



# Community & Environment Committee

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

**Date:** *Monday 28 October 2013*

**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:**

- 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 Roads and Maritime Services.
- 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:**

- 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

24 October 2013

To: Her Worship the Mayor, Councillor Toni Zeltzer ex-officio  
Councillors Deborah Thomas (Chair)  
Peter Cavanagh  
Anthony Marano  
Andrew Petrie  
Elena Wise  
Susan Wynne (Deputy Chair)  
Jeff Zulman

Dear Councillors

### **Community & Environment Committee Meeting – 28 October 2013**

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 28 October 2013 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	Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Item	
3	Declarations of Interest	

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

D1	Confirmation of Minutes of Meeting held on 14 October 2013	1
D2	Woollahra Street Tree Master Plan – 1258.G	2

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

R1	Queen Street, Woollahra – Strategic Masterplan – 373.	190
R2	Amendments to the General Community Use Plan of Management – Gaden Reserve – 189.G	299

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 14 October 2013**  
**Author:** Les Windle, Manager - Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 14 October 2013 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 14 October 2013 be taken as read and confirmed.

Les Windle  
Manager – Governance

**Item No:** D2 Delegated to Committee

**Subject:** **Woollahra Street Tree Master Plan.**

**Author:** Bruce Rann, Paul Goyoaga, Andrew Simpson

**File No:** 1258.G

**Reason for Report:** Public exhibition of a draft Street Tree Master Plan for WMC

**Recommendation:**

- A. That Council note the work to date on a draft Street Tree Master Plan (STMP) for the Municipality.
- B. That Council exhibit the draft STMP for a period of not less than 28 days.
- C. That staff report to Council the findings of the public exhibition period with any recommended changes arising from constructive submissions.

---

**Background**

Woollahra is one of a small and exclusive group of local government areas in Australia which are famous for their tree lined streets and leafy character. In many streets, especially those without harbour views, the visual elegance of the scene is defined by the historical and architectural significance of the building facades combined with the fine collections of mature and significant trees.

During the development of the Tree Management Policy 2011 (TMP), the Vegetation Management Working Party (VMWP) noted that street trees form our largest and most obvious cohort of tree assets, but unlike park trees, which can often achieve their full growth potential, street trees are beset by a myriad of spatial and social constraints.

The VMWP also noted that park tree plantings are generally guided by place specific Plans of Management, however street tree planning, management and planting needs a more wide ranging type of master plan which could cover all the main issues and constraints across the whole LGA.

During the compilation of the TMP the VMWP gave much consideration to a number of practical objectives for the Street Tree Master Plan. Specifically the TMP says that a STMP should:

- Promote Woollahra's existing urban forest
- Maintain and reinforce the leafy character of precincts
- Provide direction on appropriate species
- Establish a site and environmental specific street tree species palette
- Maintain the existing number of trees and overall canopy coverage
- Establish consistent best practice planting and maintenance techniques to improve establishment and survival rates
- Improve the community's knowledge and understanding of good urban tree and forest management
- Provide a transparent and accountable processes for our planting, maintenance customer requests and development application assessments
- Assist the Council in the planning, budgeting, implementation, and maintenance of street tree planting by providing guidance on suitable species, locations, and planting patterns

- Minimise the ongoing costs of tree and infrastructure maintenance
- Recognise risk management principles and the aims and objectives of the Statewide Best Practice Manual for Trees and Tree Root Management

### **Species selection to date**

For many years street tree species selection has been guided by a planting list developed over time by Council staff. This list shows every street within the Municipality and has at least one species allocated. The list provides staff with sound guidance for new tree installation for the purpose of programmed renewal planting or planting as part of new development.

However, as identified by the VMWP the existing species lists should be comprehensively reviewed, rationalised and connected to a formal STMP which is in line with other Council planning documents.

### **Development of the draft STMP**

To progress the suggestions of the VMWP and to develop a best practice STMP a brief was prepared and issued to three (3) prospective consultants who were chosen based on:

- Experience with preparing similar documents for Local Government agencies and private sector clients
- Technical capabilities
- Value for money

All consultancies approached responded to Council with high quality submissions. Following a formal review of the submissions Arterra was selected as the successful consultancy. Arterra's experience in preparing similar documents made them the outstanding applicant. Arterra has prepared street tree masterplans for the following councils:

- Marrickville
- Lane Cove
- City of Sydney
- Botany

Arterra have also prepared similar or related documents such as Registers of Significant Trees and Urban Forest Strategies for other local and state government agencies.

Preliminary meetings between Arterra and key Council Staff were used to develop an agreed approach to the STMP. One of the key tasks for Arterra to complete was to review the existing (and extensive) species lists and associated documents which had been compiled by Council staff over a number of years.

A review of other relevant Woollahra Council Policies and Management Plans was also undertaken, these included:

- The WMC Local Environment Plan (LEP)
- The Tree Management section of the draft Woollahra Development Control Plan (DCP)
- The Woollahra Community Strategic Plan (Woollahra 2025)
- The Woollahra Tree Management Policy 2011
- Woollahra's tree pruning guidelines and planting specifications

A desktop review was made of relevant Australian Standards and best practice literature with a particular focus on any documents relating to the management of trees in urban areas, trees and development and trees and infrastructure.

Although the new STMP proposes to cover a wider range of issues than Council's existing street tree documents, the new STMP will contain a large amount of practical information that has been developed over the years by Council Staff but has until now remained an internal document.

Key WMC tree management and tree maintenance staff have been working with Arterra on these reviews and on a number of occasions detailed inspections of the Municipality were undertaken with Council's Tree Maintenance Coordinator. The purpose of this was for Arterra to become familiar with the local area to inform and populate the species selection lists.

Several drafts of the document have been prepared by Arterra and issued to Council. These drafts have been reviewed by our Tree, Engineering, Parks and Strategic Planning teams. All relevant suggestions and comments have been incorporated into the draft STMP which staff now believe is ready of public exhibition.

### **How the Draft Street Tree Master Plan works**

As previously discussed, the STMP needs to be more wide ranging and informative than just a list of streets with species recommendations. The draft STMP establishes a historical context into when and why Woollahra's street trees were planted and also describes a detailed contemporary framework on the current street tree planting themes of the Municipality.

The Master Plan outlines the importance of street trees to the Council's community, environment, economy and society. With this information the Draft Master Plan can be used not only as a planting guide but also as an important community education document for tree management.

The species lists which have been developed are comprehensive for each suburb and each street and cover:

- The current dominant species
- Main issues, constraints and scale of the area
- General description of infrastructure (verge width, paths, electricity supply, etc.)
- Historical or commemorative significance
- New preferred species.

The Draft Master Plan is a document that can be used for the effective short and long term management of Council's street trees. Council staff, residents and their representatives can refer to the Master Plan for tree selection and technical details for installation.

The draft STMP refers to, and is in line with, other related Council planning and policy documents.

### **Conclusions**

Woollahra is famous for its leafy character and fine collection of mature public trees. This is particularly true of our street trees which form our largest and most visible group of living assets. In most areas our street tree plantings work well, however in some areas there is room for improvement with regard to the size, number or type of trees.

The Vegetation Management Working Party proposed that following the adoption of the Tree Management Policy a Street Tree Master Plan should be developed as a practical reference document for Council staff, residents and their representatives.

This STMP has been prepared following consultation with key Council Staff and a comprehensive review and analysis Council's tree inventories and related documents.

Council's senior arborists believe that this draft STMP covers all the main objectives proposed by the VMWP and that the draft is ready for public exhibition.

Following an appropriate period of public exhibition a review of submissions will be prepared for Council and incorporated into a final STMP.

Paul Goyoaga  
Coordinator – Tree Maintenance

Andrew Simpson  
Team Leader – Tree Management

Bruce Rann  
Manager – Open Space & Trees

Tom O'Hanlon  
Director – Technical Services

---

---

**Annexures:**

1. Draft Street Tree Master Plan

**Item No:** R1 Recommendation to Council  
**Subject:** **Queen Street, Woollahra - Strategic Masterplan**  
**Author:** Cathy Edwards-Davis, Manager Engineering Services  
**File No:** 373  
**Reason for Report:** Adoption of Masterplan

**Recommendation:**

- A. That Council adopt the proposed footpath paving, street trees and tree management recommendations as outlined in the Queen Street, Woollahra Strategic Masterplan dated September 2013.
- B. That Council not adopt the recommendations for seating, garbage bins, lighting and banners/signs as outlined in the Queen Street, Woollahra Strategic Masterplan dated September 2013 at this time, for the reasons outlined in the report, and that these components of the Masterplan be the subject of further consideration at the detailed design phase which will occur when capital infrastructure funding is available for works.

---

**Background**

In November 2011, Council adopted the following resolution:

That Council, in close consultation with the Queen Street West Woollahra Association (QSWWA), residents and business owners, develop a comprehensive strategic plan for Council infrastructure and the public streetscape in Queen Street and the surrounding precinct.

Following a competitive quotation process, Phillips Marler was engaged to prepare a Strategic Masterplan for Queen Street, Woollahra. The key objectives of the Strategic Masterplan are:

- Provide a vision for a unified pavement environment for Queen Street which offers robust and elegant solutions that complement the heritage built environment.
- Adopts a simple palette of pavement materials, street furniture and lighting elements which are complimentary in style and character to the commercial and residential precincts of Queen Street.
- Adopt design measures to assist in calming traffic.
- Improve the spacing between trees to allow for better canopy growth and pavement treatments.
- Manage the root zones of trees in the street for long term sustainability and better integration into the pavement.

Queen Street has been broken up into six precinct areas (A to F) which contain similar street characteristics. Plans have been developed for each of these six precinct areas.

The key components of the streetscape for which Phillips Marler have provided recommendations are the footpath pavement, trees and street furniture.

This item was on the agenda for consideration at the Community & Environment Committee on the 14 October 2013. The Committee resolved:

That Consideration of the Queen Street Woollahra - Strategic Masterplan be deferred for 2 weeks, with notification of the Community & Environment Committee's consideration of the matter to be provided to the Queen Street West Woollahra Association and an invitation extended to the Association to address the Committee in respect of the Masterplan.

## **Pavement**

The key objective is to use a palette of pavement types which can be used across all areas. The Strategic Masterplan includes the continuation of the pavers which are already in use in the core retail area of Queen Street. That is a 300mm x 300mm concrete paver with a 200mm x 600mm concrete paver trim.

A porous paving has been recommended as a typical tree pit detail. This is a pour-on resin designed to bind loose aggregate to form permanent tree surrounds and footpaths. The colour recommended is burgundy granite. An alternative would be a light grey colour.

## **Trees**

The existing street trees in Queen Street are a significant contributor to the streetscape environment.

The Strategic Masterplan allows for different tree surrounds to define the commercial and residential areas.

An arboricultural assessment report was undertaken on the street trees. In summary, it found:

### **Trees of High Retention Value**

- All 36 trees of high retention value are considered worthy of preservation and their retention a priority and are to be retained in this Masterplan, including all Plane Trees.
- Trees with large canopies where significant pruning is generally not acceptable.

### **Trees of Moderate Retention Value**

- 33 of 43 trees of moderate retention value are retained in this draft Masterplan.
- The retention of these trees is desirable, but not essential.
- These trees should be retained where possible, however they are less critical for retention.
- If these trees are removed, replacement planting should be considered.
- There are 8 new replacement trees proposed in this draft Masterplan.

### **Trees of Low Retention Value**

- All 12 trees of low retention value will be removed or replaced in this draft Masterplan.
- Trees not considered worthy of any special measures to ensure their preservation due to their current health, condition or suitability. Common issues include vehicle damage, exposed and decaying roots, overcrowded canopies and trunks with prominent leans.
- Trees with no special ecological, heritage or amenity value.
- Trees with substantially diminished values due to their short estimated life expectancy.

The existing small to medium trees within the residential and commercial zones are proposed to be treated with a porous paving surround, which extends the full width of the footpath.

The existing large mature trees within the residential areas are proposed to have a typical 10m garden bed, with a 1.5m porous paving footpath. Stepping stones are proposed to allow access to parked vehicles.

The existing medium to large trees within the residential areas are proposed to be treated with a raised composite timber planter and bench seat. This somewhat reflects the informal timber treatments around trees which have been installed by the community in parts of Queen Street.

It is proposed that new trees will be placed in formal tree pits with appropriate subsoil drainage. They are to be treated with a porous paving surround, which extends the full width of the footpath.

### **Street Furniture**

The Strategic Masterplan identifies a number of street furniture options, including seats, bins, bike stands, banners and street lighting.

### **Consultation**

Considerable community consultation was undertaken in the preparation of the Queen Street Strategic Masterplan. A full account of the community consultation can be found in the Community Engagement Report which is contained within the annexures.

Two community consultation meetings were held, on the 4 April 2013 and on the 22 May 2013. Both meetings were held at the National Council of Jewish Women's Hall, which is located on Queen Street. Approximately 70 people attended the first meeting and approximately 40 people attended the second meeting. The meetings were advertised via letterbox drop, notices in the windows of local businesses and an advertisement in the Wentworth Courier.

The first community meeting was utilised to present the findings of a site analysis of Queen Street. The characteristics of the existing street within the six precincts of Queen Street were discussed, and the opportunities identified. An open question and answer session allowed members of the community to make comments and identify areas for improvement.

Following the first meeting, attendees were given the opportunity to provide written comments, including the aspects of Queen Street which were important to them and the areas which needed improvement. 29 written submissions were received.

The feedback received from the first meeting and the written comments was used to help develop the draft Masterplan. The second community meeting was utilised to present the draft Strategic Masterplan. As above, the key features of the Strategic Masterplan are the footpath pavement, trees and street furniture. Again, an open question and answer session allowed members of the community to make comments and identify areas for improvement.

Following the second meeting, attendees were given the opportunity to provide written comments on the draft Masterplan. 15 written submissions were received. This information was utilised to inform the development of the Final Strategic Masterplan which is contained within the annexures.

### **Feedback from the Community**

The detailed feedback, including comments, from the community can be found in the Community Engagement Report which is contained within the annexures. The following is a summary of the feedback from the community.

The most-liked aspects of Queen Street are:

- Trees (mentioned by 46% of respondents)
- Village atmosphere (43%)
- Heritage (28%)
- Shops (28%)
- Seating (14%)
- Cafes (11%)
- Community (11%)
- Streetscape (11%)
- Pedestrian access (7%)
- Residences (7%)
- Mix of uses (7%)

The issues of concern raised about Queen Street are:

- Footpaths (71%)
- Litter and rubbish (50%)
- Seating (46%)
- Trees – general (43%)
- Plane trees (36%)
- Traffic safety (36%)
- Street lighting (32%)
- Tree roots (28%)
- Vehicle parking (28%)
- Street cleaning (25%)
- Street furniture (18%)
- Overhead power lines (14%)
- Pedestrian crossings (14%)
- Cafes (14%)
- Food outlets (11%)
- Decorative lighting (11%)
- Developments (11%)
- Dog laws (11%)
- Road surface (11%)
- Bike parking (7%)
- Banking facilities (7%)
- Post office (7%)
- Maintenance (7%)

The following is a summary of community opinions relating to the draft Masterplan:

<b>Element</b>	<b>% agree</b>	<b>Reasons for support</b>	<b>Reasons for not supporting</b>
Trees	67%	Aesthetics. Sound, sensible concept. Tree removal and replacement should start early and be done progressively so the street retains its character.	No more plane trees. Further research about trees needs to be done in commercial and high traffic areas. Management planting in long term is not addressed.
Pavement materials	87%	Paving and the porous material are well supported due to: aesthetics (darker colours preferred) it will support tree growth without damaging the pavement. Access to service points near properties needs to be considered. The Oxford Street end does not need treatment at present.	A consistent pavement conflicts with the charm of variations of footpaths. Diamond pavers are slippery.

<b>Element</b>	<b>% agree</b>	<b>Reasons for support</b>	<b>Reasons for not supporting</b>
Seats/ benches	53%	<p><i>Design/style:</i> the following are supported: Option 1 seats with backs and benches without backs contemporary seats but heritage style smaller and larger wooden seats darker wood Number of seats: the proposed number of seats is supported Locations of seats: away from residences away from takeaway food outlets</p>	<p>The bronze plaques in the stone benches need to be reinstated. Takeaway food shops should provide their own seating. Seating as a design model requires further research. The proposed style of seating is out of context with the heritage area.</p>
Bins	47%	<p><i>Design/style:</i> the following are supported: wooden/black metal bins heritage look Option1 – timber with hood Number of bins More bins needed.</p>	<p>Don't like timber and stainless steel Should be dark green. Should be with wooden slats Should be above-ground so dogs can't use them Bins not correctly placed Excessive number of bins proposed, especially Spicer to Holdsworth</p> <p>Takeaway food outlets should be responsible for garbage they generate</p>
Bike parking	33%	<p>Location: in the commercial area only. not blocking footpaths</p> <p>Number: Limit number of bike racks</p>	<p>Take up too much room Annoying Unattractive Locate bike racks in the carpark</p>
Lighting	47%	<p>Better lighting will increase security and the village feel. Modern gaslight design supported. Black/graphite grey. Soft yellow glow Awning light 2 All lighting in the street must be the same.</p>	<p>More research on lighting is required. Proposed lights look Design should reflect heritage, such as Collins Street in Melbourne. White/LED lights not supported.</p>
Banners	33%	<p>Adds to the village feel. Introduces people to the Woollahra shopping village. Promotion of special events, festivals etc. Consider style, number and positioning of banners.</p>	<p>Commercial rather than a village/residential concept. Trees will obscure banners. Who decides on banners, and who pays to change them?</p>

## **Feedback from Queen Street West Woollahra Association**

As well as the two public consultation meetings, two additional meetings were held with representatives from the Queen Street West Woollahra Association (QSWWA).

The QSWWA's comments on the Strategic Masterplan are contained within the annexures. In summary, they have stated:

*Although there has been a significant effort put into tree surveying and other matters we do feel that the plan does not take a holistic approach to the needs of community and businesses and heritage concerns. It does not address what the Queen Street and West Woollahra Association had envisaged as a total planning review and does not include some of the very basic and serious issues we face in the area such traffic flow and parking.*

### *Positive Outcomes:*

*The QSWWA recognises the significant research that has gone into this consulting and find that:*

- *The tree survey is of value and has identified some trees that need removing and replacing in a planned tree management strategy for Queen St*
- *The issue of pavement treatment in the area has been identified as currently being of poor quality and in dire need of repair for community safety issues. This will provide a safe and more unified vision and treatment of safe paving as well as a tree friendly solution for the long term*

The QSWWA also suggested areas in the Plan that require further development:

### **1. Seating: Public and Commercial**

*The plan fails to address the real needs and reasons for seating and before there is any increase in seating, the purpose of the seating needs to be considered....If the seats are to provide a place to rest then surely one seat per block is ample for this purpose. This reduction in the number of seats would have the positive effects by reducing maintenance and cleaning issues, security and safety issues.*

*Due to the increase of take away food stores and coffee windows these [existing] seats provide no more than casual cafe tables for people buying take away. They are filthy and cannot be maintained by Council.*

*Walking on the footpath in more than a single file in this section of Holdsworth to Spicer in Queen St is almost impossible due to coffee buyers, strollers, stone benches and tree roots.*

*A considered outdoor seating vision for this area should be investigated so as to provide managed outdoor seating that fits within the heritage vision for the area, but probably not in the high traffic zone. Perhaps as a first step the stone seats between Holdsworth and Spicer be removed.*

### *Seating Style:*

*The style of seating is also out of context with the heritage in the area if you take the Oxford St. entrance which hosts an Edwardian? Style bench. This has not seem to be have been taken into consideration.*

**2. Trees:**

*A clear and definitive survey has noted issues with existing trees, although there needs to be further research and a long term plan developed to manage the removal and replanting of street trees.*

*Tree surrounds:*

*The treatment of porous materials to assist tree maintenance and growth is appropriate although serious consideration should be given to the coloration.*

**3. Heritage**

*There are many homes; residences and building that have high heritage components and interest. There is no mention on any type of plan to recognise, celebrate or name these buildings or areas of heritage significance.*

**4. Calming measures:**

*Queen Street has a number of calming islands on corners that meet the needs of the area. Any increase in calming measures is unnecessary.*

**5. Banners and Branding**

*These have been identified as a valuable tool. However, the style and positioning should be revisited.*

**6. Lighting:**

*The proposed new lighting should be seriously considered. The purpose planned positioning and design all need to be taken into account. This includes any feature lighting.*

**7. Footpath/Pavement treatments:**

*Proposed footpath treatment seems well thought out but it should be noted that the entry point at the fountain is in a good state and does not need any maintenance at present.*

**8. Parking/Traffic/Pedestrian Crossings**

*There's has been no mention of traffic issues in the plan and this must be considered.*

**9. Garbage bins:**

*It is noted that there is an increase in garbage bins in the area but no real consideration as to why so many are required and the servicing of these. We feel the number of bins in the plan is excessive, particularly in sections B, C and D.*

**10. Budget and staging:**

*There is no reference to budgets and staging according to priority. The best laid plans cannot be considered possible if there is no budget or timetable.*

## Discussion

The two key elements of the proposed Strategic Masterplan are the footpath paving and the management of the street trees. The QSWWA and the majority of community respondents have indicated that they support these two aspects of the Strategic Masterplan.

It is clear however that there are mixed opinions with regards to the various proposed street furniture options.

The table below outlines various issues, community feedback and recommendations:

<b>Strategic Masterplan Element</b>	<b>Community Feedback</b>	<b>Recommendation</b>
Footpath paving	<ul style="list-style-type: none"> <li>• 87% support from the community</li> <li>• QSWWA: [The Masterplan] will provide a safe and more unified vision and treatment of safe paving as well as a tree friendly solution for the long term</li> </ul>	That Council proceed with the proposed footpath paving treatment as outlined in the Strategic Masterplan
Street trees and tree management	<ul style="list-style-type: none"> <li>• 67% support from the community</li> <li>• QSWWA: The tree survey is of value and has identified some trees that need removing and replacing in a planned tree management strategy for Queen St</li> </ul>	<p>That Council proceed with the proposed street trees and tree management as outlined in the Strategic Masterplan.</p> <p>That the species of new trees recommended for planting in Queen Street be as per the Street Tree Masterplan.</p>
Seating	<ul style="list-style-type: none"> <li>• 53% support from the community</li> <li>• Mixed support for the various seating options</li> <li>• Insufficient space for outdoor seating.</li> <li>• Seats should be located away from takeaway food outlets</li> <li>• QSWWA: If the seats are to provide a place to rest then surely one seat per block is ample for this purpose....The style of seating is also out of context with the heritage in the area</li> <li>• Some of the retailers have indicated that they may submit an application for outdoor dining. Subject to addressing Council's Footway Approval Policy, this is generally viewed favourably by Council staff.</li> </ul>	<p>That the overall number of seats as outlined in the Strategic Masterplan be reduced and that the number and specific location of seats per block be given further detailed consideration at the detailed design phase, in consultation with the community.</p> <p>That in the event of Council receiving and approving an application for outdoor dining, the existing outdoor seating and/ or benches will be removed and replaced with tables, chairs and garbage facilities to be supplied and maintained/ cleaned by the retailer.</p>
Garbage bins	<ul style="list-style-type: none"> <li>• 47% support from the community</li> <li>• Mixed support for the various garbage bin options</li> <li>• QSWWA: We feel the number of bins in the plan is excessive</li> </ul>	That the overall number of garbage bins as outlined in the Strategic Masterplan be reduced and that the number and specific location of garbage bins per block be given further detailed consideration at the detailed design phase, in consultation with the community.

<b>Strategic Masterplan Element</b>	<b>Community Feedback</b>	<b>Recommendation</b>
Lighting	<ul style="list-style-type: none"> <li>• 47% support from the community</li> <li>• Designs should reflect heritage</li> <li>• QSWWA: More research into the desired effect, ambience and style is needed</li> </ul>	That Council continue to work with Ausgrid to improve street lighting in Queen Street.
Banners/ signs	<ul style="list-style-type: none"> <li>• 33% support from the community</li> <li>• Trees will obscure banners</li> <li>• Commercial rather than a village/ residential concept.</li> <li>• QSWWA: The style and positioning should be revisited.</li> </ul>	That no further action be taken with regards to the installation of banners/ signs at this time and that this issue be revisited in the future should there be greater community support.

The QSWWA has noted that, *“There are many homes; residences and building that have high heritage components and interest. There is no mention on any type of plan to recognise, celebrate or name these buildings or areas of heritage significance.”* The scope of the Strategic Masterplan did not extend to heritage or interpretive signage. It is therefore recommended that these comments be forwarded to the Woollahra Plaques Advisory Committee for review and consideration.

A number of community members and QSWWA made note that traffic issues were not considered as part of the Masterplan. It was never intended that the Strategic Masterplan would consider traffic management issues. This would have significantly changed the scope of the project and increased the cost. No significant changes can be made to Queen Street in terms of traffic management without reducing vehicle volumes and possibly removing the existing bus route from Queen Street. To do this, vehicles and buses would need to be redistributed to other roads such as Jersey Road and it is not intended to pursue this at this time.

### **Implementation Plan**

Funding is not allocated to Queen Street within the 2013/14 capital works budget.

Council staff have applied for \$132,387 in grant funding from the Australian Government Department of Regional Australia, Local Government Arts and Sport through their Regional Development Australia Fund. If Council is successful with this funding application, works can commence on part of the streetscape works recommended by the Strategic Masterplan. Given this relatively modest sum of funds, works can only be undertaken in a small section of Queen Street. It is therefore proposed to undertake works on the Southern side of Queen Street, between the Post Office (on the corner of Moncur Street) and Victoria Avenue.

The staging and implementation of future works will largely be dependent on the amount of funding which is available. However, it is generally recommended that works be prioritised as follows:

Priority	Section of Masterplan
1	Queen Street, southern side, between the Post Office and Victoria Avenue (Precinct A)
2	Queen Street, southern side, between Victoria Avenue and Oxford Street (Precinct A)
3	Queen Street, northern side, between Halls Lane and Oxford Street (Precinct A)
4	Moncur Street, both sides, north of Queen Street (Precinct E)
5	Moncur Street, both sides, south of Queen Street (Precinct F)
6	Queen Street, northern side, between Holdsworth Street and Ocean Street; and Queen Street southern side, between Dorhauer Lane and Ocean Street (Precinct D)
7	Queen Street, northern side, between Moncur Street and Holdsworth Street; and Queen Street, southern side, between Moncur Street and Dorhauer Lane (Precinct C)
8	Queen Street, northern side, between Halls Lane and Moncur Street; and Queen Street, southern side at the Post Office (Precinct B)

When capital infrastructure funding is available for works, a detailed design will be undertaken. It is at this point that there will be further detailed consultation with the community. Consideration will be given to items such as seating, garbage bins, lighting and banners/ signs at this detailed design stage.

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

As outlined above.

### **Conclusion**

The Queen Street, Woollahra Strategic Masterplan provides recommendations to improve the streetscape environment in Queen Street and it is largely supported by the community.

It is recommended that Council adopt the proposed footpath paving, street trees and tree management recommendations as outlined in the Masterplan.

It is recommended that the seating, garbage bins, lighting and banners/ signs as outlined in the Masterplan not be adopted at this time, for the reasons discussed above.

Cathy Edwards-Davis  
Manager Engineering Services

Tom O'Hanlon  
Director Technical Services

---

### **Annexures**

1. Queen Street, Woollahra Strategic Masterplan dated September 2013
2. Queen Street, Woollahra Strategic Masterplan: Community Engagement Report dated September 2013
3. Correspondence from the Queen Street West Woollahra Association, received on the 15 July 2013

**Item No:** R2 Recommendation to Council  
**Subject:** **Amendments to The General Community Use Plan of Management - Gaden Reserve**  
**Author:** Bruce Rann – Manager Open Space and Trees  
**File No:** 189.G  
**Reason for Report:** To recommend the adoption of the amendments to the General Community Use Plan of Management - Gaden Reserve

**Recommendation:**

- A. That Council adopt the amendments to the General Community Use Plan of Management relating to Gaden Reserve.
- B. That Council adopt the General Community Use Plan of Management.

---

**Background:**

Gaden Reserve is included in the General Community Use (Reserves) Plan of Management adopted in 1996. Council recently upgraded the building (DA 467/2012) to enable the not for profit organisation, Holdsworth Street Community Centre to run community based services from the existing Seniors Centre. The use of this building would be subject to a lease with Council and various conditions that were adopted by Council on 13 May 2013 as follows:

- A. *That Council adopt the revised Funding Agreement with Holdsworth Street Community Centre Woollahra Incorporated and Holdsworth Family Services Incorporated, incorporating the activities at the Woollahra Seniors & Community Centre, effective 1 July 2013.*
- B. *That Council exhibit the proposed lease of the Woollahra Seniors & Community Centre and Holdsworth Community Centre for 28 days as per Section 46 and Section 47 of the Local Government Act and that all objectors be notified of the conditions of the proposed lease.*
- C. *That the following changes as proposed in the late correspondence be made:*
  - *Holdsworth must:*
    - *only use the outdoor deck (including for the setting up and removal of tables and chairs) during the following hours:*
      - a) *8am to 4pm Monday to Friday*
      - b) *10am to 4pm Saturday, Sunday and Public Holidays*
  - *not use amplification of any sort on the outdoor deck at any time*
  - *remove all outdoor furniture from the deck at the completion of each day of use.*
  - *The outdoor deck may also be used between 4pm to 6pm Monday to Sunday for community services activities only, on the condition that there is no amplified music in the centre at all at this time.*
  - *Council reserves the right to limit the hours of use of the outdoor deck after 4pm at any time, taking into consideration any complaints received.*
  - *No Smoking sign be included on the deck.*

Council has since received legal advice stating that the current Plan of Management (PoM) does not expressly authorise the granting of a lease of the Seniors Centre. Such a lease cannot be granted unless and until the PoM is amended to include an express authorisation.

The General Community Use Plan of Management requires amendments to expressly authorise the granting of a lease for the Seniors Centre. Due to time restrictions and the current Development Consent authorising the use of the premises it is our intention to only make the necessary amendments and not review the entire PoM. It is not recommended to change the values and roles of the community land.

The following amendments of the current PoM were recommended to be exhibited:

1. The words '(Open Space Only)' in the fourth dot point in section 1.1 at the bottom of page 1 be omitted and replaced with the words '(including the seniors centre)'.
2. The following words be included at the end of the last dot point in section 1.3 'and community facilities including a seniors centre for the provision of community services to persons and for hire for community, recreational and private use'.
3. A new section 5.7 should be included with the following text:  
*5.7 Lease of Gaden Reserve Seniors Centre*  
*This plan of management authorises the lease of the seniors centre within Gaden Reserve referred to in section 1.3 in accordance with s46 of the Local Government Act 1993.*
4. A new row be added to the end of the table in section 6 which sets out the action plan for leasing the seniors centre.
5. An updated map

Due to the urgency of relocating Holdsworth and also as the upcoming changes to the Local Government Act may affect various aspects of Woollahra Council's PoMs it is recommended that other analyses and changes to this PoM are not made at this point in time.

Council, at its meeting of Monday 28 August 2013, resolved the following;

- A. *That Council place the amended changes to the Plan of Management (PoM) for General Community Use (Annexure 1) relating to Gaden Reserve 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 considers submissions received on the exhibited amendments and, where appropriate, incorporate changes in a Final Plan of Management to be further considered by Council*

The General Community Use Plan of Management(PoM) relating to Gaden Reserve was placed on public exhibition from 4 September 2013 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 Gaden Reserve, notification to all parties that put in a submission to the draft lease, information provided on Council's website (Have Your Say section) and signage within the Reserve.

### **Discussion:**

Council received a total of 5 submissions and 3 phone calls (callers did not leave their details) during the public exhibition period with a summary of the submissions and Council's responses referred to below:

	<b>Comments</b>	<b>Response</b>	<b>Amendment</b>
<b>1</b>	The removal of '(Open Space Only)' changes the classification and use of the Reserve. Proposes the amendment to the section should be: ' <b>(Open Space including the use of the premises located on Gaden Reserve as a seniors centre only)</b> '	Without the amendment to the Plan of Management, the existing plan of management only covers the open space and not the building. The Open Space Only words are being removed in order for the plan of management to cover the entire reserve. Council's land management goals in Section 1.3 still remain for the reserve, with the preservation of open space a core goal.	No Amendment
<b>1.1</b>	No definition of private use, therefore amend to be clear that it is not commercial use. Propose to amend to 'and community facilities including a seniors centre for the provision of community services to persons and for hire for community, recreational and private use ( <b>no commercial use is permissible</b> )'.	Any use must be in accordance with the amendment and that commercial use is not permissible on community land	Amend as per submission 'and community facilities including a seniors centre for the provision of community services to persons and for hire for community, recreational and private use ( <i>no commercial use is permissible</i> )'
<b>1.2</b>	A new section 5.7 should be included with the following text: 5.7 Lease of Gaden Reserve Seniors Centre - This plan of management authorises the lease of the <b>premises located</b> within Gaden Reserve for a <b>seniors centre</b> , referred to in section 1.3 in accordance with s46 of the Local Government Act 1993. These proposed amendments make it clear that the lease relates to the premises on the land, rather than the land itself. The land itself, is open space and therefore, cannot be subject to exclusive use by the lessee of the premises.	The proposed wording, ' <i>5.7 Lease of Gaden Reserve Seniors Centre This plan of management authorises the lease of the seniors centre within Gaden Reserve referred to in section 1.3 in accordance with s46 of the Local Government Act 1993.</i> ' adequately reflects what the submission is asking for.	No Amendment
<b>1.3</b>	The proposed row to be added to the end of the table in section 6 was not included on Council's website.	It is noted that the exact wording in Section 6 was not advertised, these words will be: Management Issue: Woollahra Seniors & Community Centre (Gaden Reserve). Target: Community use of Seniors Centre to continue.	Add to table as detailed in response (Annexure 1).

	<b>Comments</b>	<b>Response</b>	<b>Amendment</b>
		Action: Enter into a lease agreement with operator Department Responsible: Community Services Priority: High Manner of Assessment: Lease agreement	
<b>1.4</b>	Updated map not included on Council's website.	This is correct, a new map that clearly identifies the land subject to the Plan of Management has now been finalised and will be included in the Plan of Management.	Add map to plan of management (Annexure 2).
<b>2</b>	Opposed to the removal of 'Open Space Only'. It is felt the removal of the 'open space only' changes the use of the land.	Without the amendment to the Plan of Management, the existing plan of management only covers the open space and not the building. The Open Space Only words are being removed in order for the plan of management to cover the entire reserve. Council's land management goals in Section 1.3 still remain for the reserve, with the preservation of open space a core goal.	No Amendment
<b>2.1</b>	Concerns raised over the amplification, noise and intensification of use as a result of the lease. The lease contradicts the objectives of the Plan of Management.	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. The conditions of the draft lease were adopted by Council on 13 May 2013 and will be further considered when the lease is presented to Council following the required exhibition period.	No Amendment
<b>2.2</b>	The PoM section 5.4 Residential amenity "The privacy of residences adjoining Transvaal Avenue, Ray Avenue Reserve and Tarrant Avenue Closure should be maintained and residents should be consulted regarding any significant changes to these areas." It should also have 'Gaden Reserve' to it.	As the proposed Seniors Centre is overlooked by adjoining residences, and does not overlook any residences, there are no foreseen privacy issues.	No Amendment
<b>3</b>	Same as submission 1-1.4		
<b>4</b>	Same as submission 1-1.4		

	<b>Comments</b>	<b>Response</b>	<b>Amendment</b>
<b>4.1</b>	There should be a Plan of Management for the centre which includes conditions for the building. There needs to be guidelines that do not allow loud music and the disposal bottles and rubbish collection at appropriate times. Would like continued consultation.	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. The conditions of the lease were adopted by Council on 13 May 2013. The conditions for the building were dealt with in DA467/2012.	No Amendment
<b>5</b>	The facility should remain for senior citizens	There is no plan to change the facilities by senior citizens..	No amendment
<b>6</b>	Same as submission 1-1.4		

**Conclusion:**

The table above outlines the issues raised in the submissions and where applicable proposed amendments to the advertised PoM have been incorporated. The PoM, with recommended amendments as identified in table, is submitted to Council for adoption.

Tom O'Hanlon  
Director Technical Services

Kylie Walshe  
Director Community Services

Bruce Rann  
Manager Open Space and Trees

**Annexures:**

1. Amendment to Section 6 of General Community Use Plan of Management
2. Map of Gaden Reserve
3. General Community Uses Plan of Management (Amended October 2013)

Annexure 1. Amendment to Section 6 of General Community Use Plan of Management

Management Issue	Target	Action	Department Responsible	Priority	Manner of Assessment
Woollahra Seniors & Community Centre (Gaden Reserve)	Community use of Seniors Centre to continue	Enter into a lease agreement with operator	Community Services	High	Lease agreement

Annexure 2 Map of Gaden Reserve



Gaden Reserve, land subject to General  
Community Use Plan of Management

**Political Donations – matters to be considered by Councillors at Meetings**

