

Item 10

Questions on Notice

1. Tree Management

By Councillor Ellsmore

Question

1. What does the City require in terms of specialist reports or evidence to remove a tree, if a resident thinks a tree is difficult to manage and/or causing damage to their property?
2. In what circumstances is an arborist report required?
3. Who is responsible for paying for the specialist reports, arborist inspections, and/or other evidence?

What policies guide this? Please include location and page number.

4. Are there any circumstances when the City would organise its own arborist to undertake review of trees that might be causing damage:
 - (a) To public property;
 - (b) To private property.
5. Has the City considered whether additional support is needed for low-income households who apply for the removal of a tree?

What policies guide this? Please include location and page number.

6. How does the City collaborate with private owners to facilitate the retention of trees that are difficult to manage and/or causing damage?

What policies guide this? Please include location and page number.

7. Does the City undertake tree management plans with private owners?

If so, what is the City's role? Please provide details, including any resources and support provided.

X086664

2. Status of State Government Redevelopment Projects in the City of Sydney - September 2023 Update

By Councillor Ellsmore

Question

1. In answers to questions on notice tabled at the August 2023 Council meeting, about current state significant planning proposals within the City of Sydney Local Government Area, Council advised that it is assessing the rezoning proposal from the Transport Asset Holding Entity (TAHE) for the Central Station Precinct.
 - (a) What is the City's role in assessing the planning proposal for the rezoning of the Central Station precinct?
 - (b) What is the timeline for the assessment of the rezoning proposal for the Central Station precinct?
 - (c) Where can the public access details about the rezoning proposal?
 - (d) How does the rezoning proposal relate to the City of Sydney's current consultation to 'help plan the emerging Camperdown health, education and innovation precinct in Tech Central' which was launched in September 2023?
2. Since the answers to questions on notice in August, are there any additional state significant planning proposals on public land within the City of Sydney Local Government Area, that the Council is aware of?

If yes, please provide details.

3. In answers to questions tabled at the August 2023 Council meeting, about which development applications, modifications or other form of planning proposals the City of Sydney is currently assessing where the NSW Government is the landowner of proponent, a summary was provided in the form of a table of 52 projects.

Since the last Council meeting:

- (a) Are there any updates on the status of these 52 projects?
- (b) Are there any additional development applications, modifications or other form of planning proposals?

If yes, please provide details or updates to the table.

4. Since August 2023, have City staff had discussions with any NSW Government representatives about any new or future development applications or development projects, relating to State-owned or controlled land in the Local Government Area, including any pre-DA requests?

If yes, please provide details.

X086664

3. Status of Public Housing Redevelopment Plans in the City of Sydney - September 2023 Update

By Councillor Ellsmore

Question

1. In answers to questions on notice tabled at the August 2023 Council meeting, about what development applications including modification applications or planning proposals relating to public housing in the City of Sydney Local Government Area are currently underway, Council advised the following:
 - (a) Explorer Street South Eveleigh - Draft planning controls are under preparation for a rezoning led by the NSW Land and Housing Corporation (LAHC).
 - (b) 14-36 Wentworth Park Road Glebe - a pre-DA discussion had been held.
 - (c) 82 Wentworth Park Rd Glebe - a development application for demolition of existing housing and construction of replacement housing was under assessment.
 - (d) 17-31 Cowper St Glebe - a modification application for an affordable housing development to reduce balcony sizes and other amendments was under assessment.

Since August, have there been any additional development applications relating to public housing in the City of Sydney, including modification applications, or planning proposals?

If yes, please provide details.

2. If not included in the answers above, as of September 2023, at what stage are proposals or applications in relation to:
 - (a) Waterloo South.
 - (b) 600 Elizabeth St Redfern.
3. Of the sites listed above, what is the current status of their development applications, planning proposals, modifications or pre-DA discussions?
4. In answers to questions on notice in August, it was advised that the LAHC had pre-DA discussions with the Council in relation to 14-36 Wentworth Park Road, Glebe.

Please detail the nature of these discussions, including the proposed development, and the City's advice.
5. Since August 2023, have City staff had any further discussions with any NSW Government representatives about new, planned or future development applications or development projects, relating to public housing in the Local Government Area, including any pre-DA requests? If yes, please provide details.

6. Are any of the proposals or applications listed above to be considered at an upcoming Local Planning Panel?

If yes, what is the street address of the relevant application/s or proposal/s, and what is the estimated date that the application/s or proposal/s will be considered?

7. In answers to questions on notice tabled at the August 2023 Council meeting, about public housing sites in Pyrmont that have been identified for potential planning changes through the City of Sydney's strategic review of the area, Council advised that eight (8) sites were under consideration.

(a) What are the addresses of these sites?

(b) Are these sites proposed for planning changes, for example identified as sites 'capable of change'?

8. Since August 2023, is the City of Sydney aware of any further proposals for the redevelopment of public housing in the Local Government Area, that are not yet lodged but in early stages of planning, including consultation pre lodgement?

This includes expressions of interest for public housing sites which are the rezoning of the former NSW Government's public call for rezoning proposals for public housing sites.

9. Since August 2023, have any public housing sites in other parts of the Local Government Area, been identified for potential planning changes, arising from other City of Sydney's strategic planning processes or reviews?

If yes, please provide details.

X086664

4. Residential Properties in the City of Sydney

By Councillor Jarrett

Question

1. How many residential properties does the City of Sydney act as a landlord for within our property portfolio?
2. What are the addresses of these residential properties that are owned by the City of Sydney within our property portfolio?
3. What are the conditions and state of repair of each of these properties?
4. What are the City's processes for upgrading and renovating these properties if required to attract tenants and/or meet current housing standards?

5. How many of the City's residential properties have tenants currently occupying the property?
6. How many of the City's residential properties are currently leased to affordable and social housing tenants?

X086666

5. Council Investments and Financial Position - August 2023

By Councillor Ellsmore

Question

1. In answers to questions on notice about the City of Sydney Council's investments, which were tabled at the August 2023 Council meeting, the value of the Council's property investment portfolio, excluding strategic holdings, was \$509.6M.

What is the current value of the City of Sydney's commercial property investment portfolio? If unchanged from August 2023 please note this.

2. Separate from the City's commercial property investment portfolio, the monthly investment report to the City's Corporate, Finance, Properties and Tenders Committee reported that the City's cash and investment position as of 31 August 2023 was \$817.51M.
 - (a) Of the total cash investments currently held by the City of Sydney, how much in total is considered 'unrestricted'?
 - (b) Of the total cash investments currently held by the City of Sydney, how much of the 'restricted' revenue will be needed for projects or operations:
 - (i) in the current four years 2023/24 to 2027/28?
 - (ii) from 2028/29 onwards?
3. In answers to questions on notice tabled at the August 2023 Council meeting, it was reported that developer contributions (including but not limited to affordable housing development contributions) made up \$46.7M of City's cash and investments (as of 30 June 2023). Within this (as of 1 July 2023) approximately \$1.92M were affordable housing contributions.
 - (a) What is the current estimate of development contributions held by the Council?
 - (b) What is the current estimate of how much of the Council's cash and investments are affordable housing contributions?

If an updated figure from August 2023 is not yet available, please note this.

4. In answers to questions on notice tabled at the August 2023 Council meeting, the estimated revenue from the City's commercial portfolio (on a gross basis) for the financial year 2023/24 was projected to be \$68.9M.

What is the projected return on investment, as a percentage, for the City's commercial property portfolio, for the financial year 2023/24?

5. In answers to questions on notice tabled at the August 2023 Council meeting, the estimated revenue from the City's cash and investment for the financial year 2023/24 was projected to be \$20.4M.

What is the projected return on investment, as a percentage, from the City's cash investments, for the financial year 2023/24?

6. In answers to questions on notice tabled at the August 2023 Council meeting, it was reported that the scope of the City's cash investments and the wider NSW local government sector are limited.

- (a) What limits exist on Councils to invest in commercial property?
- (b) What limits exist on Councils to invest in residential property?
- (c) What regulations, policy documents or guidelines outline these limitations?

7. What rules guide when Council can:

- (a) Lease, sell or transfer commercial properties it owns as a discount or below market rate?
- (b) Lease, sell or transfer residential properties it owns as a discount or below market rate?

8. What policies and procedures guide whether or not the City considers long term borrowing, to finance investments or other activities?

X086664

6. Ultimate Fighting Championship

By Councillor Gannon

Question

1. On Wednesday 6 September 2023, the Ultimate Fighting Championship (UFC) held an "Open Workouts" event at Town Hall. Does the City of Sydney provide any direct or in-kind financial support to the UFC?
 - (a) If so, what amount, per last five financial years?
 - (b) If so, for what reasons?
2. Does the City of Sydney provide any non-financial support to the UFC? If so, what?

3. Have City of Sydney Council staff received complimentary tickets?
 - (a) If so, how many staff?
 - (b) If so, what was the value of those tickets?
4. Has the City of Sydney provided Tourism NSW with any cash or value in kind supports?
5. Was the UFC event afforded any value in kind production fee waivers? If so, what is the value?

X086665

7. Banning Gas

By Councillor Gannon

Question

1. As part of the City's plan to investigate opportunities to phase out gas in new developments, is the City considering prohibiting the following:
 - (a) barbecues that use gas cylinders;
 - (b) external heaters that use gas cylinders?
2. When is the City's review into banning gas expected to be completed by?

X086665

8. Koi Fish Deaths at Arthur McElhone Reserve

By Councillor Gannon

Question

Elizabeth Bay residents have raised concerns about recent Koi Fish deaths at Arthur McElhone Reserve, Elizabeth Bay.

1. What actions has the City of Sydney taken to address Koi Fish deaths?
2. Has a review of the water quality been undertaken by the City?
 - (a) If so, when?
 - (b) If not, why not?
3. Does the City of Sydney plan to install CCTV cameras at Arthur McElhone Reserve to prevent theft or disposal of fish from this site?

X086665

9. Penalty Notices Issued to Council-Owned Vehicles

By Councillor Gannon

Question on Notice

1. Has the City of Sydney paid any of the fines in relation to the 163 penalty notices issued during use of council-owned vehicles?
 - (a) If so, how many fines?
 - (b) If so, what was the total value of fines paid?
2. Were any of the fines issued to staff of the Lord Mayor's Office? If so, what type of fines, and how many?

X086665

10. State Government Consultation and the City of Sydney

By Councillor Gannon

Question

Has the NSW Local Government Minister, or his Department, sought feedback from the City of Sydney in relation to:

1. Any changes to legislation? If so, how many draft Bills?
2. Any changes to regulations? If so, how many draft regulation changes?

X086665

11. Compliance with Provisions of the GIPA Act

By Councillor Weldon

Question

1. What is the total number of requests for access to documents the City of Sydney has received from members of the public in the period 2018 to present?
2. Of these requests, how many have been processed:
 - (a) under the provisions of the GIPA legislation with review rights?
 - (b) informally without review rights?
3. In relation to 2 (a), how many decisions by the City regarding applications for information under a formal GIPA application have been appealed by applicants in the period 2018-2023?

4. Has the Information and Privacy Commission contacted the City about its procedures for processing requests for documents by the public in the period 2018-2023?
5. If the answer to 4 is yes:
 - (a) On what date(s) was the City contacted by the Information and Privacy Commissioner?
 - (b) What issues did the Information and Privacy Commissioner draw to the City's attention?
 - (c) At any time was the City informed by the Information and Privacy Commissioner it was operating contrary to the provisions of the GIPA legislation?
6. If the answer is to 5 (c) is yes:
 - (a) What were the particular provisions of the GIPA legislation the City was informed it was not complying with, or in breach of?
 - (b) Since being notified, what action has the City taken to comply with its obligations under of the GIPA legislation?

X086670

12. City of Sydney Community Polling

By Councillor Scott

In the past few weeks, community members have been reached out to via phone to discuss their satisfaction with Cleanaway and City services, level waste production, for views on the City's sustainability, potential involvement in city focus groups and more.

Question

1. Since 2008, how much money has the City allocated to focus groups per year?
2. Since 2008, how much money has the City allocated to polling per year?
3. How many focus groups has the city run in the past year?
 - (a) What was the topic of these focus groups?
 - (b) How were community members recruited for the focus groups?
4. How many separate polls has the city undertaken in the past year? What were these polls related to?
5. Can all Councillors be provided with the information resulting from these investigations? If so, how will Councillor access this information or be notified?

X086668

13. City of Sydney Offset Purchasing

By Councillor Scott

Question

1. What other projects made up the remaining 91 per cent of purchased offsets? Include project name and location.
2. By year since 2004, what has been the increase in the per cent of high quality Australian regenerative offsets that make up the City's total offset purchases?
3. By year since 2004, by what percent has the City decreased its total CO² emissions?
4. What strategies and investigations are the City undertaking to ensure it meets its 2025 target of 100 per cent high quality Australian regenerative offsets?

X086668

14. Cleanaway Fines for Unregistered Product Movement

By Councillor Scott

EPA Victoria has issued three fines to Cleanaway Pty Ltd totalling nearly \$30,000 for transporting waste hand sanitizer without properly logging its movement.

Question

1. How many breaches has Cleanaway had in total, broken down by year since the start of the contract?
2. Which of these breaches took place within the City of Sydney Local Government Area? Include the type of breach.
3. Have any fines been issued to Cleanaway within NSW for this type of offence? (Transporting goods without logging it)
4. Has the City investigated breaches of this kind within our Local Government Area? If so, what were the results of these investigations?
5. What actions have the City taken in response to Cleanaway's breaches? Including the breach in Victoria.
6. What rights and obligations does the City have to take action and penalise contractors for breaches? Can the City order contractors to take certain actions?
7. How is the City notified about contractor breaches? Has the City been notified regarding Cleanaway's breaches in Victoria?

8. How does the City work with contractors after a breach to ensure that the breach does not occur again? How has this been employed in the case of Cleanaway?
9. What assurances does the City have in regards to their liability for the breaches?

X086668

15. Cost of Vacant City Owned Land

By Councillor Scott

Item 3 on the agenda for the 11 September 2023 Housing For All Committee meeting is 'Affordable and Diverse Housing - Opportunities for City Owned Land'. The report requests Council's endorsement of the sale of four surplus properties with the potential to yield a minimum of 15 bedrooms from the sale of these properties.

Question

1. Broken down by each property, when was the date of last occupation?
2. Broken down by year since 2004 and by property, please detail the earning provided by the property to the City.
3. Broken down by year since 2004 and by property, please detail the cost of management fees paid to managing agents.
4. Detail by property, the cost of the maintenance requirements to be safely re-occupied.
5. Detail by property, the estimated worth of one month in rent.

X086668

16. Fire Safety Compliance in Boarding Houses

By Councillor Scott

Due to a recent fire safety compliance blitz in the Inner West, low-cost accommodation options such as boarding houses have opted to sell rather than address the costly compliance orders. The conditions with the boarding houses are often terrible and unsafe, but many people are left with no other option.

Question

1. When was the last time the city investigated the fire safety of boarding houses within the Local Government Area? What were the findings and actions taken as a result of these investigations?

2. Has the City observed an increasing number of boarding houses being sold within the Local Government Area? If so, what actions are the City taking to rectify this?
3. How is the City supporting low-cost accommodation and affordable housing services with issues relating to fire safety compliance?

X086668