

MEETING NOTICE

A meeting of the
City Works & Assets Committee
will be held in the Botany Town Hall
Corner of Edward Street and Botany Road, Botany
on **Wednesday 8 February 2023 at the conclusion of the City Planning & Environment
Committee which commences at 6:30 pm**

AGENDA

- 1 ACKNOWLEDGEMENT OF COUNTRY**
- 2 APOLOGIES**
- 3 DISCLOSURES OF INTEREST**
- 4 MINUTES OF PREVIOUS MEETINGS**
 - 4.1 Minutes of the City Works & Assets Committee Meeting - 9
November 20223
- 5 ITEMS BY EXCEPTION**
- 6 PUBLIC FORUM**
- 7 REPORTS**
 - CWA23.001 Mascot Oval Upgrade10
 - CWA23.002 Proposed Disposal of Land - 5A Waldron Street, Sandringham 23
 - CWA23.003 Proposed Closure and Sale - Part of Road Reserve at the Rear
of 254 King Street, Mascot28
 - CWA23.004 New Footpath Selection Criteria and Priority List32
- 8 CONFIDENTIAL REPORTS**
 - Nil

The meeting will be video recorded and live streamed to the community via Council's YouTube page, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the traditional custodians: the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 APOLOGIES**3 DISCLOSURES OF INTEREST**

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

CWA23.001 Minutes of the City Works & Assets Committee Meeting - 9
November 2022

City Works & Assets Committee

8/02/2023

Item No	4.1
Subject	Minutes of the City Works & Assets Committee Meeting - 9 November 2022
Report by	Colin Clissold, Director City Presentation
File	SF22/6424

Officer Recommendation

That the Minutes of the City Works & Assets Committee meeting held on 9 November 2022 be noted.

Present

Councillor Andrew Tsounis (Chairperson)
Councillor Liz Barlow
Councillor Heidi Lee Douglas
Councillor Ann Fardell

Also present

Councillor Jennifer Muscat
Councillor Greta Werner
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Richard Sheridan, Director City Performance
Joe Logiacco, Acting Director City Presentation (via audio visual link)
Jourdan Di Leo, Manager Property
Louise Farrell, Manager City Projects
Cathryn Bush, Coordinator Governance
Benjamin Heraud, Coordinator Property Operations
Craig Dalli, Development Manager Property
Jamie Motum, General Counsel
Anne Suann, Governance Officer
Suhradam Patel, IT Support Officer

Note: In the absence of the Chairperson and Deputy Chairperson for this meeting, the Committee members resolved to elect a substitute Chairperson, as the first item of business at the commencement of the meeting.

Procedural Motion (Councillor Fardell and Councillor Muscat)

That Councillor Tsounis be nominated as chairperson for this meeting.

Note: Councillor Tsounis was elected unopposed as Chairperson.

Commencement of Meeting

The Chairperson opened the meeting in the Committee Room, Botany Town Hall, at 7:40 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the traditional custodians: the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 Apologies and Attendance via Audio-Visual Link

Apologies (Councillor Barlow / Councillor Fardell)

The following apologies were received:

Councillor Ed McDougall (Chairperson)
Councillor Christina Curry (Mayor / Deputy Chairperson)
Councillor Jo Jansyn

Attendance Via Audio-Visual Link

There were no Committee members in attendance via audio-visual link.

3 Disclosures of Interest

Councillor Douglas

CWA22.032 - Brighton Baths Amenities Building - Payment Plan Update Le Sands Restaurant

Councillor Douglas declared a Significant Non-Pecuniary Interest in Item CWA22.032 on the basis of perception, as Ilias Tzortzis, a candidate at the council election on 4 December 2021 and the son-in-law of the lessee of the Le Sands Restaurants, gave her a preference as his third preference at the election, and stated she would leave the Chamber for consideration and voting on the matter.

Councillor Werner

CWA22.032 - Brighton Baths Amenities Building - Payment Plan Update Le Sands Restaurant

Councillor Werner declared a Less than Significant Non-Pecuniary Interest in Item CWA22.032 on the basis that she attended a fundraiser for Bayside Women's Shelter at the lessee's venue but stated she would remain in the Chamber for consideration and voting on the matter.

Councillor Tsounis

CWA22.032 - Brighton Baths Amenities Building - Payment Plan Update Le Sands Restaurant

Councillor Tsounis declared a Less than Significant Non-Pecuniary Interest in Item CWA22.032 on the basis that he has visited the restaurant on many occasions over the

years but has not connection with the operator at all and stated he would remain in the Chamber for consideration and voting on the matter.

CWA22.033 - Proposed Recategorisation of 72 Laycock Street, Bexley North

Councillor Tsounis declared a Less than Significant Non-Pecuniary Interest in Item CWA22.033 on the basis that he is a former member of AHEPA, and stated he would remain in the meeting for consideration and voting on the matter.

Councillor Fardell

CWA22.033 - Proposed Recategorisation of 72 Laycock Street, Bexley North

Councillor Fardell declared a Less than Significant Non-Pecuniary Interest in Item CWA22.032 on the basis that she attended the AHEPA flag raising function, and stated she would remain in the Chamber for consideration and voting on the matter.

4 Minutes of Previous Meetings

4.1 Minutes of the City Works & Assets Committee Meeting - 12 October 2022

Committee Recommendation (Councillor Fardell and Councillor Barlow)

That the Minutes of the City Works & Assets Committee meeting held on 12 October 2022 be confirmed as a true record of proceedings.

4.2 Business Arising

Note: The Committee notes that the Minutes of the City Works & Assets Committee Meeting of 12 October 2022 were received and the recommendations therein were adopted by the Council at its meeting of 26 October 2022.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

There were no speakers for Public Forum.

7 Reports

CWA22.031 Update - Riverine Park

Committee Recommendation (Councillor Douglas and Councillor Fardell)

- 1 That the report be received and noted.
- 2 That Council undertakes minor works on a section of Riverine Park to allow training, and that these fields will be bookable through our current system; and

- 3 A permanent agreement for the use of Riverine Park commence in 2024, after consultation and Ministerial Approval has been achieved, allowing local sporting clubs to have access to these fields during the construction of Barton Park.
- 4 That Council continues to work with the three sporting partners to progress the approvals required for the long-term Licence Agreement.

CWA22.032 Brighton Baths Amenities Building - Payment Plan Update Le Sands Restaurant

Note: Councillor Douglas previously declared a Significant Non-Pecuniary Interest in this item and left the meeting at 7:54pm for consideration and voting on the matter.

Note: Councillor Muscat joined the meeting as a committee member to form the quorum in absence of Councillor Douglas for consideration and voting on this item.

Note: Councillor Tsounis previously declared a Less than Significant Non-Pecuniary Interest in this Item and remained in the meeting for consideration and voting on the matter.

Note: Councillor Werner previously declared a Less than Significant Non-Pecuniary Interest in this Item and remained in the meeting for consideration and voting on the matter.

Committee Recommendation (Councillor Fardell and Councillor Barlow)

- 1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d)(i) of the Local Government Act 1993, the attachment relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.
- 2 That this report be received and noted.

8 Confidential Reports / Matters

In accordance with Council's Code of Meeting Practice, the Chairperson invited members of the public to make representations as to whether this part of the meeting should be closed to the public.

There were no representations.

Closed Committee Meeting

Committee Recommendation (Councillor Fardell and Councillor Douglas)

That, in accordance with section 10A (1) of the Local Government Act 1993, the Committee considers the following item in closed Committee Meeting, from which the press and public are excluded, for the reasons indicated:

CWA22.033 Proposed Recategorisation of 72 Laycock Street, Bexley North

In accordance with section 10A (2) (d) (i) of the Local Government Act 1993, the matters dealt with in this report relate to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Committee Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

Note: Item CWA22.033 was discussed partly in Closed Session.

Resumption of Open Committee Meeting

Committee Recommendation (Councillor Tsounis and Councillor Fardell)

That, the closed part of the meeting having concluded, the open Committee Meeting resume and it be open to the press and public.

CWA22.033 Proposed Recategorisation of 72 Laycock Street, Bexley North

Note: Councillor Fardell previously declared a Less than Significant Non-Pecuniary Interest in this Item and remained in the meeting for consideration and voting on the matter.

Note: Councillor Tsounis previously declared a Less than Significant Non-Pecuniary Interest in this Item and remained in the meeting for consideration and voting on the matter.

Note: Councillor Douglas returned to the chamber.

Committee Recommendation (Councillor Fardell and Councillor Douglas)

That this matter be deferred to an Information Session prior to the December Council Meeting.

9 Conclusion of the Meeting

The Deputy Chairperson closed the meeting at 8:51 pm.

The next meeting will be held in the Committee Room, Botany Town Hall, at 6:30 pm on Wednesday, 9 February 2023.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Works & Assets Committee

8/02/2023

Item No	CWA23.001
Subject	Mascot Oval Upgrade
Report by	Meredith Wallace, General Manager
File	SF22/6564

Summary

Lionel Bowen Park, commonly known as Mascot Oval is proposed for inclusion in the 2023/2024 City Projects Program to upgrade the existing facilities.

Officer Recommendation

- 1 That the Committee receives and notes the report.
 - 2 That the Committee endorses the inclusion of the Mascot Oval project into the 2023/2024 Capital Projects Program.
-

Background

Lionel Bowen Park, commonly known as Mascot Oval, is proposed for inclusion in the 2023/2024 City Projects Program for an upgrade of existing facilities. The existing facilities require an upgrade to meet the growing needs of the club and community of this area.

The proposed works would include:

- New club house/sports amenities building, including larger canteen, accessible facilities, change rooms and toilets.
- Upgrade to existing grandstands
- Refurbishment and extension of the club gym included additional storage and amenities
- Installation of rainwater tanks
- Implementation of a walking track around the oval
- Improved entry/exit and safety

The land is zoned RE1 and the works can be undertaken as Development without Consent approval.

The attachment provides options for inclusion in the overall project scope, precedent images of similar sports amenity upgrades within Bayside Council, artistic impressions and potential finishes. In addition, a high-level budget estimate of \$4million to undertake the entire scope of works, this can be broken into separable portions or a staged delivery approach.

A nearby development with a Voluntary Planning Agreement is able to fund the Mascot Oval refurbishment. The VPA has been paid in full to Council.

Financial Implications

Not applicable ☐

Included in existing approved budget ☒ Included in the 22/23 and 23/24 CPP

Additional funds required ☐ <<Enter comment if required or delete>>

Funding would be from a Voluntary Planning Agreement in the Mascot area which has already been paid in full to Council.

Community Engagement

The sports club has been involved in preliminary discussions regarding the proposed scope of works and a site visit has been undertaken with them.

Attachments

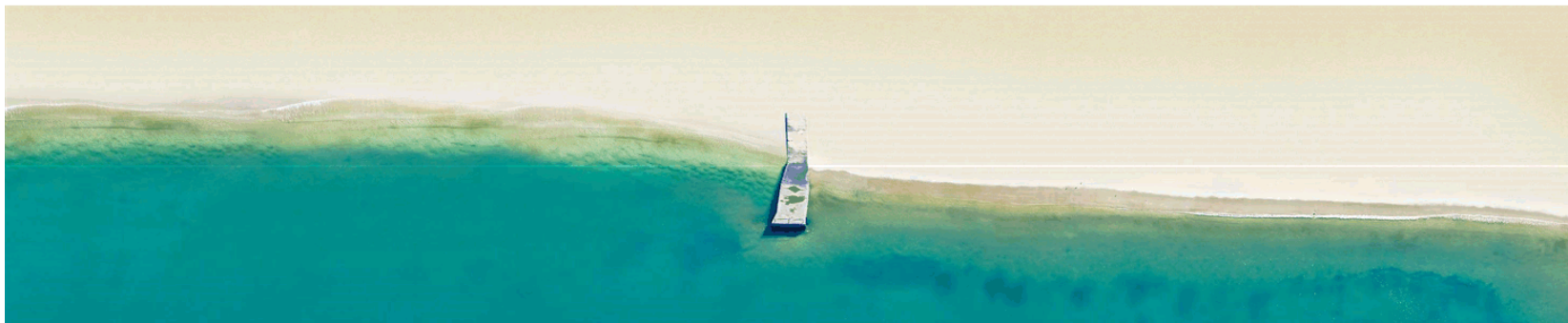
Mascot Oval Presentation [↓](#)



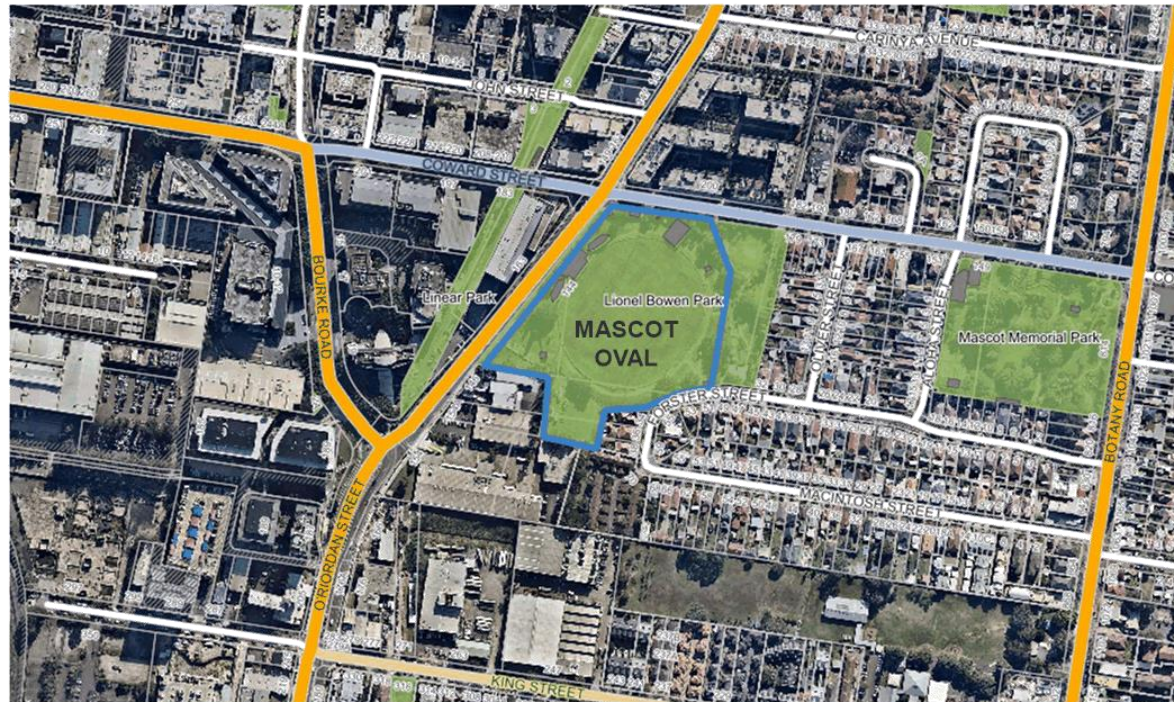
Mascot Oval Redevelopment

City Works & Assets Committee

February 2023



Location Plan



Existing Buildings



1. Gymnasium
2. Public Amenities – view from the street
3. Club House in the center with covered tiered seating to both sides



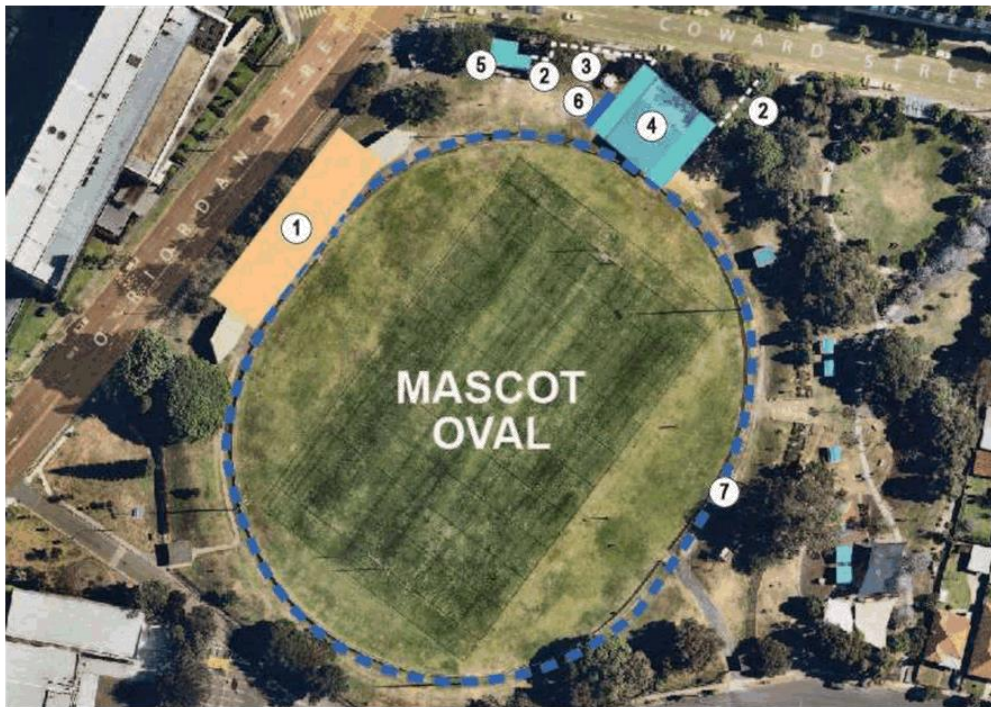
Existing Buildings



1. Gymnasium & decommissioned tank
2. Covered tiered seating
3. Public Amenities & storage shed – internal view from oval
4. Club House & Canteen



Site Plan - Proposed Works



SCOPE OF WORKS

1. New Club House building to incorporate:
 - New larger canteen
 - New accessible toilet/ parents' room
 - New change rooms
 - Connection & refurbishment of existing grandstands
2. Fencing rearrangement to provide better access
3. Demolition of decommissioned tank
4. Refurbishment and extension to Club gym with added amenities and storage
5. Refurbishment of public amenities
6. New rainwater tank
7. Walking track around extent of oval

Precedents – Amenities Buildings



1. Jellicoe Park Sport Amenities
2. Depena Reserve Amenities
3. Booralee Park Amenities



Precedents – Facade Treatment



1. Depena Reserve Amenities Mosaic
2. Elliott Routledge's Mural in Woolloomooloo
3. North Bondi Amenities
4. Stainless Steel climbing Aid to Building Facade

Precedents – Walking track



1. Path along white fencing
2. Walking and running track
3. Gore Hill Oval Willoughby
4. Victorian Park - sports grounds with path around oval

Photomontage – Artistic Impression



Photomontages – Artistic Impressions



1. Façade treatment to Public Toilets
2. Façade treatment to storage
3. Walking track outside around the oval

Budget



Stage 1 - Design	
Design Management Fees (inhouse)	\$45,000
Consultant fees	\$240,000
Sub Total	\$285,000
Stage 2 - Construction	
New sports amenities building	\$2,000,000
Grandstand refurbishment	\$350,000
Extension to gym	\$450,000
Walking track & paving upgrade	\$400,000
Fencing improvements	\$60,000
Construction Contingency 10%	\$326,000
Project Management Fees (inhouse)	\$60,000
Consultants during Construction	\$60,000
Sub Total	\$3,706,000
Total Cost	\$3,991,000

City Works & Assets Committee

8/02/2023

Item No	CWA23.002
Subject	Proposed Disposal of Land - 5A Waldron Street, Sandringham
Report by	Richard Sheridan, Director City Performance
File	F21/95

Summary

The owners of 7 Waldron Street, Sandringham have approached Council and expressed interest in acquiring the adjoining Council owned property Lot 79 in DP 14165 (No 5A) Waldron Street, Sandringham.

The site is a long irregularly shaped strip of vacant community land comprising an area of 210 sqm and is affected by a drainage easement which has prevented any structures being constructed on the site.

This report follows a briefing to Councils Strategic Land and Property Working Group and will address relevant issues and commercial terms to consider and recommend that subject to reclassification of the land, Council approve the disposal of the subject land to the owners of 7 Waldron Street, Sandringham.

Officer Recommendation

That the Committee recommend:

- 1 That subject to the outcome of a Planning Proposal proposing the reclassification of the site from community to operational land, Council approve of the sale of Lot 79 in DP 14165 (No 5A) Waldron Street, Sandringham to the owners of 7 Waldron Street, Sandringham based on the commercial terms and creation of the necessary drainage easement as outlined in this report.
 - 2 That a separate report be provided to Council addressing requirements for commencement of the Planning Proposal process to consider the proposal to reclassify Lot 79 in DP 14165 (No 5A) Waldron Street, Sandringham from community to operational land.
 - 3 That Council authorise the General Manager to enter into an appropriate Deed of Agreement with the owners of 7 Waldron Street, Sandringham to address key issues with the proposal and to confirm their responsibilities for meeting all Council costs in this matter.
-

Background

The owners of 7 Waldron Street, Sandringham have approached Council and expressed interest in acquiring the adjoining Council owned property Lot 79 in DP 14165 (No 5A) Waldron Street, Sandringham.

The proposal was considered by the Strategic Land and Property Working Group at its meeting on 16 November 2022 wherein it was recommended that:

“Council enters negotiations with the owners of 7 Waldron Street, Sandringham for the proposed sale of the adjoining 5A Waldron Street, Sandringham and that a further report to then be tabled at a future City Works and Assets Committee detailing negotiated outcomes and findings”.

An aerial photo (Figure 1) is provided below, which identifies the current site and locality context. The subject site is shown outlined and shaded in red.



Figure 1: Subject site

Site Description

The subject site is known as 5A Waldron Street and is legally described as Lot 79 in DP 14165. The land has an irregular shape, with an approximate width of 3.05m and area of 210sqm. It forms a boundary for four surrounding allotments, being 1 and 3 Zealander Street and 7 and 9 Waldron Street.

The site provides a pedestrian connection between Waldron Lane and Waldron Street; however, its primary function is a drainage reserve. The site is vacant and has no physical structures apart from infrequently maintained landscaping.

The photo at Figure 2 below depicts the subject site looking from Waldron Street with the proponent's residence at No 7 Waldron Street also shown in the image.



Figure 2: Subject site and adjoining No 7 Waldron Street

Pedestrian Link

The subject site is currently utilised as both a drainage reserve and a pedestrian link between Waldron Lane and Waldron Street/Zealand Street, as depicted in Figure 3 below:



Figure 3: Pedestrian link

Waldron Lane provides vehicular access to properties fronting Waldron Street and Clareville Avenue and does not contain a footpath walkway suitable for pedestrian activity. The subject site does not provide a significant or convenient shortcut for surrounding properties, nor does it provide access to services such as nearby bus stops. The subject site presents operational and maintenance risks as it offers little casual surveillance, has no lighting, garbage is

regularly dumped onsite and anti-social behaviour is often reported which also presents a security risk for the adjoining owners.

As such, it is considered that the potential closure of the subject site as a pedestrian link will not cause significant impact to the surrounding community, given its current state, limited use, and minimal public benefit.

Reclassification Process

The reclassification of the subject site from “community” to “operational” land allows Council to consider options for the future use and/or sale of the land. The land will continue to function as a stormwater drainage reserve as a Council asset for stormwater. The application of an easement or covenant for the purposes of stormwater drainage can ensure Council’s legal right to access stormwater infrastructure within the site is retained.

Council’s City Infrastructure team has confirmed that they have no objection to the reclassification of the subject site, nor the potential future sale of the land stating that the subject site contains Council drainage infrastructure, and that Council can maintain an easement over the property to fulfil the functions of the stormwater drainage reserve.

Public land is managed under the *Local Government Act 1993*, based on its classification.

All public land must be classified as either ‘community land or ‘operational’ land.

- Community land – is land council makes available for use by the public, for example, parks, reserves, or sports grounds.
- Operational land – is land which facilitates the functions of council, and may not be open to the public, for example, a works depot or council garage.

Land that is classified as community land must not be sold, exchanged, or otherwise disposed of by a council. There is no special restriction on Council powers to manage, develop, dispose, or change the nature and use of operational land. The reclassification of public land does not commit Council to the sale or development of the land, nor does it guarantee future approval of any Development Application(s) on the land in the future.

Commercial Terms

In regard to determining a sale price, Council’s valuers have applied the highest and best use valuation principle for value assessment and direct comparison including the before and after method of valuation for determining fair market value. The site lies within an area zoned R2 Low Density Residential under Bayside LEP 2021 with a maximum building height of 8.5m and Floor Space Ratio of 0.5:1. As a result of the value assessment, a sale price range of \$235,000 to \$250,000 was determined by the valuers and negotiations subsequently initiated with the adjoining owners, with an agreed amount of \$235,000 reached subject to formal Council resolution.

Additionally, the owners have agreed to be responsible for all costs in the matter including but not limited to any legal, survey for creation of easements, valuation, fencing and any advertising and other costs associated with the reclassification process. A Deed of Agreement is proposed to be entered into with the proponents to address key issues and their responsibilities for associated costs in the matter.

It is noted that to ensure Council’s receives best value for the sale of an asset, a competitive and transparent process was undertaken with all four adjoining owners being 1 and 3 Zealander Street and 7 and 9 Waldron Street, offered the opportunity to acquire part or all the site. The other three adjoining owners declined the opportunity allowing exclusive negotiations with the owners of 7 Waldron Street for the whole of the site.

Summary

The proposal to reclassify and sell the subject property is supported on the basis that a better community outcome is achieved through removing operational and maintenance risks for Council and the security risk for the adjoining owners. Council's ongoing interests and obligations can be fulfilled through creation of necessary drainage easements over the land which will allow access for stormwater drainage maintenance and repairs. It is acknowledged that there are several steps in the process to achieve this outcome as outlined in the report and that the owners of 7 Waldron Street have agreed to meet all costs in the matter.

Therefore, this report will recommend that Council approve the proposal subject to a satisfactory outcome with the recategorisation processes and creation of the necessary drainage easements.

Financial Implications

- | | |
|--------------------------------------|-------------------------------------|
| Not applicable | <input checked="" type="checkbox"/> |
| Included in existing approved budget | <input type="checkbox"/> |
| Additional funds required | <input type="checkbox"/> |
-

Community Engagement

Consultation was undertaken with adjoining owners in investigating the possible sale of the property. Wider community engagement will be required with the notification of the proposed Planning Proposal.

Attachments

Nil

City Works & Assets Committee

8/02/2023

Item No	CWA23.003
Subject	Proposed Closure and Sale - Part of Road Reserve at the Rear of 254 King Street, Mascot
Report by	Richard Sheridan, Director City Performance
File	F20/696

Summary

The owners of 254 King Street, Mascot have expressed interest in acquiring part of the road reserve at the rear of their property which is within Hatfield Street, Mascot.

The section of road reserve comprises an area of 34 sqm and is between the rear boundary of 254 King Street and the alignment of the kerb and gutter in Hatfield Street. A precedent has been established over the years with neighbouring property owners purchasing part of the road reserve in this precinct to consolidate with their existing properties.

This report follows a briefing to Councils Strategic Land and Property Working Group and recommends that Council approve the sale of the subject section of road reserve to the adjoining owners.

The sale will be subject to lodgement and determination of an application to close and sell this section of road reserve under the *Roads Act 1993* and classification of the land as operational.

Officer Recommendation

That the Committee recommend:

- 1 Subject to the outcome of an application under the *Roads Act 1993* for closure and sale of the subject section of road reserve and classification of the site as operational land, Council approves of the sale of part of the road reserve in Hatfield Street, Mascot located at the rear of 254 King Street, Mascot to the owners of 254 King Street, Mascot based on the commercial terms outlined in this report.
- 2 That Council commence the process for an application under the *Roads Act 1993* for consideration of the proposal for closure and sale of the subject section of road reserve and a further report be considered following the public exhibition stage.
- 3 That Council authorise the General Manager to enter into an appropriate Deed of Agreement with the owners of 254 King Street, Mascot to address key issues with the proposal and to confirm their responsibilities for meeting all Council costs in this matter.

Background

The owners of 254 King Street, Mascot have expressed interest in acquiring part of the road reserve at the rear of their property which is within Hatfield Street, Mascot. The proposal was considered by the Strategic Land and Property Working Group at its meeting on 16 November 2022 wherein it was recommended that:

Council enters negotiations with owner of 254 King St for the proposed sale of the land at the rear of the property (subject to further planning and operational assessments) and that a further report to then be tabled at a future City Works and Assets Committee detailing negotiated outcomes and findings.

The section of road reserve comprises an area of 34 sqm and is between the rear boundary of 254 King, Street and the alignment of the kerb and gutter in Hatfield Street. The acquisition of the additional land will provide the property with dual street frontages and enable the owner to potentially add an additional garage.

The following image highlights the applicant's property fronting King Street and section of road reserve proposed to be closed. An image of the subject section of land looking from the rear of the property in Hatfield is also provided.



Council has established a precedent over the years with neighbouring property owners purchasing part of the road reserve in this precinct to consolidate with their existing properties. Therefore, by progressing with the sale of this land and consolidation with 254 King Street, a better planning outcome is achieved through a consistent approach to lot alignments in the vicinity noting that the adjoining property owners at 256 and the nearby 250 have acquired similar sites at the rear of their properties and have since constructed improvements on the land.

Commercial Terms

Regarding determining a sale price, Council's valuers have applied the highest and best use valuation principle for value assessment and direct comparison including the before and after method of valuation for determining fair market value. The site lies within an area zoned R2 Low Density Residential under Bayside LEP 2021 with a 9-meter height limit for dwellings. As a result of the value assessment, a sale price of \$60,000 was determined and offered to the adjoining owners subject to formal Council resolution, with the amount subsequently accepted by the owners of 254 King Street.

Additionally, the owners have agreed to be responsible for all costs in the matter including but not limited to any legal, survey, valuation and any advertising and other costs associated with the road closure and classification processes identified below. A Deed of Agreement is proposed to be entered into with the proponents to address key issues and their responsibility for associated costs in the matter.

Constraints/Risks

It is noted that the following constraints and risks have been identified in the proposed closure and sale of this section of road reserve.

- In order to proceed with the sale, part road closure would need to occur in accordance with the provisions of the Roads Act which includes community and stakeholder consultation i.e., impacted/surrounding residents, public utilities and service providers etc. Any reasonable objections need to be resolved.
- The road closure process therefore does not guarantee an outcome.
- Generally, the road closure process can take up to 12 months due to necessary consultation, resolving any reasonable objections, Council consideration and Gazettal of the closure with all associated costs borne by the purchaser.
- Subject to the road closure application being successful, the site will also require classification as operational land to allow the transfer to the adjoining owners. This process will also require community consultation and reporting back to Council for determination.
- The proposal would result in the loss of some on street parking (up to approx. 3 timed parking spots).

Summary

The proposal to make application for closure and sale of the subject section of road reserve is supported on the basis that a better planning outcome is achieved through a consistent approach to lot alignments and overcoming the sore tooth effect with variable boundary alignments as is currently evident in Hatfield Street, Mascot. It is acknowledged that there are several steps in the process to achieve this outcome as outlined in this report and that the owners of 254 King Street have agreed to meet all costs in the matter.

Therefore, this report will recommend that Council approve the proposal subject to a satisfactory outcome with the road closure and categorisation processes.

Financial Implications

- | | |
|--------------------------------------|-------------------------------------|
| Not applicable | <input checked="" type="checkbox"/> |
| Included in existing approved budget | <input type="checkbox"/> |
| Additional funds required | <input type="checkbox"/> |

Community Engagement

Community engagement will be necessary as part of the process to consider the closure and sale of part of the subject road reserve in Hatfield Street, Mascot, and the classification of the land as operational.

Attachments

Nil

City Works & Assets Committee

8/02/2023

Item No	CWA23.004
Subject	New Footpath Selection Criteria and Priority List
Report by	Peter Barber, Director City Futures
File	SF22/7074

Summary

Council receives a large number of requests from the public as well as elected representatives to construct new pathways where they currently do not exist. Council also has a program of renewal of existing footpaths based on condition assessment and asset lifecycle. There are limited resources available each year for both components of the footpath program, and work is planned in advance to ensure smooth and orderly delivery.

This report provides information on the current process to assess and prioritise requests for new footpaths, and the current prioritised list of streets for construction of new footpaths. Council's endorsement of both is sought so that the program can be planned and delivered efficiently and with certainty.

Officer Recommendation

- 1 That Council endorses the Selection Criteria that determines the prioritisation of new Footpath requests, as set out in Attachment 1.
 - 2 That Council endorses the current priority list of proposed new footpaths, as set out in Attachment 2.
-

Background

There are a number of streets within the Bayside LGA without a footpath, or with a footpath on only one side of the road. Council has received many requests over the last 5 years to construct footpaths where none exist at the time of the request.

In recent City Projects Programs, footpaths have been constructed primarily using grant or contribution funding. These projects were selected based on prioritisation using the scoring criteria detailed in this report and attached.

New Footpath Assessment Criteria

Given that the number of requests for new footpaths and the number of streets without footpaths is greater than Council's current capacity to construct them, criteria have been developed to assess and prioritise delivery of new footpaths. The criteria are multi-faceted and essentially aim to give priority to new footpaths based on the level of benefit they would return to the community. The criteria used to prioritise new footpaths is explained below, and the assessment form used to determine priority is in Attachment 1:

- **Accident History** – Crash data for motor vehicle accidents involving pedestrians for the last 5 years from Transport for NSW.
- **Road Classification** – The classification for the road gives an indication of the traffic volume of the road and the likelihood of collision if pedestrians are forced to use the roadway.
- **85th Percentile Speed** – This is a measure of the speed environment of the road and is measured when traffic counts are taken.
- **Location** – This is one of the criteria that indicate potential pathway usage. The **distance** is measured from the mid-point of the proposed pathway to the entrance of the destination (e.g. a school or retail centre). The closer the destination the greater the potential usage.
- **Public Transport** – Same as Criterion 4 – priority given to footpaths that would **connect** to train stations or bus interchanges.
- **Public Amenity** – Same as Criterion 4 - priority given to footpaths that would connect to **recreation** facilities, parks, destinations that attract people.
- **Part of LGA Cycleway Network** – Whether or not on the Strategic Cycling Network or links to it.
- **Link to existing footpath network** – Whether there is no link, link at one end or proposed to be constructed, or a link at both ends. Contiguous footpath networks generally offer more value to the community than isolated or disconnected links.
- **Customer Requests** – the number of requests received from residents and **Councillors** can indicate demand for various reasons (safety, convenience, etc).
- **Site Constraints** –whether the pathway can physically be built – consider location of utility services, street trees, width of nature strip, etc. and the potential cost implications due to site conditions.
- **Topography** – Score for hilly terrain as well as a score for proven current use to the **extent** a wear path in the turf has become present.
- **Presence of people with a disability** – relies on the requester informing Council, whether it be an individual or the presence of a group home, for example.
- **Side Score** – A score for if there is an existing pathway on the other side of the street to the proposed pathway.

There are an endless number of scenarios that arise around footpath requests. Experience has shown that application of the above criteria gives robust results in terms of determining priority based on benefit to the community.

New Footpath Priority List

In order to facilitate the rational and efficient delivery of the new footpath program, a priority list of locations has been compiled using the above criteria.

Locations have typically been considered and added in response to resident and Councillor requests, or based on staff observations. An audit was recently undertaken of all streets in Bayside that do not have footpaths and each location was assessed against the above criteria, making the list more complete and comprehensive.

The priority list in Attachment 2 includes all locations where Council has received a request for provision of a new footpath and any other street where a footpath is considered to be constructable that does not have an existing footpath on either side. This includes cul-de-sacs where the actual demand for a footpath may be low.

The total current estimate for the provision of new footpaths in all 149 of these locations is \$7,942,825.78 at current construction costs. If all these footpaths were constructed it would increase Council's annual depreciation expense by approximately \$100,000 and annual maintenance costs would increase by approximately \$140,000.

It will be recommended that the new footpath budget for 2023/24 and 2024/25 be increased to \$250,000 in each year. In addition there are several ongoing grant programs that Council has been successful in obtaining funding from for new footpaths, and these opportunities will continue to be used to accelerate delivery.

Recent Councillor Requests

On 25 May 2022, Council supported a Notice of Motion put forward by Councillor Hanna as follows:

That Council prioritises the following streets in Bexley North and Sans Souci for provision of footpaths on at least one side of each street, along with any other street within the Bexley North area that has been without any form of footpath for in excess of 50 years.

- *Handley Avenue, Bexley North*
- *Mainerd Avenue, Bexley North*
- *Miller Avenue, Bexley North*
- *Middleton Avenue, Bexley North*
- *Orpington Street, Bexley North*
- *Meriel Street, Sans Souci*

At Council's meeting on 23 November 2022 Councillor Hanna asked the following question:

At the Ordinary Council Meeting of 25 May 2022, it was resolved to give priority to construction of footpaths in a number of specified Bexley North Streets along with one street in Sans Souci.

Additionally, it was also resolved to prioritise any other street within the Bexley North area that had been without one for in excess of 50 years.

Can the General Manager please provide details of the status of this resolution including the level of priority given to the streets concerned and the timeframe for construction of the footpaths, either in aggregate or specifically on a street by street basis.

Despite some of these streets having a relatively low priority when assessed against the criteria discussed above, they were moved forward in the program as requested by Council, and will be delivered in the 2023/2024 and 2024/2025 financial years, subject to Council

allocating funding in those budgets or grants being obtained. Refer to Attachment 2 for further information.

The timeframe for construction is dependant on the level of funding allocated by Council specifically to the construction of new footpaths and the level of grant funding obtained. In recent years Council has attracted grant funding of up to \$1M per annum for provision of new footpaths, however, this level of grant funding is unlikely to continue post pandemic and in changing economic conditions.

Financial Implications

- | | | |
|--------------------------------------|-------------------------------------|-------------------------|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input checked="" type="checkbox"/> | |
| Additional funds required | <input checked="" type="checkbox"/> | To deliver full program |

Community Engagement

Not applicable as part of this process. Residents are consulted where new footpaths are proposed as part of the delivery process.

Attachments

- 1 Attachment 1 - New Footpath Scoring Criteria [↓](#)
- 2 Attachment 2 - New Footpath Priority List [↓](#)

			Assigned Points
Accident History	Pedestrian	Involving Motor Vehicles	3
		Fatality	5
Road Classification		Local/Access	0
		Collector	1
		Regional	3
		Arterial	5
85th Percentile Speed		< designated speed limit	0
		Up to 10% over speed limit	1
		10-20% over speed limit	3
		> 20% over speed limit	5
Location	School	> 2km radius	0
		Between 1km and 2km radius	1
		Between 0.5km and 1km radius	3
		< 0.5km	5
	Shopping Precinct	> 2km radius	0
		Between 1.5km and 2km radius	1
		Between 1 km and 1.5 km radius	3
		< 1km	5
	Commercial Area	> 2km radius	0
		Between 1.5km and 2km radius	1
		Between 1 km and 2 km radius	3
		< 1km	5
	Industrial Area	> 2km radius	0
		Between 1.5km and 2km radius	1
		Between 1 km and 2 km radius	3
		< 1km	5
Public Transport	Rail Station	> 2km radius	0
		Between 1km and 2km radius	1
		Between 0.5km and 1km radius	3
		< 0.5km	5
	Bus Stop	> 2km radius	0
		Between 1km and 2km radius	1
		Between 0.5km and 1km radius	3
		< 0.5km	5
	Bus Route	No	0
		Yes	1
	Carpark	> 2km radius	0
		Between 1km and 2km radius	1
		Between .5km and 1km radius	3
		< 0.5km	5
Public Amenity	Playground/ Park/ Sporting facility	> 2km radius	0
		Between 1km and 2km radius	1
		Between 0.5km and 1km radius	3
		< 0.5km	5
	Hospital/Nursing Home	> 2km radius	0
		Between 1km and 2km radius	1
		Between 0.5km and 1km radius	3
		< 0.5km	5
Part of Shire Cycleway Network		Direct link to the network	1
		On network	3
		Connects with constructed cycleway	5
Link to existing Footpath Network		No other existing paths	0
		Other connections proposed in conjunction with this project	3
		Links at both ends	5
Customer Requests	Number of Requests	0	0
		< 5	1
		Between 5 and 10	3
		> 10	5
	Request from elected representative		3
People with disability living adjacent	People with accessibility disabilities	0	0
		Between 1 and 2	1
		Between 2 and 5	3
		> 5	5
Site Constraints		Presence of Rocks in natural stratum where a footpath cannot be built	-10
		Large trees exist with no room to construct a footpath	-10
		Significant Tree Root Intrusion/ Steep grade with soft soil	3
		Poor Vehicle Site distance	5
Topography		Relatively flat verge	0
		Undulating / wear path present	5
Side Score		Paved footpath on one side of street	1
		No footpath on either side of street	5

Current Priority	Street Name	From	To	Suburb	Score	Length (m)	Width (m)	Area (m ²)	Unit Rate	Preliminary Estimate	Contingency	Final Estimate	
1	Middleton Ave	Barnsbury Gr	Miller Ave	Bexley Nth	26	125	1.5	187.5	\$ 140.00	\$ 26,250.00	\$ 3,937.50	\$ 30,187.50	Planned construction in 2023/24 New Footpath Program
2	Mainard Ave	Canonbury Gr	Bexley Rd	Bexley Nth	24	191	1.5	286.5	\$ 140.00	\$ 40,110.00	\$ 6,016.50	\$ 46,126.50	Planned construction in 2023/24 New Footpath Program
3	Orpington St	Canonbury Gr	Cul-de-sac	Bexley Nth	24	91	1.5	136.5	\$ 140.00	\$ 19,110.00	\$ 2,866.50	\$ 21,976.50	Planned construction in 2023/24 New Footpath Program
4	Handley Ave	Canonbury Gr	Mainard Ave	Bexley Nth	22	213	1.5	319.5	\$ 140.00	\$ 44,730.00	\$ 6,709.50	\$ 51,439.50	Planned construction in 2023/24 New Footpath Program
5	Meriel Street	Lawson St	Brantwood St	Sans Souci	16	420	1.5	630	\$ 140.00	\$ 88,200.00	\$ 13,230.00	\$ 101,430.00	Planned construction in 2023/24 New Footpath Program
6	West Drive Bexley Nth	Carson Cres	Oliver St	Bexley Nth	32	233	1.5	349.5	\$ 140.00	\$ 48,930.00	\$ 7,339.50	\$ 56,269.50	Planned Construction in 2024/25 New Footpath Program
7	Macdonald Cres	Macdonald Cres	Macdonald Cres	Bexley Nth	28	450	1.5	675	\$ 140.00	\$ 94,500.00	\$ 14,175.00	\$ 108,675.00	Planned Construction in 2024/25 New Footpath Program
8	Carrisbrook Ave	Barnsbury Gr	Cul-de-Sac	Bexley Nth	27	203	1.5	304.5	\$ 140.00	\$ 42,630.00	\$ 6,394.50	\$ 49,024.50	Planned Construction in 2024/25 New Footpath Program
9	Canonbury Grove	Ellerslie Rd	Preddy Rd	Bexley North	25	370	1.5	555	\$ 140.00	\$ 77,700.00	\$ 11,655.00	\$ 89,355.00	Planned Construction in 2025/26 New Footpath Program
10	Benjamin St	Barnsbury Gr	Canonbury Gr	Bexley Nth	24	150	1.5	225	\$ 140.00	\$ 31,500.00	\$ 4,725.00	\$ 36,225.00	Planned Construction in 2024/25 New Footpath Program
11	Heath Street	Tomkins St	New Illawarra Rd	Bexley North	13	183	1.5	274.5	\$ 140.00	\$ 38,430.00	\$ 5,764.50	\$ 44,194.50	Planned Construction in 2025/26 New Footpath Program
12	Turrella/Thompson St	Walker St	Start on footpath	Turrella	37	130	1.5	195	\$ 140.00	\$ 27,300.00	\$ 4,095.00	\$ 31,395.00	Get NSW Active Tranche2 - Approved for construction in current year
13	Alfred St	Alice St	Sandringham St	Sans Souci	35	640	1.5	960	\$ 140.00	\$ 134,400.00	\$ 20,160.00	\$ 154,560.00	Get NSW Active Tranche2 - Approved for construction in current year
14	The Grand Parade	Malua St	Alice St	Sans Souci	33	130	1.5	195	\$ 140.00	\$ 27,300.00	\$ 4,095.00	\$ 31,395.00	Get NSW Active Tranche2 - Approved for construction in current year
15	Page St(local road part)	Heffron Rd	Donaldson St	Pagewood	32	140	1.5	210	\$ 170.00	\$ 35,700.00	\$ 10,710.00	\$ 46,410.00	Get NSW Active Tranche2 - Approved for construction in current year
16	Barton St	Scarborough Bridge	The Grand Parade	Monterey	30	600	2	1200	\$ 140.00	\$ 168,000.00	\$ 25,200.00	\$ 193,200.00	Get NSW Active Tranche2 - Approved for construction in current year
17	Walker St	No 50	Turrella St	Turrella	30	111	1.5	166.5	\$ 140.00	\$ 23,310.00	\$ 3,496.50	\$ 26,806.50	Get NSW Active Tranche2 - Approved for construction in current year
18	Chuter Ave	Ramsgate Rd	Florence St	Ramsgate Beach	32	330	2.5	825	\$ 230.00	\$ 189,750.00	\$ 28,462.50	\$ 218,212.50	Get NSW Active Tranche2 - Approved for construction in current year
19	Way St	Edward St	Mabel St	Kingsgrove	28	275	1.5	412.5	\$ 140.00	\$ 57,750.00	\$ 8,662.50	\$ 66,412.50	Get NSW Active Tranche2 - Approved for construction in current year
20	Brantwood St	Fontainebleau St	Kendall St	Sans Souci	23	303	1.5	454.5	\$ 140.00	\$ 63,630.00	\$ 9,544.50	\$ 73,174.50	Get NSW Active Tranche2 - Approved for construction in current year
21	Spring St	West Botany St	Marinea St	Arncliffe	34	720	2.5	1800	\$ 230.00	\$ 414,000.00	\$ 62,100.00	\$ 476,100.00	Funding available in Arncliffe Banksia Contribution Plan
22	Chestnut Dr Banksia	Short St	Tarbrett St	Banksia	31	490	1.5	735	\$ 140.00	\$ 102,900.00	\$ 15,435.00	\$ 118,335.00	Funding available in Arncliffe Banksia Contribution Plan
23	West Botany St	Highclere St	Terry St	Banksia	30	304	1.5	456	\$ 140.00	\$ 63,840.00	\$ 9,576.00	\$ 73,416.00	Funding available in Arncliffe Banksia Contribution Plan
24	Hawthorne St	Emmaline St	Florence St	Ramsgate Beach	34	251	1.5	376.5	\$ 140.00	\$ 52,710.00	\$ 7,906.50	\$ 60,616.50	
25	Ida St	Clareville Ave	Napoleon St	Sans Souci	29	215	1.5	322.5	\$ 140.00	\$ 45,150.00	\$ 6,772.50	\$ 51,922.50	
26	Walter St	Park Rd	Alice St	Sans Souci	29	200	1.5	300	\$ 140.00	\$ 42,000.00	\$ 6,300.00	\$ 48,300.00	
27	Bexley Rd	Chamberlain Rd	No 402 Bexley Rd	Bexley	33	105	1.5	157.5	\$ 140.00	\$ 22,050.00	\$ 3,307.50	\$ 25,357.50	
28	Scarborough St	Scarborough Park	Grand Pde	Monterey	30	585	1.5	877.5	\$ 140.00	\$ 122,850.00	\$ 18,427.50	\$ 141,277.50	
29	Begonia Street	Bay St	Banksia St	Pagewood	30	88	1.5	132	\$ 140.00	\$ 18,480.00	\$ 2,772.00	\$ 21,252.00	
30	Wolli Creek Road	Atkinson St	Gardiner Ave	Banksia	29	150	1.8	270	\$ 280.00	\$ 75,600.00	\$ 11,340.00	\$ 86,940.00	
31	Barton St	Rocky Point Rd	Chuter Av	Kogarah	29	350	2.5	875	\$ 140.00	\$ 122,500.00	\$ 18,375.00	\$ 140,875.00	Widen only. On Strategic Cycle Path
32	Griffiths Street	Napoleon St	Cul-de-Sac	Sans Souci	29	57	1.5	85.5	\$ 140.00	\$ 11,970.00	\$ 1,795.50	\$ 13,765.50	
33	Staples St	Shaw St	Edward St	Kingsgrove	28	360	1.5	540	\$ 140.00	\$ 75,600.00	\$ 11,340.00	\$ 86,940.00	
34	Wilkins Street	Hannam St	Rickard St	Turrella	28	93	1.5	139.5	\$ 140.00	\$ 19,530.00	\$ 2,929.50	\$ 22,459.50	
35	Agonis Cl	Chestnut Drive	Cul-de-sac	Banksia	28	40	1.5	60	\$ 140.00	\$ 8,400.00	\$ 1,260.00	\$ 9,660.00	
36	Wolli St	Shaw St	Edward St	Kingsgrove	27	382	1.5	573	\$ 140.00	\$ 80,220.00	\$ 12,033.00	\$ 92,253.00	
37	Wolli St	Edward St	Alston St	Kingsgrove	27	428	1.5	642	\$ 140.00	\$ 89,880.00	\$ 13,482.00	\$ 103,362.00	
38	Through 11-13 Subway Rd	Council Reserve	Rockdale	Rockdale	27	46	2	92	\$ 140.00	\$ 12,880.00	\$ 1,932.00	\$ 14,812.00	
39	Garnet Jackson Reserve	Council Reserve	Botany	Botany	27	10	1.5	15	\$ 140.00	\$ 2,100.00	\$ 315.00	\$ 2,415.00	Ramp at the side of steps to footpath on Stephen Rd northern end of park
40	Churchill St	Richard Cres	Barnsbury Gr	Bardwell Park	27	294	1.5	441	\$ 140.00	\$ 61,740.00	\$ 9,261.00	\$ 71,001.00	
41	Denison St	Corish Circle	Beauchamp Rd	Banksmeadow	27	1011	2	2022	\$ 140.00	\$ 283,080.00	\$ 42,462.00	\$ 325,542.00	West side
42	Allan Street	Highgate St	Cul-de-sac	Bexley	27	145	1.5	217.5	\$ 140.00	\$ 30,450.00	\$ 4,567.50	\$ 35,017.50	
43	Eddystone Rd	Chamberlain Rd	Lloyd St	Bexley	26	80	1.5	120	\$ 140.00	\$ 16,800.00	\$ 2,520.00	\$ 19,320.00	
44	Highgate St	Allan St	Cul-de-sac	Bexley	26	67	1.5	100.5	\$ 140.00	\$ 14,070.00	\$ 2,110.50	\$ 16,180.50	
45	Campbell Street	Ritchie Street	Alice St	Sans Souci	25	78	1.5	117.0	\$ 140.00	\$ 163,800.00	\$ 24,570.00	\$ 188,370.00	
46	Lawson St	Meriel St	Kendall St	Sans Souci	25	768	1.5	1152	\$ 140.00	\$ 161,280.00	\$ 24,192.00	\$ 185,472.00	
47	Alice St	Walter St	Campbell St	Sans Souci	25	268	2	536	\$ 140.00	\$ 75,040.00	\$ 11,256.00	\$ 86,296.00	
48	Kingsgrove Avenue	York St	Girraween St	Kingsgrove	25	201	1.5	301.5	\$ 140.00	\$ 42,210.00	\$ 6,331.50	\$ 48,541.50	
49	York Street	Kingsgrove Ave	Cul-de-sac	Kingsgrove	25	90	1.5	135	\$ 140.00	\$ 18,900.00	\$ 2,835.00	\$ 21,735.00	
50	Lynwen Crescent	West Botany St North	West Botany St	Banksia	25	113	1.5	169.5	\$ 140.00	\$ 23,730.00	\$ 3,559.50	\$ 27,289.50	
51	Coora Street	Chuter Ave	Cul-de-sac	Sans Souci	24	86	1.5	129	\$ 144.00	\$ 18,576.00	\$ 2,786.40	\$ 21,362.40	
52	Bonanza Parade	no.33	Napoleon St	Sans Souci	24	118	1.5	177	\$ 140.00	\$ 24,780.00	\$ 3,717.00	\$ 28,497.00	
53	Blucher Street	Napoleon St	Cul-de-sac	Sans Souci	24	90	1.5	135	\$ 140.00	\$ 18,900.00	\$ 2,835.00	\$ 21,735.00	
54	Staples St	Edward St	Stoney Creek Rd	Kingsgrove	24	630	1.5	945	\$ 140.00	\$ 132,300.00	\$ 19,845.00	\$ 152,145.00	
55	Oakdale Ave	President Ave	End of Street	Kogarah	24	500	2	1000	\$ 140.00	\$ 140,000.00	\$ 21,000.00	\$ 161,000.00	
56	Highclere Ave	Bestic St	32 Highclere Ave	Banksia	24	240	2	480	\$ 140.00	\$ 67,200.00	\$ 10,080.00	\$ 77,280.00	
57	Wycombe Ave	O'Neil Ln	Teralba Rd	Brighton le Sands	24	176	1.5	264	\$ 140.00	\$ 36,960.00	\$ 5,544.00	\$ 42,504.00	
58	Basil Road	St Vincents Rd	Regent St	Bexley	24	213	1.5	319.5	\$ 140.00	\$ 44,730.00	\$ 6,709.50	\$ 51,439.50	
59	May Street	Darley Rd	Cul-de-sac	Bardwell Park	24	87	1.5	130.5	\$ 140.00	\$ 18,270.00	\$ 2,740.50	\$ 21,010.50	
60	Bayview Street	Parliament Terrace	Cul-de-sac	Bexley	24	72	1.5	108	\$ 140.00	\$ 15,120.00	\$ 2,268.00	\$ 17,388.00	
61	Wolli Street	Shaw St	Cul-de-sac	Kingsgrove	24	45	1.5	67.5	\$ 140.00	\$ 9,450.00	\$ 1,417.50	\$ 10,867.50	
62	Colson Crescent	Chuter Ave	Cul-de-sac	Monterey	24	467	1.5	700.5	\$ 140.00	\$ 98,070.00	\$ 14,710.50	\$ 112,780.50	
63	Primrose Avenue	Clareville Ave	Cul-de-sac	Sandringham	24	98	1.5	147	\$ 140.00	\$ 20,580.00	\$ 3,087.00	\$ 23,667.00	
64	Dickin Avenue	Primrose Ave	Cul-de-sac	Sandringham	24	255	1.5	382.5	\$ 140.00	\$ 53,550.00	\$ 8,032.50	\$ 61,582.50	
65	Soult St	Napoleon St	Cul-de-sac	Sans Souci	26	50	1.5	75	\$ 140.00	\$ 10,500.00	\$ 1,575.00	\$ 12,075.00	
66	Bilmark Place	Francis Ave	Cul-de-sac	Brighton Le Sands	24	168	1.5	252	\$ 140.00	\$ 35,280.00	\$ 5,292.00	\$ 40,572.00	
67	Lakeside Avenue	Chuter Ave	Cul-de-sac	Monterey	24	183	1.5	274.5	\$ 148.00	\$ 40,626.00	\$ 6,093.90	\$ 46,719.90	
68	Parkside Drive	Ida St	Cul-de-sac	Sandringham	24	70	1.5	105	\$ 140.00	\$ 14,700.00	\$ 2,205.00	\$ 16,905.00	
69	Orpington St	Canonbury Gr	Cul-de-sac	Bexley	24	94	1.5	141	\$ 140.00	\$ 19,740.00	\$ 2,961.00	\$ 22,701.00	
70	Oldham Cres	Sandringham St	Cul-de-sac	Dolls Point	24	106	1.5	159	\$ 140.00	\$ 22,260.00	\$ 3,339.00	\$ 25,599.00	
71	Civic Avenue	Marshall St	President Ave (MR 667)	Kogarah	24	535	1.5	802.5	\$ 140.00	\$ 112,350.00	\$ 16,852.50	\$ 129,202.50	
72	Oak Pl	Chestnut Drive	Cul-de-sac	Banksia	24	55	1.5	82.5	\$ 140.00	\$ 11,550.00	\$ 1,732.50	\$ 13,282.50	
73	Tamarix Cres	Chestnut Drive	Cul-de-sac	Banksia	24	92	1.5	138	\$ 140.00	\$ 19,320.00	\$ 2,898.00	\$ 22,218.00	
74	Chipman St	Robinson St	King St	Eastlakes	24	185	1.5	277.5	\$ 140.00	\$ 38,850.00	\$ 5,827.50	\$ 44,677.50	
75	Phillip Cres	Bilmark Pl	Cul-de-sac	Brighton le Sands	24	48	1.5	72	\$ 140.00	\$ 10,080.00	\$ 1,512.00	\$ 11,592.00	
76	Campbell St	Ramsgate Rd	Park Rd	Sans Souci	23	175	1.5	262.5	\$ 140.00	\$ 36,750.00	\$ 5,512.50	\$ 42,262.50	
77	Reginald St	Bayview St	Bexley Rd	Bexley	23	60	1.5	90	\$ 140.00	\$ 12,600.00	\$ 1,890.00	\$ 14,490.00	
78	Lang St	Page St	Mcarthur St	Pagewood	23	125	1.5	187.5	\$ 140.00	\$ 26,250.00	\$ 3,937.50	\$ 30,187.50	
79	Hutchinson Street	Benjamin St	Churchill St	Bardwell Park	23	105	1.5	157.5	\$ 140.00	\$ 22,050.00	\$ 3,307.50	\$ 25,357.50	
80	Begonia Street	Bay St	Myrtle St	Pagewood	23	88	1.5	132	\$ 140.00	\$ 18,480.00	\$ 2,772.00	\$ 21,252.00	
81	John St	Gipps St	Nayla Cl	Bardwell Valley	23	75	1.5	112.5	\$ 140.00	\$ 15,750.00	\$ 2,362.50	\$ 18,112.50	
82	Henson Street	General Holmes Drive	The Grand Parade	Brighton le Sands	23	69	1.5	103.5	\$ 140.00	\$ 14,490.00	\$ 2,173.50	\$ 16,663.50	
83	Rodgers Avenue	Kingsgrove Rd	Caroline St	Kingsgrove	23	224	1.5	336	\$ 140.00	\$ 47,040.00	\$ 7,056.00	\$ 54,096.00	
84	Churchill Street	Richard Cres	Bardwell Rd	Bardwell Park	23	301	1.5	451.5	\$ 140.00	\$ 63,210.00	\$ 9,481.50	\$ 72,691.50	
85	Edgehill Pathway	Edgehill Ave	Livingstone Ave	Botany	23	38	1.5	57	\$ 140.00	\$ 7,980.00	\$ 1,197.00	\$ 9,177.00	
86	Bridge Street	Moore St	Unwin St	Bexley	23	106	1.5	159	\$ 140.00	\$ 22,260.00	\$ 3,339.00	\$ 25,599.00	

87	Bedford Place	William St	Cul-de-sac	Rockdale	23	170	1.5	255	\$	140.00	\$	35,700.00	\$	5,355.00	\$	41,055.00
88	Dillon Street	McDonald St	Cul-de-sac	Ramsgate	23	43	1.5	64.5	\$	145.00	\$	9,352.50	\$	1,402.88	\$	10,755.38
89	Goyen Avenue	Harrow Rd	Cul-de-sac	Bexley	23	96	1.5	144	\$	140.00	\$	20,160.00	\$	3,024.00	\$	23,184.00
90	Beaumont Street	Kingsgrove Ave	Cul-de-sac	Kingsgrove	23	72	1.5	108	\$	140.00	\$	15,120.00	\$	2,268.00	\$	17,388.00
91	Girraween Street	Kingsgrove Ave	Cul-de-sac	Kingsgrove	23	108	1.5	162	\$	147.00	\$	23,814.00	\$	3,572.10	\$	27,386.10
92	Nairn St	Kingsgrove Ave	Cul-de-sac	Kingsgrove	23	60	1.5	90	\$	140.00	\$	12,600.00	\$	1,890.00	\$	14,490.00
93	Traynor Avenue	President Ave (MR 667)	Cul-de-sac	Kogarah	23	428	1.5	642	\$	140.00	\$	89,880.00	\$	13,482.00	\$	103,362.00
94	Park Rd	Horbury St	Chuter Ave	Sans Souci	22	300	2	600	\$	140.00	\$	84,000.00	\$	12,600.00	\$	96,600.00
95	Parliament Tr	Sackville St	Lloyd St	Bexley	22	300	2	600	\$	140.00	\$	84,000.00	\$	12,600.00	\$	96,600.00
96	Birdwood Ave	Banks Ave	Prince Edward Circle	Pagewood	22	94	1.5	141	\$	140.00	\$	19,740.00	\$	2,961.00	\$	22,701.00
97	Bennett Street	Wolli St	Kingsgrove	Kingsgrove	22	223	1.5	334.5	\$	140.00	\$	46,830.00	\$	7,024.50	\$	53,854.50
98	Lavender Aven	Illife St	Cul-de-sac	Bexley	22	75	1.5	112.5	\$	140.00	\$	15,750.00	\$	2,362.50	\$	18,112.50
99	Nayla Cl	John St	Cul-de-sac	Bardwell Valley	22	42	1.5	63	\$	140.00	\$	8,820.00	\$	1,323.00	\$	10,143.00
100	Berith Street	Cul-De-Sac	Shaw St	Kingsgrove	22	382	1.5	573	\$	140.00	\$	80,220.00	\$	12,033.00	\$	92,253.00
101	Selmon St	Rocky Point Rd	Cul-de-Sac	Sans Souci	21	255	1.5	382.5	\$	140.00	\$	53,550.00	\$	8,032.50	\$	61,582.50
102	Kingsgrove Road (service rd)	Kingsgrove Rd	Boundary	Kingsgrove	21	68	1.5	102	\$	140.00	\$	14,280.00	\$	2,142.00	\$	16,422.00
103	Earlwood Crescent	Stotts Ave	No. 34	Bardwell Park	21	232	1.5	348	\$	140.00	\$	48,720.00	\$	7,308.00	\$	56,028.00
104	St Vincents Road	Leslie Rd	Basill Rd	Bexley	21	82	1.5	123	\$	140.00	\$	17,220.00	\$	2,583.00	\$	19,803.00
105	Niblick St	Brennans Rd	Cul-de-sac	Arncliffe	21	80	1.5	120	\$	140.00	\$	16,800.00	\$	2,520.00	\$	19,320.00
106	Mc Intyre Avenue	Francis Ave	Archbald Ave	Brighton le Sands	21	202	1.5	303	\$	140.00	\$	42,420.00	\$	6,363.00	\$	48,783.00
107	Toohey Cres	Ada St	Cul-de-sac	Bexley	21	54	1.5	81	\$	140.00	\$	11,340.00	\$	1,701.00	\$	13,041.00
108	Astron Cres	Demaine Ave	Cul-de-sac	Bexley North	21	64	1.5	96	\$	140.00	\$	13,440.00	\$	2,016.00	\$	15,456.00
109	Docos Cres	Croydon Rd	Cul-de-sac	Bexley	21	117	1.5	175.5	\$	140.00	\$	24,570.00	\$	3,685.50	\$	28,255.50
110	Homedale Ave	New Illawarra Rd	Cul-de-sac	Bexley North	21	90	1.5	135	\$	140.00	\$	18,900.00	\$	2,835.00	\$	21,735.00
111	Pindari Pl	Dowling St	Cul-de-sac	Bardwell Valley	21	60	1.5	90	\$	140.00	\$	12,600.00	\$	1,890.00	\$	14,490.00
112	Poplar St	Jamison Ln	Cul-de-sac	Sans Souci	20	186	1.5	279	\$	140.00	\$	39,060.00	\$	5,859.00	\$	44,919.00
113	Campbell Street	Alice Street	Selmon St	Sans Souci	20	80	1.5	120	\$	140.00	\$	16,800.00	\$	2,520.00	\$	19,320.00
114	Zealander Street	Waldron St	Clareville Ave	Sandringham	20	101	1.5	151.5	\$	140.00	\$	21,210.00	\$	3,181.50	\$	24,391.50
115	Pitt St	Gibbes St	George St	Rockdale	20	130	1.5	195	\$	140.00	\$	27,300.00	\$	4,095.00	\$	31,395.00
116	Bridge St	Unwin St	Moore St	Bexley	20	40	1.5	60	\$	140.00	\$	8,400.00	\$	1,260.00	\$	9,660.00
117	Moorefield Avenue	Warren Ave	Cul-de-sac	Kogarah	20	425	1.5	637.5	\$	140.00	\$	89,250.00	\$	13,387.50	\$	102,637.50
118	Fairway Avenue	Civic Ave	Lachal Ave	Kogarah	20	293	1.5	439.5	\$	140.00	\$	61,530.00	\$	9,229.50	\$	70,759.50
119	Edith Street	May St	Cul-de-sac	Bardwell Park	20	196	1.5	294	\$	146.00	\$	42,924.00	\$	6,438.60	\$	49,362.60
120	Burlington Street	Chuter Ave	Cul-de-sac	Monterey	20	80	1.5	120	\$	140.00	\$	16,800.00	\$	2,520.00	\$	19,320.00
121	Shaaron Ct	Spring St	Cul-de-sac	Banksia	20	119	1.5	178.5	\$	140.00	\$	24,990.00	\$	3,748.50	\$	28,738.50
122	Lapis Cres	Orion St	Cul-de-sac	Bardwell Valley	20	162	1.5	243	\$	140.00	\$	34,020.00	\$	5,103.00	\$	39,123.00
123	Rose Avenue	Unwin St	Ada Street	Bexley	20	110	1.5	165	\$	140.00	\$	23,100.00	\$	3,465.00	\$	26,565.00
124	Arana Cl	Spring St	Cul-de-sac	Banksia	20	42	1.5	63	\$	140.00	\$	8,820.00	\$	1,323.00	\$	10,143.00
125	Coreen Pl	Spring St	Cul-de-sac	Banksia	20	50	1.5	75	\$	140.00	\$	10,500.00	\$	1,575.00	\$	12,075.00
126	Nattai Pl	Spring St	Cul-de-sac	Banksia	20	105	1.5	157.5	\$	140.00	\$	22,050.00	\$	3,307.50	\$	25,357.50
127	Brantwood St	Fontainebleau St	Riverside Dr	Sans Souci	19	299	1.5	448.5	\$	140.00	\$	62,790.00	\$	9,418.50	\$	72,208.50
128	Alabama Avenue	Forest Rd	Cul-de-sac	Bexley	19	135	1.5	202.5	\$	140.00	\$	28,350.00	\$	4,252.50	\$	32,602.50
129	Cowper Ave	Page St	Cul-de-Sac	Pagewood	19	173	1.5	259.5	\$	140.00	\$	36,330.00	\$	5,449.50	\$	41,779.50
130	Eden Street	Burrows St	Cul-de-Sac	Wolli Creek	18	53	1.5	79.5	\$	140.00	\$	11,130.00	\$	1,669.50	\$	12,799.50
131	Earlwood Crescent	No. 34	Deven Road	Bardwell Park	17	289	1.5	433.5	\$	140.00	\$	60,690.00	\$	9,103.50	\$	69,793.50
132	Jones Avenue	Barton St	Scarborough St	Monterey	17	138	1.5	207	\$	140.00	\$	28,980.00	\$	4,347.00	\$	33,327.00
133	Annette Avenue	Lachal Ave	Civic Ave	Kogarah	16	293	1.5	439.5	\$	140.00	\$	61,530.00	\$	9,229.50	\$	70,759.50
134	Waycott Avenue	Caroline St	Wolli St	Kingsgrove	16	221	1.5	331.5	\$	140.00	\$	46,410.00	\$	6,961.50	\$	53,371.50
135	Warren Ave	Oakdale Ave	Moorefield Ave	Kogarah	16	64	1.5	96	\$	141.00	\$	13,536.00	\$	2,030.40	\$	15,566.40
136	Nelson Street	Turrella St	Walker St	Turrella	15	88	1.5	132	\$	140.00	\$	18,480.00	\$	2,772.00	\$	21,252.00
137	Ossary St	Coggins Pl	Kent Rd	Mascot	15	180	1.5	270	\$	140.00	\$	37,800.00	\$	5,670.00	\$	43,470.00
138	Booralee St	Luland St	Cul-de-sac	Botany	15	178	1.5	267	\$	140.00	\$	37,380.00	\$	5,607.00	\$	42,987.00
139	Moss Street	Kendall Street	Fontainebleau St	Sans Souci	14	307	1.5	460.5	\$	140.00	\$	64,470.00	\$	9,670.50	\$	74,140.50
140	Martin Avenue	Donaldson St	Page St	Pagewood	14	158	1.5	237	\$	140.00	\$	33,180.00	\$	4,977.00	\$	38,157.00
141	Donaldson Street	Page St	Martin Ave	Pagewood	14	189	1.5	283.5	\$	140.00	\$	39,690.00	\$	5,953.50	\$	45,643.50
142	Eve Street	Oakleigh Ave	Cul-de-Sac	Banksia	13	66	1.5	99	\$	140.00	\$	13,860.00	\$	2,079.00	\$	15,939.00
143	Banks Street	O'Connell St	Colson Cres	Monterey	11	71	1.5	106.5	\$	140.00	\$	14,910.00	\$	2,236.50	\$	17,146.50
144	May Street	Darley Rd	Bardwell Rd	Bardwell Park	11	143	1.5	214.5	\$	140.00	\$	30,030.00	\$	4,504.50	\$	34,534.50
145	Geer Ave	Toyer Ave	Cul-de-sac	Sans Souci	10	139	1.5	208.5	\$	140.00	\$	29,190.00	\$	4,378.50	\$	33,568.50
146	McPherson St	Beauchamp Rd	Cul-de-sac	Banksmeadow	8	246	1.5	369	\$	140.00	\$	51,660.00	\$	7,749.00	\$	59,409.00
147	Lawson Street	Meriel St	Fontainebleau St	Sans Souci	6	77	1.5	115.5	\$	140.00	\$	16,170.00	\$	2,425.50	\$	18,595.50
148	Ayr Street	Highclere Ave	Oakleigh Ave	Banksia	6	41	1.5	61.5	\$	140.00	\$	8,610.00	\$	1,291.50	\$	9,901.50
149	Bernard Avenue	Stotts Ave	Barnsbury Gr	Bardwell Park	1	80	1.5	120	\$	140.00	\$	16,800.00	\$	2,520.00	\$	19,320.00
													Total		\$ 7,942,825.78	