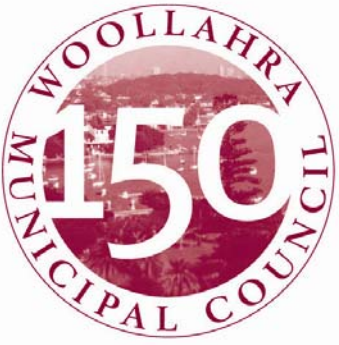


# Community & Environment Committee



**Agenda:** *Community & Environment Committee*

**Date:** *Monday 7 June 2010*

**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).

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

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Matters which involve broad strategic or policy initiatives within responsibilities of Committee.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters delegated to the Council by the Traffic Authority of NSW.
- Matters not within the specified functions of the Committee,
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.
- Parks and Reserves Plans of Management (Strategies, Policies and Objectives).
- Residential Parking Schemes - Provision and Policies.

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

- Community Services and Programs.
- Library Services
- Health.
- Licensing.
- Liquor Licences.
- Regulatory.
- Fire Protection Orders.
- Residential Parking Schemes (surveillance and administration).
- Traffic Management (Traffic Committee Recommendations).
- Waste Minimisation.
- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolution).
- Confirmation of the Minutes of its Meetings.
- Any other matter falling within the responsibility of the Community and Environment Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

**Committee Membership:**

7 Councillors

**Quorum:**

The quorum for a Committee meeting is 4 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

3 June 2010

To: His Worship The Mayor, Councillor Andrew Petrie ex-officio  
Councillors Sean Carmichael (Chair)  
Anthony Boskovitz  
Nicola Grieve  
Susan Jarnason  
Greg Medcraft  
Isabelle Shapiro  
Susan Wynne (Deputy)

Dear Councillors

### **Community & Environment Committee Meeting – 7 June 2010**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Community and Environment Committee** to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Monday 7 June 2010 at 6.00pm.**

Gary James  
General Manager

# **Additional Information Relating to Committee Matters**

**Site Inspection**

**Other Matters**

## Meeting Agenda

Item	Subject	Pages
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 24 May 2010	1
D2	Woollahra Local Traffic Committee Minutes – 1 June 2010	2

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

R1	Chiswick Gardens Plan of Management – 389.G <b>*Annexure 4 distributed separately</b>	11
R2	Carbon Reduction Strategy – 1142.G / Carbon	61

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 24 May 2010**  
**Author:** Les Windle, Manager - Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 24 May 2010 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 Community and Environment Committee Meeting of 24 May 2010 be taken as read and confirmed.

Les Windle  
Manager – Governance

**Item No:** D2 Delegated to Committee  
**Subject:** **Woollahra Local Traffic Committee Minutes – 1 June 2010**  
**Author:** Tom O’Hanlon – Director, Technical Services  
**File No:** 595.G 2010  
**Reason for Report:** For the Committee to consider the recommendations of the Woollahra Local Traffic Committee.

**Resolved:**

- A. That the Recommendations Y1-Y4 contained in the minutes of the Woollahra Traffic Committee, and as signed by the members of the Committee, held on Tuesday 1 June 2010 be adopted.
  - B. That the Traffic Committee items be funded as outlined in Annexure 1.
- 

**Tom O’Hanlon**  
**Director - Technical Services**

**Annexure 1**

<b><u>Traffic Item</u></b>	<b><u>Title</u></b>	<b><u>Funding</u></b>
Y1-1	Hampden Street, Paddington – Relocation of No Stopping	Cost to be charged to PAMP allocation in the 2009/2010 budget.
Y1-2	Cascade Street, Paddington – Stop Sign ahead	Council's Block Grant for Traffic Facilities
Y1-3	Gurner Street, Paddington – Removal of redundant part-time Bus Zone	Council's Block Grant for Traffic Facilities
Y1-4	Duxford Street, Paddington – Proposed car share location	Cost of signposting to be charged to applicant
Y1-5	William Street, Double Bay – Proposed car share location	Cost of signposting to be charged to applicant
Y1-6	Conway Avenue, Rose Bay – Disabled parking zone	Cost of signposting to be charged to applicant
Y2	No.17 Thornton Street (Yarranabbe Road), Darling Point – Works Zone	Works Zone is in an area zoned as Residential 2(b). The fee payable shall be in accordance with Council's adopted fees and charges for this zoning.
Y3	No.29-30 New Beach Road, Darling Point – Works Zone	Works Zone is in an area zoned as Residential 2(b). The fee payable shall be in accordance with Council's adopted fees and charges for this zoning.
Y4	No.147 Victoria Road, Bellevue Hill – Works Zone	Works Zone is in an area zoned as Residential 2(b). The fee payable shall be in accordance with Council's adopted fees and charges for this zoning.



# Woollahra Local Traffic Committee Minutes

The meeting of the Woollahra Local Traffic Committee was held in the Council Committee Room, Double Bay, on Tuesday 1 June 2010 at 10.00am.

## 1. Attendance

### Committee Members:

Present:	Mr Tom O'Hanlon (Chairman)	(Woollahra Municipal Council)
	Mr Kyle Wells	(Roads and Traffic Authority)
	Const Louise Tsolakis	(Rose Bay Police - Traffic)
	Ms Robyn Attuell	(Clover Moore MP Representative)
	Mr John Giblin	(Peter Debnam MP Representative)
Staff:	Mr Frank Rotta	(Woollahra Municipal Council)
	Ms Armodee Reece	(Woollahra Municipal Council)
Observer:	Mr John Giblin	(Harbour View Residents Assoc)
Apologies:	Mr Alan Opera	(Woollahra Municipal Council)
	Mr E Graham	(Sydney Buses)

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## 2. Minutes of Previous Meeting

The minutes of Meeting No.04/10 held in Council Chambers, Double Bay, on Tuesday 4 May 2010 were confirmed by Mr K Wells and Mr J Giblin.

The minutes of the Extraordinary Meeting No.04a/10 held by email on Wednesday 12 May 2010 were confirmed by Mr K Wells and Mr J Giblin.

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## 3. Matters Arising from Minutes of Previous Meetings

Nil

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## 4. Local Traffic Committee recommendations not adopted or amended by Woollahra Council Community & Environment Committee

Nil

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## 5. Extraordinary Meetings

Meeting No.04a/10 held by email on Wednesday 12 May, 2010.

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## 6. Late Correspondence

Nil

## **7. Traffic Matters on Local Roads – Recommendation to C&E for Consideration**

**Item No:** Y1 Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**Subject:** **Parking Restrictions Changes**

**Author:** Frank Rotta – Traffic Engineer,  
Daniel Pearse – Traffic Engineer

**File No:** (Refer to Table 1)

**Reason for Report:** Various parking restriction changes throughout the Woollahra Council area.

**Committee Vote:** Unanimous Support

### **Resolved:**

That the recommendations of Item Y1-1 to Y1-6 contained in Annexure 1 be adopted.

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### **Item Y1-1: Hampden Street, Paddington – Relocation of No Stopping**

**Committee Vote:** Unanimous Support

### **Resolved:**

That the 'No Stopping' sign (Arrow Left) currently located on the northern side of Hampden Street just east of Glenmore Road, Paddington be relocated 5 metres in an easterly direction.

### **Item Y1-2: Cascade Street, Paddington – Stop Sign ahead**

**Committee Vote:** Unanimous Support

### **Resolved:**

1. That no further action be taken to install additional signage at the intersection of Cascade Street / Glenmore Road / Hampden Street, Paddington at this time.
2. That Council and the RTA review the traffic conditions at this location and report back to a future meeting of the Traffic Committee.
3. That the NSW Police continue to monitor traffic conditions at the Hamden Street/Glenmore Road/Cascade Street intersection on a regular basis.

### **Item Y1-3: Gurner Street, Paddington – Removal of redundant part-time bus zone**

**Committee Vote:** Unanimous Support

### **Resolved:**

That the part time Bus Zone (which operates between 8.30am-9.45am, 3.00pm-4.30pm, School Days) located on the northern side of Gurner Street, in front of Nos.26, 28, 30, 32 & 34 Gurner Street, Paddington be removed and returned to unrestricted parking.

**Item Y1-4: Duxford Street, Paddington – Proposed car share location**

**Committee Vote:** Unanimous Support

**Resolved:**

1. That one 5 metre Carshare Parking Space be installed on the western side of Duxford Street just south of Gurner Street, Paddington.
2. That the location be signposted 'No Parking, Woollahra Council Authorised Car Share Vehicles Excepted Area CS-Pgtn 3'.
3. That residents with frontages within 50m of the signage changes be notified.
4. That the zone be trialled for an initial twelve months and, if deemed unsuccessful at the end of the period, the zone be removed and revert to the existing unrestricted parking restrictions.

**Item Y1-5: William Street, Double Bay – Proposed car share location**

**Committee Vote:** Unanimous Support

**Resolved:**

1. That one 5 metre Carshare Parking Space be installed on the northern side of William Street just west of Bay Street, Double Bay.
2. That the location be signposted 'No Parking Woollahra Council Authorised Car Share Vehicles Excepted Area CS-DBay'.
3. That residents with frontages within 50m of the signage changes be notified.
4. That the zone be trialled for an initial twelve months and, if deemed unsuccessful at the end of the period, the zone be removed and revert to the existing unrestricted parking restrictions.

**Item Y1-6: Conway Avenue, Rose Bay – Disabled Parking zone**

**Committee Vote:** Unanimous Support

**Resolved:**

1. That a 5 metre 'Disabled Zone' be installed on the southern side of Conway Avenue, Rose Bay just east of the driveway serving No. 11 Conway Avenue, Rose Bay.
  2. That the applicant be advised of Council's procedure and conditions for Disabled Parking zones, including the requirement to renew these zones annually.
  3. That the Disabled Zone revert to Resident Permit Parking when it is no longer required.
-

**Item No:** Y2 Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**Subject:** **No. 17 Thornton Street (Yarranabbe Road), Darling Point – Works Zone**

**Author:** Daniel Pearse – Development and Traffic Engineer

**File No:** 407.G Pt15

**Reason for Report:** Request for a Works Zone

**Committee Vote:** Unanimous Support

**Resolved:**

- A. That approval be granted for a Works Zone to be temporarily installed in Yarranabbe Road to service No.17 Thornton Street, Darling Point. To implement the Works Zone, the following changes to parking restrictions are required;
- i. The Works Zone is to be located on the southern side of Yarranabbe Road, commencing from the alignment of the eastern edge of the driveway to No. 85 Yarranabbe Road, extending 18m in a westerly direction, and;
  - ii. A No Stopping zone is to be located on the northern side of Yarranabbe Road, commencing from the eastern edge of the driveway to No. 85 Yarranabbe Road and extending 12 metres in an easterly direction.
  - iii. The Works Zone is subject to the following conditions:
  - iv. Any directive provided by the NSW Police Department is to be complied with.
  - v. The Works Zone and corresponding “No Stopping” zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am-1.00pm Sat for a period of 20 weeks from June, 2010 (to be calculated from sign installation date).
  - vi. Suitable traffic control measures are to be put in place to manage truck movements to and from the construction site, to and from the adjacent street system, in accordance with the RTA’s Traffic Control at Works Sites manual.
  - vii. An advance warning sign displaying “CHANGED TRAFFIC CONDITIONS AHEAD” must be located no less than 30m from the Work Zone and facing approaching traffic. The sign must be in place whenever the Work Zone is utilised and is to be supplied and maintained by the applicant.
  - viii. A Permit to Stand Plant will be required for all concrete pours, deliveries and/or truck presences in relation to the construction works.
  - ix. That the Works Zone is to revert to No Parking outside the Works Zone hours of operation.
  - x. That the corresponding temporary No Stopping zone to be located opposite the approved Works Zone is to revert to unrestricted parking outside the Works Zone hours of operation.
  - xi. At all times during the construction, the applicant must ensure that traffic lanes, footpaths and driveways, adjacent to the Works Zone remain free of obstruction in order to maintain safe and efficient vehicle / pedestrian traffic flows.
  - xii. The applicant must inform Council’s Traffic Engineer when the project is completed and the Works Zone can be removed.
  - xiii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council’s discretion.
  - xiv. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.

- xv. Any alteration to the hours of operation of the Work Zone will require the approval of the Woollahra Local Traffic Committee.
- B. That the applicant notifies all residents and businesses whose property frontage is within 50 metres of the Works Zone.

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**Item No:** Y3 Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**Subject:** **No. 29-30 New Beach Road, Darling Point – Works Zone**

**Author:** Frank Rotta – Traffic Engineer

**File No:** 407.G Pt15

**Reason for Report:** Request for a Works Zone

**Committee Vote:** Unanimous Support

**Resolved:**

- A. That approval be granted for a Works Zone to be temporarily installed, along the frontage of No. 29-30 New Beach Road, Darling Point. The Works Zone is to be located on the eastern side of New Beach Road from 2.8 metres south of the prolongation of the common boundary between Nos.27 & 29 New Beach Road for a distance of 11 metres in a northerly direction and is subject to the following conditions:
- i. Any directive provided by the NSW Police Department is to be complied with.
  - ii. The Works Zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am-1.00pm Sat for a period of 18 weeks from mid June, 2010 (to be calculated from sign installation date).
  - iii. Suitable traffic control measures are to be put in place to manage truck movements servicing this construction site, and if necessary to and from the adjacent street system, in accordance with the RTA's Traffic Control at Works Sites manual.
  - iv. A Permit to Stand Plant will be required for all concrete pours, deliveries and/or truck presences in relation to the construction works.
  - v. Existing unrestricted parking shall be maintained outside of the Works Zone hours of operation.
  - vi. The applicant must ensure that the traffic lanes, footpaths and driveways, adjacent to the Works Zone, remain free of obstruction at all times during the construction.
  - vii. The applicant must inform Council's Traffic Engineer when the project is completed and the Works Zone can be removed.
  - viii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council's discretion.
  - ix. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.
  - x. Any alteration to the hours of operation of the Work Zone will require the approval of the Woollahra Local Traffic Committee.
- B. That the applicant notifies all residents and businesses whose property frontage is within 50 metres of the Works Zone.

**Item No:** Y4 Traffic Matters on Local Roads – Recommendation to C&E for consideration.

**Subject:** **No. 147 Victoria Road, Bellevue Hill – Works Zone**

**Author:** Frank Rotta – Traffic Engineer

**File No:** 407.G Pt15

**Reason for Report:** Request for a Works Zone

**Committee Vote:** Unanimous Support

**Resolved:**

- A. That approval be granted for a 8 metre Works Zone to be temporarily installed, along the frontage of No.147 Victoria Road, Bellevue Hill. The Works Zone is to be located on the eastern side of Victoria Road across the existing double driveway to the development site and is subject to the following conditions:
- i. Any directive provided by the NSW Police Department is to be complied with.
  - ii. The Works Zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am-1.00pm Sat for a period of 12 weeks from 25 October, 2010 (to be calculated from sign installation date).
  - iii. Suitable traffic control measures are to be put in place to manage truck movements to and from the construction site, and if necessary to and from the adjacent street system, in accordance with the RTA's Traffic Control at Works Sites manual.
  - iv. A Permit to Stand Plant will be required for all concrete pours, deliveries and/or truck presences in relation to the construction works.
  - v. Existing unrestricted parking shall be maintained outside of the Works Zone hours of operation.
  - vi. The applicant must ensure that the traffic lanes, footpaths and driveways, adjacent to the Works Zone, remain free of obstruction at all times during the construction.
  - vii. The applicant must inform Council's Traffic Engineer when the project is completed and the Works Zone can be removed.
  - viii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council's discretion.
  - ix. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.
  - x. Any alteration to the hours of operation of the Work Zone will require the approval of the Woollahra Local Traffic Committee.
- B. That the applicant notifies all residents and businesses whose property frontage is within 50 metres of the Works Zone.

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**8. Late Items**

Rose Bay Primary School – School drop-off and pick-up issues

NSW Police representative raised this matter following requests for enforcement around the school. Council officers held a site meeting with the school principal and some parents to discuss the issues with the drop-off and pick-up arrangements around the school. A report for some initial measures will be reported back to the Traffic Committee, while longer term measures will be investigated and discussed with the school and parents.

There being no further business, the meeting concluded at 10.45am.

**Tom O'Hanlon**  
**Chair**

**Item No:** R1 Recommendation to Council  
**Subject:** Chiswick Gardens Plan of Management  
**Author:** Paul Fraser - Team Leader, Open Space & Recreation Planning  
**File No:** 389.G  
**Reason for Report:** To recommend the adoption of the Chiswick Gardens Plan of Management.

**Recommendation:**

A THAT Council adopt the Chiswick Gardens Plan of Management as the primary management planning instrument for Chiswick Gardens.

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**Background:**

Council, at its meeting of Monday 22 March 2010, resolved the following;

- A. That Council place the draft Plan of Management (PoM) for Chiswick Gardens (Annexure 1) on public exhibition for not less than 28 days and that submissions be received for a period of not less than 42 days from the date the plan is placed on exhibition, in accordance with Section 38 of the Local Government Act 1993.
- B. That Council hold a public hearing to categorise community land in accordance with Section 36 (4) of the Local Government Act 1993 in conjunction with the public exhibition period of the draft PoM.
- C. That Council considers submissions received and, where appropriate, incorporates changes in a Final Plan of Management to be further considered by Council.

The Chiswick Gardens Draft Plan of Management (PoM) was placed on public exhibition from 31 March 2010 for a period of 28 days, in accordance with Section 38 of the *Local Government Act 1993*. Submissions were received for a period of 42 days from the first day of public exhibition in accordance with the Act. This was advertised by notices in the *Wentworth Courier*, a letter distributed to all adjoining residents of the Gardens, information provided on Council's website (Have Your Say section) and signage within the Gardens.

In addition to the public exhibition of the draft PoM, Council is required to categorise community land when developing a PoM to reflect the current and intended use of the land. A public hearing was held on Wednesday 28 April 2010 as an opportunity for residents and park users to comment on the categorisation proposal being:

Area	Categorisation
Building and curtilage	General Community Use
Garden bed, lawns, turf, paths and toilet building	Park

The proposed land categorisation was illustrated and included as part of the information package (Annexure 2).

Ms Sandy Hoy, Principal of Parkland Environmental Planners, presided as an independent chairperson for the public hearing which 11 people attended. The chairperson's report is attached as Annexure 3.



## **Discussion:**

Council received a total of 29 submissions (Summary as Annexure 1) during the public exhibition period with the main issues and Council's responses referred to below:

### **Categorisation of Community Land**

Concerns were raised that the proposed categorisation of the building and curtilage, as General Community Use, would allow usage of the building to expand to the southern part of the park which is currently under utilised and fenced off to the general public. Some residents were concerned that any increase of the building's footprint would be detrimental to the park and the amenity of surrounding residents.

There was support for the whole site to be categorised as Park.

### **Response**

The backyard area, at the rear of the current building, has been associated with the building and formed part of the leased area of past lessees. The backyard area is currently separated from the gardens and parkland by a fence and plantings and was identified for storage and waste service purposes (service courtyard). At the DCC meeting of 21 April 2008 for DA726/2007, the Committee added I.3 (Operation of Restaurant) which stated:

*'All activities relating to the operation of the restaurant are to remain within the Licensed Area of the property'.*

The Licensed Area has been identified by the Licensing Authority to include the whole ground floor and first floor, including the ground floor terrace (but excluding the service courtyard).

Any use of this service courtyard area other than for storage or service purposes or any proposed amendments to the building that is contrary to the current Development Consent would need a Development Application or Section 96 to the current consent. Furthermore any proposed lease will be structured in such a way as to prohibit this area from any dining / commercial use. In response to this the PoM has been amended with the deletion of the action:

*'investigate expanding the outdoor area for restaurant/ park use'.*

The area proposed for General Community Use is in keeping with the prior development consents and previous leased footprint. It is recommended that this categorisation is adopted as this best fits the building and service courtyard area that forms part of the previous lease. Any changes to the use of the service courtyard area or building amendments would be dealt with via the Development Application process, whereby the community will be able to comment.

It should be noted that a PoM is not required to deal with planning issues relating to the operation of any business or community facility within the building.

### **DA726/2007 65 Ocean St, Woollahra**

Residents made reference to the above DA for the Pruniers Restaurant for alterations and additions to restaurant including infilling windows and new dance floor. There was some concern relating to why this DA was not referred to in the draft PoM. The DA was a subject of extensive community consultation and conditions were imposed to ensure the approved development would not have an adverse impact on the amenity of adjoining residents.

### ***Response***

The approved plans for 726/2007/1 show that the proposed dance floor at the rear of the building, with access to the service courtyard, was not approved. This DA was not referred to in the draft PoM because a PoM should guide the Council in the management and planning of the area. Any consent issues for the building are dealt with via the appropriate planning processes.

### **Possible Intensification of Building Use**

Concerns over possible intensification of the building as a restaurant or other use was raised. The associated issues that intensification may cause included: noise pollution; traffic and parking congestion; loss of parkland and peaceful amenity; increased rubbish; and the possibility of an extension of operating hours.

Some residents were also concerned that the building may be used as a Function Centre for large parties and late night gatherings. It was stated that the previous operator of the restaurant had increased the usage of the building for functions resulting in additional disturbances to surrounding residents.

### ***Response***

The Development Consent states that the restaurant must operate solely in the Licensed Area (as previously discussed). The hours of usage are also stated in DA 366/2000 as:

*'The hours of operation are limited to the following:*

*Monday to Saturday 12:00pm to 11:30pm*

*Sunday 12:00pm to 10:30pm'.*

Any changes to the use of the building away from the current consent including DA366/2000 Place of Public Entertainment, would require a new Development Application or Section 96 modification to be submitted and exhibited to the community for comment. All associated issues would need to be dealt with as part of any new application or modification to the existing consent.

### **Public Toilet re-opening**

There were concerns that the re-opening of the public toilet would be detrimental to the park attracting anti-social behaviour. It was stated that the toilet was originally closed as it became a haven for drug users and anti-social behaviour.

### ***Response***

There is a lack of public toilets throughout Woollahra. The closest amenities to Chiswick Gardens are either Lough Playing Fields (approx. 1km) or Trumper Oval (approx. 1.5km). Both toilets are opened by either Council's security contractor or Council's park staff in the morning and closed at dusk. We have had no recent reported incidents of drug use or anti-social behaviour at any of Council public toilets that has needed to be acted upon.

The construction, maintenance and caretaking of the proposed toilets could be a requirement of any future lessee for the building which would be regulated by Council.

It is recommended that the Plan of Management be amended to include the wording 'Investigate the feasibility to reinstate the public toilets taking into consideration the community need and response'.

## **Vegetation Management**

There were concerns about the thinning of some vegetation along Ocean Street as it provides a wind break and privacy from Ocean Street.

### ***Response***

The draft PoM states that the collection of flora is botanically, culturally and visually of great significance to the Municipality. Council will continue to assess the health and make up of the vegetation and investigate the thinning or removing where appropriate.

## **Park Infrastructure**

There were comments relating to more seating and the retention of the entrance pergola.

### ***Response***

The draft PoM states that park furniture, particularly seating, will be upgraded or replaced as appropriate. In relation to the pergola the PoM states that to ensure the safety of garden users Council investigates appropriate actions to the pergola including either removal, redesign or rebuilding in its current location.

## **Support for the re-opening of the building as a restaurant / café or similar**

There was support for the building to re-open as a restaurant / café with the assumption that it does not develop into a function centre and does not extend further into the park.

### ***Response***

Comments noted.

### **Conclusion:**

Annexure 1 outlines issues raised in submissions and where applicable proposed amendments to the advertised PoM. The PoM, with recommended amendments as identified in Annexure 1, is submitted to Council for adoption (Annexure 4).

Paul Fraser  
Team Leader – Open Space and Recreation

Tom O’Hanlon  
Director Technical Services

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## **ANNEXURES:**

1. Summary of submissions on draft Plan of Management and responses
2. Public Hearing Information Pack and Map
3. Public Hearing Report, Ms Sandy Hoy, Parkland Environmental Planners, May 2010
4. Chiswick Gardens Plan of Management Version 2, June 2010 (distributed separately)

**Item No:** R2 Recommendation to Council  
**Subject:** **Carbon Reduction Strategy**  
**Author:** Chris Munro  
Team Leader - Environment & Sustainability  
**File No:** 1142.G / Carbon  
**Reason for Report:** To recommend a strategy & action plan to manage Woollahra Council's Greenhouse Gas Emissions into the future.

**Recommendation:**

- A. That Council adopt the Carbon Reduction Strategy & Action Plan 2010 - 2025.
- B. That Council adopt a new target of 30% reduction of Council's greenhouse gas emissions below 2003/2004 levels by 2025.

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This report outlines the process of reducing Council's greenhouse gas emissions by implementing carbon reduction projects to reduce emissions and reduce energy bills over the medium to long term.

**Background**

In 2001 Council joined the Cities for Climate Protection Program (CCPP). The aim of this program is to help local government and their communities reduce Greenhouse House Gas emissions.

Through the CCP program Council adopted a 30% reduction target from base year (1999/2000). This target represents a 30% emission reduction from Council's 1999/200 baseline of 5,475 tonnes to 3,833 tonnes by 2010.

Council established base year greenhouse gas emissions (equivalent) in the 1999/2000 financial year covering our emissions from four key sectors:

- Street lighting (electricity)
- Buildings (electricity and gas)
- Fleet (fuel consumption)
- Water (electricity for bore water pumps)

Woollahra Council's emissions between 1999 and 2008 have been tracked through a series of audits undertaken in 2000, 2004, and 2009. Woollahra's emission profile has been summarised below:

1999/2000 5,475 CO<sub>2</sub><sup>-e</sup> tonnes  
2003/2004 5,903 CO<sub>2</sub><sup>-e</sup> tonnes  
2008/2009 6,530 CO<sub>2</sub><sup>-e</sup> tonnes

Woollahra Councils greenhouse gas emissions have increased by 11% between 1999/2000 and 2008/09. Since establishing the 2010 reduction target Council has intensified their use of assets and expanded their services. The results of this increased activity has been an associated increase in greenhouse gas emissions. It is therefore not feasible to reach the current 30% target by 2010.

In August 2009 Woollahra Council commissioned sustainability consultants, Kinesis, to undertake a review of current data (water, electricity, gas, fuel) and carry out the following tasks:

- Complete a re-inventory of Council's greenhouse gas emissions
- Develop a Carbon Reduction Strategy
- Provide a definitive greenhouse gas reduction target
- Develop a Carbon Reduction Action Plan
- Set up tools for ongoing carbon calculation and reporting

Kinesis have undertaken the above tasks and have now established a verifiable current emissions profile from which progress can be measured.

### **Carbon Reduction Strategy & Action Plan**

Based on the latest review undertaken by Kinesis it is recommended that Council adopt a new target of 30% reduction of Council's greenhouse gas emissions below 2003/2004 levels by 2025. This target would result in emission levels reducing from 2003/2004 level of 5,903 CO<sub>2</sub><sup>e</sup> tonnes down to 4,132 CO<sub>2</sub><sup>e</sup> tonnes by 2025.

The report describes a strategy and action plan by which Woollahra Council can achieve this targeted reduction in greenhouse emissions through strategic, staged delivery of energy efficiency and fuel switching actions. The report also highlights the need to establish a long term emissions tracking and assessment system which Kinesis considers the key recommendation to enhance Council's carbon management performance.

The Carbon Strategy and Action Plan has been prepared to provide "least cost" actions which if combined with the proposed tracking and assessment system will achieve the recommended emission reduction target of 30% by 2025. These emission reduction actions have been listed below highlighting the associated percentage share of the overall 30% reduction target.

1. Street Lighting Upgrade	22%
2. Co-Gen at Council Chambers	5%
3. Energy Performance Contract	4%
4. Additional Green Power	4%
5. Rationalise Vehicle Fleet	1%
6. Solar PV on Council Properties	1%
7. Solar PV on Rented Properties	1%
<b>Total</b>	<b>38%</b>

If all these projects are achieved by 2025 it would allow Council to reach its target of 30% reduction with an 8% contingency.

The recommended emission reduction actions are summarised further in the table below.

**Table 1: Summary of actions**

<b>Project</b>	<b>Action</b>	<b>Status</b>
<b>Monitoring and Reporting</b>	<p>Establish benchmark emissions from Council operations</p> <p>Set a new emission reduction target</p> <p>Procure a system which centralises emissions tracking, target setting and reporting for all sectors of Council</p> <p>Implement a data collection protocol to ensure necessary data is collected consistently and accurately for input to the management system.</p>	<p><b>Complete</b></p> <p><b>Complete</b></p> <p><b>Underway</b></p> <p><b>Underway</b></p>
<b>Street lighting</b>	<p>Request street lighting audit, inventory and remaining life assessment from Energy Australia.</p> <p>Request lamp changes to efficient models as shown at Appendix B for future lamp replacements.</p> <p>Monitor streetlight inventory, emissions and annual network and demand charges.</p>	<b>SSROC streetlight improvement project has requested audit</b>
<b>Co-gen at Chambers</b>	Undertake feasibility study for co-generation installation at Council Chambers.	<b>2014 - end of life for current HVAC system</b>
<b>Energy Performance Contract</b>	Project is being implemented by an energy reduction service provider, Efficient Energy Systems (EES), on behalf of Council.	<b>Underway – Report due</b>
<b>Rationalised Vehicle Fleet</b>	<p>Review Councils vehicle fleet</p> <p>Review fuel consumption for 2008/2009 to verify baseline data.</p> <p>Establish a data management system to track future fuel consumption.</p>	<b>Underway</b>
<b>Solar PV on Council properties</b>	<p>Tender for the installation of solar photovoltaics on Council facilities.</p> <p><b>Note:</b> a 10KW system would generate 39.78kWh per day and attract the NSW gross feed in tariff amounting to \$9,590 pa. Estimated payback period = 5 years.</p>	Three Quotations have been requested for Council Chambers
<b>Solar PV Council properties (tenanted)</b>	<p>Tender for the installation of solar photovoltaics on Council facilities which are leased to community organisations which qualify for the NSW Solar Bonus Scheme.</p> <p>Work with community organisations to apply for the NSW Solar Bonus Scheme solar generation tariff.</p>	Three Quotations have been requested for Holdsworth Community Centre

<b>Additional Green Power</b>	Procure an additional 226,000 kWh of Green Power per year.	New Energy Contract (large sites +streetlights) allows additional green power up to 12%.
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### Carbon Monitoring & Management (The Ccap Tool)

The Ccap tool is based on a web portal which provides real time monitoring, evaluation and modelling to support strategic planning with evidence based environmental and financial data. This tool will allow staff to review and revise greenhouse gas emissions, water, energy and waste targets and can inform ongoing actions in real time to address sustainability targets.

The Ccap tool includes financial analysis of management decisions and ongoing monitoring and evaluation of these decisions without subsequent static audit reports. The Ccap Local Government Package will allow Woollahra Council to:

- Clearly benchmark and track emission performance.
- Make informed decisions about the effectiveness and cost of action plans and mitigation or abatement projects.
- Manage emissions related data from a centralised platform.
- Set demanding but achievable emissions reduction targets.
- Regularly report outcomes of its climate change responses in a transparent manner.
- Ensure strategic planning in relation to climate change matters is informed by evidence based data and is financially responsible.

### Funding

The Carbon Strategy and Action Plan has been prepared to provide “least cost” actions which if combined with the proposed tracking and assessment system will achieve the recommended emission reduction target of 30% by 2025. A summary of costs associated with the Carbon Reduction Strategy & Action Plan have been summarised in the table 2 below.

**Table2. Summary of costs & savings**

Action	Capital Cost	Ongoing Net Costs	Funding Source
Street Lighting Upgrade	\$0	Year 1 - \$8,690 (saving) Year 2 - \$18,385 (saving) Year 3 - \$27,891 (saving) Year 4 - \$28,211 (saving)	Energy Australia
Co-Gen at Council Chambers	\$525,000	\$65,000 (Gas bill)	Property & Project Capital Works Program 2010 - 2020
Energy Performance Contact	\$250,000	To be identified in 1 <sup>st</sup> performance report due July 2010	Property & Project Capital Works Program
Additional Green Power	\$0	\$16,000	New Energy Contract for large sites & streetlights (Up to 12% greenpower)

Rationalise Vehicle Fleet	-\$97,000 (saving)	-\$38,000 (saving)	Saving
Solar PV Council Properties	\$240,000*	\$0	Environmental Levy
Solar PV Tenanted Properties	\$280,000*	\$0	Environmental Levy

\* Note: Solar PV capital cost is currently lower due to NSW Government Gross feed in Tariff and rise in price for REC Renewable Energy Credits.

## Conclusion

Officers have reviewed the attached Carbon Reduction Strategy & Action Plan which was presented to Council's Ecological Sustainable Taskforce in February 2010. The report now includes our comments and has been further refined to improve outcomes and projects to suit Council's delivery program and strategic planning objectives.

It is recommended that Council adopt a new target of 30% reduction of Council's greenhouse gas emissions below 2003/2004 levels by 2025.

Officers have reviewed existing emission management tools and believe the Ccap tool is the best available software to help manage and monitor carbon emissions. This tool will allow Council to review and revise greenhouse gas emissions, water, energy and waste targets and to inform ongoing actions to address sustainability targets.

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Director – Technical Services

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## Annexure:

1. Carbon Reduction Strategy & Action Plan 2010 - 2025



## POLITICAL DONATIONS DECISION MAKING FLOWCHART FOR THE INFORMATION OF COUNCILLORS

