



# Corporate & Works Committee

**Agenda:** *Corporate & Works Committee*

**Date:** *Monday 4 June 2007*

**Time:** *6.00pm*

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

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

## **Delegated Authority (“D” Items):**

- General financial and corporate management of the Council, except those specifically excluded by statute, by Council direction or delegated specifically to another Committee.
- Note: This not to limit the discretions of nominated staff members exercising Delegated Authorities granted by the Council.
- Quarterly review of Council's Management Plan.
- Finance Regulations, including:-
  - Authorisation of expenditures within budgetary provisions where not delegated;
  - Quarterly review of Budget Review Statements;
  - Quarterly and other reports on Works and Services provision; and
  - Writing off of rates, fees and charges because of non-rateability, bad debts, and impracticality of collection.
- Auditing.
- Property Management.
- Asset Management.
- Traffic Management - Works Implementation.
- Works and Services - Monitoring and Implementations.
- Legal Matters and Legal Register.
- Parks and Reserves Management.
- Infrastructure Management, Design and Investigation.
- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agenda (and as may be limited by specific Council resolution).
- Confirmation of Minutes of its Meeting.
- Any other matter falling within the responsibility of the Corporate and Works Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed below.

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

- Such matters as are specified in Section 377 and within the ambit of the Committee considerations.
- The voting of money for expenditure on works, services and operations.
- Rates, Fees and Charges.
- Donations
- Matters which involve broad strategic or policy initiatives within responsibilities of the Committee.
- Matters not within the specified functions of the Committee.
- Asset Rationalisation.
- Corporate Operations:-
  - Statutory Reporting; - Delegations.
  - Adoption of Council's Management Plans; - Policies.
  - Quality Service/Communications; - Tenders as per Regulation requirements.
  - Leases.
  - Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes

**Committee Membership:**

7 Councillors

**Quorum:**

The quorum for a Committee meeting is 4 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

31 May 2007

To: Her Worship the Mayor, Councillor Huxley, ex-officio  
Councillors      Julian Martin                      (Chair)  
                         Marcus Ehrlich  
                         Wilhelmina Gardner  
                         Isabelle Shapiro  
                         David Shoebridge              (Deputy Chair)  
                         Fiona Sinclair King  
                         John Walker

Dear Councillors

### **Corporate & Works Committee Meeting – 4 June 2007**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Corporate and Works Committee** to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Monday 4 June 2007 at 6.00pm.**

Gary James  
General Manager

# **Additional Information Relating to Committee Matters**

**Site Inspection**

**Other Matters**

## Meeting Agenda

<b>Item</b>	<b>Subject</b>	<b>Pages</b>
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

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

D1	Confirmation of Minutes of Meeting held on 21 May 2007	1
D2	Capital Projects Status Update – 331.G	2
D3	Wingadal Place Seawall Restoration – 500. Part 3	13
D4	Rose Bay Promenade – 663.G	26
D5	Retail Electricity – Small Sites – 154.G	33

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

R1	Annual Fee for Mayor & Councillors – 18.G	36
R2	Paddington Library Agreement – 659.G	39

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of meeting held on 21 May 2007**  
**Author:** Les Windle, Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 21 May 2007 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

**Recommendation:**

That the Minutes of the Corporate and Works Committee Meeting of 21 May 2007 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** D2 Delegated to Committee  
**Subject:** **Capital Projects Status Update**  
**Author:** Michelle Phair, Acting Finance Manager  
**File No:** 331G  
**Reason for Report:** To provide the Committee with an update on the status of capital projects in the 2006/2007 Budget

**Recommendation:**

THAT the report be received and noted.

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**Discussion:**

The Capital Projects Status Update Report, as at the end of March, is attached as **ANNEXURE 1**. The report shows the previous status and the current status of the projects and highlights those projects where the status has changed as an indication of progress. A further column indicates the forecast status of each project as at 30 June 2007, be it 'Completed', 'Commenced' or 'Not Commenced'. The report also provides the projects budgets, year to date (YTD) expenditure and brief comments.

Within the Infrastructure Renewal Program, the projects have been grouped by Ward. The other projects are grouped into the program areas of:

- Environmental Works
- Open Space
- Roads, Traffic & Streetscapes
- Other Council Properties
- Other Infrastructure

Within each of these program areas the projects are grouped by cost centre to indicate the nature of the project.

**Conclusion:**

The status of each of the projects in the Capital Budget has been updated by the relevant Manager and is provided for the information of the Committee.

Michelle Phair  
Acting Manager Finance

Warwick Hatton  
Director Technical Services

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**Annexures:**

1. Capital Projects Status Report – May 2007

**Item No:** D3 Delegated to Committee  
**Subject:** **Wingadal Place Seawall Restoration**  
**Author:** Daniel Pearse – Project and Development Engineer  
**File No:** 500. Part 3  
**Reason for Report:** To respond to Resolution A and B arising from Item D4 – May 2007 Corporate and Works Committee relating to the most cost effective and aesthetic rating of the recommended restoration options.

**Recommendation:**

- A. That the information on Options 4, 6 & 7 be noted.
- B. That a further report be provided with recommendations for a detailed structural design and construction methodology.

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**Background**

The seawall at Wingadal Place, Point Piper is in need of repair and/or reconstruction and project funding was included in the 2006-2007 Capital Works Budget. Several options have been investigated and were reported upon to the Corporate and Works Committee on 7 May 2007. In considering the previous report (Item D4) the Committee resolved:

- A. That a further report be provided on the costing and outcomes of options 4, 6 and 7 or a combination of these options.*
- B. That the report provide comment on the least cost, aesthetic option.*
- C. That Council engage a structural engineer to prepare a detailed structural design and construction methodology. This consultant is to derive the ideal design based on a detailed investigation of the founding conditions of services and structures behind the existing seawall.*

This report addresses parts A and B of that resolution.

Cost estimates for Options 4, 6 and 7, prepared by Patterson Britton & Partners Pty/Ltd and included in the Wingadal Seawall Options Report are summarised in the following table. Detailed estimates are attached as Annexures 1, 2 and 3.

<b>Option</b>	<b>Cost Estimate</b>
4 – Repair utilising shotcrete, rock bolts and sandstone facing.	\$ 158,115
6 – Reconstruct on existing alignment	\$ 105,399
7 – Reconstruct on new alignment	\$ 90,820

Each of the Options 4, 6 and 7 is summarised below as presented in the previous report with further comments relating to the cost, outcomes and aesthetics, as called for in the resolution.

## Option 4

Option 4 is a variant of Option 3 and therefore for clarity both options are described below:

### Option 3 – Repair utilising shotcrete and rock bolts

*The existing seawall to be covered in shotcrete and supported by rock bolts. Also, the footing to be reinstated in failed sections to prevent further scouring of the structure. Mortar beds to be re-pointed and drainage holes installed.*

*The geotechnical report notes the installation of rock anchors/ bolts would need to consider the location of services located behind the structure and the possibility owner's consent may be required if they extend into neighbouring properties.*

*This option would have significant visual impact and would not satisfy the project objective of maintaining the scenic quality of the natural landscape as viewed from the harbour.*

### Option 4 – Repair utilising shotcrete, rock bolts and applying a sandstone face cladding

*Similar to the structural restoration proposed within Option 3, however, with the addition of a sandstone face constructed in front of the wall. The sandstone facing could consist of a thin sandstone cladding or a new sandstone wall constructed in front of the existing structure.*

*Application of a sandstone cladding would be difficult given the uneven surface of finished shotcrete. It would be unlikely to appear flush and square with the alignment of the wall and this may detract from the appearance of the wall.*

*Constructing a new sandstone wall in lieu of sandstone cladding as a facing would be overly expensive.*

### Further evaluation:

Option 4 depends on rock bolts which may encounter unforeseen difficulties with the nature and location of bedrock and services behind the wall and may require permission from adjoining owners. In this regard it should be noted that Council does not permit adjoining owners to rock-bolt into Council land for reasons of potential damage and liability and adjoining owners may take a similar position. Council has no power to force the owners of adjoining properties to accept this action by Council.

The structural integrity of a sandstone veneer as proposed in Option 4 will be dependant on the adhesion to the sub-structure. The shotcrete will be applied to the existing deteriorated seawall structure which is irregular in form. It may be difficult to achieve a consistently strong bond to the shotcrete structure due to the uneven surface.

In the marine environment (subject to wave action and salt intrusion) the serviceability of stainless steel rock bolts and a relatively thin sandstone veneer is questionable, and would be likely to require increased maintenance in comparison to conventional sandstone blockwork.

Because of the uneven sub-surface the appearance of the sandstone veneer is likely to be inferior to the appearance of a sandstone block wall.

A free-standing sandstone block facing would avoid the problems of adhesion to the sub-surface, reduce the potential level of maintenance, and be more aesthetically pleasing, but, would incur greater expense.

Option 4 is the most expensive option. Sandstone blockwork facing would cost \$158,115 and a sandstone veneer facing would cost approximately \$143,000. It should be noted that no contingency has been included in these estimates for extra costs if services are encountered or if compensation is required for rockbolting into neighbouring properties (assuming this is possible).

### **Options 6 and 7**

Basically options 6 and 7 offer the same treatment, namely, the reconstruction of the sea wall in sandstone blockwork. Option 6 provides for reconstruction on the existing alignment, whereas Option 7 provides for reconstruction of the seawall on a different alignment.

#### Option 6 – Reconstruct on existing alignment

*The existing seawall would be dismantled and reconstructed with sandstone blocks on a concrete footing. This structure would be expected to look generally similar to the existing seawalls on either side upon neighbouring properties.*

*The structure would enhance the scenic quality as viewed from the Harbour and blend with the natural materials of the foreshore. The report notes dismantling the structure would require consideration to retaining services located behind the wall and also the use of temporary shoring or battering.*

#### Option 7 – Reconstruct on a new alignment

*Construction of a new sandstone blockwork seawall up to 2 metres in front of the existing alignment with a mass concrete infill behind to provide structural stability.*

*The existing seawall would be partially dismantled such that the existing retaining wall and services could be safely retained without additional support. The dismantled materials may be utilised in the construction of the new seawall.*

#### Further evaluation:

Both these options would re-use existing sandstone blocks which would reduce costs of construction, notably costs of material removal, and materials supply and delivery.

These options do not depend on rock bolts thereby minimising or eliminating difficulties with bedrock and services behind the wall, and avoiding any need to obtain permission from adjoining owners.

A free-standing sandstone block wall avoids the problems of adhesion to the sub-surface, reduces the potential level of maintenance and is the most aesthetically pleasing treatment.

In the marine environment (subject to wave action and salt intrusion) conventional sandstone blockwork provides a serviceable, relatively low maintenance solution.

These options are lower cost options. Option 6 which includes the cost of temporary shoring behind the wall while it is being dismantled and reconstructed will cost \$105,399. Option 7, which requires less temporary shoring will cost \$90,820. No contingency is required for dealing with services, or for compensation for rockbolting into neighbouring properties.

It may be practical for a combination of these two options to be employed whereby the wall is partly reconstructed on the existing alignment and partly reconstructed on a new alignment. The detailed structural design would determine the most cost effective solution using these options, depending on the foundation conditions of the wall and adjacent services and structures.

If Option 7 were chosen and the wall were to be reconstructed in front of the present alignment approval would have to be obtained from the Department of Fisheries.

#### **Identification of Income & Expenditure:**

The cost of the structural engineer's investigation and report will be funded from the 2006/2007 Infrastructure Renewal Program for the Wingadal Place Seawall Restoration works. The cost of the civil works for this project will be between \$90,820 - \$105,399 plus any variations, project management costs and any further design incidentals. This work will be funded under the 2007/08 Infrastructure Renewal Program Budget for the Wingadal Place Seawall.

#### **Conclusion:**

Option 4 is considered to be an expensive solution which entails possible risks in the use of rock bolts and potentially higher maintenance costs. The stone veneer version, while cheaper, carries additional risk and will be potentially inferior in appearance.

Option 6 or 7, or a combination of Options 6 and 7, is considered to provide the least risk, most cost-effective, and most aesthetic solution which preserves the scenic values of this part of the foreshore.. It is also the most sustainable solution in that it minimises impact on the local ecology, and maximises re-use of existing materials on site.

Daniel Pearse  
Development And Project Engineer

Warwick Hatton  
Director of Technical Services

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#### **ANNEXURES:**

1. Table 1 – Cost Estimate Option 4 - Repair utilising shotcrete, rock bolts and application of a sandstone facing.
2. Table 2 – Cost Estimate Option 6 – Reconstruction on existing alignment.
3. Table 3 – Cost Estimate Option 7 – Reconstruction on new alignment.
4. Copy of Wingadal Place Seawall Restoration report (Item D4) to Corporate and Works Meeting on 7 May 2007.

**Annexure 1**

**Table 1 – Cost Estimate Option 4 - Repair utilising shotcrete, rock bolts and application of a sandstone facing.**

Project Estimate Sheet		Option 4: Repair Seawall with Scotcrete and Anchors, sandstone facing			
Project No.: 6631		<b>Patterson Britton &amp; Partners Pty Ltd</b>			
Project Name: Wingadal place Seawall					
Date: Jan-07					
<b>Disclaimer</b>					
This cost estimate is based on Patterson Britton's experience and judgement as a firm of practising professional engineers familiar with the construction industry. This cost estimate can NOT be guaranteed as we have no control over Contractor's prices, market forces and competitive bids from tenderers. This cost estimate excludes design fees, project management fees, authority approval fees and contingencies. It has been prepared for the purpose of comparing options only.					
Item	Description	Quantity	Rate	Unit	Total
1	Site Establishment	1.0	5,000.00	Item	5,000.00
2	Repair collapsed sections with cement grout	3.0	500.00	no.	1,500.00
3	Mortar joints	13.5	40.00	m	540.00
4	Construct concrete footing (at CH 0-5m)				
	Supply	2.8	250.00	m3	703.13
	Place	1.0	800.00	1/2day	800.00
5	Formalisation of drainage - 50mm conduits with geofabric at end @ 1.5m centres	19.0'	200.00	no.	3,800.00
6	Supply and Place mesh reinforcement for shotcrete	33.8	11	m2	371.25
7	Supply and place Scotcrete	33.8	200.00	m2	6,750.00
8	Supply and place ground anchors - 1m centres	13.0	2,500.00	no.	32,500.00
9	Fill voids under concrete walkway	1.0	3,000.00	Item	3,000.00
10	Supply and delivery of dimensioned sandstone blocks	18.2	3,000.00	m3	54,675.00
11	Construction of blockwork wall	36.5	400.00	m2	14,580.00
12	Concrete fill behind wall				
	Supply	18.2	250.00	m3	4,556.25
	Place	1.0	800.00	1/2day	800.00
13	Extend concrete walkway to new wall alignment				
	Supply	2.0	220.00	m3	445.50
	Place	2.0	800.00	1/2day	1,600.00
14	Repair crack in concrete facing of retaining wall	3.0	40.00	m	120.00
15	Clean up and disestablishment	1.0	2,000.00	Item	2,000.00
16	All works not included elsewhere	1.0	10,000.00	Item	10,000.00
<b>Subtotal:</b>					<b>\$143,741</b>
<b>GST</b>					<b>\$14,374</b>
<b>TOTAL</b>					<b>\$158,115</b>

**Annexure 2**

**Table 2 – Cost Estimate Option 6 – Reconstruction on existing alignment.**

Project Estimate Sheet		Option 6: Reconstruction on existing alignment		Patterson Britton & Partners Pty Ltd		
Project No.: 6631		Project Name: Wingadal place Seawall		Date: Jan-07		
<p><b>Disclaimer</b> This cost estimate is based on Patterson Britton's experience and judgement as a firm of practising professional engineers familiar with the construction industry. This cost estimate can NOT be guaranteed as we have no control over Contractor's prices, market forces and competitive bids from tenderers. This cost estimate excludes design fees, project management fees, authority approval fees and contingencies. It has been prepared for the purpose of comparing options only.</p>						
Item	Description	Quantity	Rate	Unit	Total	
1	Site Establishment	1.0	5,000.00	Item	5,000.00	
2	Removal of existing wall in sections	33.8	60.00	m2	2,025.00	
3	Stockpiling & cleaning reusable blocks (2.5m x 10m)	90.0	20.00	no.	1,800.00	
4	Sandbag (or alternative) water exclusion from site.	1.0	1,000.00	Item	1,000.00	
5	Pump out water during construction	1.0	1,000.00	Item	1,000.00	
6	Earthworks (1 in 1.5 batters)	27.0	55.00	m3	1,485.00	
7	Temporary support to SWPS and Retaining Wall	56.0	210.00	m2	11,760.00	
8	Supply and delivery of additional dimensioned sandstone blocks (0.3 x 2.7m x 13.5m)	4.7	3,000.00	m3	14,175.00	
9	Concrete footings 0.8m*0.8m @ 2m centers	Supply	4.5	250.00	m3	1,120.00
		Place	1.0	800.00	1/2day	800.00
10	Construction of blockwork wall	36.5	400.00	m2	14,580.00	
11	Supply and place mortar	13.5	40.00	m	540.00	
12	Supply and place concrete fill behind wall	Supply	60.8	250.00	m3	15,187.50
		Place	6.0	800.00	1/2day	4,800.00
13	Reinforced concrete walkway	Supply	8.1	250.00	m3	2,025.00
		Place	2.0	800.00	1/2day	1,600.00
14	Repair crack in concrete facing of retaining wall	3.0	40.00	m	120.00	
15	Formalisation of drainage - 50mm conduits with geofabric at end @ 1.5m centres, plus allowance for additional conduits at selected locations	19.0	200.00	no.	3,800.00	
16	Clean up and disestablishment	1.0	3,000.00	Item	3,000.00	
17	All works not included elsewhere	1.0	10,000.00	Item	10,000.00	
				<b>Subtotal:</b>	<b>\$95,818</b>	
				<b>GST</b>	<b>\$9,582</b>	
				<b>TOTAL</b>	<b>\$105,399</b>	

**Annexure 3**

**Table 3 – Cost Estimate Option 7 – Reconstruction on new alignment.**

<b>Project Estimate Sheet</b>		<b>Option 7: Reconstruction of seawall on new alignment</b>		<b>Patterson Britton &amp; Partners Pty Ltd</b>	
Project No.:	6631				
Project Name:	Wingadal Place Seawall				
Date:	Jan-07				
<b>Disclaimer</b>					
This cost estimate is based on Patterson Britton's experience and judgement as a firm of practising professional engineers familiar with the construction industry. This cost estimate can NOT be guaranteed as we have no control over Contractor's prices, market forces and competitive bids from tenderers. This cost estimate excludes design fees, project management fees, authority approval fees and contingencies. It has been prepared for the purpose of comparing options only.					

Item	Description	Quantity	Rate	Unit	Total
1	Site Establishment	1.0	5,000.00	Item	5,000.00
2	Removal of existing wall in sections	33.8	60.00	m2	2,025.00
3	Stockpiling & cleaning reusable blocks (2.5m x 10m)	90.0	20.00	no.	1,800.00
4	Earthworks (1 in 1.5 batters)	27.0	55.00	m3	1,485.00
5	Supply and delivery of additional dimensioned sandstone blocks (0.3 x 2.7m x 13.5m)	4.7	3,000.00	m3	14,175.00
6	Concrete footings 0.8m*0.8m @ 2m centers				
	Supply	4.5	250.00	m3	1,120.00
	Place	1.0	800.00	1/2day	800.00
7	Construction of blockwork wall	36.5	400.00	m2	14,580.00
8	Supply and place mortar	13.5	40.00	m	540.00
9	Supply and place concrete fill behind wall				
	Supply	60.8	250.00	m3	15,187.50
	Place	6.0	800.00	1/2day	4,800.00
10	Rienforced concrete walkway				
	Supply	10.1	250.00	m3	2,531.25
	Place	2.0	800.00	1/2day	1,600.00
11	Repair crack in concrete facing of retaining wall	3.0	40.00	m	120.00
12	Formalisation of drainage - 50mm conduits with geofabric at end @ 1.5m centres, plus allowance for additional conduits at selected locations	19.0	200.00	no.	3,800.00
13	Clean up and disestablishment	1.0	3,000.00	Item	3,000.00
14	All works not included elsewhere	1.0	10,000.00	Item	10,000.00
<b>Subtotal:</b>					<b>\$82,564</b>
<b>GST</b>					<b>\$8,256</b>
<b>TOTAL</b>					<b>\$90,820</b>

**Item No:** D4 Delegated to Committee  
**Subject:** **Rose Bay Promenade**  
**Author:** Sam Badalati – Project Manager Civil Works  
**File No:** 663.G  
**Reason for Report:** Response to a Council Resolution

**Recommendation:**

A. That the information be noted.

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**Background:**

Council at its meeting of 14 May 2007 resolved as follows:

- A. *That Council enter into a contract with Eco Civil Constructions Pty Ltd to carry out the work for Component A and Component B for the Rose Bay Promenade Upgrade for the Lump Sum price of \$2,806,336.35 excluding GST.*
- B. *That successful and unsuccessful tenderers be advised accordingly.*
- C. *That Council note that a cross-company guarantee has been provided by Eco Earthmoving and Plant Hire Pty Ltd, in relation to all contractual and financial obligations undertaken by Eco Civil Constructions with regard to the Rose Bay Promenade Upgrade project.*
- D. *That a further report be provided on the proposed light bollards including options.”*

This report will address item D.

**LIGHTING STRATEGY FOR ROSE BAY PROMENADE**

**Existing lighting conditions**

The existing lighting condition along Rose Bay Promenade is poor, with existing light standards sited at approximately 30m intervals along the seawall balustrade, interspersed by light from existing street lamps.

The light output from these light fittings does not comply with the category P2 classification of Australian Standard AS1158.3.1 (2005): *Road lighting, Part 3.1 – Pedestrian area (Category P), Lighting performance and installation design requirements.*

P2 classification has the selection criteria which require the provision of a lighting level suitable for:

- high pedestrian/ cycle activity;
- a medium risk of crime; and
- a high need to enhance prestige.

## Aim of the lighting design

The aim of the lighting design is to improve the light conditions and safety at night for pedestrians along Rose Bay promenade and to enhance the heritage balustrade with an attractive lighting solution.

## Lighting options reviewed

To supplement the existing light standards, various lighting options were explored. The proposals comprise:

Options	Comments
<ul style="list-style-type: none"> <li>• A row of LED lights within the footpath at the base of the balustrade to uplight and feature the historic balustrade.</li> <li>• Lighting incorporated within specifically designed seats located along the promenade. The seats would be located within the grassed areas of the promenade.</li> <li>• Light bollards with a combination of side and up lighting to light the mature figs located along the kerbside of the promenade and to light the footpath.</li> </ul>	<p>These options were not favoured for the following reasons:</p> <ul style="list-style-type: none"> <li>• Cost and maintenance of the high number of LED lamps;</li> <li>• Cost of specifically designed and custom-made seats incorporating light elements; AND</li> <li>• Uplighting of trees was deemed to be environmentally unsound as it affects the night sky.</li> </ul>
<p>Light poles along the southern side of the footpath.</p>	<p>This was not favoured as light poles would conflict with the lantern-style lamps along the promenade, particularly when seen along the roadway and from the water.</p>
<p>Light bollards to light footpath and features of the historic balustrade.</p>	<ul style="list-style-type: none"> <li>• The bollards are small in scale and light the footpath ;</li> <li>• They are not a glare source for motorists or from the water;</li> <li>• The rectangular pillar shape picks up elements of the balustrades pilasters.</li> </ul>

Illustrations of the light options are shown in Appendix A.

The demonstrations reviewed:

- the aesthetic appearance of a final selection of light bollards and upstands light;
- bollard height, extent and colour of light source, effect of various types of upstand and bollard luminaires and spread of light on balustrade and promenade;
- extent and spread of light emitted at various bollard spacings; and
- colour of light emitted and size of globe to the balustrade light standards.

A consensus was reached and light fittings selected and luminaires/ illumination output as specified.

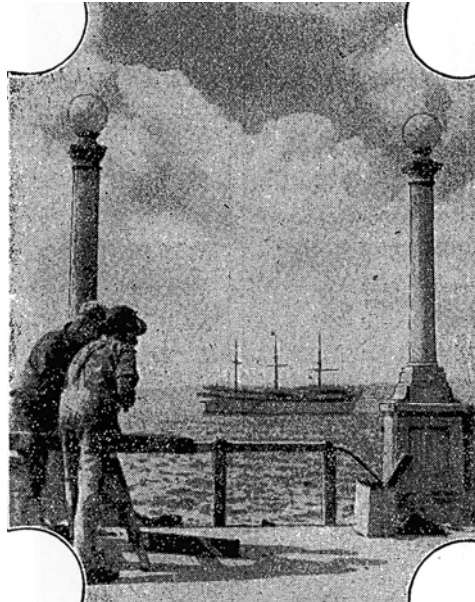
## Recommended design

## A. Retention of existing light standards

The existing light standards integral with the historic concrete balustrade will be retained. A single spherical opal finish luminaire will replace the existing double sphere light fittings. The size of the sphere is to be 400mm in diameter with a 70W metal halide lamp. A single luminaire was selected as this design matches the original light fitting installed for the promenade. The existing light standards, its profile and mouldings are to be replicated.



Existing light standard



Original light standard

## B. Light bollards

Supplementary lighting to the existing historic lantern-style lights along the balustrade, in the form of low bollards was considered as the preferred economical and optimum solution to complement the heritage light standards and luminaires.

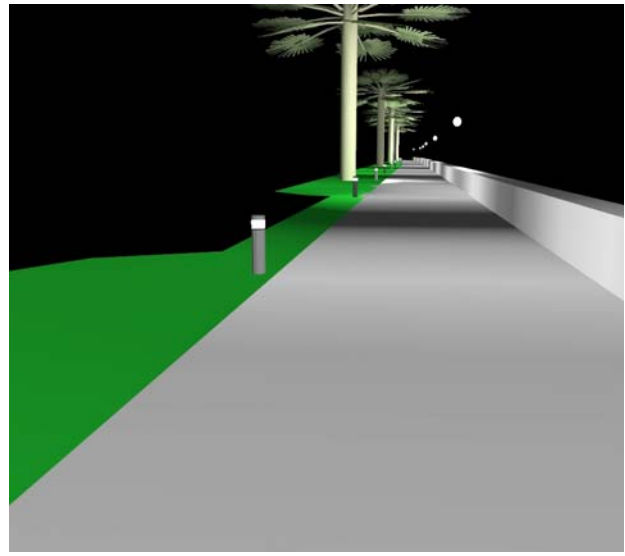
The lighting consultants, Webb Australia, were requested to obtain sample light bollards and bring them over to the site at night, where representatives from Webb Australia, Conybeare Morrison and Council, viewed a number of the bollards at different spacings and heights to determine which lighting solution was considered optimal for the Rose Bay Promenade site. There were three night inspections until a lighting solution was agreed to by the designers and Council staff. This was to replace the luminaire on the existing light poles with a single spherical luminaire utilising a 70 W metal halide lamp of high life and with an internal glass reflector so that the light would be directed downwards, complemented by the Erco rectangular shaped bollard light at 10m intervals, located between the heritage standards and opposite the balustrade pilasters. The bollards are to be located at the roadside edge of the footpath, at a distance of approximately 4m from the balustrade. The bollards are 650mm in height mounted on 50mm high concrete pad, which is slightly lower than the existing balustrade and will not be visible from the water, with only the effect of the historic lamp standards providing a lantern effect along the balustrade and sea wall. The bollards are fitted with a 35W metal halide lamps and are focused to light both the 4m wide foreshore footpath and the balustrade.

At the nominated height and spacing, the bollards provided good uniformity of light spread to the balustrade and along the promenade. Bollards, tested at the spacing of 15m resulted in large pools of dark spots along the wall and promenade.

The rectangular shape of the bollard, while modern in style, was considered to be sympathetic to rectangular elements of the concrete balustrade's pilasters. It is also compatible with the rectangular posts and bollard, being included as part our parks signage and furniture upgrades. Photographs of post and bollard are attached.



Light simulation with bollards at 10m spacing



Light simulation with bollards at 15m spacing

The lighting design:

- Provides light levels that comply with the required lighting standards (Category P2 classification of AS 1158.3.1 – 2005) for the safety of pedestrians;
- Restores the heritage feature of the original light standard design of a lantern of lights comprising a single spherical luminaire on ornamental light standards along the edge of the foreshore;
- Highlights the refurbished heritage concrete sea wall balustrade;
- Provides supplementary lighting in the form of light bollards that do not conflict visually but complement the heritage light standards; and
- The bollard lights are not a glare source to passing motorists along New South Head Road.
- The bollard lights will not impact on the views from the water of the balustrade and its upstand lights.

### **Selected lights**

Lights selected comprise:

Spherical luminaire: 70W metal halide, 400mm diameter polyethylene opal sphere with internal reactor/ ignitor control gear, internal glass refractor and 316 grade stainless steel base assembly and pedestal. Manufacturer: Sylvania, Catalogue No. 0570MH-SS.

Bollard lights: 35W metal halide bollard, IP65 rated in a cast aluminium body with electronic control gear and ragbolt assembly. Size of bollard – 200mmW x 115mmD x 650mmH. Manufacturer: Erco, Catalogue No. Lightmark bollard 33451.00



Spherical luminaire to be placed on the replicated moulded standards. The actual luminaire used will be of larger diameter.



Erco bollard light



Photograph of park bollard and sign

**Conclusion:**

The lighting design proposed for the Rose Bay Promenade Upgrade is considered to provide the optimal lighting design based on advice from technical and architectural professionals, and actual observation of the proposed lights in action at the site.

Sam Badalati  
Project Manager Civil Works

Warwick Hatton  
Director Technical Services

**ANNEXURES:**

A. Illustration of light options.

**Item No:** D5 Delegated to Committee  
**Subject:** **Retail Electricity – Small Sites**  
**Author:** Joe Cavagnino - Purchasing Coordinator  
**File No:** 154.G  
**Reason for Report:** To recommend Council enter into a contract for the supply of retail electricity to Council "Small Sites".

**Recommendation:**

1. That Council enter into the Department of Commerce contract with AGL Electricity Limited for the supply of retail electricity to all Council's small sites for the period of the current contract, which expires 30 June 2008.
  2. That Council purchase 6% DEUS Accredited Green Power for retail electricity supply to Council's small sites.
- 

**Background:**

The NSW electricity market has been de-regulated and consequently opened to competition, effective 1 January 2002.

In September 2005, the Department of Commerce advertised an open tender process for the supply of retail electricity. All major retailers participated in the tender process and EnergyAustralia was awarded the contract for the supply of retail electricity for large sites, and AGL Electricity Limited was awarded the contract for retail electricity to small sites.

In June 2006, a report was submitted to Council to enter into a contract with Energy Australia for the supply of retail electricity to Council's four large sites. The Classification for "large sites" comprises locations that generally consume, or have the capacity to consume, more than 160,000 kWh per annum. Council's large sites contribute approximately 85% of Council's total annual expenditure for retail electricity. This report detailed fixed rates for a three year period and the purchase of 6% accredited green power. Council resolved:

1. *That Council accept the Department of Commerce contract with Energy Australia for the supply of retail electricity for the period 1 July 2006 to 30 June 2009.*
2. *That Council purchase 6% DEUS Accredited Green Power, for street lighting and/or retail large sites.*
3. *That the late correspondence be reissued for the Council Meeting*

A contract was accordingly established with Energy Australia.

Woollahra Council has approximately 46 registered small sites that require retail electricity. The Classification for "small sites" comprise locations that generally consume, or have the capacity to consume, less than 160,000 kWh per annum. Currently we purchase our "small site" electricity through Energy Australia. This arrangement has been rolled over since before deregulation, and no contract is in place for this current arrangement.

The tables below indicate the unit rate per kWh that Council currently pays for retail electricity through Energy Australia. The following table shows the rates available on Government contract through AGL Electricity Limited.

**Energy Australia Retail Electricity Rate – Small Sites**

<b>Power Smart Rate Exclusive of GST ( From 0-40 kWh per annum)</b>		
<i>Peak / kWh</i>	<i>Shoulder / kWh</i>	<i>Off Peak /kWh</i>
22.50	8.18	4.86
<b>Load Smart Rate Exclusive of GST ( From 40-160 kWh per annum)</b>		
<i>Peak / kWh</i>	<i>Shoulder / kWh</i>	<i>Off Peak /kWh</i>
19.14	10.00	5.89

The Department of Commerce rate for small sites through the contracted provider AGL Electricity Limited are:

**AGL Electricity Limited – Small Sites**

<b>Network Tariff – General Supply – Exclusive of GST</b>			
<i>Peak (first 833.33 kWh/Mth or 250 kWh/Qtr)</i>	<i>Peak Balance</i>	<i>Off Peak (first 833.33 kWh/Mth or 250 kWh/Qtr)</i>	<i>Off Peak Balance</i>
9.713	11.398	4.127	5.920

A comparison of the rates shows that the AGL rate for “Peak usage” is approx 50% lower than the current peak rate being charged by Energy Australia. There are some minor differences in the other rates, but generally these rates are comparable. As these 46 sites use electricity differently, a comparison value analysis is quite difficult, however, the Department of Commerce have conducted a detailed price comparison analysis and have advised Council that a saving of between 5% to 14% can be achieved using the Department of Commerce contract rates through AGL Limited.

**Green Power**

Currently, Government Departments have guidelines in place which require them to purchase a minimum of 6% green power. Although there is no legislation that requires Council to purchase Green Power, Council does match NSW State Government legislation by purchasing 6% Green Power for its four (4) large sites which include general street lighting.

An opportunity now exists to purchase Green Power under the “small site” arrangement through the Department of Commerce contract with AGL Limited.

Council’s annual expenditure for electricity to its 46 small sites is approx \$160,000.00. This expenditure is split 75% for maintenance and service charges and 25% for the actual retail electricity usage. Thus the retail electricity usage cost component to Council is approx \$40,000.00 per annum.

The Department of Commerce have indicated that savings of between 5% to 14% off the retail electricity usage component can be achieved by using contract rates through AGL Limited. The savings made by entering into this contract gives Council the opportunity to purchase 6% green power to its 46 small sites at no additional cost to Council.

The table below indicates the increased unit rates applicable for the different levels of Green Power supply.

<i>Percentage of Green Power</i>	<i>Additional Cost to Retail Energy Rates (Excluding GST)</i>
6%	\$0.27c/kw
25%	\$1.175c/kw
100%	\$4.5c/kw

The savings achieved by using the Department of Commerce contract will pay for the additional cost associated with the purchase of 6% Green Power.

The table below indicates the Department of Commerce rate including a 6% Green Power component.

#### **AGL Electricity Rate including 6% Green Power – Small Sites**

<b>Network Tariff – General Supply – Exclusive of GST</b>			
<i>Peak (first 833.33 kWh/Mth or 250 kWh/Qtr)</i>	<i>Peak Balance</i>	<i>Off Peak (first 833.33 kWh/Mth or 250 kWh/Qtr)</i>	<i>Off Peak Balance</i>
9.98	11.67	4.40	6.19

#### **Conclusion:**

That Council enter into a contract with AGL Electricity Limited at the rates specified in the above table for the period of the current contract which expires on 30 June 2008.

That Council purchase 6% DEUS Accredited Green Power for retail electricity to Council's 46 small sites.

Joe Cavagnino  
Purchasing Coordinator

Warwick Hatton  
Director Technical Services

#### **ANNEXURES:**

Nil

**Item No:** R1 Recommendation to Council  
**Subject:** Annual Fee for Mayor and Councillors  
**Author:** Les Windle - Manager Governance  
**File No:** 18.G  
**Reason for Report:** The Local Government act requires Council determine the fees payable to the Mayor and Councillors

**Recommendation:**

That Council determine the annual fee to be paid to Councillors and the additional annual mayoral fee to be paid the Mayor for the period 1 July 2007 to 30 June 2008.

**Background:**

Section 248 of the Local Government Act requires that:

1. a council must pay each councillor an annual fee
2. a council may fix the annual fee and, if it does so, it must fix the annual fee in accordance with the appropriate determination of the Remuneration Tribunal
3. the annual fee so fixed must be the same for each councillor
4. a council that does not fix the annual fee must pay the appropriate minimum fee determined by the Remuneration Tribunal

**Proposal:**

The Remuneration Tribunal has made its determination for the period 1 July 2007 to 30 June 2008 and has set the rate for Category 2 Councils, the category which Woollahra Council has been placed, as:

Councillor		Mayor	
Minimum	Maximum	Minimum	Maximum
\$6,610	\$14,540	\$14,050	\$31,740

The new fees represent a 4% increase for both the councillor and the mayors' fee above the fees set by the Tribunal for the previous year.

In 2006 the Tribunal set the range for the 2006/2007 period at \$6,355 - \$13,980 for Councillors and \$13,510 - \$30,520 for the Mayor. At the Council Meeting held on 29 May 2006 Council resolved *“That Council increase the annual fee of the Mayor and Councillors for the period 1 July 2006 to 30 June 2007 by 3.6% or no more than the % increase in Council rates (for the same period), as approved by the Minister.*

At the time of Council making the above decision the Minister for Local Government had not determined the permissible rate increase. Subsequent to the Council resolution the Minister determined that the maximum permissible rate increase for the 2006/2007 period to be 3.6%.

Accordingly the fees were increased by 3.6% and the current fee paid to Councillors is \$13,925 per annum with the Mayoral fee being an additional \$30,405 per annum.

Section 249(2) of the Local Government Act requires that the Mayor be paid the mayoral allowance in addition to the fee received as a Councillor.

Council must determine the Councillor Fee and the Mayoral fee within the above determined ranges.

To assist in determining this matter, Councillors may wish to consider the following:

- i) the time required to attend and prepare for Monday night meetings;
- ii) the time required to attend other meetings such as SSROC, Strategic and Corporate Committee and Working Parties, community consultation meetings and other reference groups;
- iii) the time taken to attend to individual representations made by members of the community;
- iv) the additional benefits provided to Councillors in the policy for the payment of expenses and provision of facilities.

### **Options:**

Council must determine the fees within the range set by the Local Government Remuneration Tribunal for both Councillors and the Mayor. The Tribunal has determined that the fees for 2007/2008 be increased by 4%. Last year the Tribunal also increased the permissible fees by 4% from the previous year however Council determined that the fees to be paid be increased only by the rate increase approved by the Minister, which was 3.6%.

If Council were to adopt a similar approach for the 2007/2008 fees and increase them by the permissible rate increase, the increase would be 3.4% and would be as follows:

- Councillors - \$14,400
- Mayor - \$31,440

Council could also determine the fees anywhere within the following ranges set by the Tribunal:

- Councillors - \$6,610 to \$ 14,540
- Mayor - \$14,050 to \$31,740

### **Identification of Income & Expenditure:**

The 2007/2008 Budget was prepared allowing for a 3.7% increase to the Councillor and Mayoral fees. The increase determined by the Tribunal is 4% and the permissible rate increase is 3.4%.

If Council fixes the councillor and mayoral fees at the maximum amount (4%), a \$1,705 additional expenditure adjustment would be required to be made to the 2007/2008 budget at the first quarterly review.

If Council fixes the councillor and mayoral fees at the 3.4% rate increase amount, a \$695 reduction in expenditure would be made to the 2007/2008 budget at the first quarterly review.

Similarly if Council fixes the councillor and mayoral fee at another level within the permissible range an appropriate adjustment will be made to the 2007/2008 budget at the first quarterly review.

**Conclusion:**

Council must determine a fee to be paid to Councillors and the Mayor and the fee must be within the range determined by the Local Government Remuneration Tribunal. It is recommended that Council determine the annual fee to be paid to Councillors and the additional annual mayoral fee to be paid the Mayor for the period 1 July 2007 to 30 June 2008.

Les Windle  
Manager Governance

Don Johnston  
Acting Director Corporate Services

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**Annexures:**

Nil

**Item No:** R2 Recommendation to Council  
**Subject:** **Paddington Library Agreement**  
**Author:** Vicki Munro - Manager, Library and Information Services  
**File No:** 659.G  
**Reason for Report:** This report seeks Council's endorsement to finalise the negotiations for the Paddington Library Agreement with City of Sydney Council for a further three year period, 2006/07 to 2008/09.

**Recommendation:**

- A. That Council delegate authority to the General Manager to finalise the negotiations and enter into a three year agreement with City of Sydney Council for the Paddington Branch Library, for the financial years, 2006/07, 2007/08 and 2008/09 with details as set out in this report.
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**Background:**

Since 2 January 1994, Paddington Branch Library has been operating as a joint library service between Woollahra and the then South Sydney Council, with Woollahra Municipal Council having the managerial control for the service.

Under the existing agreement, Woollahra funds 55% and South Sydney funds 45% of the total cost of operating the Library Service. The funding was based on the use of the Library by the respective residents of the two Councils.

Since inception, there have been three cooperative agreements. The last agreement expired on 30 June 2005, with a one year extension provided to June 2006. (See Annexure 1 for this Agreement). The service has continued to operate under the terms and conditions of the existing agreement whilst negotiations for a new agreement have taken place.

Due to the amalgamation of South Sydney Council with the City of Sydney in 2004, negotiations have been protracted with City of Sydney representatives.

**Proposal:**

It is proposed to finalise a joint Library agreement between Woollahra and City of Sydney Councils for the Paddington Branch Library by 30 June 2007. In summary, the following key terms and conditions will be incorporated into the new agreement:

- Woollahra Council will continue to manage and operate the Paddington Branch Library;
- City of Sydney will continue the existing arrangement of providing the building rent free, and being responsible for the maintenance of the building, while sharing the cost of electricity;
- Woollahra and City of Sydney Councils will share the cost of the operation of the Paddington Branch Library on the existing 55% and 45% ratio respectively; and
- A Planning Group will be established to monitor and review the Library operations which will consist of staff from both Councils and will meet quarterly.

At the Council meeting of 28 May 2007, the City of Sydney considered this matter and resolved to enter into an agreement with Woollahra Council for three years (2006/07-2008/09), instead of the previous period of five years, as the City of Sydney will be reviewing the long term future of the Paddington Branch Library, in view of the re-opening of the Surry Hills Library. The resolution states:

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- “(A) the City enter into a three year agreement with Woollahra Municipal Council for the financial years 2006/2007, 2007/2008 and 2008/2009;*
- (B) the City continue the current arrangement of providing the building free of charge; maintaining the building at its own cost; and sharing the costs of electricity;*
- (C) authority be delegated to the Chief Executive Officer to negotiate and enter into an agreement with Woollahra Municipal Council for this purpose; and*
- (D) the operation of the Paddington Library be reviewed in 2008/2009, following the re-opening of the Surry Hills Library.”*

A copy of the City of Sydney report is listed as Annexure 1.

**Consultation:**

Negotiations have been undertaken to date between representatives of both Councils.

**Identification of Income & Expenditure:**

The total cost for the operation of the Paddington Branch Library for the year 2006/07 is \$389,759 (ex GST). At 55% this represents \$214,367 for Woollahra Council and \$175,390 for the City of Sydney Council.

In the upcoming budget for 2007/08, the operational costs total \$407,964, (ex GST) with Woollahra's costs being \$224,380 and the City of Sydney's associated costs representing \$183,584. These amounts are included in the draft Budget currently on exhibition.

**Conclusion:**

The joint operation of the Paddington Branch Library has been a highly successful venture since it commenced in 1994. It has established co-operation between Councils and enabled a cost effective, quality library service for the residents of both Woollahra and the City of Sydney. It is now proposed that the Council endorse the action proposed in this report to finalise the Paddington Library Agreement between Woollahra Municipal Council and the City of Sydney Council.

Vicki Munro  
Manager, Library and Information Service

Kylie Walshe  
Director – Community Services

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**Annexures:**

**Annexure 1: Library Agreement. 1 July 2001 – 30 June 2005.**

**Annexure 2: Contract Renewal – Paddington Library – Finance, Properties and Tenders Committee, City of Sydney – 21 May 2007.**