

**189TH Meeting****Erskineville Town Hall  
Erskineville****Wednesday, 23 July 1997**

An Ordinary Meeting of South Sydney City Council was held at the Council Chambers, Erskineville Town Hall, Erskineville, at 6.43 pm on Wednesday, 23 July 1997.

**PRESENT**

His Worship, The Mayor, Councillor Vic Smith (Chairperson)

Councillors - John Bush, Margaret Deftereos, Sonia Fenton, John Fowler, Christine Harcourt, Jill Lay, Sean Macken, Gregory Waters.

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### **Confirmation of Minutes**

Moved by Councillor Macken, seconded by Councillor Lay:-

That the minutes of the Ordinary Meeting of Council of 11 and 25 June 1997, be taken as read and confirmed.

At the request of Councillor Deftereos, and by consent, the minutes of 11 June 1997, were amended:-

- (1) on Page 716 by the deletion of the word "peace" where appearing in the third line of the second paragraph of the Answer by the Mayor relating to question 6 and the insertion in lieu thereof of the word "piece";
- (2) on Page 765 at the end of Item 12, Planning and Development Committee, after the words "Motion carried" by the insertion of a new sentence "In connection with the foregoing matter Councillors Deftereos and Fowler requested that their names be recorded as being opposed to the motion."

Minutes, as amended by consent, were then confirmed.

### **MINUTE BY THE MAYOR**

27 June 1997

#### **PUBLIC RELATIONS - SUPPLY OF SPORTS CLOTHES FOR BOWLS AND SNOOKER TEAMS IN COUNCIL'S ACTIVITY CLUBS (2014784)**

I have been asked by members of the Activity Clubs if Council would consider purchasing sports T-shirts and Sloppy Joes for both the Snooker and Bowls teams.

The members of these teams represent Council through the Activity Clubs in an inter club competition in the South Sydney City Council Area and in competition against the Council of the City of Sydney. It is felt to be both reasonable and appropriate that they wear sports clothing which identifies them as South Sydney City Council teams.

Those involved in both the snooker and bowls competitions take much pride in their respective competitions and practice weekly. The physical benefits of these sports are well documented. The additional benefit is socialization which is important to the participants ongoing psychological well being. These competitions have been running in Council's six Activity Clubs for many years and in some clubs have proved to be the most popular activity.

The cost of good quality and suitably colored clothing with the logo and printing would be approximately \$20 for the T-shirts and \$40 for the sloppy joes, that is a maximum cost of \$4,800.

**Recommendation:**

As no specific funds have been made available for the purchase of 80 T-shirts and 80 Sloppy Joes, it is recommended that Council allocate \$4,800 for the purchase of sportswear for use by Council's Activity Club members who play in the bowls and snooker teams.

Councillor Vic Smith (SGD)

**Mayor**

Moved by Councillor Macken, seconded by Councillor Bush:-

That the minute by the Mayor, be approved and adopted.

Carried.

**MINUTE BY THE MAYOR**

22 July 1997

**PUBLIC RELATIONS - CITY OF BOTANY BAY MAYORAL  
CHARITY GOLF DAY 1997 (2015942)**

I have received a communication dated 11 July 1997, from the Mayor of the City of Botany Bay asking Council to sponsor teams in the 1997 City of Botany Bay Mayoral Charity Golf Day to be held on Thursday 4 September 1997. The Charity Golf Day will raise money for the Sydney Children's Hospital.

Council has in the past supported Touch Football, Tennis and Cricket Days between local Councils and in anticipation of other Council's sponsoring teams in the Charity Day it will provide the opportunity to get to-gether and exchange ideas.

The cost of sponsoring 4 teams is \$2,000 for which funds are available in the Community Grants Donation under Section 356.

**Recommendation:**

That approval be given to Council sponsoring 4 teams in the 1997 City of Botany Bay Memorial Charity Golf Day at a cost of \$2,000 for which funds are available in the Community Grants Donation under Section 356.

Councillor Vic Smith (SGD)

**Mayor**

Moved by Councillor Harcourt, seconded by Councillor Lay:-

That the minute by the Mayor, be approved and adopted.

Carried.

**MINUTE BY THE MAYOR**

18 July 1997

**PUBLIC RELATIONS - PEACE RUN '97 (P58-00117)**

South Sydney City Council has been invited to participate in a special international event - PEACE RUN '97 - history's longest relay run. The Peace Run had its start at the United Nations on 19 April, with the lighting of a Torch of Peace at the opening ceremony. From that one flame hundreds of other torches were ignited and presented to relay teams from around the world. Torch bearers have been set the task of organising Peace Runs in their own countries involving local school children, athletes, politicians and local organisations. The Peace Run will spend one week in Sydney during August.

The Sydney organisers are keen to hold a Peace Run in South Sydney, and plans are being made to involve a local primary school. A likely possibility is that students from North Newtown Public School will run to Victoria Park where an official ceremony will take place in which Council will be involved in the handing over of the 'torch of peace' on Wednesday, 6 August 1997 between 12 noon and 2 pm.

It is intended that after this epic world-wide journey the Peace Run will return to the UN, in New York, for a closing ceremony on August 16. This event is widely supported by a remarkable group of world leaders, elected officials and celebrities, among them: Robert de Castella, Alan Border, Cathy Freeman.

The Sydney organisers have requested Council assistance in supplying a stage, sound system for the ceremony and refreshments for the children who run in PEACE RUN 97. The cost for this event is estimated at \$1,000 for which funds are available.

**Recommendation:**

That Council support PEACE RUN '97 at an official ceremony on Wednesday, 6 August and provide assistance in organising a small stage, lectern, sound equipment and refreshments for the runners in this event, estimated to cost \$1,000, for which funds are available in 1997/98 Revenue Estimates (ENL 77N0).

Councillor Vic Smith (SGD)

**Mayor**

Moved by Councillor Harcourt, seconded by Councillor Lay:-

That the minute by the Mayor, be approved and adopted.

Carried.

**MINUTE BY THE MAYOR**

22 July 1997

**COMMUNITY SERVICES - COMMUNITY AID ABROAD -  
TASTE OF KINGS CROSS (2015944)**

Community Aid Abroad has written to Council seeking support for the **Taste of Kings Cross** to be held in the Fitzroy Gardens, Kings Cross on Saturday, 18 October 1997 from 11.00 am to 4.00 pm.

The proposed event is a fund-raiser for Community Aid Abroad's **Sowing the Seeds of Success** relief program in Africa. The aim of the event is two fold not only to raise funds for Community Aid Abroad but also to pro-actively raise the profile of Kings Cross, encouraging community spirit and promoting the area as a premier food and wine precinct.

The event has the support of the Kings Cross Chamber of Commerce, Kings Cross Tourism, the Kings Cross Police and restaurants in the area. Both of the Kings Cross Place Managers, Joanne Ryan and Edwina Deakin, have also expressed their support for the event.

Already the event is looking to be a big success with 10 restaurants including Morans, Cicada, the Bayswater Brasserie, Darley St Thai and Mezzaluna agreeing to be part of the day. A film company has agreed to "dress" the gardens and Good Living, Vogue Entertainment and Gourmet Traveller will cover the event in their publications.

Cooking demonstrations from Sydney's top chefs and entertainment from Opera Australia's Katherine McCusker will add to the ambiance of the day.

Council has been asked to provide assistance in the form of free use of the Fitzroy Gardens, supply recycling bins and clean-up and remove rubbish at the conclusion of the event at no cost to Community Aid Abroad.

**Recommendation:**

That Council agree to provide support for the Community Aid Abroad's fund-raiser **Taste of Kings Cross** on Saturday, 18 October 1997 by allowing free use of the Fitzroy Gardens, supplying recycling bins and providing for clean-up and rubbish removal at no cost to Community Aid Abroad.

Councillor Vic Smith (SGD)

**Mayor**

Moved by Councillor Macken, seconded by Councillor Lay:-

That the minute by the Mayor, be approved and adopted.

It was moved by Councillor Fenton, seconded by Councillor Fowler, that the motion be amended by the addition of the words "and that port-a-loos be provided if considered necessary".

Motion, as amended, carried.

## **MINUTE BY THE MAYOR**

23 July 1997

### **CELEBRATIONS - "JEANS FOR GENES DAY" (2015939)**

Friday, 1 August 1997, is the annual "Jeans for Genes Day" whereby staff members who participate in wearing jeans on the day will contribute \$1 per person with all proceeds going to the Children's Medical Research Institute to assist with the ongoing costs of research.

This worthwhile charitable cause is keenly supported by staff members in their interest in assisting the community.

**Recommendation:**

Accordingly, I recommend that staff who wish to participate in the initiative be allowed to wear jeans (of a presentable and tidy condition) to work on Friday, 1 August 1997, with all proceeds to be collected by representatives of the Sport and Social Club and payable to the Children's Medical Research Institute.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Lay, seconded by Councillor Fowler:-

That the minute by the Mayor, be approved and adopted.

Carried.

With regard to the above, the Mayor requested to thank staff for participating in the fundraising.

## **MINUTE BY THE MAYOR**

22 July 1997

### **TOURISM - SYDNEY FESTIVAL - REQUEST FOR ADDITIONAL BANNER POLES - WILLIAM STREET (C52-00111)**

I have received a request through Leo Schofield, Director of the Sydney Festival for Council's assistance in placing additional banner poles in William Street between Bourke Street and the William Street tunnel entrance.

The aim for the 1998 Sydney Festival and beyond is to maximise the impact of the Festival on the City by means of a vibrant and encompassing visual presence. The Festival Committee feels that this can be practically achieved by saturating key focal areas with Festival Banners and signage. To accomplish the main thrust of this aim, the Festival Committee has requested the addition of new banner poles to supplement existing poles in William Street.

The installation, as requested, will assist South Sydney Council in its promotional activities and provide further income from the hire of the banner poles in the future.

The estimated cost to supply and erect a further nine banner poles is \$12,150 for which funds can be made available from the 1997/98 estimates (FHF) - Erection of Flagpoles. Roads and Traffic Authority and Development Application approvals will be required for this work to be carried out.

**Recommendation:**

That subject to R.T.A. and Development Application approval Council agree to install nine additional banner poles in William Street to supplement existing poles between Bourke Street and the Kings Cross tunnel entrance at an estimated cost of \$12,150, for which funds can be made available from the 1997/98 budget estimate (FHF) -  
Erection of Flagpoles.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Lay, seconded by Councillor Macken:-

That the minute by the Mayor, be approved and adopted.

With regard to a question raised by Councillor Fenton, the Mayor directed that a copy of the plan be forwarded to the William Street Taskforce for comment.

Carried.

## **MINUTE BY THE MAYOR**

22 July 1997

### **PUBLIC RELATIONS - DEATH OF MRS FAYE LYNCH (2004380)**

It is with regret that I advise Council of the recent death of Mrs. Faye Lynch, wife of Councillor Merv Lynch of Hurstville City Council.

Mrs. Lynch acted as Mayoress of Hurstville during Councillor Lynch's term as Mayor, 1991/92 and was extremely well known throughout the area as a people-person.

She had a great love of sport, particularly in netball, being a well respected coach and a life member of the St. George District Netball Association.

It is recommended that a letter under signature by the Mayor be forwarded to the family expressing the condolences of Council.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Harcourt, seconded by Councillor Macken:-

That the minute by the Mayor, be approved and adopted.

Carried.

## **MINUTE BY THE MAYOR**

22 July 1997

### **PUBLIC RELATIONS - DEATH OF MR PETER SIMPSON (2004380)**

It is with regret that I advise Council of the recent death of Mr. Peter Simpson.

Peter was a well known Sydney personality having been a nightclub owner, restaurateur, sportsman and fashion entrepreneur.

He was the owner of several well known restaurants, including Rogues on Oxford Street, Streetons on Oxford Street and more recently TriBeca in Double Bay.

In recent years Peter experienced ill health, namely Mesothelioma, a legacy of an asbestos spraying job he held in his teens.

It is recommended that a letter under signature by the Mayor be forwarded to the family expressing the condolences of Council.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Harcourt, seconded by Councillor Lay:-

That the minute by the Mayor, be approved and adopted.

Carried.

## **MINUTE BY THE MAYOR**

22 July 1997

### **PUBLIC RELATIONS - DEATH OF MRS ROSE WEHBE (2004380)**

It is with regret that I advise Council of the recent death of Mrs. Rose Wehbe, mother of Councillor Freda Backus of Randwick City Council.

Mrs. Wehbe lived for many years in Cleveland Street, Surry Hills.

At the end of her working life she divided her time between Sydney and Braidwood.

It is recommended that a letter under signature by the Mayor be forwarded to the family expressing the condolences of Council.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Lay, seconded by Councillor Waters:-

That the minute by the Mayor, be approved and adopted.

Carried.

## **MINUTE BY THE MAYOR**

22 July 1997

### **PUBLIC RELATIONS - DEATH OF MRS. MARGE HAYNES (2004380)**

It is with regret that I advise Council of the recent death of Mrs. Marge Haynes, wife of the late Jack Haynes, who was an Alderman of the former South Sydney Council and Sydney City Council.

Marge was well know in the Newtown area where she and Jack lived for many years and was a great support for Jack during his term in Local Government.

It is recommended that a letter under signature by the Mayor be forwarded to the family expressing the condolences of Council.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Waters, seconded by Councillor Harcourt:-

That the minute by the Mayor, be approved and adopted.

Carried.

## **MINUTE BY THE MAYOR**

22 July 1997

### **PUBLIC RELATIONS - DEATH OF MR PHILLIP SMYTHE (2004380)**

It is with regret that I advise Council of the recent death of Mr. Phillip Smythe.

Phillip was employed in the Sydney City Council from June 1962 to his resignation in July 1978, where he went to the Municipal Employee's Union.

He was employed as an Organiser in Local Government Area, then proceeded to be First Secretary of the City County Council, Electrical Salaried Association.

Then after several promotions, he became Assistant Secretary of the State Branch, then finally Assistant National Secretary of the newly amalgamated A.S. Union.

It is recommended that a letter under signature by the Mayor be forwarded to the family expressing the condolences of Council.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Macken, seconded by Councillor Waters:-

That the minute by the Mayor, be approved and adopted.

Carried.

## **MINUTE BY THE MAYOR**

23 July 1997

### **PUBLIC RELATIONS - NSW LOCAL GOVERNMENT TOUCH FOOTBALL COMPETITION - SUNDAY 12 OCTOBER 1997 - HOSTING BY SOUTH SYDNEY COUNCIL (2008932)**

Each year the NSW Local Government Touch Football competition is organised by a Council in the Local Government Area. South Sydney Council, in the last two years have won the Mens "A Grade" Competition and it would be appropriate that South Sydney Council run the event in 1997.

Arrangements have been made to stage the event at Heffron Park, Matraville on Sunday 12 October 1997, and it is anticipated that approximately 40 teams from Council's across NSW will be in attendance.

The cost involved in running the competition will be approximately \$1,000 which includes the hiring of the fields, some of this cost may be redeemable from the hiring of a caterer for the day, and sponsorship towards a Council team or teams for the event, funds are available in the Community Grants Donation under Section 356.

#### **Recommendation:**

That approval be given to:-

- (1) South Sydney Council hosting the NSW Local Government Touch Football Competition on Sunday 12 October 1997, at Heffron Park, Matraville;
- (2) an amount of \$1,000 being made available towards the sponsorship of Council Teams and the payment of the playing fields, for which funds are available in the Community Grants Donation under Section 356;

- (3) vehicles being made available from the Public Works and Services Department to help transport equipment to the event and to supply travel for Council staff and supporters.

Councillor Vic Smith (SGD)  
**Mayor**

Moved by Councillor Lay, seconded by Councillor Bush:-

That the minute by the Mayor, be approved and adopted.

Carried.

### **MINUTE BY THE GENERAL MANAGER**

16 July 1997

#### **COUNCIL - COMMITTEE MEETINGS ON 15 OCTOBER AND COUNCIL MEETING ON 22 OCTOBER 1997 - CHANGE OF DATE (C63-00001)**

Council has approved in part of the Mayors and interested Councillors attending the Australian Institute of Environmental Health National Conference to be held in Launceston, Tasmania from 20 to 24 October 1997. Also the Australian Mayoral Aviation Council Conference is to be held in Adelaide from 22 to 24 October 1997, and the Mayor or his nominee normally attends.

Council on 11 December 1997, adopted the 1997 schedule of Committee and Council Meeting dates and a Council Meeting has been set down for Wednesday 22 October, which will clash with the dates of the Conferences.

Council is in recess from 24 September to 15 October 1997, and no meeting has been set down for Wednesday 8 October 1997. To enable the normal business of Council to be processed it is suggested that the Committee Meeting set down for Wednesday 15 October 1997 be held on Wednesday 8 October 1997 and the Council Meeting set down for Wednesday 22 October be held on Wednesday 15 October 1997.

**Recommendation:**

That the Committee meetings set down for Wednesday 15 October , be now held on Wednesday 8 October 1997, and the Council Meeting set down for Wednesday 22 October be now held on Wednesday 15 October 1997.

J. W. Bourke (SGD)

**GENERAL MANAGER**

Moved by Councillor Macken, seconded by Councillor Lay:-

That the minute by the General Manager, be approved and adopted.

Carried.

**MINUTE BY THE GENERAL MANAGER**

22 July 1997

**COMMUNITY SERVICES - FEASIBILITY STUDY TO REDESIGN  
THE MOORE PARK KITCHEN COMPLEX (W51-00045)****PURPOSE OF THIS REPORT**

To request tenders be called for Architects to conduct a feasibility study of the ground floor of the present Moore Park kitchen site to build a modern accessible regethermic cook-chill facility with appropriate office space.

**BACKGROUND**

It has long been acknowledged that Council's two kitchens are outmoded and inadequate for Council's catering needs.

Council's catering service has outgrown the current facilities, leading to storerooms and other poky spaces being converted into offices and the like. The facilities at both locations are inadequate for the needs of volunteers who are a vital part of Council's Meals on Wheels service. Likewise the current Meals On Wheels Co-ordinators offices are no longer suitable to handle the technological requirements of today.

Presently Council's two kitchens, based at Moore Park and Kepos St, are servicing the catering requirements of Council's in-house and civic functions, the six Activity Clubs, three Community Centres and Council's Meals on Wheels programme which includes several external organisations. Consequently on average, over three thousand meals and five functions are being prepared each week. Currently Council

provides meals for Woollahra Council's Meals on Wheels, the Janes Evans Day Care Centre run by the State Health Department and the Mercy Life Service. Several other Councils have also expressed interest in buying our Meals.

While the staff of the Catering Section cope admirably with this workload, their capacity to expand the service is limited. Thus Council is at the moment unable to take advantage of the opportunities available in the market place. By extending the service to outside customers Council would benefit financially and enhance its corporate position.

Additionally, under the HACCC funding agreement between Council and the Ageing and Disability Department, Council is required to endeavor to provide a seven day a week Cook-Chill Meals on Wheels service, including meals necessary to meet the needs of people from Non English Speaking Backgrounds.

### **Proposal**

To call for tenders to engage the professional skills of an architect to conduct a feasibility study on whether the Moore Park kitchen can be redesigned into a modern regethermic Cook-Chill Kitchen with suitable additional space to be included to accommodate a volunteers room, separate office space for Meals on Wheels Co-ordinators and the Catering and Assistant Catering Managers. The need for car access and parking are important considerations in light of the planned Eastern Distributor. Council would thus have a purpose built kitchen which would lead the service into the twenty first century, enabling Council to better fulfill its obligations under the HACCC funding agreement efficiently and with the capacity to take advantage of any catering opportunities should they arise.

### **Recommendation:**

That:

- (a) Council approve that tenders be called for architects to conduct a feasibility study of the ground floor of the Moore Park kitchen including the Meals on Wheels office and voluntary workers area to build a regethermic Cook Chill kitchen together with the necessary staff and volunteer facilities;
- (b) the staff of the Aged and Disabilities Branch be consulted at every stage;
- (c) the Director of Corporate Services organise the tender process.

J. W. Bourke (SGD)  
**GENERAL MANAGER**

Moved by Councillor Harcourt, seconded by Councillor Lay:-

That the minute by the General Manager, be approved and adopted.

Carried.

## PETITION

1.

The Mayor tabled a petition received by the General Manager with approximately 41 signatures appended from residents of Surry Hills objecting to the Development Application at No.55 Fitzroy Street, Surry Hills.

Received.

## QUESTIONS WITHOUT NOTICE

1.

**PARKS - REPAIR OF BROKEN LIGHT IN PEACE PARK, CHIPPENDALE - QUESTION WITHOUT NOTICE BY COUNCILLOR MACKEN (P52-00143)**

**Question:**

Could Council Officers investigate, and if necessary, repair a broken light in Peace Park, Chippendale?

**Answer by the Mayor:**

I will ask the Director of Public Works and Services to refer that matter to Energy Australia tomorrow morning.

2.

**STREETS - FORBES STREET, WOOLLOOMOOLOO - EXTENSION OF ALCOHOL-FREE ZONE - QUESTION WITHOUT NOTICE BY COUNCILLOR WATERS (S56-01979)**

**Question:**

Could Council Officers prepare a report on the feasibility of extending the Alcohol-Free Zone in Forbes Street, Woolloomooloo, to the block between Cathedral Street and Harmer Street, Woolloomooloo.

**Answer by the Mayor:**

I will ask the Director of Corporate Services to have a report prepared for the next Committee Meeting in relation to that matter.

3.

**SIGNS - DOWLING STREET, WOOLLOOMOOLOO - VISIBILITY OF "NO THROUGH ROAD" SIGN - QUESTION WITHOUT NOTICE BY COUNCILLOR WATERS (S52-00049)****Question:**

Could Council investigate the visibility of "No Through Road" signs in Dowling Street, Woolloomooloo and whether the signs need to be moved to be made more obvious? Could moving the signs be investigated before cutting the trees?

**Answer by the Mayor:**

I will ask the Director of Public Works and Services to investigate those matters for you and have a response prepared for the Councillors Information Service.

4.

**LIVERPOOL STREET, NO. 248, DARLINGHURST - INVESTIGATION INTO USE OF PREMISES - QUESTION WITHOUT NOTICE BY COUNCILLOR WATERS (2004779)****Question:**

I have had enquiries about the operation of a house at No. 248 Liverpool Street, Darlinghurst, which appears to be operating as a disorderly house. Could the Director of Planning and Building report on his visit to that establishment?

**Answer by the Mayor:**

I brought that matter to the attention of the Director yesterday and as a result of his investigations I will have a report prepared for the Councillors Information Service.

5.

**PARKING - RAGLAN STREET, WATERLOO - REMOVAL OF LOADING ZONE - QUESTION WITHOUT NOTICE BY COUNCILLOR HARCOURT (2004841)**

**Question:**

I have received a request for Council to consider the removal of a "Loading Zone" sign outside the Mercy Arms on Raglan Street, Waterloo. The zone was required adjacent to the cellar when the Mercy Arms was a hotel. It is assumed the Sisters of Mercy do not maintain a stocked cellar and this zone could be returned to resident parking.

**Answer by the Mayor:**

I will ask the Director of Public Works and Services to refer that matter to the next meeting of the Traffic Committee and for a report to come back to Council.

6.

**PLANNING - PROPOSAL TO ENCOURAGE SOLAR WATER HEATERS ON NEW DEVELOPMENTS - QUESTION WITHOUT NOTICE BY COUNCILLOR HARCOURT (P54-00074)**

**Question:**

A resident has commented favourably on Council's proposal to encourage solar water heaters on new developments. However, she asks that we ensure that potential overshadowing of existing solar panels on adjacent buildings is a relevant consideration in the assessment of Development Applications.

**Answer by the Mayor:**

I will ask the Director of Planning and Building to have a report prepared for Committee and how Council may address it in the future.

7.

**RATES - OXFORD STREET, NO. 257, PADDINGTON - RATEABILITY OF PREMISES - QUESTION WITHOUT NOTICE BY COUNCILLOR DEFTEREOS (2001975)**

**Question:**

Over three months ago I asked a question about the rateability of No. 257 Oxford Street, Paddington. Could the Director of Finance please indicate when I can expect a reply?

**Answer by the Mayor:**

I will ask the Director of Finance to prepare a response for the Councillors Information Service.

8.

**HEALTH - HOLLIS PARK, NEWTOWN - LOCATION OF DOGGY LOO - UPGRADING OF PARK ADJACENT TO WILSON STREET - QUESTION WITHOUT NOTICE BY COUNCILLOR LAY (H51-00199, T52-00229)**

**Question:**

Could I please have a report on the possible location of a doggy loo in Hollis Park, Newtown, and the upgrading of the crossing adjacent to the park in Wilson Street?

**Answer by the Mayor:**

I will ask the Director of Public Works and Services to prepare a report for the Councillors Information Service.

9.

**DEVELOPMENT - INVESTIGATION OF PROCEDURES RELATING TO THE RECEIPT OF DEVELOPMENT APPLICATIONS AND BUILDING APPLICATIONS - QUESTION WITHOUT NOTICE BY COUNCILLOR BUSH (D52-00197)**

**Question:**

Could the Director of Finance investigate what appears to be a flaw in the procedure relating to the receipt of Development Applications and Building Applications? Incomplete applications relating to finance seem not to register with the Planning Department or the applicant until a direct enquiry is made about that particular Development Application or Building Application.

**Answer by the Mayor:**

I will ask the Director of Finance to investigate that matter and have a report prepared for Committee on how that service might be improved.

10.

**SIGNS - PLACEMENT OF CLEARWAY SIGNS FOR MAJOR EVENTS ON EXISTING LIGHT OR INFORMATION SIGNS - QUESTION WITHOUT NOTICE BY COUNCILLOR FOWLER (2008555)****Question:**

The clearway signs for major events have been erected on a number of state roads. Could Council Officers report on the placement of these on existing light or information signs?

**Answer by the Mayor:**

I will ask the Director of Public Works and Services to prepare a response for you.

11.

**SIGNS - OXFORD STREET, DARLINGHURST - PATROLS BY ORDINANCE GROUP - QUESTION WITHOUT NOTICE BY COUNCILLOR FOWLER (S52-00030)****Question:**

A number of concerns have been raised on the patrols by Ordinance Officers in Oxford Street. Traders have been distressed at the priorities of Council when amplified buskers and illegal retailers are operating on the street.

**Answer by the Mayor:**

Council has adopted a policy in relation to A-Frame signs in recent times and all the Ordinance Inspectors are doing is carrying out the Council's policy and that is issuing notices on the owners of those A-Frame signs to have them removed from the street.

12.

**PUBLIC RELATIONS - MEMBER FOR Blich, CLOVER MOORE - ARTICLE IN DAILY TELEGRAPH - QUESTION WITHOUT NOTICE BY THE MAYOR (2015950)****Question:**

I have a question for Councillor Fowler. You may not have seen an article in the Daily Telegraph on Monday. There was an article by a prominent Journalist in relation to the private life of the Member for Blich. One of the questions that was asked was "who wouldn't you be seen dead with?" Her response was Party Politicians. Councillor Fowler, could you indicate whether or not that she no longer wishes to attend our functions and receptions or does that mean that she is retiring from State Politics?

**Answer by Councillor Fowler:**

I cannot answer that question, but I have heard the rumour.

**REPORT OF LEGAL TENDER COMMITTEE****LEGAL SERVICES - ACCEPTANCE OF TENDER (P55-00135)**

A minute by the Director of Corporate Services dated 11 July 1997, was circulated to all Councillors prior to the Council Meeting.

The following recommendation was adopted, namely:-

That Council accepts the tenders for legal services for the period 1 July 1997 to 30 June 2000 as follows:-

- (1) Pike, Pike & Fenwick for Local Government Law, Cognate Legislation and Environment and Planning Law matters;
- (2) Abbott Tout for Intellectual Property matters, Joint Development Venture Agreements (property) and Technology Agreements;
- (3) Moray & Agnew for Workers Compensation and Employment Law matters;
- (4) That a legal committee be established comprising of five Councillors, the General Manager and relevant staff. The committee to meet periodically with Pike, Pike & Fenwick to be briefed on current legal matters;

At the request of the Mayor, and by consent, the motion was amended by the addition of a clause (5) to the recommendation, namely:-

- (5) That a report be submitted by the Director of Corporate Services to the next Finance Committee Meeting to be held on 6 August 1997, detailing suitable times and dates for the convening of meetings of the Legal Tender Committee, and that the nominations of Councillors for the Tender Committee be determined at the Finance Committee and Council.

Motion, as amended by consent, carried.

**REPORT OF THE FINANCE COMMITTEE**

**16 July, 1997**

**PRESENT****Councillor Sean Macken (Chairperson)****Councillors - Margaret Deftereos, Sonia Fenton, Greg Waters.**

At the commencement of business at 6.37 pm those present were:-

Councillors - Deftereos, Fenton, Macken, Waters.

The Committee resolved that the press and the public be excluded from the meeting of the Finance Committee during consideration of Items 17, 20 and 21, and further, access to correspondence and reports be withheld in respect of such Items because in the opinion of the Committee, publicity of the proceedings of the Committee would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

The reasons for the press and public being excluded from the abovementioned Items are as follows, namely:-

Items 17- Contractual Matter

Items 20 and 21 - Personnel Matters

Moved by the Chairperson (Councillor Macken), seconded by Councillor Deftereos:

That the Report of the Finance Committee of its meeting of 16 July 1997, be received and the recommendations set out below for Items 1, 3 to 9, inclusive, 11 to 20, inclusive and 22, be adopted. The recommendations set out below for Items 2, 10 and 21 having been dealt with as shown immediately following such Items.

Carried.

The Committee **recommended** the following:-

1.

**FINANCE - ACCOUNTS - SCHEDULE OF PAYMENTS - MAY 1997  
(2015182)**

That arising from the report by the Director of Finance dated 5 June 1997, approval be given to the confirmation of the payment of the accounts totaling

\$16,950,829.99, as detailed in the Summary of Warrants for the Month of May 1997, accompanying the report.

Carried.

**2.**

**DONATIONS - GAY GAMES SYDNEY BID 2002 - APPLICATION (C52-00126)**

That the application submitted by the Sydney Gay Games 2002 for a donation from Council towards the preparation of a presentation for their bid to the Federation of Gay Games in November 1997 in Denver, Colorado, as detailed in the report by the Director of Health and Community Services dated 3 July 1997, be refused.

It was moved by Councillor Macken, seconded by Councillor Harcourt, that the motion be amended by the deletion of the whole of the resolution and insertion in lieu thereof, of the following new resolution, namely:-

That approval be given to a donation in the amount of \$5,000 to the Sydney Gay Games 2002, and further funding be sought from Sydney City Council and the State Government.

It was moved as a further amendment by Councillor Fowler, seconded by Councillor Deftereos, that an extra amount of \$5,000 be donated to the Sydney Gay Games 2002 for which funds could be made available from the Community Arts Budget.

Amendments negatived.

It was moved as an amendment by the Mayor, seconded by Councillor Lay, that a report be submitted to the next Committee on the question of a further donation to the organisation.

Amendment carried.

Motion, as amended by Councillor Macken and the Mayor, carried.

**3.**

**CONFERENCE - ACTIVITY BASED COSTING FORUM, MELBOURNE, 12 AUGUST 1997 ATTENDANCE OF MR. GEOFF BURTON (2015745)**

That arising from the report by the Director of Finance dated 7 July 1997, Council accept the sponsored invitation from ABC Technologies for Mr Geoff

Burton, Activity Based Costing Manager to attend an Activity Based Costing forum in Melbourne on 12 August 1997.

Carried.

4.

**FINANCE - ACCOUNTS - RECONCILIATION WITH BANK STATEMENTS FOR PERIOD ENDED 30 MAY 1997 (A52-00240)**

That the report by the Director of Finance dated 9 July 1997, certifying to the Bank Reconciliation of Council's various Cash Books, be received and noted.

Carried.

5.

**FINANCE - ACCOUNTS - INVESTMENTS - MONTHLY REPORT - PERIOD ENDING 30 JUNE 1997 (2015594)**

That the report by the Director of Finance dated 11 July 1997, detailing monthly investments for the period ending 30 June 1997, be received and noted.

Carried.

6.

**PARKS - FITZROY GARDENS, KINGS CROSS - STAGE ONE LANDSCAPE WORKS - ACCEPTANCE OF TENDER (2015172)**

That approval be given to the acceptance of the tender submitted by Master Landscaping in the amount of \$243,656 for the construction of Stage 1 of Fitzroy Gardens landscape improvements and the provision of a contingency sum of \$24,370 for which funds are available from Section 94 funds (\$150,000), savings from the 1996/97 Works Programme (\$20,000) and by deferring the landscape improvements to James Hilder Reserve (\$100,000) till 98/99 financial year.

(DPWS Report 9 7.97)

Carried.

7.

**FINANCE - PEDESTRIAN SAFETY - GRANT FROM ROADS AND TRAFFIC AUTHORITY (2011360)**

That approval be given to:-

- (1) South Sydney Council accepting the \$3,000 Pedestrian Safety Grant, in accordance with the conditions of the Roads and Traffic Authority;
- (2) the \$3,000 being credited to Account No. CBA 0042 and that the 1997/98 budget attached to this account be increased by \$3,000 accordingly.

(DPWS Report 10.7.97)

Carried.

8.

**PUBLIC RELATIONS - SISTER CITY RELATIONSHIPS - FORMULATION WITH CITY OF PORT PHILLIP (2004847)**

That approval be given to the Mayor, the General Manager and the Civic Affairs Manager/Public Officer visiting Melbourne to hold discussions with the Mayor of the City of Port Phillip, and that any accommodation and out of pocket expenses for conveyance and subsistence be borne by the Council, for which funds are available in the 1997/98 Revenue Estimates (EBE.77LO and .77MO - EAA.77LO and .77MO).

(CAM/PO Report 11.7.97)

Carried.

9.

**PARKS - VICTORIA PARK POOL REFURBISHMENT PRE-TENDER - ESTIMATE AND APPROVAL TO CALL TENDERS (2009715)**

That the report by the Director of Public Works and Services dated 11 July 1997 regarding the increased estimate of cost for the Stage 1 Victoria Park Pool Refurbishments, be received and noted.

Carried.

10.

**ADMINISTRATION - STAFFING AND RESOURCING OF COUNCIL'S  
INFORMATION TECHNOLOGY SECTION (533925)**

That the report by the Director of Finance dated 11 July 1997, regarding the abovementioned matter, be received and noted.

At this stage and at 7.30 pm, it was moved by Councillor Lay, seconded by Councillor Macken:-

That the Council resolve to meet as a Committee of the Whole with Press and Public excluded to discuss the foregoing matter and Item 21 of the Finance Committee as these matters dealt with Council's Personnel.

Carried.

Those present at the meeting of the Committee of the Whole being:

The Mayor and Councillors Bush, Deftereos, Fenton, Fowler, Harcourt, Lay, Macken and Waters.

At 8.00 pm the Council Meeting resumed.

The Mayor then asked the Supervising Committee Clerk to read out the recommendation of the Committee of the Whole.

The Supervising Committee Clerk read out the following recommendation, namely:

- (1) That the General Manager contact a Recruitment Agency with a view to appointing a specialist in the field of Information Technology for a contractual period of three years to take control of that section and provide Council and the staff with the most appropriate computer systems and staffing to take Council into the new Millennium;
- (2) That a detailed report of the management structure of Information Technology including remuneration and replacement of staff be submitted to the next Finance Committee Meeting to be held on 6 August 1997.

The recommendation of the Committee of the Whole was then put and carried.

The recommendation of the Committee of the Whole for Item 21 was read out during that Item.

11.

**PLANT AND ASSETS - SUPPLY AND DELIVERY OF TWO MOTOR VEHICLE FLEET ITEMS - TENDER (2012574)**

That approval be given to the acceptance of:-

- (1) the tender submitted by Paul Wakeling Holden for the supply and delivery of one Holden Calais Sedan in the sum of \$36,223.80 less a trade-in allowance of \$36,680 on Council vehicle No. 4086 Holden Calais Sedan for a credit of \$456.20 in accordance with Council's Specification PWS6/97 Category 'B' and the firm's tender dated 2 June 1997;
- (2) the tender submitted by Sundell Holden for the supply and delivery of one Holden Calais Sedan in the sum of \$35,851 less a trade-in allowance of \$35,500 on Council Vehicle No. 6290 Holden Calais Sedan, in the total nett sum of \$351 in accordance with Council's Specification PWS6/97 Category 'B' and the firm's tender dated 2 June 1997;

-for which funds are available in the 1997/98 Revenue Estimates.

(DPWS Report 27.6.97)

Carried.

**12.****DONATIONS - INNER CITY LEGAL CENTRE - SUBSIDISED ACCOMMODATION (D53-00257)**

That the resolution of Council of 11 June 1997, regarding the above matter, be rescinded and that arising from a report by the Acting Director of Health and Community Services dated 14 July 1997, approval be given to a 100% rental subsidy to the Inner City Legal Centre for the 1997/98 financial year and that the Inner City Legal Centre negotiate with the Properties Branch regarding the terms and conditions of their lease, for which funds are available from the Community Grants Donations under Section 356.

Carried.

13.

**CONFERENCES - FUTURE PERFORMANCE OF LOCAL GOVERNMENT - CONFERENCE TO BE HELD IN MELBOURNE ON 31 JULY 1997 - ATTENDANCE OF COUNCIL'S REPRESENTATIVES.**

That approval be given to the Director of Public Works and Services and the Director of Corporate Services to attend a one day conference entitled 'Future Performance of Local Government' at the Carlton Crest Hotel, Melbourne on Thursday 31 July 1997, and that costs of registration, air fares and incidentals total \$600 per delegate, for which funds are available from AAA77RO and CAA77RO in the 1997/98 Revenue Estimates.

(DPWS & DCS Joint Report 11.7.97)

Carried.

14.

**ALCOHOL FREE ZONE - KING CROSS - RE-ESTABLISHMENT (5274159)**

That as all aspects of the Kings Cross Alcohol-Free Zone conform with the relevant provisions of the Local Government Act 1993, the Local Government Amendment (Alcohol-Free Zones) Act 1995 and the Minister of Local Government's Ministerial Guidelines, Council therefore decides to publish in one newspaper circulating in the area indicating:-

- (A) That provisional intention to re-establish the Kings Cross Alcohol-Free Zone, viz the area bounded by Victoria Street at Darlinghurst Road to Hughes Street then along to Tusculum Street and Tusculum Lane then along Manning Street to Macleay Street then past the Police Station to Ward Avenue then along that street to Roslyn Street then down that street to Bayswater Road and along both Bayswater Road and Kings Cross Road then back to Ward Avenue (from Roslyn Street) then along that street to Craigend Street then along that street joining William Street at Kirketon Road then to Victoria Street.

-any future or existing footway area licensed by this Council for the purpose of food and alcohol consumption that may fall within the zone would be excluded from the provisions of the zone;

- (B) That notification of Council's decision be forwarded to the persons and bodies referred to in the Director of Corporate Services report of 14 July 1997 allowing those persons and bodies the statutory period in which to lodge representations and objections;

(C) That the proposed Alcohol-Free Zone be for a period of three years.

(DCS Report 14.7.97)

Carried.

15.

**GOODS AND SERVICES - PREVENTATIVE AND MAINTENANCE  
AGREEMENT FOR AIR HANDLING AND AIR CONDITIONING PLANTS -  
ACCEPTANCE OF SECOND YEAR OPTION (5048710)**

That approval be given to:-

(1) the second year option of the tender submitted by Hess Air Pty. Ltd. in the amount of \$12,484 being accepted for the continuance of the contract for the maintenance of Council's air conditioning units during the one year period commencing 1 July 1997;

(2) allow a contingency of \$70,000 for call-outs during the 12 month period.

-for which funds are available within the 1997/1998 Revenue Estimates (Account .77K0 refers).

(DCS Report 14.7.97)

Carried.

16.

**GOODS AND EQUIPMENT - WEED CONTROL OF STREETS AND PARKS  
- TENDER (G51-00280)**

That Council accepts the tender submission from Agserv Pty Ltd to provide a weed control service to streets, lanes, kerbs and footpaths plus parks, reserves, ovals, street closures and grass verges within the South Sydney Council area for a period of 12 months commencing 1 July 1997, for an amount of \$64,850, with an option of a further 12 months, for which funds are available in the 1997/98 Revenue Estimates. (Account Code FBA.66DO)

(DPWS Report 9.7.97)

Carried.

17.

**PROPERTIES - HUGO STREET, NOS. 29-53, LOUIS STREET, NOS. 28-54 AND CAROLINE STREET, NOS. 12 - 36, CHIPPENDALE - PROPOSED CONTRACT FOR MAINTENANCE (2015367)**

That approval be given to the Redfern Aboriginal Corporation being contracted to provide maintenance and security service on properties Nos. 29-53 Hugo Street, Nos. 28-54 Louis Street and Nos. 12-36 Caroline Street, Chippendale, in accordance with the recommendation of the Director of Corporate Services in the report dated 14 July 1997.

Carried.

18.

**PARKS - RESERVES BENEATH VIADUCT AT FORBES STREET WOOLLOOMOOLOO - FENCING (L52-00145)**

- (1) That Council, subject to the approval to the proposal from State Rail agree to the fencing of the Reserve in Forbes Street, Woolloomooloo generally as shown on Plan SS/FSP/01 at an estimated cost of \$18,000 such cost to be charged to FBA Parks-general maintenance for which funds are available in the 1997/98 Revenue Estimates;
- (2) That input from local residents be sought on the final design for the works;
- (3) That the Reserve be locked at night following erection of the fence.

(DPWS Report 11.7.97)

Carried.

19.

**CONFERENCES - AUSTRALIAN MAYORAL AVIATION COUNCIL 1997 - CONFERENCE TO BE HELD IN ADELAIDE FROM 22 TO 24 OCTOBER 1997 - QUESTION OF ATTENDANCE OF COUNCIL'S REPRESENTATIVE (5222055)**

That approval be given to the Mayor or his nominee and the General Manager attending the 1997 Conference of the Australian Mayoral Aviation Council to be held in Adelaide, South Australia from 22 to 24 October 1997, and that the registration fee and out-of-pocket expenses for conveyance and subsistence

in travelling be borne by the Council, for which funds are available in the 1997/98 Revenue Estimates (EBE-77LO,77MO and 77RO).

(CAM/PO Report 14.7.97)

Carried.

20.

**PERSONNEL - PROPERTIES BRANCH RESTRUCTURE - CHANGE TO TEAM LEADERS POSITIONS (2011332)**

That the recommendation as contained in the report by the Director of Corporate Services dated 15 July 1997, regarding the change of levels of positions for team leaders in the Properties Branch, Restructure be approved and adopted.

Carried.

21.

**ADMINISTRATION - PROPERTIES BRANCH - ENGAGEMENT OF PART TIME STAFF (2011332)**

That the recommendation as contained in the report by the Director of Corporate Services dated 15 July 1997, regarding the engagement of staff on a part time basis to assist in the provision of professional advice to the Properties Branch, be approved and adopted.

At this stage and at 7.30 pm, it was moved by Councillor Lay, seconded by Councillor Macken:-

That the Council resolve to meet as a Committee of the Whole with Press and Public excluded to discuss the foregoing matter, as it is dealt with Council's Personnel.

Carried.

Those present at the meeting of the Committee of the Whole being:

The Mayor and Councillors Bush, Deftereos, Fenton, Fowler, Harcourt, Lay, Macken and Waters.

At 8.00 pm the Council Meeting resumed.

The Mayor then asked the Supervising Committee Clerk to read out the recommendation of the Committee of the Whole.

The Supervising Committee Clerk read out the following recommendation, namely:

That the matter be deferred and that a report be submitted to Council in respect of those people selected including their qualifications and commercial backgrounds and also such report to include what the Property Manager's duties will be.

The recommendation of the Committee of the Whole was then put and carried.

**22.**

**STREETS - PART OF CLEMENT STREET, RUSHCUTTERS BAY - PROPOSED CLOSURE (2004873)**

That part (A)(2) of Council resolution of 8 March 1995, be amended to reflect the updated compensation for the closure of part of Clement Street, Rushcutters Bay to an amount of \$379,000 which includes reconstruction of consequential roadworks associated with the closure as determined by the Director of Public Works and Services at \$4,000.

(DPWS Report 15.7.97)

Carried.

**REPORT OF THE COMMUNITY SERVICES COMMITTEE**

16 July 1997

**PRESENT**

**Councillor Sonia Fenton (Chairperson)**

**Councillors - Margaret Deftereos, Sean Macken, Greg Waters.**

At the commencement of business at 7.43 pm those present were -

Councillors - Deftereos, Fenton, Macken, Waters.

Moved by the Chairperson (Councillor Fenton), seconded by Councillor Waters:-

That the Report of the Community Services Committee of its meeting of 16 July 1997, be received and the recommendations set out below for Items 1 to 5, inclusive, be adopted.

Carried.

The Committee **recommended** the following:-

1.

**COMMUNITY SERVICES - DISABILITY ACCESS - LOCAL GOVERNMENT ELECTIONS (2012534)**

That arising from a report by the Director of Health and Community Services dated 3 July 1997, approval be given to:-

- (1) the matter of Access for People with Disabilities at Local Government Elections being tabled at the next Access Committee for P.W.D. on 12 August, 1997, for appropriate action including the commencement of access audits on our buildings;
- (2) Consultations with Officers of Council responsible for the selection of polling places being conducted;
- (3) a copy of this report being tabled at the next meeting of SSROC Access Forum for comment and advice.

Carried.

2.

**COMMUNITY FACILITIES - COMMUNITY FACILITIES - PINE STREET CENTRE (C95-00110)**

That the report by the Director of Health and Community Services dated 8 July, 1997, in response to a Question Without Notice by Cr Jill Lay (28 May 1997), regarding the future of the services and facilities at Pine Street Centre be received and that a further report be submitted to Council following research.

Carried.

3.

**HEALTH - REVIEW OF GOSFORD/WYONG WATER SUPPLY BY THE NEW SOUTH WALES GOVERNMENT (2009685)**

At the Committee and Council meeting, Councillor Macken declared an interest in the Item and did not take part in discussions or voting on the item.

That arising from a report of the Director of Health and Community Services dated 11 July 1997 approval be given to Council writing to the Local State Members for South Sydney expressing Council's concerns over the principle of removing existing services controlled by Local Government and requesting they support the "Water Supply Authorities Amendment (Central Coast Water and Sewerage) Bill" when it is moved for debate.

Carried.

4.

**HEALTH - SMOKE FREE HOSPITALITY VENUES - DEVELOPMENT OF PLAN (2002504)**

That arising from a report by the Director Health and Community Services dated 11 July 1997, approval be given to:-

- (1) Council liaising with Action on Smoking and Health to develop a plan to:
  - (a) promote South Sydney Council as the place for smoke free indoor eating and drinking;
  - (b) increase the number of smoke free venues to improve public health and satisfy community demand;
  - (c) support health groups in contributing to the NSW Government's development of an effective voluntary code and SEPP for outdoor dining;
- (2) co-ordination of Council's role in the development of the plan being facilitated via the Food Policy Implementation Working Party;
- (3) a further report to Council being prepared on the outcomes and likely impacts arising from implementing the plan.

Carried.

5.

**LIBRARY SERVICES - WATERLOO LIBRARY OPENING, SATURDAY  
28 JUNE 1997 - STAFF THANKS (P56-00257)**

That the joint report by the Director of Health and Community Services and the Director of Organisational Development dated 11 July 1997, with regards to the thanks expressed by Council's Library Staff on the opening of Waterloo Library on Saturday 28 June 1997, be received and noted.

Carried.

**REPORT OF THE PLANNING AND DEVELOPMENT COMMITTEE**

16 July, 1997

**PRESENT**

**The Mayor, Councillor Vic Smith (Chairperson)**

**Councillors - John Bush, John Fowler, Christine Harcourt, Jill Lay.**

At the commencement of business at 6.43 pm, those present were -

The Mayor and Councillors - Bush, Fowler, Harcourt, Lay.

Moved by the Chairperson (the Mayor, Councillor Smith), seconded by Councillor Lay:-

That the Report of the Planning and Development Committee of its meeting of 16 July 1997, be received and the recommendations set out below for Items 3, 4, 9, 11 to 19, inclusive, 21, 22 and 25 be adopted. The recommendations for Items 1, 2, 5 to 8, inclusive, 10, 20, 23 and 24 having been dealt with as shown immediately following such Items.

Carried.

The Committee **recommended** the following:-

1.

**EUSTON ROAD, NOS. 51-63, ALEXANDRIA - DEMOLISH EXISTING  
BUILDING AND ERECT RESIDENTIAL UNITS - DEVELOPMENT  
APPLICATION - CONTRIBUTION INCLUDED IN CONSENT (U97-00271)**

(A) That the Council is satisfied that the objection submitted pursuant to State Environmental Planning Policy No.1 to the height standard of 9 metres in clause 11 in Local Environmental Plan No.107 is well founded for the following reason, namely:-

That the building height is not out of character with other development in the vicinity; the exceedence occurs over only the centre of the site; and the increased height will have no impact on solar access of existing residential development in the vicinity.

and accordingly, compliance with the standards would be unreasonable and unnecessary.

(B) That the Council as the responsible authority grants its consent to the application submitted by David Blyth Pty Ltd, with the authority of Lestev Pty Ltd, for permission to redevelop the site for a residential flat building in 3 storey plus attic/dormer level construction with associated basement car parking, subject to the following conditions, namely:

- (1) That the development shall be generally in accordance with plans 9706-A01b to A07b inclusive;
- (2) That the floor space ratio of the building shall not exceed 1.5:1 and this shall be verified in the Building Application to the satisfaction of the Director of Planning and Building;
- (3) As a consequence of this development, Council has identified an additional demand for public facilities. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Contributions Plan 1993, the following monetary contributions towards the cost of providing facilities are required:

Civic Improvement, Open Space and Recreation	\$32,289	2 EJ-BGY 0
Child Care	\$ 1,696	2 EK-BGY 0
Community Facilities	\$ 1,679	2 EL-BGY 0
Transport and Access	\$ 6,288	2 EM-BGY 0
Environmental Improvements	\$ 1,017	2 EN-BGY 0

**TOTAL: \$42,969**

**The above amount must be paid to the Council in cash or by unendorsed bank cheque.**

Payment shall be made **before the release of the approved building plans.**

Applications for the payment of contributions by dedicating land or carrying out works-in-kind will be considered on their merits. In the case of works, Council requires the submission, for formal approval, of complete construction documentation and detailed cost estimates of the works based on established industry standards. Security in the form of a bank guarantee for the full

contribution amount is to be lodged with Council and will be held until the approved works have been certified as complete to the satisfaction of Council and future management agreed. Applicants are advised to contact the Council as soon as possible concerning any particular proposal.

- (3) That 17 resident and 4 visitor off-street car parking spaces shall be provided and, except where elsewhere stipulated, each space shall be a minimum of 5.4m x 2.6m or 5.5m x 2.5m, located, prepared and marked to the satisfaction of the Director of Planning and Building;
- (4) That the owner shall dedicate for road purposes free of cost to Council, a 1000mm widening along the site frontage to Euston Lane, on the understanding that the affected areas will be available for the calculation of the floor area of the proposed building and that all reasonable legal expenses involved in the transfer of the land will be borne by the Council;
- (5) That the developer shall contribute the cost of planting a tree in the footpath in Euston Lane as widened in front of the northern corner of the building;
- (6) That planter boxes, at least 1000mm wide, shall be installed along the inside of the rear and side edges of the roof level deck at the northern corner of the building to the satisfaction of the Director of Planning and Building;
- (7) That the ground level units fronting Euston Lane shall be designed to provide separate individual access from the street to the satisfaction of the Director of Planning and Building;
- (8) That at least one unit shall be provided with disabled access;
- (9) That secure bicycle storage facilities shall be provided in the form of a minimum of 12 x Class 1 units for residents and 4 x Class 3 units for visitors as detailed in AS 2890.3 to the satisfaction of the Director of Planning and Building;
- (10) That the ramps shall have a maximum grade of 1 in 15 for the first 4m from the alignment and then 1 in 8 without transitions of 1 in 6 with a suitable transition at the other end;
- (11) That plans and specifications showing details of:-
  - (a) all proposed mechanical ventilation systems;
  - (b) car park ventilation systems;
  - (c) the garbage room or garbage receptacle storage area;

shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;

- (13) That the basement car park shall be ventilated in accordance with the requirements of AS 1668.2 - 1991, Section 4;
- (14) That no substantial structures shall be erected within the area of the road reservation for the proposed widening of Euston Road and in this respect the proposed inground pool is considered to be a substantial structure;

and the following adopted standard conditions:

- (15) LDA21 - No resident parking for residential flat developments;
- (16) LDA29 - Provide sign indicating parking;
- (17) LDA45 - Parking and driveways to be kept clear;
- (18) LDA48 - Safe walking surface on crossing;
- (19) LDA49 - Signage for vehicular egress;
- (20) LDA78 - Ramp grades;
- (21) LDA66 - Minimum 2.2m headroom;
- (22) LDA101 - Provide landscaping plan;
- (23) LDA152 - Schedule of finishes;
- (24) LDA153 - Reflectivity of external glazing;
- (25) LDA159 - Provide details of exhaust vents;
- (26) LDA160 - Provide service ducts within building;
- (27) LDA161 - Provide common television aerial;
- (28) LDA165 - Provide garbage room on-site;
- (29) LDA261 - Washing down of trucks;
- (30) LDA351 - Building Application required;
- (31) LDA359 - No compensation for acquisition;
- (32) LDA365 - Consolidation of lots;
- (33) LDA367 - Timing device on alarms;

- (34) LDA368 - Display of street numbers;
- (35) LDA376 - Hours of building work;
- (36) LDA377 - Construction noise regulation;
- (37) LDA384 - New alignment levels;
- (38) LDA386 - Road Opening Permit;
- (39) LDA387 - Footway crossings;
- (40) LDA389 - Stormwater disposal requirements;
- (41) LDA391 - Builder's Hoarding Permits;
- (42) LDA392 - No obstruction to public way;
- (43) LDA393 - Delivery of refuse skips;
- (44) LDA394 - Cost of alteration to signposting;
- (45) LDA396 - Works within boundaries;
- (46) LDA399 - Cost of consequential roadworks;
- (47) LDA420 - Demolition material breakdown;
- (48) HSC018 - Sanitary facilities;
- (49) HSC103 - Environmental site assessment being carried out;
- (50) HSC500 - Premises to be ventilated;
- (51) HSC555 - Bathroom ventilation;
- (52) HSC700 - Compliance with code for Garbage Handling System;
- (53) HSC706 - Storage of recyclables;
- (54) HSC801 - Noise from premises;
- (55) BC26 - Comply with BCA.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects

relating to the emission of noise and vibration, privacy loss, streetscape qualities, traffic and parking congestion, and would not be in the public interest.

- (C) That the persons who made representations in respect of the proposal be advised of Council's decision.
- (D) That the Secretary of the Department of Urban Affairs and Planning be notified of Council's determination under SEPP No.1 in accordance with the Department's Circular No.177 of 9 December 1986.

At the request of Councillor Lay, and by consent, the motion was amended by the deletion of the whole of the resolution and the insertion in lieu thereof of the following new resolution, namely:-

That the matter be deferred to the next meeting of the Planning and Development Committee to be held on 6 August 1997, so that the objectors can address the Committee.

Motion, as amended by consent, carried.

## 2.

### **SMITH STREET, NO.51, SURRY HILLS - ALTERATIONS TO THE REAR OF TERRACE DWELLING - BUILDING APPLICATION (Q97-00358)**

- (A) That the Council as the responsible authority grants its consent to the application submitted by Christopher G. Tinney for permission to do alterations at the rear involving laundry on ground floor level, balcony on ground floor, bathroom and balcony on first floor at the abovementioned premises, all in accordance with the submitted plan numbered 9117-1 received on 29 April 1997, subject to the following conditions, namely:-
  - (1) That a lattice screen wall not less than 1.5m high extending from the bathroom wall along the southern side of the first floor balcony shall be provided to the satisfaction of the Director of Planning and Building;
  - (2) That the proposed blade walls at the rear extending up to ceiling level of first floor shall align and not extend beyond the rear existing building line of adjoining buildings;
  - (3) BC2 - Compliance with Local Government Act 1993;
  - (4) BC3 - Compliance with conditions on plan;
  - (5) BC8 - Details of contractor;
  - (6) BC11 - Inform Council for inspections;

- (7) BC15 - Approval relates to coloured work;
- (8) BC20 - Premises to remain as single dwelling;
- (9) BC29 - Comply with Work Cover requirements;
- (10) BC34 - Brickwork to match existing;
- (11) BC65 - Boundary walls not to be party walls without neighbour's consent;
- (12) BC111 - Hours of work;
- (13) BC113 - Work to comply with noise standards;
- (14) BC114 - Existing building to be kept in stable condition;
- (15) BC116 - New work not to encroach boundaries;
- (16) BC119 - Requirements when excavating below footings;
- (17) BC121 - Excavations and backfilling to be in accord with relevant standards;
- (18) BC122 - Excavations to be guarded (safety);
- (19) BC123 - Demolition to comply with standard;
- (20) BC167 - Structural details and certification to be submitted;
- (21) BC170 - Structural certificate upon completion;
- (22) BC175 - Comply with Timber Framing Code;
- (23) BC186 - No structural work until approval granted;
- (24) BC337 - Construction of boundary walls;
- (25) BC341 - Roof lights in dwellings;
- (26) BC352 - Glazing materials;
- (27) BC601 - Water closets and shower compartments;
- (28) BC602 - Clothes washing and drying facilities;
- (29) BC603 - Damp and weatherproofing;
- (30) BC608 - Ceiling heights;

- (31) BC609 - Natural light and ventilation;
- (32) BC616 - Bathroom and laundry floor requirements;
- (33) BC617 - Rain or dampness penetration;
- (34) BC618 - Flashing to be provided;
- (35) BC529 - Smoke alarm systems;
- (36) HSC800 - Use of appliances emitting intrusive noise;
- (37) For the purpose of child safety, it is **recommended** that all new or replacement hot water systems be designed to deliver hot water to a maximum 50°C and/or install safety devices such as child resistant taps, single lever mixing taps, and automatic flow reduction devices;
- (38) That stormwater shall be disposed from the site in accordance with the Director of Public Works and Services' standard requirements;
- (39) That during demolition/building work the public way shall not be obstructed by building materials or in any way whatsoever;
- (40) That refuse skips shall be delivered and placed on the public way only by approved suppliers who comply with Council's code for the placement of waste containers on the public way;

(41) That to eliminate concrete and other wastes entering the drainage system, the washing down of concrete trucks and trucks used for the disposal of spoil shall be carried out in a suitable off-street area and not in the public way, in accordance with the requirements of the Director of Public Works and Services.

(B) That the persons who made representations in respect of the proposal be advised of Council's decision.

At the request of Councillor Lay, and by consent, the motion was amended by the deletion of the whole of the resolution and the insertion in lieu thereof of the following new resolution, namely:-

That the matter be deferred to the next meeting of the Planning and Development Committee to be held on 6 August 1997, in order to carry out a Visit of Inspection prior to the Council Meeting to be held on 13 August 1997.

Motion, as amended by consent, carried.

**3.**

**DARLINGHURST ROAD, NOS. 61-65, KINGS CROSS - ALTERATIONS AND ADDITIONS TO EXISTING BUILDING AND CHANGE OF USE - DEVELOPMENT APPLICATION (U97-00141)**

That consideration of the application submitted by Avel Pty Ltd with the authority of Mr M and Mrs S Nuta for permission to carry out alterations to the subject building for the purposes of an amusement centre, be deferred as requested by applicant in Fax dated 16 July 1997, in order to obtain the required information.

Carried.

**4.**

**PLANNING - GREEN SQUARE STRUCTURAL MASTERPLAN - DRAFT SUBMISSION FOR COUNCIL ENDORSEMENT AND PUBLIC EXHIBITION (2013184)**

At the Council Meeting, Councillor Macken declared an interest and did not take part in discussions or voting on the Item.

That Council:-

(a) note the contents of the report as well as the accompanying Draft Green Square Structural Masterplan;

- (b) endorse the public exhibition of the Draft Masterplan for a period of 28 days.

(DPB Report 30.5.97)

It was moved by Councillor Fowler, seconded by Councillor Deftereos, that the motion be amended by the deletion of clause (b) and the insertion in lieu thereof of the following new clause (b), namely:-

- (b) endorse the public exhibition of the Draft Masterplan for a period of six weeks.

Motion, as amended by Councillor Fowler, carried.

5.

**RAILWAY PARADE, NOS. 127 - 143, ERSKINEVILLE - ERECT  
RESIDENTIAL UNITS AND BASEMENT CAR PARK - DEVELOPMENT  
APPLICATION - CONTRIBUTION INCLUDED IN CONSENT (U97-00148)**

This matter was submitted to Council without recommendation.

Moved by Councillor Lay, seconded by Councillor Macken:-

- (A) That the Council as the responsible authority grants its consent to the application submitted by George Elkhouri, with the authority of Finma Pty Ltd, for permission to retain two facades and the chimney of the existing building for incorporation in a new building containing approximately 45 residential units with basement parking, subject to the following conditions, namely:-
  - (1) That the development shall be generally in accordance with amended plans numbered 1,2,2A,3,4,5,5A,5B,5C, 6 to 11;
  - (2) As a consequence of this development, Council has identified an additional demand for public facilities. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Contributions Plan 1993, the following monetary contributions towards the cost of providing facilities are required:

Civic Improvement, Open Space and Recreation	\$52,836	2 EJ-BGY 0
Child Care	\$ 2,743	2 EK-BGY 0
Community Facilities	\$ 2,573	2 EL-BGY 0
Transport and Access	\$ 9,628	2 EM-BGY 0
Environmental Improvements	\$ 1,686	2 EN-BGY 0

**TOTAL: \$69,466**

**The above amount must be paid to the Council in cash or by unendorsed bank cheque.**

Payment shall be made **before the release of the approved building plans/before the use is commenced or the premises are occupied whichever occurs first. (Delete as applicable).**

Applications for the payment of contributions by dedicating land or carrying out works-in-kind will be considered on their merits. In the case of works, Council requires the submission, for formal approval, of complete construction documentation and detailed cost estimates of the works based on established industry standards. Security in the form of a bank guarantee for the full contribution amount is to be lodged with Council and will be held until the approved works have been certified as complete to the satisfaction of Council and future management agreed. Applicants are advised to contact the Council as soon as possible concerning any particular proposal.

- (3) That detailed plans shall be submitted with the building application showing how the existing and proposed external facades will be embellished and detailed and how direct pedestrian access to the street will be incorporated for ground floor units to the satisfaction of the Director of Planning and Building;
- (4) That the height and finish of the boundary fence on the eastern side shall be determined in consultation with the owners of those properties (written evidence of consultation to be submitted with the building application) to the satisfaction of the Director of Planning and Building;
- (5) That the balconies on units 14 and 20 shall be deleted unless it can be demonstrated to the satisfaction of the Director of Planning and Building that the privacy of properties to the south and east will not be unreasonably affected;
- (6) That balconies on units 39 and 43 shall have solid fin walls on the eastern and to protect the privacy of adjacent properties;

- (7) That the balconies of units 30 and 33 shall be deleted or constructed on the northern side of those units to the satisfaction of the Director of Planning and Building;
- (8) That the balconies of units 41 and 45 shall be reduced such that the section adjacent to the bedroom is deleted and a solid wall constructed on the western end to the satisfaction of the Director of Planning and Building;
- (9) That the dwelling mix shall be reconfigured to provide a minimum of 6 three-bedroom units within the proposed building envelope to the satisfaction of the Director of Planning and Building;
- (10) That a wall shall be provided along the eastern edge of the proposed driveway to minimise the transmission of vehicle noise to adjacent properties to the satisfaction of the Director of Planning and Building;
- (11) That the proposed courtyards with direct pedestrian access to Ada Street shall have security lighting (e.g. light sensitive or movement activated lights) to the satisfaction of the Director of Planning and Building;
- (12) That large trees proposed in deep planting beds shall be super advanced;
- (13) That a construction management plan shall be submitted with the BA showing how deliveries and access to the site and construction practices will be managed to limit the impact on adjacent residents to the satisfaction of the Director of Planning and Building;
- (14) That the basement car park shall be ventilated in accordance with AS1668 Part 1-1991 Section 7.6 and AS 1668 Part 2-1991;
- (15) That plans and specifications showing details of:-
  - (a) all proposed mechanical ventilation systems;
  - (b) car park ventilation systems;
  - (c) the garbage and recycling storage areas;shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;
- (16) That the location of the garbage room and garbage collection locations shall be referred to Council's Cleansing Services Branch for endorsement prior to submission of the Building Application;

- (17) That the entry/exit ramp shall be a minimum width of 6.5m with grades according to Section 4 of DCP 11 to the satisfaction of the Director of Planning and Building;
- (18) That car space 8 shall be deleted and made an extension of the deep planting bed to the satisfaction of the Director of Planning and Building;
- (19) That car space 20 shall be amalgamated with the adjoining store room to form a resident bicycle storage area to the satisfaction of the Director of Planning and Building;
- (20) That visitor spaces 3, 4 and 5 shall be amalgamated into 2 spaces capable of being used by disabled drivers to the satisfaction of Director of Planning and Building;
- (21) That car space 1 shall be deleted or moved out 2m from the southern wall to allow for expansion of the deep planting bed to the satisfaction of the Director of Planning and Building;
- (22) That the total number of car spaces provided shall not exceed the rates specified in DCP 11;
- (23) That all end car spaces against a wall shall be a minimum of 2.8m wide;
- (24) That columns between car spaces shall be set in a minimum of 750m from the end of the spaces to the satisfaction of the Director of Planning and Building;
- (25) That bicycle parking shall be provided for visitors and residents in accordance with DCP 11 to the satisfaction of the Director of Planning and Building;
- (26) That an intercom system shall be provided to allow visitors to gain access to the car park to the satisfaction of the Director of Planning and Building;
- (27) That, if deemed appropriate in accordance with the Council's Public Domain Improvement Plan or the South Sydney Pedestrian Plan, the applicant shall meet the cost of providing a threshold treatment on Clara Street at Railway Parade to the satisfaction of the Directors of Planning and Building and Public Works and Services;

and the following adopted standard conditions:

- (28) LDA21 - No resident parking for residential flat developments;
- (29) LDA29 - Provide sign indicating parking;

- (30) LDA44 - Driving in forward direction only;
- (31) LDA49 - Signage for vehicular egress;
- (32) LDA101 - Provide landscaping plan;
- (33) LDA152 - Schedule of finishes;
- (34) LDA159 - Provide details of exhaust vents;
- (35) LDA163 - New brickwork to match existing;
- (36) LDA351 - Building Application required;
- (37) LDA367 - Timing device on alarms;
- (38) LDA368 - Display of street numbers;
- (39) LDA260 - On-site stormwater detention;
- (40) LDA387 - Footway crossings;
- (41) LDA376 - Hours of building work;
- (42) LDA384 - New alignment levels;
- (43) LDA388 - Stormwater disposal details;
- (44) LDA392 - No obstruction to public way;
- (45) LDA394 - Cost of alteration to signposting;
- (46) BC26 - Comply with BCA;
- (47) HSC103 - Environmental site assessment being carried out;
- (48) HSC500 - Premises to be ventilated;
- (49) HSC018 - Sanitary facilities;
- (50) HSC705 - Construction of garbage room;
- (51) HSC706 - Storage of recyclables;
- (52) HSC801 - Noise from premises;
- (53) That the applicant prior to construction commencing shall carry out a dilapidation survey of No. 149 Railway Parade and Nos. 6, 8 and 10 Ada Avenue (subject to the agreement of the owners of

these properties) and a copy of the findings shall be provided to the owners and Council.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, privacy loss, streetscape qualities, traffic and parking congestion, and would not be in the public interest.

- (B) That the matter be referred to the Public Works and Services Department for investigation as to whether the "No Standing Zone" on the southern side of Railway Parade east of Clara Street should be lengthened to improve sight distance.
- (C) That the persons who made representations in respect of the proposal be advised of Council's decision.
- (D) That the construction management plan referred to in condition (A)(13) above shall be notified to the adjoining residents for comment prior to determination of the Building Application. The applicant be advised that the boundary fence to the east should be included as early as possible in the construction programme.

Carried.

## 6.

### **BARCOM AVENUE, NOS. 30-62, DARLINGHURST - ERECT SECOND FLOOR TO EXISTING WAREHOUSE - DEVELOPMENT APPLICATION - CONTRIBUTION INCLUDED IN CONSENT (U97-00140)**

This matter was submitted to Council without recommendation.

Moved by Councillor Harcourt, seconded by Councillor Fowler:-

- (A) That the Council as the responsible authority refuses its consent to the application submitted for the erection of a new second floor to the existing storage facility for the following reasons, namely:-
  - (1) That loading/unloading and parking arrangements associated with the existing and proposed facility are unsatisfactory;
  - (2) That the proposed extension will cause further loss of sunlight to number 64 Barcom Avenue;
  - (3) That the additional floor space proposed would result in a floor space ratio of 3.39:1 which is in excess of the maximum permitted

under Local Environmental Plan 101 of 2:1 and the SEPP 1 objection is not considered well founded for the reasons outlined above;

- (4) That the height of the building exceeds the maximum permissible height of 12m contained in Local Environmental Plan 101 and the SEPP1 objection is not considered well founded for the reasons outlined above;
  - (5) That the proposal would be out of character with the existing and future residential nature of Barcom Avenue;
  - (6) That the proposal given the circumstances of the case is not considered to be in the public interest.
- (B) That the persons who made representations be advised of Council's decision.

Carried.

7.

**TWEEDMOUTH AVENUE, NO.7, ROSEBERY - ATTIC AND REAR EXTENSIONS TO DWELLING - DEVELOPMENT APPLICATION (U97-00459)**

This matter was submitted to Council without recommendation.

Moved by Councillor Harcourt, seconded by Councillor Bush:-

- (A) That arising from consideration of the report of the Director of Planning and Building, Council supports the State Environmental Planning Policy No.1 objection to the 5 metre height limit contained in Clause 11(1) of Local Environmental Plan No.114 and considers that compliance with the limit would be unreasonable and unnecessary for the following reason, namely:-
- That the second floor extension is substantially within the roof structure, the roof ridge height of the extension is only 500mm higher than the ridge of the existing dwelling and the dwelling will not detract from the single storey character of the street.
- (B) That the Council as the responsible authority grants its consent to the application submitted by Mr M Moussallam for permission to erect a rear two level extension to the existing dwelling and to erect a carport on the eastern side of the house, subject to the following conditions, namely:-
- (1) That the development shall be generally in accordance with plans dated 10 May 1997;

- (2) That the side window to bedroom 3 shall be deleted;
- (3) That the bathroom and walk-in robe window shall be fitted with translucent glass;
- (4) That the brick work and roof tiles of the extension shall be selected to match the existing building and details shall be submitted with the building application;
- (5) That a Building Application together with plans and specifications incorporating the requirements of conditions contained in this consent shall be lodged with Council and no building (including any demolition) work shall be commenced until that application and plans have been approved. It should be noted that the Building Application will be assessed under the provisions of the Building Code of Australia and the Local Government (approvals) Regulation;
- (6) That building/demolition work in connection with the proposed development shall only be carried out between the hours of 7.00 am and 5.00 pm on Mondays to Fridays, inclusive, and 7.00 am and 3.00 pm on Saturdays and no work shall be carried out on Sundays or public holidays - where applicable, these restrictions do not apply to the maintenance of site cranes nor to the use of mobile cranes which stand and operate from a public road, provided that a permit has been obtained from the Director of Public Works and Services Department for the use of a mobile crane;
- (7) That the building/demolition work shall comply with Australian Standard 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites";
- (8) That stormwater shall be disposed from the site in accordance with the Director of Public Works and Services' standard requirements;
- (9) That during demolition/building work the public way shall not be obstructed by building materials or in any way whatsoever;
- (10) That all proposed work shall be wholly within the boundaries of the subject site;
- (11) That the premises shall be ventilated in accordance with the requirements of the Building Code of Australia and Council's Ventilation Code;
- (12) That noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give

rise to an “offensive noise” as defined under the provisions of the Noise Control Act 1975.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, overshadowing, privacy loss, streetscape qualities, heritage issues, traffic and parking congestion, and would not be in the public interest.

- (C) That the person who made representations in respect of the proposal be advised of Council’s decision.

Carried.

8.

**SMAIL STREET, NOS. 2-12, ULTIMO- CONVERSION OF EXISTING INDUSTRIAL BUILDING INTO A RESIDENTIAL FLAT BUILDING - DEVELOPMENT APPLICATION - CONTRIBUTION INCLUDED IN CONSENT (U97-00382)**

This matter was submitted to Council without recommendation.

Moved by Councillor Harcourt, seconded by Councillor Lay:-

- (A) That the Council resolves that the State Environmental Planning Policy No 1 objections against the development standard to floor space in Clause 12 and car parking in Clause 7 of Local Environmental Plan No. 30 is well founded and compliance is therefore unreasonable and unnecessary for the following reasons, namely:-
- (1) That the additional floor space is acceptable in terms of residential amenity impacts and will not detract from the character of the existing streetscape in terms of bulk and scale;
  - (2) That the proposed parking is considered acceptable having regard to the requirements of Development Control Plan No. 11 - Transport guidelines for Development and the location of the site in respect of access to public transport.
- (B) That the Council as the responsible authority grants its consent to the application submitted by Smail Street Pty Ltd with the authority of Y M Jack & Co Pty Ltd for permission to convert the existing building into residential units subject to the following conditions, namely:-

- (1) That the development shall be generally in accordance with plans DA200A-DA211A and DA213A-DA216A dated 5 March 1997;
- (2) That a maximum of 40 off-street car parking spaces shall be provided and, except where elsewhere stipulated, each space shall be a minimum of 5.4m x 2.6m or 5.5m x 2.5m, located, prepared and marked to the satisfaction of the Director of Planning and Building;
- (3) As a consequence of this development, Council has identified an additional demand for public facilities. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Contributions Plan 1993, the following monetary contributions towards the cost of providing facilities are required:

<b>FACILITY</b>	<b>AMOUNT</b>	<b>ACCOUNT</b>
Civic Improvement, Open Space and Recreation	\$56,430.00	2 EJ-BGY 0
Child Care	\$2965.00	2 EK-BGY 0
Community Facilities	\$2934.00	2 EL-BGY 0
Transport and Access	\$10,989.00	2 EM-BGY 0
Environmental Improvements	\$1777.00	2 EN-BGY 0
<b>TOTAL:</b>	<b>\$75,095.00</b>	

**The above amount must be paid to the Council in cash or by unendorsed bank cheque.**

Payment shall be made **before the release of the approved building plans.**

Applications for the payment of contributions by dedicating land or carrying out works-in-kind will be considered on their merits. In the case of works, Council requires the submission, for formal approval, of complete construction documentation and detailed cost estimates of the works based on established industry standards. Security in the form of a bank guarantee for the full contribution amount is to be lodged with Council and will be held until the approved works have been certified as complete to the satisfaction of Council and future management agreed.

Applicants are advised to contact the Council as soon as possible concerning any particular proposal.

- (4) That plans and specifications showing details of:-
- (a) all proposed mechanical ventilation systems;
  - (b) car park ventilation systems;
  - (c) the garbage room;

(d) the recycling storage area;

shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;

- (5) That details on the prepared landscaping of the roof terrace shall be submitted to the Director of Planning and Building with any Building Application;
- (6) LDA21 - No resident parking for residential flat developments;
- (7) LDA29 - Provide sign indicating parking;
- (8) LDA109 - Relocating street trees;
- (9) LDA151 - Schedule of finishes;
- (10) LDA153 - Reflectivity of external glazing;
- (11) LDA161 - Provide common television aerial;
- (12) LDA367 - Timing device on alarms;
- (13) LDA368 - Display of street numbers;
- (14) LDA373 - Disabled access provision;
- (15) LDA376 - Hours of building work;
- (16) LDA377 - Construction noise regulation;
- (17) LDA384 - New alignment levels;
- (18) LDA389 - Stormwater disposal requirements;
- (19) LDA392 - No obstruction to public way;
- (20) LDA393 - Delivery of refuse skips;
- (21) LDA391 - Builder's Hoarding Permits;
- (22) LDA396 - Works within boundaries;
- (23) HSC103 - Environmental site assessment being carried out;
- (24) HSC500 - Premises to be ventilated;
- (25) HSC555 - Bathroom ventilation;
- (26) HSC018 - Sanitary facilities;

- (27) HSC018 - Sanitary facilities;
- (28) HSC706 - Storage of recyclables;
- (29) HSC800 - Use of appliances emitting intrusive noise;
- (30) LDA351 - Building Application required.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, and would not be in the public interest.

- (C) That the applicant be advised that in order to comply with the Local Government Act and (Approvals) Regulation 1993 the following is required:
  - (1) That entrance doorways to all sole occupancy units at each floor level shall be protected by self-closing or automatic closing -/60/30 fire doors in accordance with the requirements of C3.11 of the BCA;
  - (2) That the proposed work shall be constructed in Type (A) construction in accordance with the requirements of specification C1.1-(3) of the BCA;
  - (3) That new stairways and ramps shall be at least 1000mm in width which shall be increased as required in accordance with D1.6 of the BCA and shall have a minimum unobstructed vertical clearance throughout of 2000mm with goings and risers for stairs in accordance with D2.13 of the BCA and shall be provided with balustrades and handrails in accordance with D2.16 of the BCA respectively;
  - (4) That all doors serving as required exits or forming part of a required exit and any door, shutter, grille or the like which is installed in a path of travel to a required exit, shall comply with the requirements of D2.19, D2.20 and D2.21 of the BCA;
  - (5) That portable fire extinguishers shall be provided throughout the building to the requirements of E1.6 of the BCA and AS 2444;
  - (6) That hose reels shall be installed throughout the building in accordance with the requirements of E1.4 of the BCA and AS2441;

- (7) That hydrants shall be installed throughout the building in accordance with the requirements of E1.3 of the BCA and AS2419.1;
- (8) That a system of emergency lighting shall be installed throughout the building in accordance with the requirements of E4.2, E4.3, E4.4 of the BCA and AS2293.1;
- (9) That exit signs shall be provided in accordance with the requirements of E4.5, E4.7, E4.8 of the BCA and AS2293-1;
- (10) That a suitable automatic fire detection and alarm system shall be installed to comply with E1.7 of the BCA;
- (11) That an automatic sprinkler installation complying with the requirements of AS2118 and E1.5 of the BCA shall be installed throughout the building;
- (12) That natural light and ventilation shall be provided in accordance with requirements of Part F4 of the BCA;
- (13) That all internal bathrooms and laundries shall be mechanically ventilated in accordance with requirements of F4.5 of the BCA;
- (14) That the walls between flats or units shall be constructed of materials having sound transmission classes in accordance with F5.4 of the BCA;
- (15) That the floors between the flats shall be constructed of materials having sound transmission class not less than 45 in accordance with the requirements of F5.3 of the BCA;
- (16) That the underside of all floors throughout the building be lined with one of the following materials:-
  - (a) Plasterboard;
  - (b) Perforated gypsum lath with a normal paper finish;
  - (c) Fibrous-plaster sheet conforming to AS2185 specification for fibrous plaster products;
  - (d) Fibre-reinforced cement sheeting;
  - (e) Any other material, upon formal application, that is subsequently approved by Council;
- (17) Egress paths are to be kept free of obstructions/storage at all times;
- (18) That the electrical installation serving the subject premises shall be inspected by a suitably qualified electrical contractor and certified accordingly.

The certificate shall be in the form of a typed report providing the following minimum requirements:-

- the electrical contractors licence number;
- that a visual examination of wiring, fittings and accessories was undertaken and were found to be in sound condition;
- that an insulation resistance test was carried out pursuant to Clause 1.5.2 of SA 3000 and was found to be satisfactory;
- that circuit protection devices used have been examined and found to be satisfactory pursuant to Clause 2.4 of SAA 3000.

Alternatively, a report from Energy Australia would satisfy the above requirements;

- (19) That all relevant sections of the BCA shall be complied with;
  - (20) That a report justifying adequate ventilation to the proposed roof covering the void areas shall be submitted for Council consideration at the time of loading the Building application;
  - (21) That additional exits shall be provided to the lower and upper ground car park levels that shall comply fully with the requirements of Clause D.1.4 of the BCA.
- (D) That the persons who made representations in respect of the proposal be advised of Council's decision.
- (E) That the Department of Urban Affairs and Planning be notified of SEPP1 requirements.

Carried.

**9.**

**FORBES STREET, NO. 184, DARLINGHURST (ABC SITE) - RESIDENTIAL FLAT BUILDING - REQUEST FOR EXTENSION OF BUILDING HOURS (Q95-00842)**

That the Council as the responsible authority resolves not to permit the extension of hours of building work beyond those currently approved, for the reason that any extension of hours would be likely to adversely affect the amenity of residents in terms of noise and dust, and a reduction in on-street overnight parking. In addition the request would need to be submitted as an

application under Section 106 of the Local Government Act (not Section 102 of the Environmental Planning and Assessment Act).

(DPB Report 9.7.97)

Carried.

10.

**PRINCESS AVENUE, NO. 41, ROSEBERY - ALTERATIONS AND ADDITIONS TO EXISTING HOUSE - DEVELOPMENT APPLICATION (U97-00417)**

This matter was submitted to Council without recommendation.

Moved by Councillor Harcourt, seconded by Councillor Deftereos:-

- (A) That the Council as the responsible authority grants its consent to the application submitted by Mr. Syros for permission to erect an additional level as the existing dwelling, subject to the following conditions, namely:-
- (1) That the development shall not exceed a floor space ratio of 1:1 and shall be generally in accordance with the unnumbered undated plan drawn by M. Syros subject to the following amendments:
    - (a) That the first floor extension shall be reduced in length, at the rear, by a minimum of 2.5m and
    - (b) The balcony replaced with a centrally located Juliette balcony not exceeding 2m in width and 0.75m in depth.
  - (2) That the building shall be rendered to the satisfaction of the Director of Planning and Building;
  - (3) That any external glazing shall have a reflectivity not exceeding 20%;
  - (4) That details, shall be submitted, including materials proposed and colours of same for the approval of the Director of Planning and Building prior to the approval of the Building Application, in respect of the following aspects of the proposal: -
    - (a) external finishes to walls;
    - (b) roofing finishes;
    - (c) balcony balustrade treatment;
    - (d) proposed fences;
    - (e) size and proportion of windows and doors;

- (5) That the proposed new brickwork shall match the existing;
- (6) That a Building Application together with plans and specifications incorporating the requirements of conditions contained in this consent shall be lodged with Council and no building (including any demolition) work shall be commenced until that application and plans have been approved. It should be noted that the Building Application will be assessed under the provisions of the Building Code of Australia and the Local Government (approvals) Regulation;
- (7) That building/demolition work in connection with the proposed development shall only be carried out between the hours of 7.00 am and 5.00 pm on Mondays to Fridays, inclusive, and 7.00 am and 3.00 pm on Saturdays and no work shall be carried out on Sundays or public holidays - where applicable, these restrictions do not apply to the maintenance of site cranes nor to the use of mobile cranes which stand and operate from a public road, provided that a permit has been obtained from the Director of Public Works and Services Department for the use of a mobile crane;
- (8) That the building/demolition work shall comply with Australian Standard 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites";
- (9) That stormwater shall be disposed from the site in accordance with the Director of Public Works and Services' standard requirements;
- (10) That the developer shall make application to the Director of Public Works and Services for the provision and meet the cost of the necessary vehicular footway crossings and bear the cost of the reinstatement of the footpath where any existing crossings adjacent to the site are no longer required;
- (11) That during demolition/building work the public way shall not be obstructed by building materials or in any way whatsoever;
- (12) That all proposed work shall be wholly within the boundaries of the subject site;
- (13) That prior to the commencement of any demolition/building work, an application for a Builder's Hoarding Permit shall be made to the Director of Public Works and Services and a hoarding shall be erected to the satisfaction of the Director of Public Works and Services;

- (14) That refuse skips shall be delivered and placed on the public way only by approved suppliers who comply with Council's code for the placement of waste containers on the public way;
- (15) That the premises shall be ventilated in accordance with the requirements of the Building Code of Australia and Council's Ventilation Code;
- (16) That noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give rise to an "offensive noise" as defined under the provisions of the Noise Control Act 1975.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, and would not be in the public interest.

- (B) That the persons who made representations in respect of the proposal be advised of Council's decision.

Carried.

11.

**AMY STREET, NO. 47, ERSKINEVILLE - DEMOLISH EXISTING BUILDING AND ERECT THREE NEW TOWNHOUSES - DEVELOPMENT APPLICATION (U97-00360)**

That consideration of the application submitted by David Emerson Architects, with the authority of Mr W Sharpe, for permission to demolish the existing building and to erect three new terraces and to further subdivide, be:-

- (a) deferred for further discussions between the applicant, the Architect and the Director of Planning and Building;
- (b) for a report to be submitted with regard to the heritage aspect of the building to be demolished.

Carried.

12.

**PRIMROSE AVENUE, NOS. 3 - 11, ROSEBERY - ALTERATIONS TO WAREHOUSE BUILDING TO PROVIDE EIGHT ADDITIONAL CAR SPACES - DEVELOPMENT APPLICATION (U97-00286)**

- (A) That the Council as the responsible authority grants its consent to the application submitted by Chris Kokkinis Architectural Services, with the authority of Stangcorp Pty Ltd, for permission to provide eight additional parking spaces and landscaping along the front of the existing building, subject to the following conditions, namely:-
- (1) That the development shall be generally in accordance with drawing No.1 dated March 1997;
  - (2) That proposed car space No.14 shall be deleted;
  - (3) That no existing street trees shall be removed;
  - (4) That a planter bed with minimum dimensions of 1mx5.5m shall be provided at ground level along the southern end of the proposed parking area to the satisfaction of the Director of Planning and Building;
  - (5) That the proposed beds shall have raised edges to prevent vehicles damaging landscaping to the satisfaction of the Director of Planning and Building;
  - (6) That a landscape plan showing the existing street trees shall be submitted to the Director of Planning and Building for approval;
  - (7) That the parking area shall have an aisle 3m wide with car spaces 2.4 wide and 6m long (spaces 16 and 18 to be 6.3m long);
  - (8) That the paved surface shall be permanently marked with arrows to indicate the direction of traffic circulation and the entry and exit driveways shall be clearly signposted and used accordingly;
  - (9) That the developer shall make application to the Public Works and Services Department for the issuing of new alignment levels to be adopted for the design of the building and other on-site works;
  - (10) That the developer shall make application to the Director of Public Works and Services for the provision and meet the cost of the necessary vehicular footway crossings and bear the cost of the reinstatement of the footpath where any existing crossings adjacent to the site are no longer required;
  - (11) That the cost of signposting for alteration of any kerbside parking restrictions required to complement the new development shall be borne by the developer.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood and would not be in the public interest.

- (B) That the persons who made representations in respect of the proposal be advised of Council's decision.

Carried.

13.

**WYNDHAM STREET, NOS. 212 - 214, ALEXANDRIA - DEMOLISH EXISTING OUT BUILDINGS, ERECT NEW WAREHOUSE AND USE AS WAREHOUSE, SHOWROOM AND OFFICES - DEVELOPMENT APPLICATION (U97-00266)**

- (A) That the Council resolves it is satisfied that the objection under SEPP1 to the maximum floor space standard in Clause 10 of LEP 107 is well founded and that compliance is therefore unreasonable and unnecessary for the following reason, namely:-

That the proposal complies with the draft floor space control in Draft DCP 1997 and the excess floor space would not have an adverse impact on the streetscape or adjacent properties.

- (B) That the Council as the responsible authority grants its consent to the application submitted by Engelen Moore, with the authority of M & G Tuck, for permission to demolish several existing structures, alter the existing substation building, erect a new industrial building and use the premises as a warehouse, office and showroom, subject to the following conditions, namely:-

- (1) That the development shall be generally in accordance with plans numbered EM 9639-A01 to EM 9639-A12 inclusive;
- (2) That a vehicle turntable shall be installed on the site so that all vehicles visiting the premises may enter and leave in a forward direction to the satisfaction of the Director of Planning and Building;
- (3) That the proposed new ground floor office behind the existing sub-station building shall be deleted or elevated to first floor level to allow vehicles to be parked at ground level, to the satisfaction of the Director of Planning and Building;
- (4) That the proposed metal cladding shall have a coloured, non-reflective finish to the satisfaction of the Director of Planning and Building;
- (5) That a minimum of 4 off-street parking spaces and one loading dock shall be provided;
- (6) That the size of vehicles servicing the site shall be limited to the maximum size capable of being turned on the required turntable except as provided by Condition (7);
- (7) That deliveries by vehicles bearing containers shall not be permitted unless evidence can be provided, to the satisfaction of the Director of Planning and Building, demonstrating that the frequency of deliveries, delivery times and method of entry and

exit will not unreasonably impact on the safety and flow of traffic and pedestrians on Wyndham Street;

- (8) That plans and specifications showing details of all proposed mechanical ventilation systems shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;

and the following adopted standard conditions:-

- (9) LDA20 - Parking layout plan;
- (10) LDA36 - Loading only within confines of the site;
- (11) LDA45 - Parking and driveways to be kept clear;
- (12) LDA49 - Signage for vehicular egress;
- (13) LDA201 - Make separate application for sign;
- (14) LDA357 - Office and showroom to be ancillary;
- (15) LDA362 - No retail sales;
- (16) LDA368 - Display of street numbers;
- (17) LDA376 - Hours of building work;
- (18) LDA384 - New alignment levels;
- (19) LDA389 - Stormwater disposal requirements;
- (20) LDA392 - No obstruction to public way;
- (21) LDA396 - Works within boundaries;
- (22) HSC103 - Environmental site assessment being carried out;
- (23) HSC500 - Premises to be ventilated;
- (24) HSC018 - Sanitary facilities;
- (25) HSC700 - Compliance with code for Garbage Handling System;
- (26) HSC801 - Noise from premises;
- (27) BC26 - Comply with BCA;
- (28) LDA351 - Building Application required;

- (29) **Note:** The applicant may be liable to prosecution under the Local Government Act 1993 for a breach of an approval condition, or under the Clean Waters Act 1970, if its employees, agents or sub-contractors allow sediment, including soil, excavated material, building materials, or other materials to be pumped, drained, or allowed to flow to the street, stormwater pipes or waterways. The applicant shall ensure that its employees, agents or sub-contractors understand and maintain sediment control measures.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood and would not be in the public interest.

- (C) That the persons who made representations in respect of the proposal be advised of Council's decision.
- (D) That the Secretary of the Department of Planning be notified of Council's determination under State Environmental Planning Policy No 1 in accordance with the Department's Circular No 117 dated 9th December 1986.

Carried.

14.

**CROWN STREET, NO. 165, DARLINGHURST - THREE LEVEL REAR ADDITION TO EXISTING TERRACE - DEVELOPMENT APPLICATION (U97-00370)**

- (A) That the Council as the responsible authority grants its consent to the application submitted by Armitage Johannsen Architects, with the authority of Mr J Hardy, for permission to carry out alterations and additions at 165 Crown Street, Darlinghurst, subject to the following conditions, namely:-
- (1) That the development shall be generally in accordance with plans numbered 9703 DA01 Issue A and dated 7 May 1997;
  - (2) That planter boxes be provided along the full length of the northern side of the rooftop terrace so as to prevent downward overlooking. Details are to be submitted with the building application;
  - (3) That the proposed rooftop pergola is not approved by way of this consent. Details are to be submitted with the building application;

- (4) That the proposed rear addition shall have a maximum length (not including balconies) of 8.0 m (first floor level) and 11.3m (ground floor level) so as to conform with the existing precedent at 167 Crown Street. Details are to be submitted with the building application;
- (5) That details, shall be submitted, including materials proposed and colours of same for the approval of the Director of Planning and Building prior to the approval of the Building Application, in respect of the following aspects of the proposal: -
  - (i) external finishes to walls;
  - (ii) roofing finishes;
  - (iii) screening/balcony balustrade treatment;
- (6) That plans and specifications showing details of all required mechanical ventilation systems shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;
- (7) That this consent shall lapse after a period of two years from the date this consent became effective, unless the development to which it relates is commenced. (The applicant is advised that an application can be made to the Council before the period expires, for an extension of 1 year);

and the following adopted standard conditions:-

- (8) LDA351 - Building Application required;
- (9) LDA376 - Hours of building work;
- (10) LDA384 - New alignment levels;
- (11) LDA387 - Footway crossings;
- (12) LDA389 - Stormwater disposal requirements;
- (13) LDA392 - No obstruction to public way;
- (14) LDA393 - Delivery of refuse skips;
- (15) LDA396 - Works within boundaries;
- (16) HSC500 - Premises to be ventilated;
- (17) HSC800 - Use of appliances emitting intrusive noise.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood and would not be in the public interest.

- (B) That the persons who made representations in respect of the proposal be advised of Council's decision.

Carried.

15.

**GEORGE STREET, NOS. 198 - 208, ERSKINEVILLE - ERECT NEW RESIDENTIAL FLAT BUILDING - DEVELOPMENT APPLICATION - CONTRIBUTION INCLUDED IN CONSENT (U97-00358)**

- (A) That the Council as the responsible authority grants its consent to the application submitted by Mr P C Colquhoun with the authority of Mr A Colquhoun & Ms B Smith for permission to demolish the existing building and erect a residential flat building in 2 storey plus attic/dormer level construction with basement car parking, subject to the following conditions:
- (1) That the development shall be generally in accordance with plans D/A 4/97 issue A - set of 10 plans;
  - (2) That this consent shall lapse after a period of two years from the date this consent becomes effective. (The applicant is advised that an application can be made to Council before the period expires, for an extension of one year);
  - (3) That a Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 in respect of the proposed development shall be submitted to Council prior to the release of the approved building plans;
  - (4) That the proposal shall be amended to the satisfaction of the Director of Planning and Building to provide for the following:
    - (a) The basement car park shall be cut back to the alignment of the ground floor rear units coinciding with the proposed courtyards to provide unexcavated site area for deep planting along the side boundary;
    - (b) The archways over the driveway shall be simplified to incorporate horizontal lintels;

- (c) The first floor window openings in the George Street facade shall each be divided into two vertically proportioned openings by inclusion of a middle masonry pier;
  - (d) The front fence to George Street shall incorporate a lighter balustrade element;
  - (e) The central unit over the driveway shall be further modulated in plan to incorporate three separate elements dictated by the proposed archways;
- (5) That the side facing juliet balconies at the attic level in the rear buildings shall not project beyond the face of the building;
  - (6) That a maximum of 11 resident and two visitor off-street car parking spaces shall be provided and, except where elsewhere stipulated, each space shall be a minimum of 5.4m x 2.6m or 5.5m x 2.5m, located, prepared and marked to the satisfaction of the Director of Planning and Building;
  - (7) As a consequence of this development, Council has identified an additional demand for public facilities. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Contributions Plan 1993, the following monetary contributions towards the cost of providing facilities are required:

Civic Improvement, Open Space and Recreation	\$20,882	2 EJ-BGY 0
Child Care	\$ 1,097	2 EK-BGY 0
Community Facilities	\$ 1,086	2 EL-BGY 0
Transport and Access	\$ 4,066	2 EM-BGY 0
Environmental Improvements	\$ 657	2 EN-BGY 0

**TOTAL: \$27,788**

**The above amount must be paid to the Council in cash or by unendorsed bank cheque.**

Payment shall be made **before the release of the approved building plans).**

Applications for the payment of contributions by dedicating land or carrying out works-in-kind will be considered on their merits. In the case of works, Council requires the submission, for formal approval, of complete construction documentation and detailed cost estimates of the works based on established industry standards. Security in the form of a bank guarantee for the full contribution amount is to be lodged with Council and will be held

until the approved works have been certified as complete to the satisfaction of Council and future management agreed. Applicants are advised to contact the Council as soon as possible concerning any particular proposal.

- (8) That the ramps shall have a maximum grade of 1 in 12 for the first 4m from the alignment and then 1 in 8 without transitions of 1 in 6 with a suitable transition at the other end;
- (9) That the courtyards along the side boundaries shall be planted with suitable tree species to provide screening to the adjoining properties;
- (10) That the stormwater drainage shall not be diverted onto the rail corridor;
- (11) That during constructions the developer shall take appropriate steps to ensure that there is no adverse impacts on the stability of the rail corridor;
- (12) That an acoustic engineers report shall be submitted and the building shall be constructed to show compliance with the rail noise and vibration guidelines in AS2107;
- (13) That landscaping and fencing shall be employed to minimize the visual and aural impact of the adjacent rail track on the development and to avoid people entering onto the railway corridor during construction and after completion of the development;
- (14) That the developer shall liaise with and comply with all reasonable requirements of State Rail during construction, including carrying out a geotechnical investigation prior to any excavation work to ensure stability of the rail corridor;
- (15) That the car park shall be ventilated in accordance with the requirements of AS1668.2-1991, Section 4.4;
- (16) That plans and specifications showing details of:-
  - (a) mechanical ventilation systems
  - (b) car park ventilation

shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;

- (17) That secure bicycle storage facilities shall be provided to the satisfaction of the Director of Planning and Building in the form of a minimum 5 x class 1 units and 3 x class 3 units (AS2890.3);

and the following adopted standard conditions:

- (18) LDA21 - No resident parking for residential flat developments;
- (19) LDA48 - Safe walking surface on crossing;
- (20) LDA66 - Minimum 2.2m headroom;
- (21) LDA101 - Provide landscaping plan;
- (22) LDA152 - Schedule of finishes;
- (23) LDA153 - Reflectivity of external glazing;
- (24) LDA159 - Provide details of exhaust vents;
- (25) LDA160 - Provide service ducts within building;
- (26) LDA162 - Provide common aerial for each building;
- (27) LDA261 - Washing down of trucks;
- (28) LDA351 - Building Application required;
- (29) LDA376 - Hours of building work;
- (30) LDA377 - Construction noise regulation;
- (31) LDA384 - New alignment levels;
- (32) LDA387 - Footway crossings;
- (33) LDA389 - Stormwater disposal requirements;
- (34) LDA391 - Builder's Hoarding Permits;
- (35) LDA392 - No obstruction to public way;
- (36) LDA393 - Delivery of refuse skips;
- (37) LDA396 - Works within boundaries;
- (38) HSC103 - Environmental site assessment being carried out;
- (39) HSC500 - Premises to be ventilated;
- (40) HSC800 - Use of appliances emitting intrusive noise;
- (41) BC26 - Comply with BCA.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, privacy loss, streetscape qualities, traffic and parking congestion, and would not be in the public interest.

- (B) That the applicant is advised that State Rail has indicated that it reserves the right to access the easement burdening the rear of the site and any additional costs caused by structures over the easement must be borne by the developer.
- (C) That the persons who made representations in respect of the proposal, including State Rail, be advised of Council's decision.

Carried.

**16.**

**KING STREET, NOS. 90 - 102, NEWTOWN - TO USE PREMISES AS HOTEL WITHOUT ACCOMMODATION - DEVELOPMENT APPLICATION (U97-00060)**

- (A) That the Council as the responsible authority grants its consent to the application submitted by Bigger Than Hollywood Pty Ltd, with the authority of Hatziplis Holdings Pty Ltd, for permission to change the use of part of the premises to allow the restaurant trading as Top Gun to operate as a hotel (without residential accommodation), subject to the following conditions, namely:-
  - (1) That the consent shall lapse if at any time the premises are not leased and operated by Bigger Than Hollywood Pty Ltd or any such entity which Council judges to be the same management;
  - (2) That the manager or persons authorised by him shall supervise the departure of patrons to ensure that the quiet and good order of the neighbourhood is not disturbed;
  - (3) That announcements shall be made at the end of all entertainment sessions requesting patrons or leave the premises quietly and to not disturb the good order of the neighbourhood;
  - (4) That the number of patrons and staff on the premises shall not exceed 400 at any time;
  - (5) That the side door to Georgina Street shall remain closed after 7.00 p.m. except for emergency egress;

- (6) That all windows in the side and rear elevations shall be sealed and sound proofed to the satisfaction of the Director of Planning and Building;
- (7) That a separate application shall be submitted at the appropriate time for any proposed signs;
- (8) That no flashing, moving or intermittent lighting, visible from the public way shall be installed on the premises or on any external sign associated with the development;
- (9) That at no time shall any signs, sound amplification equipment and the like or goods for sale or display be placed on the areas designated as public areas or on the footway adjacent to the premises;
- (10) That no persons (such as those commonly known as spruikers) shall be located on Council owned property, the subject property or any other property so as to publicise the use of the subject premises;
- (11) That the premises shall not be used as "restricted premises";
- (12) That the premises shall be ventilated in accordance with the requirements of the Building Code of Australia and Council's Ventilation Code;
- (13) That noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give rise to an "offensive noise", as defined under the provisions of the Noise Control Act 1975;
- (14) That the use of the premises shall not give rise to:-
  - (a) transmission of vibration to any place of different occupancy, or
  - (b) a sound level at any point on the boundary of a site greater than the background levels specified in Australian Standard 1055, "Acoustic - Description and Measurement of Environmental Noise" or
  - (c) an "offensive noise" as defined in the Noise Control Act, 1975.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood and would not be in the public interest.

- (B) That the persons who made representations in respect of the proposal be advised of Council's decision.

Carried.

17.

**TRAFFIC - INTERSECTION OF JOYNTON AVENUE AND ELIZABETH STREET, ZETLAND (T52-00153)**

- (1) That approval be given to the expenditure of \$25,000 to install the proposed two raised thresholds in Joynton Avenue, subject to successful outcome of necessary formal action under Section 116 of the Roads Act 1993;
- (2) That Council give approval in principle to incorporate a roundabout or other suitable measures, at the intersection of Elizabeth Street and Joynton Avenue, with the future development of Navy site;
- (3) That funds for work in item 1 are available from Item CWJ - Traffic and Parking (Construction) in the 1997/98 Annual Works Programme.

(DPWS report 9/7/97)

Carried.

18.

**CLEVELAND STREET, NO.187, REDFERN - ERECT A RESIDENTIAL FLAT BUILDING CONTAINING 30 X 2 AND 10 X 1 UNITS - DEVELOPMENT APPLICATION - CONTRIBUTION INCLUDED IN CONSENT (U96-01046)**

- (A) That the Council as the responsible authority grants its consent to the application submitted by Jack Taylor Architects with the authority of Mars Homes Pty Ltd for permission to erect a residential flat building and to further strata subdivide subject to the following conditions, namely:-
- (1) That the development shall be generally in accordance with plans DA01A-DA09A, 96743 dated June 1997;
- (2) That three months after occupation of the building the Public Works and Services Department is to assess the impact of the development on the on-street parking, including the five parking spaces on George Street between James Street and Cleveland Street at the expense of the applicant. A Bank Guarantee of

\$10,000 be submitted to South Sydney Council prior to release of approved building plans;

- (3) That the proposed northern fire stair shall be redesigned to comply with the requirements of Part D of the BCA with specific attention directed to Clauses D.1.7(b) and D.2.4 of the BCA;
- (4) That the proposal shall be built in accordance with the Australian Standard 2107-1987, Acoustics - Recommended Design, Sound levels and Reverberation Times for Building Interiors; details to be submitted with any building application;
- (5) That no stormwater shall be directed onto any rail corridor, and there must be no adverse impacts from the construction of the development phases;
- (6) As a consequence of this development, Council has identified an additional demand for public facilities. Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979, and South Sydney City Council Contributions Plan 1993, the following monetary contributions towards the cost of providing facilities are required:

Civic Improvement, Open Space and Recreation	\$45,867	2 EJ-BGY 0
Child Care	\$ 2,410	2 EK-BGY 0
Community Facilities	\$ 2,385	2 EL-BGY 0
Transport and Access	\$ 8,931	2 EM-BGY 0
Environmental Improvements	\$ 1,444	2 EN-BGY 0

**TOTAL: \$61,037**

**The above amount must be paid to the Council in cash or by unendorsed bank cheque.**

**Payment shall be made before the release of the approved building plans.**

Applications for the payment of contributions by dedicating land or carrying out works-in-kind will be considered on their merits. In the case of works, Council requires the submission, for formal approval, of complete construction documentation and detailed cost estimates of the works based on established industry standards. Security in the form of a bank guarantee for the full contribution amount is to be lodged with Council and will be held until the approved works have been certified as complete to the satisfaction of Council and future management agreed. Applicants are advised to contact the Council as soon as possible concerning any particular proposal.

- (7) That this consent shall lapse after a period of two years from the date this consent became affective, unless the development to which it relates is commenced. (The applicant is advised that an application can be made to the Council before the period expires, for an extension of 1 year).
- (8) That a minimum of 41 off-street car parking spaces shall be provided and, except where elsewhere stipulated, each space shall be a minimum of 5.4m x 2.6m or 5.5m x 2.5m, located, prepared and marked to the satisfaction of the Director of Planning and Building;
- (9) That the car park being ventilated in accordance with Australian Standard 1668 - 1991.1 Specification 7 and Australian Standard 1668.2 Section 4.
- (10) That the building shall be constructed in accordance with Australian Standard 2107-1987 regarding Acoustics;
- (11) That plans and specifications showing details of:-
  - (a) all required mechanical ventilation systems;
  - (b) car park ventilation systems;

- (c) the garbage room;
- (d) the recycling storage area;

shall be submitted to the Director of Planning and Building and approval obtained before installation is commenced;

and the following adopted standard conditions:-

- (12) LDA20 - Parking layout plan;
- (13) LDA21 - No resident parking for residential flat developments;
- (14) LDA29 - Provide sign indicating parking;
- (15) LDA101 - Provide landscaping plan;
- (16) LDA109 - Relocating street trees;
- (17) LDA107 - Make application to remove trees;
- (18) LDA151 - Schedule of finishes;
- (19) LDA153 - Reflectivity of external glazing;
- (20) LDA161 - Provide common television aerial;
- (21) BC26 - Comply with BCA;
- (22) LDA351 - Building Application required;
- (23) LDA359 - No compensation for acquisition;
- (24) LDA376 - Hours of building work;
- (25) LDA368 - Display of street numbers;
- (26) LDA373 - Disabled access provision;
- (27) LDA376 - Hours of building work;
- (28) LDA109 - Relocating street trees;
- (29) LDA394 - Cost of alteration to signposting;
- (30) LDA378 - No machinery on premises;
- (31) LDA387 - Footway crossings;
- (32) LDA384 - New alignment levels;

- (33) LDA388 - Stormwater disposal details;
- (34) LDA397 - Energy Australia dedication;
- (35) LDA392 - No obstruction to public way;
- (36) LDA394 - Cost of alteration to signposting;
- (37) LDA393 - Delivery of refuse skips;
- (38) LDA396 - Works within boundaries;
- (39) HSC103 - Environmental site assessment being carried out;
- (40) HSC500 - Premises to be ventilated;
- (41) HSC555 - Bathroom ventilation;
- (42) HSC700 - Compliance with code for Garbage Handling System;
- (43) HSC705 - Construction of garbage room;
- (44) HSC706 - Storage of recyclable;
- (45) HSC800 - Use of appliances emitting intrusive noise.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, and would not be in the public interest.

- (B) That the applicant be advised that in order to comply with the Local Government Act and (Approvals) Regulation 1993 the following is required:
  - (1) That all relevant sections of the BCA shall be complied with;
  - (2) That the proposed fire isolated stairs shall be redesigned to comply fully with the requirements of Part D of the BCA with specific attention directed to Clauses D.1.7(b) and D2.4 of the BCA;
  - (3) that an additional exit shall be provided to the lower car park level which shall comply fully with the requirements of Part D of the BCA;

- (4) That a Building Application together with plans and specifications incorporating the requirements of conditions contained in this consent shall be lodged with Council and no building (including any demolition) work shall be commenced until that application and plans have been approved. It should be noted that the Building Application will be assessed under the provisions of the Building Code of Australia and the Local Government (approvals) Regulation.
- (C) That the persons who made representations in respect of the proposal be advised of Council's decision.

Carried.

19.

**WILSON LANE, NO. 23, DARLINGTON - ALTERATIONS AND ADDITIONS TO EXISTING DWELLING - DEVELOPMENT APPLICATION (U97-00343)**

- (A) That the Council is satisfied that the objection submitted pursuant to State Environmental Planning Policy No. 1 to the development standard of a maximum floor space ratio of 1:1 in Clause 10 of Local Environmental Plan No. 107 is well founded for the following reason, namely:-

That the additional floor space is largely attic space which will not add additional bulk to the building or impact on surrounding properties,

and accordingly compliance with the standard would be unreasonable and unnecessary.

- (B) That the Council as the responsible authority grants its consent to the application submitted by Ms A F Ward for permission to carry out alterations and additions to existing dwelling, to demolish part of the ground floor, erect a first floor rear deck and convert attic space with a rear dormer, subject to the following conditions, namely:
- (1) That the development shall be generally in accordance with plans BA-01 to 05 inclusive;
- (2) That lattice type privacy screens 1700mm in height shall be erected along the sides of the proposed first floor rear deck and the rear balustrade shall be constructed in a lattice or similar material to a minimum height of 900mm, both to the satisfaction of the Director of Planning and Building;

and the following standard conditions:

- (3) LDA351 - Building Application required;

- (4) LDA367 - Timing device on alarms;
- (5) LDA376 - Hours of building work;
- (6) LDA377 - Construction noise regulation;
- (7) LDA389 - Stormwater disposal requirements;
- (8) LDA392 - No obstruction to public way;
- (9) LDA393 - Delivery of refuse skips;
- (10) LDA396 - Works within boundaries;
- (11) HSC500 - Premises to be ventilated;
- (12) HSC800 - Use of appliances emitting intrusive noise.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood, including adverse effects relating to the emission of noise and vibration, privacy loss, traffic and parking congestion, and would not be in the public interest.

- (C) That the persons who made representations in respect of the proposal be advised of Council's decision.
- (D) That the Secretary of the Department of Urban Affairs and Planning be notified of Councils determination under SEPP No. 1 in accordance with the Departments Circular No. 117 of 9 December 1986.

Carried.

20.

**RUSHCUTTERS BAY PARK - ERECTION OF COMPOUND (U95-01098)**

That Council, in consideration to an application by John Holland Constructions to use portion of Rushcutters Bay Reserve as a construction site in conjunction with works at Nos. 104-110 Rushcutters Bay, is prepared to allow the use of the Reserve subject to the following conditions, namely:-

- (1) That the area shall be utilized to be as defined in attachment "B" to this report.
- (2) That the area shall be fenced with a suitable hoarding to the satisfaction of the Department of Public Works and Services.
- (3) That the reinstatement of the area to its original or better condition on completion of the works prior to Council approving occupation of the development.
- (4) That the lodgment of a bond of \$30,000 against damage to Council's two trees and other improvements.
- (5) That the payment of a fee of \$100 per day in accordance with Council's Schedule of Fees and Charges.
- (6) That the approval shall be for a period of 12 months.

(DPW&S Report 11.7.97)

At the request of Councillor Harcourt, and by consent, the motion was amended by the deletion of the whole of the resolution and the insertion in lieu thereof of the following new resolution, namely:-

That consideration of the report be deferred until the next meeting of the Planning and Development Committee to be held on 6 August 1997, to allow further submissions by the applicant to be considered.

Motion, as amended by consent, carried.

21.

**STREETS - EASTERN DISTRIBUTOR - COMPLETION - PROPOSED  
TEMPORARY CONSTRUCTION ACCESS VIA PALMER STREET BETWEEN  
WILLIAM STREET AND STANLEY STREET (T02-00172)**

- (A) That, subject to the concurrence of the South Sydney Traffic Committee, Council authorises the proposal from Leighton Contractors Pty Ltd for temporary construction access to the William Street Exist portal of the proposed Eastern Distributor for a period of up to 3 years, involving:

- (1) reversing the one-way traffic flow in Barnett Lane to become one-way easterly from Crown Street to Palmer Street;
  - (2) limiting Palmer Street to a one-way southerly flow from Barnett Lane to Stanley Street;
  - (3) permitting only authorised construction vehicles to enter from William Street and use the closed section of Palmer Street from William Street to Barnett Lane.
- (B) That Leighton Contractors P/L be asked to advise the Contractors and Sub-contractors of the parking provision made for them and that surrounding streets are subject to residents parking.
- (C) That either the RTA or Leighton Contractors P/L whoever appropriate be requested to notify local residents and businesses of the change traffic conditions.

Carried.

## 22.

### **PATHWAYS TO SUSTAINABILITY CONFERENCE - OUTCOMES AND FURTHER ACTION - SUSTAINABILITY COMMITTEE PROPOSAL (2014100)**

- (a) That Council supports the establishment of a Sustainability Committee with the functions and operations as set out in this report.
- (b) That a Sustainability Committee be convened, comprising of interested Councillors and appropriate Council staff from Council's Health and Community Services, Planning and Building and Public Works and Services Departments.
- (c) That Council nominate interested Councillors who wish to participate in the proposed Sustainability Committee.
- (d) That, as a matter of priority the Sustainability Committee prepare a "future directions" statement to map out Council's progress and propose appropriate future action.

(A/DPB & A/DHCS Report 11.7.97)

At the request of the Mayor, and by consent, the motion was amended by the addition of a clause (e), namely:-

- (e) That the Director of Planning and Building submit a timetable detailing times and dates to be forwarded to the Councillors for their comments.

Motion, as amended by consent, carried.

23.

**ALBION STREET, NO.49, SURRY HILLS - ALTERATIONS AND ADDITIONS TO COMMERCIAL/RESIDENTIAL PREMISES - DEVELOPMENT APPLICATION (U97-00323)**

This matter was submitted to Council without recommendation.

Moved by Councillor Harcourt, seconded by Councillor Lay:-

- (A) That the Council as the responsible authority grants its consent to the application submitted by Mr J T Hodgers for permission to make alterations and additions at No. 49 Albion Street, Surry Hills, subject to the following conditions, namely:-
- (1) That the development shall be generally in accordance with plans numbered DA 002B and dated March 1997 except as modified by the conditions below;
  - (2) That a maximum of one off street car parking space shall be provided and, except where elsewhere stipulated, shall be a minimum of 5.4m x 2.6m or 5.5m x 2.5m, located, prepared and marked to the satisfaction of the Director of Planning and Building;
  - (3) That this consent does not in any way give approval to the continued use of the premises for pasta manufacturing and that a development application shall be submitted to Council for the use of the ground floor of the premises;
  - (4) That the proposed first floor roof garden shall have maximum dimensions of 2m x 3.2m and shall not extend beyond the rear alignment of the adjoining property (No. 47);
  - (5) That the wall on the boundary with No. 47 shall not exceed 2.7m in height measured from the floor;
  - (6) That the proposed front attic level dormer shall be vertically proportioned at a ratio of 1.5:1 measured from head to ceiling of the window frame;
  - (7) That a Building Application together with plans and specifications incorporating the requirements of conditions contained in this consent shall be lodged with Council and no building (including any demolition) work shall be commenced until that application and plans have been approved. It should be noted that the Building Application will be assessed under the provisions of the

Building Code of Australia and the Local Government (approvals) Regulation;

- (8) That all relevant sections of the BCA shall be complied with;
- (9) That the premises shall be ventilated in accordance with the requirements of the Building Code of Australia and Council's Ventilation Code;
- (10) That a garbage room or garbage receptacle storage area shall be provided within the site in an approved position constructed in accordance with the requirements of Council's Waste Management/Minimisation Fact Sheets;
- (11) That adequate facilities shall be provided for the storage of recyclable material. The area to be located and marked to the satisfaction of the Director of Health and Community Services. Details to be submitted with the Building Application;
- (12) That the applicant shall enter into a commercial contract for the removal of trade waste;
- (13) That noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give rise to an "offensive noise" as defined under the provisions of the Noise Control Act 1975.

The reason for Council granting consent, subject to the above conditions, is:-

Granting unconditional consent would be likely to adversely affect the amenity of the neighbourhood and would not be in the public interest.

- (B) That the persons who made representations in respect of the proposal be advised of Council's decision.

Carried.

24.

**RILEY STREET, NOS.252-284, SURRY HILLS - CHANGE OF HOURS  
AMEND PARKING AND ERECT BANNERS - DEVELOPMENT  
APPLICATION (U96-01113)**

- (A) That the Council as the responsible authority grants its consent to an application submitted by Fitness Network Pty Ltd, with the authority of Key Nominees to waive a requirement to provide parking spaces in conjunction with the operation of a gymnasium, for an extension of music associated with aerobic classes and to display advertising banners, subject to the following conditions, namely:-
- (1) That the requirement that 12 leased car spaces be provided in conjunction with the use of the premises as a gymnasium, be suspended.
  - (2) That the applicant shall provide 10 extra bicycle spaces for visitors in accordance with requirements of Class III facilities of AS2890.3, located in a secure and accessible place and to the satisfaction of the Director of Planning and Building;
  - (3) That the applicant shall apply to the Director of Public Works and Services with any supporting information for additional on-street parking opportunities for resident/visitor parking to be created within a 50m radius of the site, and that subject to the agreement of the changes with the Local Traffic Committee, shall pay Council for the full cost of conversion of those spaces;
  - (4) That the applicant shall actively encourage customers to travel by bicycle, bus or foot and if customers travel by car, discourage those customers parking in streets with residential uses. The applicant is to provide details of how these will be promoted (e.g. newsletter, handouts, noticeboards, etc).
- (B) That the Council refuses its consent to the application to extend the hours in which recorded music may be played to be from 10.00 a.m. to 6.30 p.m. Saturdays and Sundays, for the following reason:-
- That the extended hours would create a noise nuisance for local residents and approval would not be in the public interest.
- (C) That the applicant be advised to submit a separate application for banners detailing their number, dimensions and the proposed location on the building.
- (D) That the persons who made representations in respect of the proposal be advised of Council's decision.

At the request of Councillor Harcourt, and by consent, the motion was amended by the deletion of clause (B) and the insertion of a new condition (5) in clause (A), namely:-

- (5) That the use of recorded music shall be permitted between the hours of 4.30 p.m. to 6.30 p.m., Saturdays and Sundays (March to November) and 5.30 p.m. to 6.30 p.m., Saturdays and Sundays (December to February) for a trial period of 12 months from the date of this consent after which the hours shall revert to those approved under development consent (U93-00750).

NOTE:

The applicant is advised that an application may be made prior to the expiration of the 12 month trial period for the permanent granting of these hours.

Motion, as amended by consent, carried.

**25.**

**PARKS - SYDNEY PARK - LIVE ENTERTAINMENT EVENT (P52-00149)**

- (1) That the Council as the owner of Sydney Park gives approval to Universal Music Australia Ltd to submit a Development Application for the use of Sydney Park for a live music event being a free concert for an event titled 'Grudgefest' on Saturday 27 September 1997;
- (2) That Universal Music shall be advised that Council's approval to submit the Development Application does not signify any acceptance of the Event by Council or any approval;
- (3) That further information shall be sought from Universal Music concerning the proposed collection of money and the nomination of a charity;
- (4) That a further report shall be submitted to Council concerning any donation to a charity should the event proceed.

(A/DPW&S Report 9.7.97)

Carried.

At 8.20 p.m. the meeting terminated.

Confirmed at a meeting of South Sydney City Council

held on ..... 1997

**CHAIRPERSON**

**ACTING GENERAL MANAGER**