

Relevant Information for Council

FILE: X003280.001 **DATE:** 18 November 2022

TO: Lord Mayor and Councillors

FROM: Kim Woodbury, Chief Operating Officer

THROUGH: Monica Barone, Chief Executive Officer

SUBJECT: Information Relevant To Item 6.8 Lease Approval and Permanent Road Closure - Part Jones Street, Ultimo.

Alternative Recommendation

It is resolved that:

- (A) Council endorse the permanent road closure of Jones Street, Ultimo, between Broadway and Thomas Street, vesting in the City of Sydney as operational land, and as shown as Proposed Lot 100 in the Draft Plan of First Title Creation at Attachment B to the subject report;
- (B) Council approve the proposed 40 year lease to the University of Technology Sydney for the occupation of Jones Street, Ultimo, between Broadway and Thomas Street, in accordance with the terms and conditions contained in Confidential Attachment I to the subject report, **with the following additional lease requirements:**
 - (i) ***UTS must provide unhindered 24x7 pedestrian and bicycle access to the leased area;***
 - (ii) ***final design and materials for the upgrade works must be approved by the City prior to construction and works will be undertaken within three years of the commencement of the lease;***
 - (iii) ***the upgrade works will include a demarcated shared cycle/pedestrian path from Broadway to Thomas Street, acknowledging that this forms part of the important Regional Bike Network and will address risks relating to sight-lines due to the new trees/landscaping and interaction between people walking and riding in the area;***
 - (iv) ***the minimum width for shared path will be 4 metres, which can also be used for emergency services; and***

- (v) ***UTS to install bicycle way-finding signage and shared path markings to City standards.***
- (C) Council note the surrender of the existing short-term lease of an unused road to University of Technology Sydney will occur in accordance with the delegations from the Chief Executive Officer to Directors and staff, one day prior to the commencement of the new lease, subject to the terms and conditions outlined in Confidential Attachment I to the subject report; and
- (D) authority be delegated to the Chief Executive Officer to:
- (i) negotiate, execute and administer the terms of the lease in accordance with the essential terms and conditions contained in the Confidential Attachment I to the subject report; and
 - (ii) approve the publication of a Government Gazette to give effect to the permanent road closure and classification as operational land.

Purpose

To provide an Alternative Recommendation and responses to requests for further information.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 14 November 2022, further information was sought on the following:

Consideration of a separated cycleway

The City will ensure that the University of Technology Sydney (UTS) develops a safe and appropriate design for the area of Jones Street between Broadway and Thomas Street.

The City will require that UTS provide a clearly demarcated shared path for people riding north-south through this area (between Broadway and Thomas Street).

This will communicate to people in the area that they are likely to experience riders on this route and encourage people to dwell in areas other than the shared path.

It will be consistent with the cycling environment to the north and south of this area.

This proposed approach will be appropriate to serve the existing cycling demand (approx. 500 per day) and can safely cater for significant growth in demand.

The City will not require or recommend a fully separated cycleway in this location for the following reasons:

- Raised separators would cause trip hazards for people walking east-west through this area between buildings and parallel to Broadway.
- A separated cycleway risks giving riders the expectation that they have the right of way and encourages them to ride faster – both would increase risk to people walking.

- Raised separators may hinder access for Emergency Services.

Landscaping Design - Pedestrian Needs

The City will require that UTS develops the landscaping so that it provides for a safe and accessible design which responds to the interaction between people walking and riding, for the area of Jones Street between Broadway and Thomas Street.

Permeable Surface Proposed

The City will require that UTS incorporates appropriate materials into the final design.

Connection to Sydney TAFE

The existing arrangement on Jones Street between Thomas Street and MaryAnn Street (the location of the TAFE) offers an appropriate shared path environment where people riding at low speeds safely interact with people walking along and across Jones Street.

The City would like to see a better-aligned crossing of Thomas Street, with a parallel bicycle crossing. This will be considered as part of the final design with UTS.

Memo from Kim Woodbury, Chief Operating Officer.

Prepared by: Annabel Chapman, Commercial Property Manager.

Approved

A handwritten signature in black ink, appearing to read 'P.M. Barone', with a long horizontal flourish extending to the right.

MONICA BARONE

Chief Executive Officer