto Leakage M'ment	Yes	Auto Leakage M'ment	Yes	Auto Leakage M'ment	No
Express Entry/Exit	No	Express Entry/Exit	Yes	Express Entry/Exit	Yes

#### Capital investment costs

The table below provides the estimated Capital Investment costs of each of the three options.

*Table 2. Capital investment cost of the three options (figures excluding GST).*

Option 1 – Fully ticketed	\$1.2 million
Option 2 – Hybrid ticketed and ANPR	\$1.3 million
Option 3 – Fully ticketless	\$1.5 million

On reviewing the benefits and deficiencies of each of the systems and taking into the consideration the capital investment cost associated with each system, it is recommended that Council proceed with the installation of a hybrid access system which offers the combined benefits of both a ticketed and ANPR systems.

#### 5. Financial impact statement/Time frame/Consultation

The estimated cost of the installation of a hybrid system is \$1.3 million. A budget of \$1.5 million has been approved for the project, with \$600,000 allocated in the current financial year and \$800,000 in the 2021-22 financial year.

It is anticipated that the additional revenue capture ensured through the installation of a hybrid access system will lead to an increase in revenue from fees of around 4%, above the rate of historical increases.

On receipt of Council endorsement, a tender process will be undertaken to appoint a suitably qualified company to undertake the installation of the new system.

It is anticipated that the work would commence in the first half of 2021, with the installation and accompanying network upgrades expected to take 3-4 months to complete.

The tender documentation will include the requirement for the preferred tenderer to provide a 5-year maintenance program, following the installation of the new system. It is estimated that the routine maintenance cost would be \$90,000 per annum. The cost of the ongoing maintenance of the system will be funded from operational expenditure budgets.

## **6. Conclusion**

The existing car park access infrastructure at each of Councils three car parks is at the end of its useful life and is required to be replaced. Further to this the current poor performance of the IT network system is impacting the effective operation of the car parks.

After the completion of a detailed review of the different options for replacement, it is recommended that Council approve the installation of a hybrid car park access infrastructure system, comprising of both Automatic Number Plate Recognition and ticketing technologies.

The new system will increase revenue capture and provide car park customers with a significantly enhanced experience when utilising Council's car parks. The hybrid option also provides the best value for money outcome for Council.

## **7. Attachments**

Nil.

**REPORT**  
**CM/7.17/20.09**

**Subject:** North Bondi Surf Life Saving Club - Variation of Licence

**TRIM No:** A19/0101

**Author:** John Andrews, Property Manager

**Director:** Emily Scott, Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Endorses the proposed Variation of Licence with the North Bondi Surf Life Saving Club to incorporate the newly constructed storage area known as the Advanced Response Lifesaving Facility.
2. Authorises the General Manager to finalise negotiations and execute the Variation of Licence.

**1. Executive Summary**

In May 2019, Council and the North Bondi SLSC entered into a Public Private Partnership agreement to construct an enlarged storage facility under the promenade at Bondi Beach, with the facility to be known as the Advanced Rescue Life Saving Facility.

The project is nearing completion and due to the increased footprint, the facility needs to be documented within the existing Licence and it is proposed to deal with that via a Variation of Licence.

**2. Introduction/Background**

The North Bondi SLSC has a licence with Council that commenced 7 July 2003 and runs for 20 years. The licence is for occupation of the Club house and the storage area.

The existing storage facility was inadequate for the Club's requirements and a condition survey undertaken in November 2018 also indicated the facility was in a poor condition.

Representatives of the Club approached Council to discuss an upgrade and expansion of the storage facility in late 2018 to meet the storage of the contemporary lifesaving service.

Council approved entering into direct negotiations with the Club in May 2019 through the endorsement of a Heads of Agreement. A development application was approved in October 2019.

The construction project commenced in February 2020 and is nearing completion. The area will accommodate a Surf Lifesaving District Jet Ski, Patrol first aid equipment and storage of surf club equipment.

**3. Relevant Council Resolutions**

Meeting and date	Minute No.	Decision
Council 21 May 2019	CM/10.3/19.05	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Treats this report as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2)(d)(i) of the Local Government Act 1993. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.</li> <li>2. Endorses the Heads of Agreement between Council and North Bondi Surf Life Saving Club attached to this report for the proposed Advanced Response Life Saving Facility project.</li> <li>3. Delegates authority to the General Manager to sign the Heads of Agreement on behalf of Council and to forward to the North Bondi Surf Life Saving Club for execution.</li> <li>4. Prepares an Agreement for Lease for the North Bondi Surf Life Saving Club to include both the existing clubhouse building and the new facility, with a report to be brought back to Council for approval.</li> <li>5. Writes to the Office of Local Government to seek formal approval to enter into a Public Private Partnership with North Bondi Surf Life Saving Club for the Advanced Response Life Saving Facility Building project.</li> <li>6. Notes that the Council's funding contribution to the cost of the project as outlined in Table 1 of this report, has been allocated in the draft Long Term Financial Plan 2019/20–2029/30.</li> </ol>
Strategic Planning and Development Committee 7 August 2018	PD/5.5/18.08	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes that the General Manager has approved the Probity Guidelines: Capital Projects Partnerships attached to this report for use in project management of joint venture projects and other projects where they provide useful guidance.</li> <li>2. Notes that the General Manager will refer the Probity Guidelines: Capital Projects Partnerships to the Audit Committee for review.</li> <li>3. Will receive reports on direct negotiations for approval on a case-by-case basis.</li> <li>4. Authorises the General Manager to commence negotiations between Council and the surf clubs.</li> </ol>

**4. Discussion**

The existing licence commencing 7 July 2003 covers the obligations of both the licensor and licensee. The proposed Variation of Licence will only contain minor amendments which fundamentally deal with documenting the enlarged storage area and is dealt with by the inclusion of an amended premises plan, there is no change in rent, the use or operating hours.

However, as the proposal is a variation to an already executed document and is for a period of longer than 12 months on Crown Land, a Council resolution is required to formalise the change.

The Variation of Licence will provide an interim arrangement until the new Agreement for Lease and Lease are negotiated in early 2023. This approach has been agreed with the club.

As was foreshadowed in the Council resolution from 21 May 2019, it is intended that, prior to the expiry of the licence in July 2023, a new 20-year lease will be negotiated. It is intended that the new lease will be based on the NSW Lifesaving Lease template for surf clubs located on Crown Land. This more detailed lease document will better reflect the future arrangements and obligations between Council and the North Bondi SLSC for both the club building and the new storage facility.

**5. Financial impact statement/Time frame/Consultation**

There is no financial impact to Council by entering into the Variation of Licence, with the variation to take effect in September 2020.

**6. Conclusion**

It is recommended that Council approves officers entering into a Variation of Licence with the North Bondi SLSC for the newly constructed storage facility known as the Advanced Response Lifesaving Facility.

**7. Attachments**

Nil.

**NOTICE OF MOTION  
CM/8.1/20.09****Subject:** Dover Heights Coastal Reserves - Tree Maintenance**TRIM No:** A14/0059**Submitted by:** Councillor Nemesh  
Councillor Betts

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*This matter was last considered by Council at its meeting on 21 July 2020. Debate on the item was adjourned to this meeting. Below is a minute extract from the meeting.*

*At the time of the procedural motion being moved, Cr Nemesh had spoken in favour of the substantive motion and no Councillors had spoken against the substantive motion.*

**CM/8.4/20.07          Dover Heights Coastal Reserves - Tree Maintenance (A14/0059)****MOTION**

Mover: Cr Nemesh

Seconder: Cr Betts

That Council:

1. Immediately removes the buddleja at the Southern end of Weonga Reserve.
2. Notes that the removal of this plant is specified in the Weonga, Rodney and Raleigh Reserve Biodiversity Action Plan 2014–2020.
3. Removes the acacia longifolia located on an incline towards the cliff at Rodney Reserve opposite Dover Road and replaces the plants with low-growing shrubs.

AT THIS STAGE IN THE PROCEEDINGS, THE FOLLOWING PROCEDURAL MOTION WAS MOVED BY CR LEWIS AND SECONDED BY CR WY KANAK:

That Council:

1. Adjourns debate on this motion to allow officers to properly investigate the proposed tree removal.
2. Receives a report from officers detailing outcomes of their investigation.

THE MOVER OF THE PROCEDURAL MOTION THEN ACCEPTED THE ADDITION OF A NEW CLAUSE 3 SUCH THAT THE PROCEDURAL MOTION NOW READS AS FOLLOWS:

That:

1. Council adjourns debate on this motion to allow officers to properly investigate the proposed tree removal.
2. Council receives a report from officers detailing outcomes of their investigation.
3. As part of the report, the General Manager reviews any potential failings in process.

THE PROCEDURAL MOTION WAS THEN PUT AND DECLARED CARRIED.

*Cr Burrill was not present for the consideration and vote on this item.*

### **Supplementary General Manager's comment**

In response to the matters arising from the adjourned notice of motion, Council enforcement staff investigated the unauthorised vandalism of three *Acacia* trees within Rodney Reserve and Weonga Park, Dover Heights. The investigating officer established that the trees had been vandalised to such an extent that they will not survive, but was not able to ascertain a motive for the vandalism as there is no apparent gain of any view typically associated with tree removal or vandalism within the community. The investigating officer was not able to collect sufficient evidence to reveal the person/s responsible for the vandalism and, as such, the matter will not be further pursued unless further information comes to hand. The vandalised *Acacia longifolia* will be replaced with a coastal heath species selected from the Biodiversity Action Plan – Remnant Sites planting list.

The *Buddleja* at the southern end of Weonga Reserve is an entrenched weed that is very difficult to remove, particularly without the use of herbicides. The removal is likely to destabilise the clifftop in that location and there is no budget available for its removal and replacement with coastal heath species and ongoing maintenance.

**Peter Monks**  
**Director, Planning, Environment and Regulatory**

### **Original background**

The Dover Heights Precinct has requested that the following sensible suggestions be carried out.

### **Original General Manager's comment**

Council officers discussed the removal of vegetation in Weonga Reserve and Rodney Reserve with a representative of the Dover Heights Precinct earlier this year.

The vegetation in question was *Buddleja*, which is growing through the fence line between Weonga and Rodney Reserve (as opposed to African olive). The growth of the plant is encroaching on an informal track in the reserve.

The other vegetation previously discussed is *Acacia longifolia*, as opposed to a *Ficus* species. The *Acacia* had been planted by Council to protect remnant vegetation located further down the cliff from encroachment of weeds.

Notes on these respective plantings are provided below.

### ***Buddleja***

*Buddleja* is a weed species. However, in this location it is helping to keep the embankment stable and providing some habitat value. This species could be removed, but it is recommended that a staged approach be taken to ensure stability of the slope. Likewise, if the removal of the African olive is the intention, it also should also be removed, ensuring succession planting.

The removal of the *Buddleja* or African olive have not been prioritised, as they are not presenting a threat to the health of remnant vegetation located nearby. As such, work to this area has not been allocated a budget in this year's bushcare works. Council would be able to accommodate the pruning of the *Buddleja*

within operational works. It is expected that the removal of these species would take place in later years while other priority works are completed.

In the figure below, the pink circles are the approximate location of the African olive; the blue illustrates *Buddleja*.



#### *Acacia longifolia*

It is recommended that the *Acacia longifolia* not be removed to continue its function as buffer planting. This plant can be pruned to improve views to the ocean.

As previously agreed with the precinct, pruning of the *Acacia* has commenced and will continue when the contract for this financial year's work commences. A *Ficus* species has not been able to be located; however, further investigations can take place.

Note in the figure below the location of *Acacia* within the mixed planting (shown in orange) and the mixed planting, predominately *Banksia* species, in yellow.



It is suggested that site investigations take place to confirm the intent of plant removal.

**Dan Joannides**  
**Acting Director, Community, Assets and Operations**

## NOTICE OF MOTION CM/8.2/20.09



**Subject:** Clarke Reserve - Pathway to Playground

**TRIM No:** A04/2119

**Submitted by:** Councillor Betts  
Councillor Nemesh

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### MOTION:

That, in view of the waterlogged grass surrounding Clarke Reserve playground, Council installs pathway access to the Clarke Reserve children's playground from the existing pathway between Jensen Avenue and Christison Park.

### Background

Generally, for a lengthy time after rain, anyone accessing the children's playground has to walk through a waterlogged grassy area. Because of the sandstone bedrock in Clarke Reserve, stormwater stays on the surface and takes significantly longer to drain away than other parks. Whenever it rains, people are trampling the grassy area and it is turning into a small bog, notwithstanding the impact on their clothes.

A small pathway to follow the desire line would alleviate this issue and protect the grassy areas adjoining the playground.

### General Manager's comment

Councils draft Inclusive Play Strategy recommends path connections to playgrounds for ease of access. While Clarke Reserve is not included as one of the 14 targeted inclusive play spaces the strategy's principles are relevant to Clarke Reserve. A path connecting the main pedestrian footpath in the reserve to the play space is supported to ensure ease of access.

Furthermore, as described in the background, the ground conditions in the reserve are prone to waterlogging after heavy rain due to underlying sandstone bedrock. A path would provide all-weather access.

If Council determines to support the new path, it is recommended for the path to be concrete, connecting from the existing path through the opening in the garden barrier fence onto the rubber softfall surface (approximately 15 metres distance). Site investigations would take place to establish the exact location of path and requirement for sub-soil drainage based on the location and depth of rock. The path would cost in the order of \$7,000, for which there is budget.

The pathway is needed to provide a safe and reasonable level of access to the playground. Consequently, community consultation will not change the need for the pathway. The recent improvement works at Clarke Reserve were based on three rounds of community consultation, which divided the community. Further consultation is not expected to reveal further information or new feedback from the community.

**Emily Scott**  
**Director, Community, Assets and Operations**

## NOTICE OF MOTION CM/8.3/20.09



**Subject:** Planning Proposal - Frances, Edward, Wellington and Simpson Streets, Bondi Beach

**TRIM No:** A20/0436

**Submitted by:** Councillor Betts  
Councillor Goltsman

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### MOTION:

That Council investigates the merits of preparing a draft planning proposal for the block of land bordered by Frances Street, Edward Street, Wellington Street and Simpson Street, Bondi Beach, from R2 Low Density Residential to R3 Medium Density Residential to correct an apparent anomaly in the Waverley Local Environmental Plan and align with the zoning and controls of the land surrounding this block to the north, south and west.

### Background

In June 2019, some residents in the subject block made representations to Council regarding the apparent inconsistent zoning of an area containing approximately 16 residential lots bounded by Frances Street, Edward Street, Wellington Street and Simpson Street, Bondi Beach. This area is currently zoned R2 Low Density Residential and the land surrounding this block is zoned R3 Medium Density Residential.

In July 2020, the residents were advised by Council officers that this change could only be done via a planning proposal.

In the past, Council has undertaken regular zoning reviews to determine whether areas of land should be rezoned based on relevant circumstances at the time and this has included where residents believe that certain areas should be rezoned. Council has also undertaken reviews for specific areas and, where considered appropriate, prepared and submitted a planning proposal to amend the WLEP.

Most requests from residents are to down-zone areas due to increased development and the intensification that results. Residents who are calling for a down-zoning of their area are always advised that such requests are unlikely to be successful because Council will need to up-zone other areas to compensate for any potential loss of housing in any down-zoning. It is unusual for a group of residents to be interested in up-zoning their properties.

Council has set a target of between 2,036 and 3,461 dwellings to be provided by 2036. It would seem that selecting an area that would have minimum impact on the surrounding area, is generally supported by the impacted land owners, and would involve rezoning that generally matches the surrounding area would be a positive outcome and assist in meeting Council's housing targets.

The current controls are as follows:

Control	Current block	Block to SE	Block to NE	Block to NW
FSR	0.5:1	0.5:1	0.9:1	0.9:1
Height	8.5 m	8.5 m	12.5 m	12.5 m
Zoning	R2	R2	R3	R3



Figure 1. Waverley LEP – Zoning map (subject block circled and highlighted).

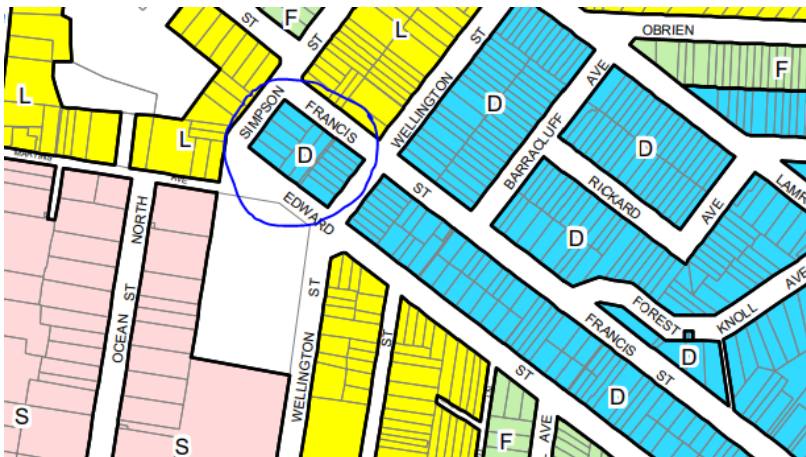


Figure 2. Waverley LEP – FSR map.

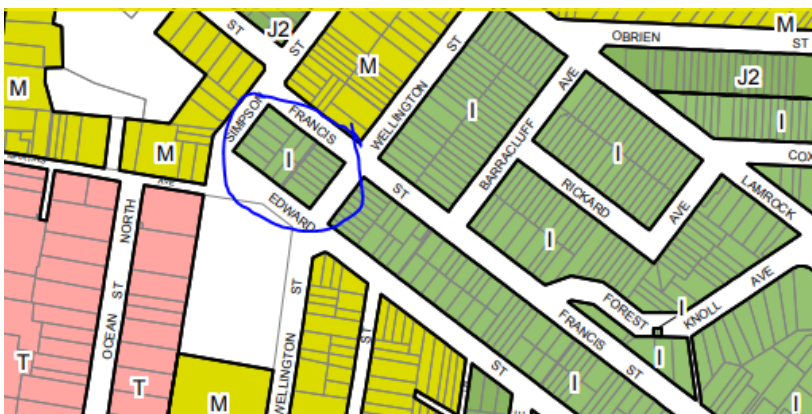


Figure 3. Waverley LEP – Height of buildings map.

**General Manager's comment**

A landowner made a submission to the Local Housing Strategy on behalf of eight landowners in Francis, Edward, Wellington and Simpson Streets that sought a rezoning to a block of land he termed the 'FEWS block', as it is bounded by Francis, Edward, Wellington and Simpson Streets, Bondi Beach. The land is currently zoned R2, and the submission sought a rezoning to R3.

The landowner was advised at the time that the submission was considered in finalising the Local Housing Strategy (LHS). In this regard, the LHS did not make any recommendations for up-zoning in the local government area (LGA). The LHS was adopted by Council in June 2020 and is currently with the Department of Planning, Industry and Environment for final assurance.

The LHS provided dwelling targets based on a projected level of growth expected to 2036. Based on Council's testing, a draft housing target was developed and a dwelling capacity analyses of the current planning controls show that there is capacity to accommodate this dwelling target without any increase to existing zones and densities. This was based on ABS census data, Profile ID, DPIE projections and housing supply data and supporting academic research.

The landowner has been advised that, should the landowners wish to pursue a rezoning, they would need to submit a planning proposal, accompanied by the necessary documentation to enable a thorough assessment of the proposal.

It should also be noted that one of the findings from the LHS was to investigate an Affordable Housing Contribution Scheme. This scheme would require any landowners that were seeking to up-zone their area would need to contribute a certain percentage of their redevelopment as affordable housing. It would be appropriate that Council continue its investigations into this Scheme before considering any proposals to up-zone any part of the Waverley LGA.

**Peter Monks**

**Director, Planning, Environment and Regulatory**

## NOTICE OF MOTION CM/8.4/20.09



**Subject:** Planning Webinars on Council's Website

**TRIM No:** A09/0720

**Submitted by:** Councillor Burrill  
Councillor Kay

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### MOTION:

That Council:

1. Officers produce webinars to place on Council's website to include an explanation of the following:
  - a) The hierarchy and relationships between:
    - i. Waverley Community Strategic Plan
    - ii. Local Strategic Planning Statement
    - iii. Housing Strategy
    - iv. Bondi Junction Urban Design Review
    - v. Our Liveable Places Centres Strategy (formerly known as the Village Centres Strategy)
    - vi. Local Character Strategy
    - vii. Open Space Strategy
    - viii. Heritage Assessment Strategy
    - ix. Waverley's Local Environment Plan (WLEP)
    - x. Waverley's Development Control Plan (WDCP).
  - b) The process for assessing and determining Planning Proposals (PP) and Development Applications (DA) where a Voluntary Planning Agreement (VPA) is lodged alongside the PP or DA, how and when this would occur, and how the VPA is assessed and endorsed.
2. In development of these webinars:
  - a) Requests the Precincts to provide questions on these subjects that they would like answered.
  - b) Places a supplementary Frequently Asked Questions document on Council's website for use in conjunction with the webinar, and to answer the question from different sectors of the residential and business community 'what does this mean to me?'
3. Considers any additional estimated costs that may be incurred to prepare the webinars beyond

existing budget allocations in the Planning, Environment and Regulatory directorate as part of the Q1 budget review.

## **Background**

Council's Planning department have produced a large number of documents in 2020 that are required by the Greater Sydney Commission. Whilst these documents are being put on public exhibition, it is difficult for residents to understand the connection and relationship between each of the new strategy documents and existing planning vehicles, like the WLEP and WDCP, and what they mean for the future development of Waverley.

A simple way to communicate these strategic planning documents to the community would be for the officers who wrote them to explain the way that they work together and how they impact the community.

Charing Cross Precinct has also resolved at their meeting on the 2nd September 2020 to request that a webinar explaining the new planning documents be provided.

Cr Kay's unanimously supported proposal as part of the resolution on submissions to the NSW Government Developer Contributions Review at 16 June 2020 Council meeting requested that 'Council officers develop a plain English explanation of the VPA process for publication on Council's Planning Agreement webpage and dissemination to interested community groups, including the Precincts. In particular, the explanation should outline how VPAs are considered in the DA process.'

As this has been a contentious issue within the community for some time, a webinar on this subject to support the explanations already being prepared would be extremely beneficial.

## **General Manager's comment**

Council officers have attended many workshops with the community and the Precincts explaining the various strategic planning documents that have been produced in 2019/20 as part of the process that ultimately will lead to the adoption of a new Local Environment Plan in 2021. These workshops and forums have been well received and producing a Webinar and placing it on Council's website would be an effective way to broaden the ability for Council to communicate with the local community on these important planning documents.

The proposal, if adopted by Council, will be investigated as to whether it can be produced in house utilising existing budgets or if additional funds are required, in which case a proposal for funding will be reported back to Council.

**Peter Monks**

**Director Planning, Environment and Regulatory**

**URGENT BUSINESS**  
**CM/10/20.09****W A V E R L E Y**  
COUNCIL**Subject:** Urgent Business**Author:** Ross McLeod, General Manager

In accordance with clause 9.3 of the Waverley Code of Meeting Practice, business may be considered at a meeting of Council even though due notice of the business has not been given to councillors. However, this can happen only if:

1. The business to be considered is ruled by the chair to be of great urgency on the grounds that it requires a decision by Council before the next scheduled ordinary meeting of Council, and
2. A motion is passed to have the business considered at the meeting.

Such a motion can be moved without notice.

Only the mover of the motion can speak to the motion before it is put. A motion to have urgent business transacted at the meeting requires a seconder.

For business to be considered urgent, it must require a decision by Council before the next scheduled ordinary meeting of Council.

The mover of the motion must, when speaking to the motion, explain why he or she believes it requires a decision by Council before the next scheduled ordinary meeting of Council.

**CLOSED SESSION**  
**CM/11/20.09**

**Subject:** Moving into Closed Session

**Author:** Ross McLeod, General Manager

**RECOMMENDATION:**

That:

1. Council moves into closed session to deal with the matters listed below, which are classified as confidential under section 10A(2) of the *Local Government Act 1993* for the reasons specified:

CM/11.1/20.09 CONFIDENTIAL REPORT - Sculpture by the Sea 2020

This matter is considered to be confidential in accordance with Section 10A(2)(d)(i) (d)(ii) (d)(iii) of the Local Government Act, and the Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it; AND information that would, if disclosed, confer a commercial advantage on a competitor of Council; AND information that would, if disclosed, reveal a trade secret.

CM/11.2/20.09 CONFIDENTIAL REPORT - Rowe Street - Public Private Partnership Proposal

This matter is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, and the Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

CM/11.3/20.09 CONFIDENTIAL REPORT - Tender Evaluation - Bondi Pavilion Shop 4 Retail Tenancy - Lease

This matter is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, and the Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

2. Pursuant to section 10A(1), 10(2) and 10A(3) of the *Local Government Act 1993*, the media and public be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2) of the *Local Government Act 1993*.
3. The correspondence and reports relevant to the subject business be withheld from the media and public as provided by section 11(2) of the *Local Government Act 1993*.

**Introduction/Background**

In accordance with section 10A(2) of the Act, Council may close part of its meeting to deal with business of the following kind:

- (a) Personnel matters concerning particular individuals (other than councillors).
- (b) Personal hardship of any resident or ratepayer.
- (c) Information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
- (d) Commercial information of a confidential nature that would, if disclosed:
  - (i) Prejudice the commercial position of a person who supplied it: or
  - (ii) Confer a commercial advantage on a competitor of Council;
  - (iii) Reveal a trade secret.
- (e) Information that would, if disclosed, prejudice the maintenance of law.
- (f) Matters affecting the security of Council, Councillors, Council staff and Council property.
- (g) Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.
- (h) Information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- (i) Alleged contraventions of any Code of Conduct requirements applicable under section 440.

It is my opinion that the business listed in the recommendation is of a kind referred to in section 10A(2) of the *Local Government Act 1993* and, under the provisions of the Act and the *Local Government (General) Regulation 2005*, should be dealt with in a part of the meeting that is closed to members of the public and the media.

Pursuant to section 10A(4) of the Act and clauses 14.9–14.10 of the Waverley Code of Meeting Practice, members of the public may make representations to the meeting immediately after the motion to close part of the meeting is moved and seconded, as to whether that part of the meeting should be closed.

## **RESUMING IN OPEN SESSION CM/12/20.09**

**Subject:** Resuming in Open Session  
**Author:** Ross McLeod, General Manager



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### **RECOMMENDATION:**

That Council resumes in open session.

### **Introduction/Background**

In accordance with clause 14.21 of the Waverley Code of Meeting Practice, when the meeting resumes in open session the chair will announce the resolutions made by Council while the meeting was closed to members of the public and the media.