



**ORDINARY MEETING OF COUNCIL
TO BE HELD ON TUESDAY, 11 NOVEMBER 2008 AT 7.00PM
LEVEL 3, COUNCIL CHAMBERS**

A G E N D A

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NOTE: For Full Details, See Council's Website –
www.kmc.nsw.gov.au under the link to business papers

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF REPORTS TO BE CONSIDERED IN CLOSED MEETING

ADDRESS THE COUNCIL

NOTE: Persons who address the Council should be aware that their address
will be tape recorded.

DOCUMENTS CIRCULATED TO COUNCILLORS

CONFIRMATION OF MINUTES

Minutes of Ordinary Meeting of Council

File: S02131

Meeting held 21 October 2008

Minutes numbered 362 to 371

MINUTES FROM THE MAYOR

PETITIONS

GENERAL BUSINESS

- i. *The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to have a site inspection.*
- ii. *The Mayor to invite Councillors to nominate any item(s) on the Agenda that they wish to adopt in accordance with the officer's recommendation and without debate.*

GB.1 **Council Meeting Cycle for 2009** **1**

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File: S02355

To consider the proposed Council Meeting Cycle for 2009 which takes account of school holidays, public holidays, the Local Government Association Conference, the National General Assembly of Local Government and the Christmas Recess.

Recommendation:

That Council's Meeting Cycle for 2009 be adopted.

GB.2 **Bradfield Park Preschool & Child Care Centre Inc - Surrender of Lease** **5**

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File: P36250

To advise Council of a Surrender of Lease request from Bradfield Park Preschool and Child Care Centre Inc for the lease of 51-53 Bradfield Road, West Lindfield.

Recommendation:

That Council accept the Surrender of Lease from Bradfield Park Preschool and Child Care Centre Inc.

GB.3 **Ku-ring-gai Meals on Wheels Service - Surrender of Lease** **9**

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File: P64496

To advise Council of a Surrender of Lease request from Ku-ring-gai Meals on Wheels Service for the lease of part of Gordon Golf Links premises, Gordon.

Recommendation:

That Council accept the Surrender of Lease from Ku-ring-gai Meals on Wheels Service.

GB.4 **Audited General Purpose & Special Purpose Financial Reports for year ended 30 June 2008 & Auditor's Report** 15

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File: S05983

To present to Council the Annual Financial Statements and audit reports from Council's external auditor, Spencer Steer Chartered Accountants for the year ended 30 June 2008 and to provide a summary of Council's financial performance and financial position at 30 June 2008.

Recommendation:

That Council receives the audited Financial Statements and the report of Council's external auditor, Spencer Steer Chartered Accountants.

GB.5 **44 Braeside Street, Wahroonga** 114

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File: MOD0232/08

To respond to questions raised at the Council site inspection of 18 October 2008 and to determine the Section 96 Modification Application No MOD0232/08 for deletion of Condition No 2 requiring a 12m setback from Wahroonga Avenue and approval of a 10m front setback.

Recommendation:

Refusal.

GB.6 **2007 to 2008 Annual Report** 139

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File: S02015

To present to Council the Statutory Annual Report for 2007/2008 in accordance with Section 428 of the Local Government Act 1993.

Recommendation:

That the Annual Report for the period 1 July 2007 to 30 June 2008 be considered for adoption and that a copy be sent to the Minister for Local Government.

GB.7 Ku-ring-gai Council's Draft Asset Management Policy 142

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File: S06232

For Council to consider the draft Asset Management Policy for public exhibition.

Recommendation:

That Council consider the draft Asset Management Policy for public exhibition.

GB.8 Funding for Council Submission on Ku-ring-gai Draft Local Environmental Plan (Town Centres) 2008 182

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File: S04151

To have Council allocate an appropriate level of funding for the preparation of a Council submission to Ku-ring-gai draft Local Environmental Plan (Town Centres) 2008.

Recommendation:

That Council allocate up to a maximum of \$5,000 to prepare a submission on the draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008.

GB.9 Draft Generic Plan of Management for Car Parks 185

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File: S06604

To place the draft Generic Plan of Management for Car Parks on public exhibition in accordance with the requirements of the Local Government Act 1993 as amended.

Recommendation:

That the draft Generic Plan of Management Car Parks be exhibited for a period of 28 days with a further 14 days for public comment, in accordance with the requirements of the Local Government Act 1993.

GB.10 Draft Plan of Management Gordon Golf Course 206

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File: S06604

To place the draft Plan of Management Gordon Golf Course on public exhibition in accordance with the requirements of the Local Government Act 1993, as amended.

Recommendation:

That the draft Plan of Management Gordon Golf Course be exhibited for a period of 28 days with a further 14 days for public comment in accordance with the requirements of the Local Government Act 1993.

GB.11 Draft Plan of Management North Turramurra Recreation Area 232

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File: S06604

To place the draft Plan of Management North Turramurra Recreation Area on public exhibition in accordance with the requirements of the Local Government Act 1993, as amended.

Recommendation:

That the draft Plan of Management North Turramurra Recreation Area be exhibited for a period of 28 days with a further 14 days for public comment in accordance with the requirements of the Local Government Act 1993.

GB.12 Bushland, Catchments & Natural Areas Reference Group - Minutes of Meeting held 11 August 2008 261

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File: S03448

To bring to the attention of Council the proceedings from the Bushland, Catchments & Natural Areas Reference Group meeting held on Monday, 11 August 2008.

Recommendation:

That the Minutes of the Bushland Catchments and Natural Areas Committee of 11 August be received and that groundwater controls for development within the Town Centres be considered as part of the relevant DCP and that the review of the Bushland Plan of Management be commenced following the completion of the vegetation mapping project and that it considers the comments by the working party.

GB.13 Licence Renewal - Cares Facility - Portion of Road Safety Centre - 451 Mona Vale Road, St Ives 271

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File: P52792

To seek the approval of Council for the grant of a 5 year Licence Agreement to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) for the C.A.R.E.S. (Community and

Road Education Scheme) over a portion of the St Ives Road Safety Centre (SIRSC) at 451 Mona Vale Road, St Ives.

Recommendation:

That Council approves the grant of a 5 year licence subject to the consent of the Department of Lands to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) for the C.A.R.E.S (Community and Road Education Scheme) over a portion of the St Ives Road Safety Centre (SIRSC) at 451 Mona Vale Road, St Ives.

GB.14 Draft Integrated Water Cycle Management Policy for Ku-ring-gai 277

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File: S03491

To recommend the draft Integrated Water Cycle Management Policy and Strategy be adopted.

Recommendation:

That the draft Integrated Water Cycle Management Policy and Strategy be adopted.

GB.15 Draft Acquisition & Divestment of Land Policy 333

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File: S05399

For Council to adopt the draft Acquisition & Divestment of Land Policy for public exhibition.

Recommendation:

That Council adopts the draft Acquisition & Divestment of Land Policy and place the draft policy on public exhibition.

GB.16 Integrating Sustainability in Local Government Symposium 349

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File: S04730

For Council to nominate participants to attend the Integrating Sustainability in Local Government symposium on 24 and 25 November 2008 at Luna Park, North Sydney.

Recommendation:

That Council nominates participants to attend the Integrating Sustainability in Local Government symposium to be held on 24 and 25 November 2008 at Luna Park, North Sydney.

GB.17 Acquisition of 31 Bridge Street, Pymble

361

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File: P36540

To advise Council on the outcome of the auction for the sale of 31 Bridge Street Pymble.

Recommendation:

That the Mayor and General Manager be delegated authority to execute all documentation associated with the purchase of 31 Bridge Street Pymble and that the property be classified as Operational Land.

GB.18 Merriwa & McIntyre Streets, Gordon - Relocation of Stormwater Pipeline & Easement

368

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File: DA500/07

For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the proposed development sites.

Recommendation:

That Council grant approval for the relocation of the stormwater pipeline and easement subject to the terms and conditions of the report.

GB.19 New Trade Waste Fees & Charges

376

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File: S02294

To advise Council of new Trade Waste Fees and Charges for a proposed new 660 litre waste container.

Recommendation:

That Council sets the proposed fees for 660 litre bins at \$20.00 per service for standard waste, \$28.00 for heavy and \$8.50 for recycling paper products and that the new fees be placed on public exhibition for 28 days in accordance with the Local Government Act.

GB.20 Street Lighting Price Increase Concerns

380

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File: S02249

To advise Council of a proposed 67% price increase in street lighting network charges over the next five year regulatory period and recommend Council support efforts by fellow member Councils of the Street Lighting Improvement Program to oppose such increases and seek improved service.

Recommendation:

That Ku-ring-gai Council supports the joint Council efforts to obtain improved services from EnergyAustralia and to oppose proposed excessive price increases.

GB.21 Public Domain Manual - Update of Progress

389

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File: S05980

This report is to advise Council of the progress of the preparation of the Public Domain Technical Manual for the Town Centres.

Recommendation:

That Council receive and note the report.

EXTRA REPORTS CIRCULATED AT MEETING

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

NM.1 Queen's Portrait

506

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File: P54796

Notice of Motion from Councillors Tony Hall, Carlyne Hardwick, Rakesh Duncombe, Jennifer Anderson, Ian Cross and Nick Ebbeck dated 21 October 2008.

We move:

"That the Mayor be instructed to return the portrait of the Queen of Australia to its pre-existing position in the Council Chamber."

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File: S03901

Notice of Motion from Councillor Tony Hall dated 2 November 2008

I move that:

"In the interests of good governance for the citizens of the Ku-ring-gai Local Government Area, that:

- A. This Council set up the following committees under s.355 of the Local Government Act 1993, as amended:
 - 1. Finance and General Purposes Committee consisting of a Councillor from each Ward, to be chaired by the Mayor and to have delegations of authority to be determined by Council.
 - 2. Policy and Planning Committee consisting of a Councillor from each Ward, not being a member of the Finance and General Purposes Committee, chaired by the Deputy Mayor with delegations to be determined by Council.
 - 3. Sports, Recreation, Parks and Open Space Committee, consisting of at least three Councillors, one of whom shall be elected chairperson by Council and other community members to be determined by Council.
 - 4. Community Development and Services Committee, consisting of at least three Councillors, one of whom shall be elected chairperson by Council and other community members to be determined by Council.
- B. That the General Manager provides a Charter of Responsibilities and Delegations where applicable, for each of these Council Committees for consideration at the next meeting of Council, when election of Councillor office bearers of each Committee shall be held and determined and advertisements for the relevant community members shall be undertaken."

NM.3 Code of Conduct Matter - Prima Facie Code of Conduct Breach (e-Mail to External Parties) Code of Conduct Matter - Prima Facie Code of Conduct Breach (e-Mail to Staff) 508

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File: S06344

Notice of Motion from Councillor R Duncombe dated 3 November 2008

On 29 July 2008, prior to my election as a councillor, Council created resolutions concerning Councillor Hall and Council's Code of Conduct. I am aware that there is ongoing litigation in the Supreme Court brought by Councillor Hall against Council and that these proceedings are likely to continue for some time until they are listed for hearing and determination by the Court.

Whilst I do not lightly revisit a matter such as this that has been considered and decided by an earlier Council, I think it should be recognised that the underlying purpose of disciplinary actions is to ensure that Council operates properly and efficiently for the benefit of the community. I am concerned that the previous Council's decisions are impacting negatively on the ability of Council to operate with an appropriate level of trust and cooperation between councillors, which I think is essential.

I propose that this Council should seek to make a "fresh start", not unnecessarily burdened by a legacy of issues dating from before the Council elections in September of this year. Those resolutions were based on Council's previous code of Conduct which has since been replaced by the Model Code of Conduct currently in force. New matters arising under the Model Code will be subject to consideration under a new process that is external to Council and independent to a degree that was not possible under the previous disciplinary system. For this Council to be involved in litigation concerning a superseded Code of Conduct and events involving the previous Council does not seem to me to be an optimal use of Council resources, nor something that will improve the functioning of this Council.

As what I am proposing is motivated to achieve a fresh start to this Council and allowing us to operate efficiently and productively, this motion should not be taken as condoning, in any sense, inappropriate conduct by Councillors. We all need to recognise that the new Model Code must be rigorously observed by all members of this new Council

I move:

"That the resolution of Council dated 29 July 2008, Minute Number 268:

- A. That Council receive and note the contents of the report.
- B. That as per Clause 10.17 of the Code of Conduct, Councillor Hall be censured by the Council for misbehaviour, in accordance with Section 440G of the Local Government Act.
- C. That Council, under Section 11 of the Code of Conduct, refer the matter to the Department of Local Government seeking the Councillor's suspension due to this being the Councillor's second censure.

is hereby rescinded.

and

that the resolution of Council dated 29 July 2008 Minute Number 269:

- A. That Council receive and note the contents of the report.
- B. That as per Clause 10.17 of the Code of Conduct, Councillor Hall be censured by the Council for misbehaviour, in accordance with Section 440G of the Local Government Act.
- C. That Council, under Section 11 of the Code of Conduct, refer the matter to the Department of Local Government seeking the Councillor's suspension due to this being the Councillor's third censure.

- D. That as from today, the Councillor must send all communications for Council Staff or Directors via the General Manager.
- E. That, additionally, the General Manager sends to the Department of Local Government for consideration, under Section 11.6 of the Code of Conduct, the e-mail and subsequent correspondence, that was written by Councillor Hall on Tuesday, 8 July 2008, which was copied to the Department of Planning.

is hereby rescinded.

BUSINESS WITHOUT NOTICE - SUBJECT TO CLAUSE 241 OF GENERAL REGULATIONS

QUESTIONS WITHOUT NOTICE

INSPECTIONS COMMITTEE - SETTING OF TIME, DATE AND RENDEZVOUS

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Environmental Planning & Assessment Act 1979 (as amended)

Section 79C

1. Matters for consideration - general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

a. The provisions of:

- i. any environmental planning instrument, and*
- ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
- iii. any development control plan, and*
- iv. any matters prescribed by the regulations,*

that apply to the land to which the development application relates,

- b. the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c. the suitability of the site for the development,*
- d. any submissions made in accordance with this Act or the regulations,*
- e. the public interest.*

MAYORAL MINUTE

PLANNING PANEL'S DRAFT LEP FOR KU-RING-GAI TOWN CENTRES

Several Councillors have approached me about the need to provide assistance to our residents in responding to the issues of concern to them in the Draft LEP for Ku-ring-gai Town Centres which was adopted by the Ku-ring-gai Planning Panel for exhibition on 5 November.

It was proposed by those Councillors that Council send a newsletter to every household by addressed mail as soon as possible, and that it be compiled with input from Councillors and assistance from Council staff. It is important to get this newsletter out as soon as possible as the DLEP is only on exhibition until December 19, this year.

The newsletter is to make it clear that the DLEP is NOT that of the Councillors, but was prepared by the Ku-ring-gai Planning Panel appointed by Mr Sartor and the State Government.

The newsletter aims to give maximum assistance to our residents in outlining the most effective methods of presenting their arguments if there are merit issues of concern to them.

Residents are to be given clear details of where to source information and to get assistance with their responses and the addresses to which responses should be sent.

The role of Ku-ring-gai Council staff should also be clarified, as it is disappointing to see the criticism levelled at our staff for plans which are not their proposals but those of the Ku-ring-gai Planning Panel. Their dual role is extremely difficult yet they have no choice but to serve the Planning Panel as well as Council.

I also propose that the costs associated with the operation of the Ku-ring-gai Planning Panel be outlined in the newsletter, including salaries, expenses and the cost of consultants' reports commissioned from the time of inception of the Panel.

RECOMMENDATION

That a newsletter be sent to every household by addressed mail as soon as possible, and that it be compiled with input from Councillors and assistance from Council staff. Content is to be as detailed in the Mayoral Minute.

Cr Elaine Malicki
Mayor

MAYORAL MINUTE

MEETINGS WITH MINISTER FOR PLANNING

I am pleased to report to our residents that over the past two weeks I have participated in two meetings with Minister Keneally, Minister for Planning.

The first was held on 29 October in the Minister's office in Parliament House, and I was accompanied by our General Manager, Mr McKee.

We had a 35 minute meeting with Minister Keneally and her assistant Mr Watkins, and we were able to raise a range of issues with her.

We discussed numbers for Metro Strategy and how these have been exceeded in future planning and should be reduced, the role of the Panel, costs of the Panel and staff issues around serving two masters, confidentiality issues with the Panel, reclassification, SEPP 53 exemption, UCAs, Town Centre planning including heights, numbers and loss of character.

The Minister was very professional and listened sympathetically. She was not prepared to give any assurances at that time however undertook to follow up on the issues raised, especially the numbers. We demonstrated that current rezonings plus Town Centre and interface sites give a net of almost double the 10,000 dwellings net required by 2031.

We also showed that within the timeframe for the Metropolitan Strategy, Council has already approved just short of 5,000 dwellings gross already, half of the 10,000 total required for Metro.

We had time to work through all the issues briefly and the Minister raised a number of questions which we answered.

I consider we were given a very fair hearing. Each point we raised was accompanied by a specific written request for follow up.

Our State MP for Davidson Mr Jonathan O'Dea had also visited the Minister with a group of residents and he asked the Minister to visit Ku-ring-gai to see for herself the damage being done to our area by overdevelopment.

Minister Keneally agreed and this inspection was held on 4 November. Mr O'Dea kindly asked me to be part of the group as Mayor of Ku-ring-gai. He also asked a community representative to attend and assist with commentary from a community perspective.

The tour was meticulously planned by Mr O'Dea, community representatives from FOKE, Friends of Lindfield and Friends of Turrumurra and myself. Our tour covered every Town Centre and many individual streets, though in just over an hour we did not have time to cover every problem area.

Item 2

S04554
10 November 2008

We showed the Minister the 6 affected Town Centres and the Pymble Industrial Centre, with commentary on the proposals put forward by the Ku-ring-gai Planning Panel. We showed the Minister concept drawings from the Panel's proposals, and discussed heights, areas to be covered by medium density housing, conservation areas and heritage or potential heritage properties and areas within Town Centre boundaries.

We also covered many of the existing LEP 194 developments both completed and under construction to show the Minister the extent of works already occurring in Ku-ring-gai and their impacts. We showed her that Ku-ring-gai was already contributing strongly to urban consolidation, at great cost to the character of our area.

The issues we raised ranged from the costs of the Panel, the numbers of dwellings required for the Metro Strategy and how these had been exceeded, the heights of some of the proposed zonings in town centres where the categorisation was Village or Small Village. The Minister asked a range of questions and understood the issues fully.

I took the opportunity to present the Minister with a copy of "Ku-ring-gai Living with Trees" and also a copy of "Under the Canopy".

I would describe the visit as successful - I do not think we could have covered more in the time allowed, and the Minister was very sympathetic and receptive.

Many thanks to Mr O'Dea for giving me this opportunity to put the case for our residents and we hope for a positive outcome over time. I thanked the Minister on behalf of our residents for giving us so much of her time.

RECOMMENDATION

- A. That the Mayoral Minute be received and noted.
- B. That the Mayor send a follow-up letter to the Minister thanking her for her interest in Ku-ring-gai and reiterating our requests.

Cr Elaine Malicki
Mayor

MAYORAL MINUTE

THE PORTRAIT OF HER MAJESTY QUEEN ELIZABETH II

There has been a lot said in the Press and by some of our Councillors about the fact that the portrait of Her Majesty Queen Elizabeth II has been moved from a dominant location in our Council Chambers to the Councillors' Board Room.

I freely admit that I moved the portrait, and I did it without consulting the Councillors or the residents. I regret that very much and apologise sincerely to the Councillors and the residents for having done so without consultation – it was most out of character. One Councillor described my failure to consult Councillors as hypocritical and I accept that criticism.

In my defence I must say that it was quite an innocent act and not done with any malice or any intention to offend anyone, certainly not our Councillors and those we represent.

I subsequently consulted Councillors on a night when we were discussing my pending meeting with Minister Keneally and there was no majority view expressed. An e-mail follow-up resulted in 5 responses and no majority view, so I took no further action.

I have received a moderate amount of correspondence on the issue, much of it from outside of our Local Government area and even from overseas. Of the correspondence received from Ku-ring-gai, the writers have been a mixture of those supporting the move and those who wish to have the Queen's portrait returned to the Chamber.

Given the views expressed by Councillors and several correspondents, I wish to address the issue by taking the opportunity to consult our residents about where the portrait of Her Majesty should be located. That way neither the Councillors nor myself can be accused of making a decision without having the views of our residents on this matter.

RECOMMENDATION

- A. I move that there be consultation with our residents through the Residents' Feedback Register or some other mechanism on the preferred location of the portrait of Her Majesty Queen Elizabeth II. The Mayor and the General Manager to determine the most appropriate method of consultation.
- B. That a report on this consultation be brought back to Council.

Cr Elaine Malicki
Mayor

Item 1

DA0986/08, DA0987/08,
DA0988/08
12 November 2008

PETITION

**OBJECTIONS TO THREE DEVELOPMENTS AT
8, 10 & 10A BEACONSFIELD PARADE,
6, 6A & PART OF 8, 10 & 10A BEACONSFIELD PARADE, LINDFIELD &
LOT CONSOLIDATION & SUBDIVISION OF
6 BEACONSFIELD PARADE, LINDFIELD -
(FOUR HUNDRED & FORTY-NINE [449] SIGNATURES)**

"We, the undersigned, object to the over-development of Beaconsfield Parade, Lindfield."

RECOMMENDATION

That the Petition be received and referred to the appropriate officer of Council for attention.

COUNCIL MEETING CYCLE FOR 2009

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To consider the proposed Council Meeting Cycle for 2009 which takes account of school holidays, public holidays, the Local Government Association Conference, the National General Assembly of Local Government and the Christmas Recess.

BACKGROUND:

Council has in the past resolved to amend its meeting cycle to take into account the school holiday breaks, the Local Government Association Conference, National General Assembly of Local Government and the Christmas Recess.

COMMENTS:

Options for Council's consideration.

RECOMMENDATION:

That Council's Meeting Cycle for 2009 be adopted.

PURPOSE OF REPORT

To consider the proposed Council Meeting Cycle for 2009 which takes account of school holidays, public holidays, the Local Government Association Conference, the National General Assembly of Local Government and the Christmas Recess.

BACKGROUND

The scheduled meeting cycle for 2009 is:

February:	3 February 2009	Ordinary Meeting of Council
	24 February 2009	Ordinary Meeting of Council
March:	10 March 2009	Ordinary Meeting of Council
	24 March 2009	Ordinary Meeting of Council
April:	14 April 2009	Ordinary Meeting of Council
	28 April 2009	Ordinary Meeting of Council
May:	12 May 2009	Ordinary Meeting of Council
	26 May 2009	Ordinary Meeting of Council
June:	9 June 2009	Ordinary Meeting of Council
	23 June 2009	Ordinary Meeting of Council
July:	14 July 2009	Ordinary Meeting of Council
	28 July 2009	Ordinary Meeting of Council
August:	11 August 2009	Ordinary Meeting of Council
	25 August 2009	Ordinary Meeting of Council
September:	8 September 2009	Ordinary Meeting of Council
	22 September 2009	Ordinary Meeting of Council
October:	13 October 2009	Ordinary Meeting of Council
	27 October 2009	Ordinary Meeting of Council
November:	10 November 2009	Ordinary Meeting of Council
	24 November 2009	Ordinary Meeting of Council
December:	8 December 2009	Ordinary Meeting of Council
	22 December 2009	Ordinary Meeting of Council

COMMENTS

The school holiday periods for 2009 are:

Autumn: Friday, 10 April 2009 to Friday, 25 April 2009 (including Easter)
Winter: Monday, 13 July 2009 to Friday, 24 July 2009

Item 1

S02355
31 October 2008

Spring: Monday, 5 October 2009 to Friday, 16 October 2009
Summer: Monday, 21 December 2009 to Tuesday, 26 January 2010

There are scheduled Council Meetings that fall within some of these periods. Council has in the past resolved to re-scheduled meetings during school holidays.

It is recommended to amend the Meeting Cycle for 2009, as follows:

School Holidays: 10 April to 24 April 2009

7 April 2009	Ordinary Meeting of Council	(transferred from 14 April 2009)
28 April 2009	Ordinary Meeting of Council	

School Holidays: 13 July to 24 July 2009

7 July 2009	Ordinary Meeting of Council	(transferred to 14 July 2009)
28 July 2009	Ordinary Meeting of Council	

National General Assembly of Local Government

The National General Assembly is to be held in Canberra on Sunday, 21 June to 24 June 2009.

It is recommended to amend the cycle for June as follows:

9 June 2009	Ordinary Meeting of Council	
30 June 2009	Ordinary Meeting of Council	(transferred from 23 June 2009)

Local Government Association Conference

The Local Government Association Conference is to be held from 24 October 2009 to 28 October 2009. It is recommended to amend the cycle for October as follows:

13 October 2009	Ordinary Meeting of Council	
20 October 2009	Ordinary Meeting of Council	(transferred from 27 October 2009)

Christmas Recess 2009

Council has traditionally held the last Council meeting for the year on the second Tuesday in December and resumed meetings in February, the next year.

It is recommended that the second meeting be brought forward to the first Tuesday - 1 December 2009 with the last Ordinary Meeting of Council being held on Tuesday, 8 December 2009. Following the recess, it is further recommended that the first meeting for 2010 be held on Tuesday, 3 February 2010 with the normal meeting cycle to resume on 24 February 2010.

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

Not applicable.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Not applicable.

RECOMMENDATION

- A. That Council amend its meeting cycle for 2009, as follows:

7 April 2009	Ordinary Meeting of Council
28 April 2009	Ordinary Meeting of Council
9 June 2009	Ordinary Meeting of Council
30 June 2009	Ordinary Meeting of Council
7 July 2009	Ordinary Meeting of Council
28 July 2009	Ordinary Meeting of Council
13 October 2009	Ordinary Meeting of Council
20 October 2009	Ordinary Meeting of Council
1 December 2009	Ordinary Meeting of Council
8 December 2009	Ordinary Meeting of Council

- B. That the first meeting for 2010 be held on 3 February 2010 and the normal meeting cycle resume on 24 February 2010.

Geoff O'Rourke
Senior Governance Officer

John McKee
General Manager

BRADFIELD PARK PRESCHOOL AND CHILD CARE CENTRE INC - SURRENDER OF LEASE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of a Surrender of Lease request from Bradfield Park Preschool and Child Care Centre Inc for the lease of 51-53 Bradfield Road, West Lindfield.

BACKGROUND:

The current Lessee, Bradfield Park Preschool and Child Care Centre Inc has now formerly requested Council to surrender the current lease agreement before the lease expires on 31 July 2009. Council resolved in December 2007 to grant a lease to Kindergarten Union (KU) Children's Services which has now taken over the operation of the facility.

COMMENTS:

The Surrender of Lease from Bradfield Park Preschool and Child Care Centre Inc needs to be accepted by Council in order for the Centre to enter into the new lease with KU Children's Services for 51-53 Bradfield Road, West Lindfield.

RECOMMENDATION:

That Council accept the Surrender of Lease from Bradfield Park Preschool and Child Care Centre Inc.

PURPOSE OF REPORT

To advise Council of a Surrender of Lease request from Bradfield Park Preschool and Child Care Centre Inc for the lease of 51-53 Bradfield Road, West Lindfield.

BACKGROUND

Bradfield Park Preschool and Childcare Centre Inc has been in operation since 1989 and is currently leasing 51-53 Bradfield Road, West Lindfield. The Centre was built on land owned by Council (no. 53) and additional land of 830sqm owned by CSIRO (no. 51).

The lease with Bradfield Park Preschool and Childcare Centre Inc is due to expire on 31 July 2009.

On 4 October 2007, Bradfield Park Preschool and Child Care Centre Inc advised Council that the Management Committee resolved to commence formal negotiations with Kindergarten Union (KU) Children's Services to take over as Licensee and Centre Management. It was also envisaged that KU Children's Services also take over the lease for the Centre's operations. The decision was made by the Management Committee to ensure the continuation of the high quality child care currently enjoyed by the children and parents at the Centre.

Council resolved at the Ordinary Meeting of Council held on 4 December 2007:

- A. That a lease be granted to KU Children's Services (Bradfield Park Preschool and Child Care Centre) for 51-53 Bradfield Road, West Lindfield for a period of three (3) years in the terms outlined in the report.
- B. That this approval is subject to the conditions under section 47A of the Local Government Act and that Council issue a Public Notice as prescribed under the Act.
- C. That the Mayor and General Manager be authorised to execute all necessary lease documents.
- D. That the Council Seal be affixed to the Lease Agreement.

COMMENTS

The current lease with Bradfield Park Preschool and Childcare Centre Inc is a registered lease (AC812004M). In order for Council to enter into a new lease agreement with KU Children's Services, the current lease with Bradfield Park Preschool and Childcare Centre Inc needs to be formally surrendered.

Bradfield Park Preschool and Child Care Centre Inc has provided Council with a letter formally requesting to surrender the lease agreement (Attachment 1).

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The Lessee, Bradfield Park Preschool and Childcare Centre Inc, has agreed to pay the legal costs associated with the surrender of the lease.

There will be no loss of income as KU Children's Services will take over the current lease.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

Bradfield Park Preschool and Childcare Centre Inc is currently leasing 51-53 Bradfield Road, West Lindfield. Council received confirmation from the Lessee that it wishes to surrender the lease prior to its expiry on 31 July 2009, to enable KU Children's Services to take over the lease on the facility.

The surrender of the current lease with Bradfield Park Preschool and Childcare Centre Inc now needs to be accepted by Council in order for new lease arrangements to be formalised with KU Children's Services.

RECOMMENDATION

- A. That Council accept the Surrender of Lease from Bradfield Park Preschool and Childcare Centre Inc for the lease of 51-53 Bradfield Road, West Lindfield.
- B. That the Mayor and General Manager be authorised to execute all relevant documents associated with the Surrender of Lease.
- C. That the Council Seal be affixed to the relevant documents.

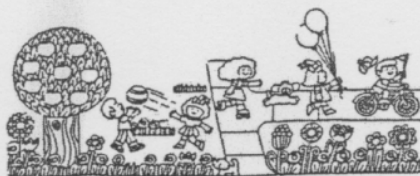
Cherry Varde
**Community Land &
Projects Officer**

Mark Taylor
**Manager Community &
Recreation Property**

Janice Bevan
Director Community

Attachments: **1. Letter from Bradfield Park Preschool & Child Care Centre dated 28 October 2008 - Formal request to surrender lease agreement - 2008/028279**

BRADFIELD PARK PRESCHOOL
& CHILD CARE CENTRE
51-53 Bradfield Rd West
Lindfield NSW 2070
Ph: 9416 3134 Fax: 9889 8050



30 OCT 2008

9.45

28 October 2008

The General Manager
Ku-ring-gai Council
818 Pacific Highway
Gordon 2072

Dear Sir/Madam,

RE: Lease for 51-53 Bradfield Road, West Lindfield.

We wish to advise that the Management Committee of Bradfield Park Preschool and Child Care Centre ("the Centre") intends to relinquish the current lease. The management of the Centre has been handed over to KU Children's Services.

The purpose of this letter is to ascertain if Council will agree to early surrender of the lease at the soonest convenience. Subject to this, we would like to proceed with the necessary legal documentation to effect the surrender of the lease.

Should you require any further information please contact me on 0421 055 912.

Regards ,

Lynda Fisher
Secretary for Bradfield Park Preschool and Child Care Centre Management
Committee



KU-RING-GAI MEALS ON WHEELS SERVICE - SURRENDER OF LEASE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of a Surrender of Lease request from Ku-ring-gai Meals on Wheels Service for the lease of part of Gordon Golf Links premises, Gordon.

BACKGROUND:

Ku-ring-gai Meals on Wheels Service have occupied the premises for the last 25 years. The premises currently leased have now become redundant to the needs of the service. Council received a letter from Fox & Staniland on behalf of Ku-ring-gai Meals and Wheels Service that it wishes to surrender the current lease agreement before the lease expires on 30 June 2009.

COMMENTS:

The Surrender of Lease from Ku-ring-gai Meals on Wheels needs to be accepted by Council in order to call for expression of interest to lease the premises.

RECOMMENDATION:

That Council accept the Surrender of Lease from Ku-ring-gai Meals on Wheels Service.

PURPOSE OF REPORT

To advise Council of a Surrender of Lease request from Ku-ring-gai Meals on Wheels Service for the lease of part of Gordon Golf Links premises, Gordon.

BACKGROUND

Meals on Wheels Service has been in operation at the premises known as part of Gordon Golf Links, 6 Lynn Ridge Avenue, Gordon (Lot 11 in Deposited Plan No. 825411) for the last 25 years.

The Service is a community based non-profit organisation and has strived for excellence in providing fresh cooked, nourishing food to the frail aged, carers and people living with disabilities residing in our community.

Ku-ring-gai Meals on Wheels Service has occupied the premises, providing kitchen facilities, dining room, store room, and office administration. It is located adjacent to the Golf Club Pro Shop and putting green and also has access to three parking spaces within the Club car park.

Ku-ring-gai Meals on Wheels Service has consolidated its food production and meals distribution operations to the Turramurra kitchen. The Gordon Meals on Wheels kitchen is surplus to the requirements of the Service and all the necessary equipment has been transferred to the Turramurra kitchen.

COMMENTS

The current lease with Ku-ring-gai Meals on Wheels Service is a registered lease (AB541775) and is due to expire on 30 June 2009.

On 10 July 2008, Fox and Staniland on behalf of Meals on Wheels Service advised Council that the premises currently leased by the Service under the lease (AB541775) have become redundant to the needs of the Service. In this letter, Ku-ring-gai Meals on Wheels Service expressed their interest to surrender the lease agreement with Council from 1 September 2008 (refer Attachment 1). Ku-ring-gai Meals on Wheels Service then requested an extension of time and are still in possession. (refer to Attachment 2).

To formalise the surrender, Council will need to accept the Surrender of Lease by executing and affixing the Council Seal on the document.

The Ku-ring-gai Meals on Wheels Service will be required to remove equipment and leave the building interior fit for re-use.

Council officers have commenced preparation of Expression of Interest (EOI) documents and anticipate advertising the EOI for the occupation of the premises in November 2008.

The land known as Lot11 in Deposited Plan No. 825411 is classified as, "Community Land", categorised as, "General Community Use." The land is governed by the Gordon Golf Clubhouse Precinct Plan of Management, adopted 20 November 2001. This Plan is currently being revised.

Item 3

P64496
28 October 2008

Under the Gordon Golf Clubhouse Precinct Plan of Management, a lease or a licence can be granted on the proviso that the lease or licence is consistent with section 46 of the Local Government Act 1993 and the core objectives of the land's categorisation (General Community Use). The granting of the lease or licence is authorised for, but not limited to, the following purposes/uses:

- Clubhouse,
- Licensed Bar and Bistro,
- Recreation area/facilities,
- Car parking
- Restaurant/café/refreshment room,
- Pro shop,
- Gaming,
- Commercial activities.

The land is zoned Recreation 6(a).

CONSULTATION

Council staff have consulted with representatives from Ku-ring-gai Meals on Wheels Service regarding the procedure to surrender the lease.

FINANCIAL CONSIDERATIONS

Council will forfeit \$130 per month until the new lease is signed. Ku-ring-gai Meals on Wheels Service will cover surrender costs.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Staff from Community have consulted with Operational staff to ensure the premises are suitable for occupation.

SUMMARY

The Ku-ring-gai Meals on Wheels Service is currently leasing part of the Gordon Golf Links premises, Gordon. Council received confirmation from the Lessee that it wishes to surrender the lease prior to its expiry on 30 June 2009.

The surrender of the current lease with Ku-ring-gai Meals on Wheels Service now needs to be accepted by Council in order for any future new lease or licence arrangements to be formalised.

Expressions of Interest will be called in early November 2008 for the occupation of the premises.

RECOMMENDATION

- A. That Council accept the Surrender of Lease from Ku-ring-gai Meals on Wheels Service for the lease of part of Gordon Golf Links premises, Gordon.
- B. That the Mayor and General Manager be authorised to execute all relevant documents associated with the surrender of the current lease.
- C. That the Council Seal be affixed to the relevant documents.

Cherry Varde
**Community Land & Projects
Officer**

Mark Taylor
**Manager Community &
Recreation Property**

Janice Bevan
Director Community

Attachments:

- 1. Letter from Fox & Staniland on behalf of Ku-ring-gai Meals on Wheels Service dated 10 July 2008 - 966545**
- 2. Letter from Fox & Staniland dated 5 August 2008 regarding extension of proposed surrender date - 979229**

Fox Staniland LAWYERS

10 July 2008

The General Manager
Ku-ring-gai Council
DX 8703 GORDON



Our Ref: RJS
Contact:
Your Ref:

Dear Sir

**RE: KU-RING-GAI MEALS ON WHEELS SERVICE AND THE COUNCIL – LEASE –
PART GORDON GOLF LINKS PREMISES, GORDON**

The writer is the Chairman of Ku-ring-gai Meals on Wheels Service.

We are writing to advise the Council that the premises currently leased by the Service under Lease AB541775 have become redundant to the needs of the Service and it is desired to surrender the lease with effect from 1 September 2008. We note that the existing lease commenced on 1 July 2004 and will otherwise terminate on 30 June 2009.

The purpose of this letter is to ascertain whether the Council will agree to an early surrender of the lease on the above date. Subject to this we will arrange for the preparation of the necessary legal documents to effect the surrender and send them to the Council for execution.

Should you require any further information please contact the writer on 9440 1202.

Yours faithfully

Richard Staniland
Chairman
Ku-ring-gai Meals on Wheels Service



5 August 2008

Our Ref: S30817
Contact:
Your Ref:

Michelle Makler
Lease & Licence Officer
Community and Recreation Properties
Ku-ring-gai Council
DX 8703 GORDON

Dear Madam

**RE: KU-RING-GAI MEALS ON WHEELS SERVICE AND THE COUNCIL -
SURRENDER OF LEASE AB541775 - PART GORDON GOLF LINK PREMISES,
GORDON - REFERENCE P64494/967472**

We refer to your letter dated 16 July 2008.

Our client would like to change the proposed surrender date to 1 October 2008 if this is acceptable to the Council so as to give it sufficient time to remove the fittings from the premises.

We **attach** RP Surrender of Lease and would be grateful if you would please arrange for it to be executed by Council and return to us for acceptance by Ku-ring-gai Meals on Wheels Service and for registration. When responding would you please confirm that the surrender date of 1 October 2008 is acceptable.

Yours faithfully

FOX & STANILAND

Richard Staniland
Partner

email: richards@foxstaniland.com.au

Encl



AUDITED GENERAL PURPOSE & SPECIAL PURPOSE FINANCIAL REPORTS FOR YEAR ENDED 30 JUNE 2008 & AUDITOR'S REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council the Annual Financial Statements and audit reports from Council's external auditor, Spencer Steer Chartered Accountants for the year ended 30 June 2008 and to provide a summary of Council's financial performance and financial position at 30 June 2008.

BACKGROUND:

On 14 October 2008 Council resolved to receive and certify the Draft Financial Statements for 2007/2008 and to refer them to the external auditor. Council also resolved to fix 11 November 2008 as the date for the public meeting to present the statements and audit reports in accordance with Section 419(1) and 419(2) of the Local Government Act.

In addition, under Section 417(5) of the Act Council must send a copy of the audited financial reports and auditor's reports to the Director General and the Australian Bureau of Statistics.

COMMENTS:

This is the final stage of the process of adopting Council's Annual Financial Statements for 2007/2008.

RECOMMENDATION:

That Council receives the audited Financial Statements and the report of Council's external auditor, Spencer Steer Chartered Accountants.

PURPOSE OF REPORT

To present to Council the Annual Financial Statements and audit reports from Council's external auditor, Spencer Steer Chartered Accountants for the year ended 30 June 2008.
To provide a summary of Council's financial performance and financial position at 30 June 2008.

BACKGROUND

On 14 October 2008 Council resolved to receive and certify the Draft Financial Statements for 2007/2008 and to refer them to the external auditor. The auditor's reports were subsequently received by Council and have been attached to the General Purpose and Special Purpose Financial Reports in accordance with Section 417(1) of the Local Government Act 1993 ("the Act"). Council also resolved to fix 11 November 2008 as the date for the public meeting to present the statements and audit reports. In accordance with Section 418(1) and 418(3) of the Act, this meeting date was advertised and the Statements were made available for inspection by the public at Council's Chambers, libraries and on Council's website

In accordance with Sections 419(1) and 419(2) of the Act:

A Council must present its audited financial reports together with the auditor's reports at a meeting of Council held on the date fixed for the meeting; and

The council's auditor may, and if so required in writing by the council must, attend the meeting at which the financial reports are presented

Council's external auditors, Spencer Steer Chartered Accountants will be in attendance to present their report on Council's financial statements and to answer questions.

In addition, Section 417(5) of the Act states that:

Council as soon as practicable after receiving the auditor's reports must send a copy of the audited financial reports and the auditor's reports to The Director General and the Australian Bureau of Statistics.

COMMENTS

The audited Financial Statements, together with the audit reports for the year ended 30 June 2008 are hereby presented to Council (circulated separately).

Written submissions from the public were invited, but at the time of writing this report none have been received. Submissions received up to 4.30pm on 11 November 2008 will be circulated to Councillors on the night. Section 420 of the Act requires that all submissions in respect of the audited Financial Reports must be in writing and must be lodged with the Council within 7 days after this meeting. Public submissions may be made up to 18 November 2008. Copies of all submissions received must be referred to Council's Auditor.

This is the final stage of the process of adopting the Financial Statements for 2007/2008.

Item 4

S05983
19 September 2008

Analysis of Result for Year

Below is a commentary on the general purpose financial report by addressing the “Sustainable Finances Health Check”. An assessment of working capital is also provided.

The Income Statement discloses that Council’s financial activities for the 2008 year resulted in an **increase** in net assets of \$21.680M (\$23.717M **increase** in net assets in 2007).

Local Government Sustainable Finances Health Check

A colour coding “traffic light” system was developed and endorsed by the Minister of Local Government in April 2002 to rate and present the relative position of councils’ financial performance.

Information Note – Revenue Sources**- Sources of Total Income from Continuing Operations Before Capital**

Income from Continuing Operations is classified by source as either from:

	Last Year - 2		Last Year - 1		Last Year		Current Year	
	\$	%	\$	%	\$	%	\$	%
Rates and Charges								
o General Purpose	34,418	52%	35,857	49%	36,976	49%	38,945	50%
o Specific Purpose (Levies)	1,579	2%	3,393	5%	3,623	5%	3,722	5%
o Specific Purpose (DWM)	8,387	13%	9,002	12%	9,137	12%	9,215	12%
User Charges and Fees	13,751	21%	13,957	19%	14,269	19%	14,530	19%
Interest & Investment Revenue	1,082	2%	1,909	2%	3,357	5%	2,359	3%
Grants (Operating)								
o General Purpose	2,836	4%	2,928	4%	2,986	4%	3,069	4%
o Specific Purpose	2,210	3%	4,289	6%	2,183	3%	2,351	3%
Contributions	181	0%	510	1%	248	0%	235	0%
Net Gains from the disposal of assets	0	0%	0	0%	0	0%	220	0%
Other	2,116	3%	1,909	2%	2,152	3%	2,667	4%
Total Income from Continuing Operations less Capital Grants and contributions	66,560	100%	73,754	100%	74,931	100%	77,313	100%

Commentary:

Trend analysis indicates a continuing reliance on property taxes in the form of rates and no reliance on the sale of assets. Trend analysis for 2007 is very similar to 2008, except for a decrease in investment revenue (approx. 2/3 goes back into s94 Plans). The variation in

Item 4

S05983
19 September 2008

investment revenue has been caused by the actual earning rates being lower, due to continuing volatility in the market.

Indicator # 1 – Cash/Liquidity Position – after accounting for external reserves

	Current Year
1.1 Unrestricted Current Ratio	1.84:1
1.2 Available Cash Position	
❖ Available Cash Assets	\$21,016,000
❖ Unrestricted Available Cash Assets	\$5,119,000
1.3 Availability of Cash Assets as % of total revenue	
❖ Available Cash Assets	27.18%
❖ Unrestricted Available Cash Assets	6.62%

Acceptable Measures:

Less than 1:1 = Red; 1:1 to 2:1 = Amber; Over 2:1 = Green; successive years over 10:1 = Red
Council's result = AMBER

Commentary:

- 1.1 The purpose of this ratio is to assess the adequacy of working capital and the ability to satisfy obligations in the short term for the unrestricted activities of Council. Council's liquidity is satisfactory. Council can readily pay its debts as they fall due. This result compares with 2.16 in 2007 and 2.05 in 2006. Recurrent or revenue funded project expenditure cutting strategies or income generation strategies are recommended to ensure liquidity is stable or increasing, rather than decreasing.
- 1.2 This indicator is used to interpret indicator 1.1 in \$ amount. Adequate funds available, providing the capacity to respond to opportunities or react to unforeseen commitments that may arise.
- 1.3 This indicator is used to interpret indicator 1.1 in % amount. This demonstrates that Council funds are available either for unplanned works or commitments or the existence of emergency provisions.

Indicator # 2 – Operating Result

(Using trend analysis)

	Last Year -1 '000	Last Year '000	Current Year '000
Results from Continuing Operations before Capital Grants and Contributions	7,401	6,058	4,173

Acceptable Measures: Deficit = Red; Surplus = Amber; Three (3) successive surplus' = Green
Council's result = GREEN

Commentary:

Council continues to generate sufficient revenue to cover its operating expenditure, including depreciation based on out of date valuations. As this analysis assumes that the current building

Item 4

S05983
19 September 2008

and infrastructure depreciation provisions are adequate to provide for the replacement of existing assets, it should be considered with caution. It should be noted that Council undertook a revaluation of its buildings at 30 June 2008, therefore a true reflection of depreciation expense on buildings will be shown in the 2008/09 Financial Statements, as asset commissioned on 30 June 2008. An infrastructure (roads, drainage, bridges and footpaths) revaluation will be undertaken in 2008/09, therefore a true reflection of depreciation expense on infrastructure will be shown in the 2009/10 Financial Statements as assets will be commissioned on 30 June 2009.

Indicator # 3 – Building and Infrastructure Renewal Expenditure

	Last Year -1	Last Year	Current Year
Asset Renewal	1:1.37	1:1.32	1:1.59

Acceptable Measures:

1:1 = Green; Less than 1:1 = Red

Council's result = GREEN

Commentary:

The purpose of this ratio is to assess the rate at which these assets are being renewed against the rate at which they are depreciating. Asset renewals represents capital expenditure on the replacement, refurbishment or upgrade to an existing asset/s. A strategic approach to asset management has been adopted through the Long Term Financial Model for 2007/8 and beyond. The buildings and infrastructure assets revaluation will impact annual depreciation, and therefore this indicator.

Indicator # 4 – Debt Service Ratio

	Current Year	Next Year	Next Year +1	Next Year +2
Debt Service Ratio	3.43%	3.20%	3.00%	2.70%

Acceptable Measures:

<10% - Green; 10 to 15% = Amber; >15% = Red

Council's result = GREEN

Commentary

This indicator shows the amount of annual revenue necessary to service annual debt obligations (loan repayments). The purpose of this ratio is to assess the impact of loan principal and interest repayment on the discretionary revenue of Council. Council's ability to service its debt is excellent. The Long Term Financial Model assumes \$1M loan borrowing per annum.

Indicator # 5 – Collection Performance

	Current Year	Next Year	Next Year +1	Next Year +2
5.1 Outstanding Rates, Charges and Fees	5.65%	3.95%	3.90%	3.85%
5.2 Rates, Annual, Interest and Extra charges outstanding	2.98%	2.90%	2.85%	2.80%

Item 4

S05983
19 September 2008Acceptable Measures:

5.1 <4% = Green: 4 to 5% = Amber: >5% = Red

Council's result = RED

5.2 <4% = Green: 4 to 5% = Amber; >5% = Red

Council's result = GREEN

Commentary:

5.1 Outstanding Rates, Charges & Fees indicator assesses the impact of uncollected rates and annual charges & fees on liquidity and measures the effectiveness/adequacy of Council in recovering **all** debts legally owed to it. Some of the major outstanding other debtors at 30 June 2008 include Restorations (\$300K), Showgrounds (\$311K), Trade Waste (\$220K), Leases and Licences (\$546K), General Debtors (\$421K) and Grant NSW Environment Trust (\$216K). Due to resource issues during 2008, \$1.342M worth of invoices were raised in June 2008. Discounting for these invoices raised in June 2008 and rental in advance (\$119K), the Outstanding Rates, Charges & Fees would be 3.45%.

5.2 Rates, Annual, Interest and Extra charges outstanding assesses only the impact of Rates, Annual, Interest and Extra Charges on liquidity and is acceptable.

Indicator # 6 – Re-votes of Expenditure

What percentage are your total re-votes of expenditure compared to ordinary and capital expenditure?

	Last Year -2	Last Year -1	Last Year	Current Year
Re-votes of expenditure	3.23%	3.90%	2.31%	3.53%

Acceptable Measures:

<2% = Green; 2% to 5% = Amber; >5% = Red

Council's result = AMBER

Commentary:

The existence of re-votes at year-end indicates that funded projects/outcomes were not delivered in accordance with the management plan. Minor improvement is required in the planning and completion of agreed works.

Balance Sheet

Council's Balance Sheet is disclosed in accordance with current accounting standards and reporting requirements of the Act and its Regulations. To assess the appropriateness or otherwise of Council's available working capital it is necessary to review the level of restrictions placed against the use of Council's current assets. The notes to the financial statements indicate clearly where restrictions exist, and the effect of the restrictions is summarised as follows:

Item 4

S05983
19 September 2008

	\$'000
Total Current Assets	49,602
Less: Total Current Liabilities	23,415
Working Capital as per Accounts	26,187
Add Budgeted and Expected to pay/not Expected to be realised in the next 12 mths	
Borrowings budgeted and expected to pay next 12 months	1,870
Employees Leave Entitlements budgeted and expected to pay next 12 months	2,954
Employees Leave Entitlements not expected to be realised next 12 months	4,172
Security Bonds, Deposits & Retentions expected to pay next 12 months	800
Security Bonds, Deposits & Retentions not expected to be realised next 12 months	3,103
Adjusted Working Capital	39,086
Less: Externally Restricted Assets (Note 6)	(19,843)
Less: Internally Restricted Assets (Note 6 +Note 22)	(19,084)
Available Working Capital	\$159

From this analysis it can be seen that at 30 June 2008, Council has an insufficient level of working capital after the restrictions placed on those assets. Although Council has a target of \$1M in working capital in the Management Plan, after taking into consideration debtors, stores, plus a 5% buffer for unbudgeted costs Ku-ring-gai Council should have approximately \$3.9M working capital. This \$3.9M working capital will be set as a medium term target in Council's 20 year Long Term Financial Plan. The 5% safeguard is necessary to provide a buffer against unforeseen costs or reductions in revenue.

Tree and Landscape bonds

It should be noted that Council has collected \$3.903M of refundable security bonds, deposits and retentions. Council has maintained a cash restriction for refundable bonds and deposits as at 30 June 2008 of \$650K. This represents 16.65% of the total liability of \$3.903M at 30 June 2008 with a further \$125K allocated in the 2008/09 budget. Future years' allocations will be determined in the 2008 review of the Long Term Financial Model with a view to obtaining a 20% target over the medium term. The review of the Long Term Financial Model will be reported to Council in December 2008. An investigation of other Councils' practices on this matter reveals varying cash restrictions from Nil to 100% and although Council's external auditor has recommended 20%, the Department of Local Government does not have a recommended view on this matter. If Council was to restrict 100% cash for total bonds and deposits liability, working capital would decrease by \$3.25M.

In light of the court decision to pay out tree and landscape bonds on private land, of the \$3.903M an amount of \$1.65M was collected in tree and landscape bonds. Constant monitoring of cash outflow is undertaken for tree and landscape bonds, to ensure Council has available funds to meet refund requests, but it should be noted that a total cash restriction does not exist for this liability.

Item 4

S05983
19 September 2008

Revenue Funded Carry-over Works Reserve

The internal restrictions included in the Financial Statements (Note 6) provide for an amount of \$332,400 which represents the General Revenue component of works proposed to be carried over from 2007/08 to 2008/09. The decision to commit to the carry over of these works was deferred at the Council meeting on 26 August 2008 due to the working capital balance not being finalised at the time.

It is now proposed that the following 2007/2008 General Revenue funded carry-over works of \$332,400 be voted:

Project	Source of Funding	Expense	Income	Net	Comments
		\$	\$	\$	
100869 - Intranet	General Fund	38,500	0	38,500	The first phase of the staff intranet was completed with it successfully launched at the end of June. Scoping and implementation of the second phase will now be commencing in the 2008/09 year.
Strategic Asset Management	General Fund	87,800	0	87,800	Funds for implementation of Asset Management Strategy and policy.
100827 - Heritage items & UCA Review	General Fund	4,500	0	4,500	Project part of background for Principal LEP- commenced first stage (Town centres) for completion by October 2008.
100828 - Heritage Assistance Fund	General Fund	16,100	0	16,100	Applications approved by Council- awaiting finalisation of works prior to payment. Carry forward expenditure mid late 2008
100855 - Bobbin Head Road	General Fund & Grant	11,400	5,700	5,700	Works completed in July 08 and carried forward required for payments of invoices.
100899 - Moore Street Pedestrian Refuge	General Fund & Grant	3,400	1,700	1,700	Works completed in July 08 and carried forward required for payments of invoices.
100900 - Addison Ave Pedestrian Ramps	General Fund & Grant	18,600	9,300	9,300	Works completed in July 08 and carried forward required for payments of invoices.
100511 - HR Payroll, Performance Planning	General Fund	16,500		16,500	Stage 2 and HR modules to be implemented in 2008/09
100710 - Works & Assets Stage 1	General Fund	109,000	0	109,000	Project needs to be reviewed to determine the most appropriate time to proceed. Funds to be carried over to 2008/09 and allocated to IT projects in accordance with the IT Strategy.
100783 - Trim Upgrade	General Fund	33,300	0	33,300	Proclaim TRIM integration due for testing August 12, project due for completion end of September.
100862 - Booking Upgrade	General Fund	10,000	0	10,000	Project continuing with additional development required in order to introduce this system across all types of bookings. Funds to be carried over to 2008/09 financial year.
Total Projects		349,100	16,700	332,400	

Item 4

S05983
19 September 2008**Performance Measurement**

The Statement of Performance Measurement (Note 13) provides four ratios used to assess various aspects of Council's financial performance. The Unrestricted Current Ratio, Debt Service Ratio and Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage have been addressed earlier in this report under the "Sustainable Finances Health Check". The remaining ratio, Rates and Annual Charges Coverage, assesses the degree of dependence on rate revenue. It has increased from 53.94% in 2006/07 to 54.72% in 2007/08.

CONSULTATION

Council's external auditors have conducted audit procedures during the year, as an interim to the verification of assets and liabilities at year-end, to assess the reliability of the general ledger to produce financial statements and the preparation of the draft general and special purpose financial reports.

Council officers have consulted with staff from Spencer Steer Chartered Accountants in the preparation of the Financial Statements.

FINANCIAL CONSIDERATIONS

The Statements provide an analysis of Council's financial position as at 30 June 2008. The available working capital at 30 June 2008 is \$159K however considering the potential refund of tree and landscape bonds on private land in the next 12 months, it is strongly recommended that recurrent or revenue funded project expenditure cutting strategies or income generation strategies be implemented to ensure liquidity is stable or increasing, rather than decreasing. This will need to be addressed in the review of the Long Term Financial Model in December 2008.

Council's auditors issued a limitation of scope qualification for all councils with material holdings of Collateralised Debt Obligations (CDOs). The committee of the Local Government Auditors Association of NSW made the determination after consultation with the NSW Department of Local Government and independent advisors. Council holds CDO securities totalling \$7M and they are classified as "held to maturity" assets. This qualification was issued because these type of securities do not have market values that are independently quoted and they are not widely traded. Further, independent market valuations are not readily available and in many cases, values are assessed based on estimates from issuers and/or valuation models for which there is limited market evidence available to verify their reasonableness in the current economic environment. It needs to be stressed that this is not an adverse qualification.

Council's external auditors report, subject to the possibility of further investment write downs, that Council's overall financial position when taking into account the financial indicators outlined in their report, was in their opinion, satisfactory.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Not applicable.

SUMMARY

The Annual Financial Statements and audit reports from Council's external auditor, Spencer Steer Chartered Accountants for the year ended 30 June 2008 are presented to Council. Written submissions from the public have been invited, and may be made up to 18 November 2008. Copies of all submissions must be referred to Council's Auditor. This is the final stage of the process of adopting Council's Annual Financial Statements for 2007/2008.

A colour coding (traffic light) system was developed and endorsed by the Minister of Local Government in April 2002 to rate and present the relative position of Council financial performance. For Ku-ring-gai the industry health check assesses a green light rating for the following:

1. Operating Result
2. Building and Infrastructure Renewal Expenditure
3. Debt Service ratio
4. Rates, Annual, Interest and Extra charges outstanding (Rates and Annual Charges only)

Of the other indicators, cash/liquidity position and re-votes of expenditure are rated amber and Outstanding Rates, charges and Fees (Rates and Annual Charges plus all other debtors) is in the red zone.

Council's auditors issued a limitation of scope qualification for all councils with material holdings of CDOs. Council holds CDO securities totalling \$7M and they are classified as "held to maturity" assets. This qualification was issued because these types of securities do not have market values that are independently quoted and they are not widely traded. It needs to be stressed that this is not an adverse qualification.

Council's external auditors report, subject to the possibility of further investment write downs, that Council's overall financial position when taking into account the financial indicators outlined in their report, was in their opinion, satisfactory.

The available working capital at 30 June 2008 is \$159K, however considering the potential refund for tree and landscape bonds on private land in the next 12 months, it is strongly recommended that recurrent or revenue funded project expenditure cutting strategies or income generation strategies be implemented to ensure liquidity is stable or increasing, rather than decreasing. The corrective measures will be determined in the current year review of the 20 year Long Term Financial Plan, which will be reported to Council in December 2008.

RECOMMENDATION

- A. That Council receives the audited Financial Statements and the report of Council's external auditor, Spencer Steer Chartered Accountants.
- B. That the 2007/2008 General Revenue funded carry-over works requests as tabled in this report totalling \$332,400 be approved and the budget for 2008/09 be adjusted accordingly.

Item 4

S05983
19 September 2008

Tino Caltabiano
Manager Finance

John Clark
Director Corporate

Attachments: **Annual Financial Statements for the year ended 30 June 2008 - 2008/028451**

Ku-ring-gai Council

GENERAL PURPOSE FINANCIAL REPORT
for the year ended 30 June 2008



Ku-ring-gai Council

General Purpose Financial Report for the financial year ended 30 June 2008

Contents	Page
1. Statement by Councillors & Management	2
2. Primary Financial Statements:	
- Income Statement	3
- Balance Sheet	4
- Statement of Changes in Equity	5
- Cash Flow Statement	6
3. Notes to the Financial Statements	7
4. Independent Auditor's Reports:	
- On the Financial Report (Sect 417 [2])	gg
- On the Conduct of the Audit (Sect 417 [3])	hh

Overview

- (i) This Financial Report covers the consolidated operations for Ku-ring-gai Council.
- (ii) Ku-ring-gai Council is a body corporate of NSW, Australia - being constituted as a Local Government area by proclamation and is duly empowered by the Local Government Act (LGA) 1993 of NSW.

Council's Statutory Charter is specified in Section 8 of the LGA and includes;

- carrying out activities and providing goods, services & facilities appropriate to the current & future needs of the Local community and of the wider public
- responsibility for administering regulatory requirements under the LGA and other applicable legislation, &
- a role in the management, improvement and development of the resources of the local government area.

A description of nature of Council's operations and its principal activities are provided in Note 2(b).

- (iii) All figures presented in this Financial Report represent Australian Currency.
 - (iv) This Financial Report was authorised for issue by the Council on 14/10/2008.
Council has the power to amend and reissue the financial report.
-

Ku-ring-gai Council

General Purpose Financial Report for the financial year ended 30 June 2008

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the Local Government Act 1993 (as amended)

The attached General Purpose Financial Report has been prepared in accordance with:

- The Local Government Act 1993 (as amended) and the Regulations made thereunder,
- The Australian Accounting Standards and professional pronouncements, and
- The Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, this Report:

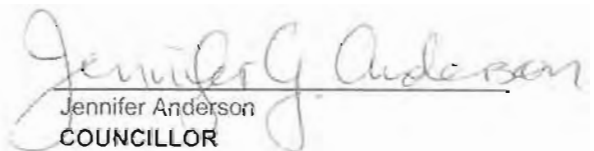
- presents fairly the Council's operating result and financial position for the year, and
- accords with Council's accounting and other records.

We are not aware of any matter that would render this Report false or misleading in any way.

Signed in accordance with a resolution of Council made on 14 October 2008.



Elaine Malicki
MAYOR



Jennifer Anderson
COUNCILLOR



John McKee
GENERAL MANAGER



Tino Caltabiano
RESPONSIBLE ACCOUNTING OFFICER

Ku-ring-gai Council

Income Statement

for the financial year ended 30 June 2008

Budget ⁽¹⁾			Actual	Actual
2008	\$ '000	Notes	2008	2007
Income from Continuing Operations				
Revenue:				
51,909	Rates & Annual Charges	3a	51,882	50,185
14,843	User Charges & Fees	3b	14,530	14,269
3,919	Interest & Investment Revenue	3c	2,359	3,357
2,148	Other Revenues	3d	2,667	2,152
5,020	Grants & Contributions provided for Operating Purposes	3e,f	5,655	5,417
9,451	Grants & Contributions provided for Capital Purposes	3e,f	17,507	17,659
Other Income:				
	Net gains from the disposal of assets	5	220	-
	Share of interests in Joint Ventures & Associated Entities using the Equity Method	19	-	-
87,290	Total Income from Continuing Operations		94,820	93,039
Expenses from Continuing Operations				
31,068	Employee Benefits & On-Costs	4a	28,288	26,461
629	Borrowing Costs	4b	640	666
21,933	Materials & Contracts	4c	25,952	24,741
7,056	Depreciation & Amortisation	4d	7,368	7,097
	Impairment	4d	-	-
11,072	Other Expenses	4e	10,892	10,248
	Interest & Investment Losses	3c	-	-
	Net Losses from the Disposal of Assets	5	-	109
71,758	Total Expenses from Continuing Operations		73,140	69,322
15,532	Operating Result from Continuing Operations		21,680	23,717
Discontinued Operations				
	Net Profit/(Loss) from Discontinued Operations	24	-	-
15,532	Net Operating Result for the Year		21,680	23,717
15,532	Net Operating Result attributable to Council		21,680	23,717
	Net Operating Result attributable to Minority Interests		-	-
Net Operating Result for the year before Grants and Contributions provided for Capital Purposes				
6,081			4,173	6,058

(1) Original Budget as approved by Council - refer Note 16

Ku-ring-gai Council

Balance Sheet

as at 30 June 2008

\$ '000	Notes	Actual 2008	Actual 2007
ASSETS			
Current Assets			
Cash & Cash Equivalents	6a	4	5,030
Investments	6b	40,855	49,563
Receivables	7	4,999	5,631
Inventories	8	229	166
Other	8	328	224
Non-current assets classified as "held for sale"	22	3,187	1,288
Total Current Assets		49,602	61,902
Non-Current Assets			
Investments	6b	31,825	6,015
Receivables	7	213	195
Inventories	8	-	-
Infrastructure, Property, Plant & Equipment	9	1,650,797	1,612,958
Investments Accounted for using the equity method	19	-	-
Investment Property	14	-	-
Intangible Assets	25	-	-
Other	8	-	-
Total Non-Current Assets		1,682,835	1,619,168
TOTAL ASSETS		1,732,437	1,681,070
LIABILITIES			
Current Liabilities			
Payables	10	14,232	10,560
Borrowings	10	2,057	1,927
Provisions	10	7,126	6,518
Total Current Liabilities		23,415	19,005
Non-Current Liabilities			
Payables	10	-	-
Interest Bearing Liabilities	10	7,718	8,585
Provisions	10	420	230
Total Non-Current Liabilities		8,138	8,815
TOTAL LIABILITIES		31,553	27,820
Net Assets		1,700,884	1,653,250
EQUITY			
Retained Earnings	20	1,674,225	1,653,250
Revaluation Reserves	20	26,659	-
Council Equity Interest		1,700,884	1,653,250
Minority Equity Interest		-	-
Total Equity		1,700,884	1,653,250

Ku-ring-gai Council

Statement of Changes in Equity

for the financial year ended 30 June 2008

\$ '000	Notes	Retained Earnings	Reserves (Refer 20b)	Council Equity Interest	Minority Interest	Total Equity
2008						
Opening Balance (as per Last Year's Audited Accounts)		1,653,250	-	1,653,250	-	1,653,250
a. Correction of Prior Period Errors	20 (c)	(705)		(705)		(705)
b. Changes in Accounting Policies (prior year effects)	20 (d)	-		-		-
Revised Opening Balance (as at 1/7/07)		1,652,545	-	1,652,545	-	1,652,545
c. Current Year Income & Expenses Recognised direct to Equity						
- Transfers to/(from) Asset Revaluation Reserve	20b (ii)		26,659	26,659		26,659
- Transfers to/(from) Other Reserves	20b (ii)		-	-		-
- Other Income/Expenses recognised	20b (ii)		-	-		-
- Other Adjustments	20b (ii)		-	-		-
Net Income Recognised Directly in Equity		-	26,659	26,659	-	26,659
d. Net Operating Result for the Year		21,680		21,680	-	21,680
Total Recognised Income & Expenses (c&d)		21,680	26,659	48,339	-	48,339
e. Distributions to/(Contributions from) Minority Interests				-	-	-
f. Transfers between Equity		-	-	-		-
Equity - Balance at end of the reporting period		1,674,225	26,659	1,700,884	-	1,700,884

\$ '000	Notes	Retained Earnings	Reserves (Refer 20b)	Council Equity Interest	Minority Interest	Total Equity
2007						
Opening Balance (as per Last Year's Audited Accounts)		1,629,533	-	1,629,533	-	1,629,533
a. Correction of Prior Period Errors	20 (c)	-		-	-	-
b. Changes in Accounting Policies (prior year effects)	20 (d)	-		-	-	-
Revised Opening Balance (as at 1/7/06)		1,629,533	-	1,629,533	-	1,629,533
c. Current Year Income & Expenses Recognised direct to Equity						
- Transfers to/(from) Asset Revaluation Reserve	20b (ii)	-	-	-	-	-
- Transfers to/(from) Other Reserves	20b (ii)	-	-	-	-	-
- Other Income/Expenses recognised	20b (ii)	-	-	-	-	-
- Other Adjustments	20b (ii)	-	-	-	-	-
Net Income Recognised Directly in Equity		-	-	-	-	-
d. Net Operating Result for the Year		23,717	-	23,717	-	23,717
Total Recognised Income & Expenses (c&d)		23,717	-	23,717	-	23,717
e. Distributions to/(Contributions from) Minority Interests				-	-	-
f. Transfers between Equity		-	-	-	-	-
Equity - Balance at end of the reporting period		1,653,250	-	1,653,250	-	1,653,250

Ku-ring-gai Council

Cash Flow Statement

for the financial year ended 30 June 2008

Budget 2008	\$ '000	Notes	Actual 2008	Actual 2007
Cash Flows from Operating Activities				
<u>Receipts:</u>				
51,230	Rates & Annual Charges		51,815	50,065
14,100	User Charges & Fees		13,902	14,630
3,567	Interest & Investment Revenue Received		3,857	3,069
20,453	Grants & Contributions		23,101	22,873
6,560	Other		7,369	5,833
<u>Payments:</u>				
(28,564)	Employee Benefits & On-Costs		(27,490)	(26,546)
(22,540)	Materials & Contracts		(20,424)	(29,602)
(724)	Borrowing Costs		(683)	(626)
(14,265)	Other		(16,468)	(10,983)
29,817	Net Cash provided (or used in) Operating Activities	11b	34,979	28,713
Cash Flows from Investing Activities				
<u>Receipts:</u>				
30,200	Sale of Investment Securities		41,557	62,924
1,500	Sale of Infrastructure, Property, Plant & Equipment		1,028	806
<u>Payments:</u>				
(45,210)	Purchase of Investment Securities		(60,252)	(81,802)
(19,870)	Purchase of Infrastructure, Property, Plant & Equipment		(21,601)	(9,683)
(33,380)	Net Cash provided (or used in) Investing Activities		(39,268)	(27,755)
Cash Flows from Financing Activities				
<u>Receipts:</u>				
1,000	Proceeds from Borrowings & Advances		1,000	1,000
<u>Payments:</u>				
(1,924)	Repayment of Borrowings & Advances		(1,924)	(1,644)
(924)	Net Cash Flow provided (used in) Financing Activities		(924)	(644)
(4,487)	Net Increase/(Decrease) in Cash & Cash Equivalents		(5,213)	314
5,500	plus: Cash & Cash Equivalents - beginning of year	11c	5,030	4,716
1,013	Cash & Cash Equivalents - end of the year	11a	(183)	5,030

Please refer to Note 11 for information on the following:

- Non Cash Financing & Investing Activities.
- Financing Arrangements.
- Net cash flow disclosures relating to any Discontinued Operations

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Contents of the Notes accompanying the Financial Statements

Note	Details	Page
1	Summary of Significant Accounting Policies	8
2(a)	Council Functions / Activities - Financial Information	17
2(b)	Council Functions / Activities - Component Descriptions	18
3	Income from Continuing Operations	19
4	Expenses from Continuing Operations	24
5	Gains or Losses from the Disposal of Assets	27
6(a)	Cash & Cash Equivalent Assets	27
6(b)	Investments	27
6(c)	Restricted Cash, Cash Equivalents & Investments - details	29
7	Receivables	30
8	Inventories & Other Assets	31
9(a)	Infrastructure, Property, Plant & Equipment	32
9(b)	Restricted Infrastructure, Property, Plant & Equipment	33 n/a
9(c)	Infrastructure, Property, Plant & Equipment - Current Year Impairments	33 n/a
10(a)	Payables, Borrowings & Provisions	33
10(b)	Description of (& movements in) Provisions	34
11	Reconciliation of Cash Flow movements & additional information	35
12	Commitments for Expenditure	37
13	Statement of Performance Measures	39
14	Investment Properties	40 n/a
15	Financial Risk Management disclosures	40
16	Material Budget Variations	44
17	Statement of Developer Contributions	46
18	Contingencies and Other Liabilities/Assets not recognised	48
19	Investments in Subsidiaries, Associated Entities & Joint Ventures	49 n/a
20	Equity - Retained Earnings and Revaluation Reserves	49
21	Reinstatement, Rehabilitation & Restoration Liabilities	51 n/a
22	Non Current Assets and Disposal Groups classified as "Held for Sale"	51
23	Events occurring after Balance Sheet date	52
24	Discontinued Operations	52 n/a
25	Intangible Assets	52 n/a

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies

Ku-Ring-Gai Council has its principal business office at 818 Pacific Highway Gordon NSW 2072. Council is empowered by the New South Wales Local Government Act (LGA) 1993 and its Charter as specified in Section 8 of the Act.

The principal accounting policies adopted by Council in the preparation of this financial report are set out below in order to assist in its general understanding.

(a) Basis of preparation

(i) Background

This financial report is a general purpose financial report which has been prepared in accordance with;

- applicable Australian equivalents to International Financial Reporting Standards (AIFRSs),
- other authoritative pronouncements of the Australian Accounting Standards Board,
- Urgent Issues Group Interpretations,
- the Local Government Act (1993) and Regulations and
- the Local Government Code of Accounting Practice and Financial Reporting.

(ii) Compliance with International Financial Reporting Standards (IFRSs)

Australian Accounting Standards (AASB's) include Australian equivalents to International Financial Reporting Standards (IFRS's).

Because AASB's are sector neutral, some standards either (i) have local Australian content and prescription that is specific to the Not-For-Profit sector (including Local Government) which are not in compliance with IFRS's or (ii) specifically exclude application by Not for Profit entities.

Examples include;

- excluding Local Government from applying AASB 120 (IAS 20) for Grant Accounting and AASB 118 (IAS 18) for Segment Reporting, &

- different requirements on (a) Impairment of Assets relating to Not-For-Profit AASB 136 (IAS 36) and (b) AASB 116 (IAS 16) regarding accounting for the Revaluation of Assets.

Accordingly in preparing this Financial Report and Accompanying Notes, Council has been unable to comply fully with International Accounting Standards, but has complied fully with Australian Accounting Standards.

Under the Local Government Act, Regulations and Local Government Code of Accounting Practice & Financial Reporting, it should be noted that Councils in NSW only have a requirement to comply with Australian Accounting Standards.

(iii) Application of AAS 27

Council is required to comply with AAS 27 – "Financial Reporting by Local Government", and where AAS 27 conflicts with AIFRS, the requirements of AAS 27 have been applied.

Where AAS 27 makes reference to another Australian accounting standard, the new Australian IFRS equivalent standards will apply and in particular any specific "not for profit" reporting requirements.

(iv) Basis of Accounting

These financial statements have been prepared on an historical cost basis except for (i) financial assets and liabilities at fair value through profit or loss, available-for-sale financial assets and investment properties which are all valued at fair value, (ii) the write down of any Asset on the basis of Impairment (if warranted) and (iii) certain classes of Infrastructure, property, plant & equipment.

The accrual basis of accounting has also been applied in their preparation.

(v) Changes in Accounting Policies

Council's accounting policies have been consistently applied to all the years presented, unless otherwise stated.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

(vi) Critical Accounting Estimates

The preparation of this financial report (and financial statements) in conformity with AIFRS requires the use of certain critical accounting estimates.

It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

(b) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable.

Revenue is measured on major income categories as follows:

Rates, Annual Charges, Grants and Contributions

Rates, annual charges, grants and contributions (including developer contributions) are recognised as revenues when the Council obtains control over the assets comprising these receipts.

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and is valued at their fair value at the date of transfer.

Income from Contributions is recognised when the Council either obtains control of the contribution or the right to receive it, and (i) it is probable that the economic benefits comprising the contribution will flow to the Council and (ii) the amount of the contribution can be measured reliably.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant or contribution is disclosed in Note 3(g).

Note 3(g) also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

The Council has obligations to provide facilities from contributions required from developers under the provisions of S94 of the EPA Act 1979.

Whilst Council generally incorporates these amounts as part of Development Consents Orders, such developer contributions are only recognised as income upon their physical receipt by Council, due to the possibility that individual Development Consents may not be acted upon by the applicant or payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required.

A detailed Note relating to developer contributions can be found at Note 17.

User Charges, Fees and Other Income

User charges, fees and other income (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

A provision for doubtful debt is recognised when collection in full is no longer probable.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided as at balance date.

Sale of Infrastructure, Property, Plant and Equipment

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Interest and Rents

Rents are recognised as revenue on a proportional basis when the payment is due, the value of the payment is notified, or the payment is received, whichever first occurs.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

Interest Income from Cash & Investments is accounted for using the Effective Interest method in accordance with AASB 139.

(c) Principles of Consolidation

These Financial Reports incorporate (i) the assets and liabilities of Council and any entities (or operations) that it controls (as at 30/6/08) and (ii) all the related operating results (for the financial year ended the 30th June 2008).

(i) The Consolidated Fund

In accordance with the provisions of Section 409(1) of the LGA 1993, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

(d) Leases

All Leases entered into by Council are reviewed and classified on inception date as either Finance or Operating Leases.

Finance Leases

Leases of property, plant and equipment where the Council has substantially all the risks and rewards of ownership are classified as finance leases.

Finance leases are capitalised at the lease's inception at the lower of the fair value of the leased property and the present value of the minimum lease payments.

At the end of the financial year Council had not entered into any finance lease arrangements.

Operating Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

Lease income from operating leases is recognised in income on a straight-line basis over the lease term.

(e) Cash and Cash Equivalents

Cash and cash equivalents includes;

- cash on hand,
- deposits held at call with financial institutions,
- bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

(f) Investments and Other Financial Assets

Council (in accordance with AASB 139) classifies each of its investments into one of the following categories for measurement purposes:

- financial assets at fair value through profit or loss,
- loans and receivables,
- held-to-maturity investments, and
- available-for-sale financial assets.

Each classification depends on the purpose/intention for which the investment was acquired.

Management determines each Investment classification at the time of initial recognition and re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets held for trading.

A financial asset is classified in this category if acquired principally for the purpose of selling in the short term.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

(ii) Loans and receivables

Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market.

They arise when the Council provides money, goods or services directly to a debtor with no intention (or in some cases ability) of selling the resulting receivable.

They are included in current assets, except for those with maturities greater than 12 months after the balance sheet date which are classified as non-current assets.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity.

In contrast to the "Loans & Receivables" classification, these investments are generally quoted in an active market.

Held-to-maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, which are classified as current assets.

(iii) Types of Investments

Council has an approved Investment Policy in order to undertake its investment of money in accordance with Section 625 of the Local Government Act and S212 of the LG (General) Regulations 2005.

Investments are placed and managed in accordance with the Policy and having particular regard to authorised investments prescribed under the Local Government Investment Order.

Council maintains its investment Policy in compliance with the Act and ensures that it or its representatives exercise care, diligence and skill that a prudent person would exercise in investing council funds.

(g) Fair value estimation

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date.

(h) Receivables

Receivables are initially recognised at fair value and subsequently measured at amortised cost, less provision for doubtful debts.

Receivables (excluding Rates & Annual Charges) are generally due for settlement no more than 30 days from the date of recognition.

A provision for doubtful receivables is established when there is objective evidence that the Council will not be able to collect all amounts due according to the original terms of each receivable.

The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate.

(i) Inventories**Raw Materials and Stores, Work in Progress and Finished Goods**

Raw materials and stores, work in progress and finished goods in respect of business undertakings are all stated at the lower of cost and net realisable value.

Costs are assigned to individual items of inventory on the basis of weighted average costs.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held in respect of non-business undertakings have been valued at cost subject to adjustment for loss of service potential.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

Land Held for Resale/Capitalisation of Borrowing Costs

Land held for resale is stated at the lower of cost and net realisable value.

(j) Infrastructure, property, plant and Equipment (I,PP&E)**Acquisition of assets**

Council's non current assets are being progressively revalued to fair value in accordance with a staged implementation as advised by the Department of Local Government.

At balance date, the following classes of I,PP&E were stated at their Fair Value;

- **Operational Land** (External Valuation)
- **Buildings – Specialised/Non Specialised** (External Valuation). Buildings with a value of \$500k and above have been valued at component level per AASB116.
- **Plant and Equipment** (as approximated by depreciated historical cost)

The remaining asset classes to be revalued in future reporting periods include;

- **2008/09:** Roads, bridges, footpaths and drainage, land improvements, other structures and other assets
- **2009/10:** Community land

Until these designated future reporting periods, the above asset classes are stated at cost (or deemed cost) less accumulated depreciation and any accumulated impairment losses.

Initial Recognition

On initial recognition, an assets cost is measured at its fair value, plus all expenditure that is directly attributable to the acquisition.

Where infrastructure, property, plant and equipment assets are acquired for no cost or for an amount other than cost, the assets are recognised in the financial report at their fair value at acquisition date -

being the amount that the asset could have been exchanged between knowledgeable willing parties in an arm's length transaction.

Subsequent costs

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably.

All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Asset Revaluations

In accounting for Asset Revaluations relating to Infrastructure, Property, Plant & Equipment:

- Increases in the carrying amounts arising on revaluation are credited to the asset revaluation reserve.
- To the extent that the increase reverses a decrease previously recognising profit or loss, the increase is first recognised in profit or loss.
- Decreases that reverse previous increases of the same asset are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the asset, with all other decreases charged to the Income statement.

Capitalisation Thresholds

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by Council for each type of asset.

Asset capitalisation thresholds include:

- Office Furniture & Equipment \$2,000
- Other Plant & Equipment \$2,000

In determining (and annually reviewing) such thresholds, regard are had to the nature of the asset and its estimated service life.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

Depreciation

Depreciation on Councils infrastructure, property, plant and equipment assets is calculated using the straight line method in order to allocate an assets cost (net of their residual values) over its estimated useful life.

Land is not depreciated.

The range of estimated useful lives for Councils assets include:

- Roads	100 years
- Drain Structures	33.3 years
- Drain grates, inlets and pipes	100 years
- Buildings	60 years*
- Motor vehicles	10 years
- Plant and Equipment	10 years
- Office Equipment	10 years

* As per the external valuation prepared by Liquid Pacific Holdings Pty Ltd.

Disposal and De-recognition

An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal.

Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Council's Income Statement in the year the asset is derecognised.

(k) Land

Land in accordance with Part 2 of Chapter 6 of the Local Government Act (1993) is classified on purchase as either Operational or Community.

This classification of Land is disclosed in Note 9(a).

(l) Land under roads

Council has elected not to recognise land under roads in accordance with the deferral arrangements available to it under AASB 1045.

These deferral arrangements cease to apply as of 1 July 2008.

(m) Non-current assets held for sale

Non-current assets are classified as held for sale and stated at the lower of their carrying amount and fair value less costs to sell if their carrying amount will be recovered principally through a sale transaction rather than through continuing use.

The exception to this is plant and motor vehicles which are turned over on a regular basis.

Plant and motor vehicles are retained in Non Current Assets under the classification of Infrastructure, Property, Plant and Equipment - unless the assets are to be traded in after 30 June and the replacement assets were already purchased and accounted for as at 30 June.

For any assets classified as "Non Current Assets Held for Sale", an impairment loss is recognised where the assets carrying value is greater than its fair value less costs to sell.

Non-current assets are not depreciated or amortised while they are classified as held for sale.

Non-current assets classified as held for sale are presented separately from the other assets in the balance sheet.

(n) Impairment of assets

Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For non-cash generating assets of Council such as roads, drains, public buildings etc - value in use is represented by the "deprival value" of the asset which is approximated as it's written down replacement cost.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

(o) Payables

These amounts represent liabilities and include goods and services provided to the Council prior to the end of financial year which are unpaid.

The amounts for goods and services are unsecured and are usually paid within 30 days of recognition.

(p) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

(q) Borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed.

The capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average interest rate applicable to the Council's outstanding borrowings during the year.

(r) Provisions

Provisions for legal claims and service warranties are recognised when:

- Council has a present legal or constructive obligation as a result of past events;
- it is more likely than not that an outflow of resources will be required to settle the obligation; and
- the amount has been reliably estimated.

Provisions are not recognised for future operating losses.

(s) Employee benefits**(i) Wages & salaries, annual leave and sick leave**

Liabilities for wages and salaries (including non-monetary benefits), annual leave and vesting sick leave, are recognised in the provision for employee benefits in respect of employees' services up to the reporting date.

These provisions are measured at the amounts expected to be paid when the liabilities are settled.

Calculations therefore incorporate (where the leave is expected to be paid more than 12 months after the reporting date) the use of discounted cash flows.

Liabilities for non vesting sick leave are recognised at the time when the leave is taken and measured at the rates paid or payable, and accordingly no Liability has been recognised in these reports.

Wages & salaries, annual leave and vesting sick leave are all classified as Current Liabilities.

(ii) Long service leave

The liability for long service leave is recognised in the provision for employee benefits in respect of services provided by employees up to the reporting date.

Long Service Leave is measured at the present value of the expected future payments to be made using the projected unit credit method.

Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows.

Due to the nature of when and how Long Service Leave can be taken, all Long Service Leave for employees with 5 or more years of service has been classified as Current, as it has been deemed that Council does not have the unconditional right to defer settlement beyond 12 months – even though it is not anticipated that all employees with more than

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

5 years service (as at reporting date) will apply for and take their leave entitlements in the next 12 months.

(iii) Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death.

Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the balance sheet, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost.

The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service.

However, when this information is not reliably available, Council can account for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans.

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named the "Local Government Superannuation Scheme – Pool B"

This Scheme has been deemed to be a "multi employer fund" for the purposes of AASB 119.

Sufficient information is not available to account for the Scheme as a defined benefit plan (in accordance with AASB 119) because the assets to the scheme are pooled together for all Councils.

Accordingly, Councils contributions to the scheme for the current reporting year have been recognised as an expense and disclosed as part of Superannuation Expenses at Note 4(a).

The last valuation of the Scheme was performed by Mr Martin Stevenson BSc, FIA, FIAA on 19th June 2007 and covers the period ended 30 June 2006.

This valuation found that the Schemes assets were \$3,291.1 million and its past service liabilities were \$2,980.3 million, giving it a Surplus of \$310.8 million.

Whilst the existence of this surplus resulted in Council contributing at half the normal level of contributions during the 07/08 year, investment market conditions experienced in the last 12 months has resulted in the Board requiring all Councils to contribute at the full "notional" contribution rate from 1/7/08.

The financial position of the Scheme is monitored annually.

Contributions to defined contribution plans are recognised as an expense as they become payable.

Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(t) Allocation between current and non-current

In the determination of whether an asset or liability is classified as current or non-current, consideration is given to the time when each asset or liability is expected to be settled.

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle.

Exceptions

In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months (such as vested long service leave), the liability is classified as current even if not expected to be settled within the next 12 months.

In the case of inventories that are "held for trading", these are classified as current even if not expected to be realised in the next 12 months.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 1. Summary of Significant Accounting Policies (continued)

(u) Taxes

The Council is exempt from both Commonwealth Income Tax and Capital Gains Tax.

Council does however have to comply with both Fringe Benefits Tax and Goods and Services Tax (GST).

Goods & Services Tax (GST)

Income, expenses and assets are all recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office (ATO).

Receivables and payables within the Balance Sheet are stated inclusive of any applicable GST.

The net amount of GST recoverable from or payable to the ATO is included as a current asset or current liability in the Balance Sheet.

(v) Rounding of amounts

Unless otherwise indicated, amounts in the financial report have been rounded off to the nearest thousand dollars.

(w) Comparative Figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within this Financial Report and/or the Notes.

(x) Disclaimer

Nothing contained within this report may be taken to be an admission of any liability to any person under any circumstance.

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 2(a). Functions / Activities - Financial Disclosures

Functions/Activities	Income, Expenses and Assets have been directly attributed to the following Functions / Activities. Details of these Functions/Activities are provided in Note 2(b).												
	Income from Continuing Operations			Expenses from Continuing Operations			Operating Result from Continuing Operations			Grants included in Income from Continuing Operations		Total Assets held (Current & Non-current)	
	Original Budget	Actual	Actual	Original Budget	Actual	Actual	Original Budget	Actual	Actual	Actual	Actual	Actual	Actual
	2008	2008	2007	2008	2008	2007	2008	2008	2007	2008	2007	2008	2007
Governance	2	2	2	273	2,192	2,118	(271)	(2,190)	(2,116)	-	-	-	-
Administration	8,675	7,621	9,011	17,728	17,553	17,568	(9,053)	(9,932)	(8,557)	85	98	106,037	91,959
Public Order & Safety	307	308	272	3,574	3,607	3,381	(3,267)	(3,299)	(3,109)	92	46	3,466	3,557
Health	121	54	68	501	490	509	(380)	(436)	(441)	-	-	3,490	3,410
Community Services & Education	4,681	5,106	3,456	3,822	4,052	3,424	859	1,054	32	835	801	5,587	5,459
Housing & Community Amenities	12,208	14,194	12,062	14,558	18,350	16,577	(2,350)	(4,156)	(4,515)	345	243	30,214	29,340
Water Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewerage Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation & Culture	10,653	16,104	19,928	17,232	12,626	11,754	(6,579)	3,478	8,174	397	266	181,318	177,163
Fuel & Energy	-	-	-	-	-	-	-	-	-	-	-	-	-
Mining, Manufacturing & Construction	3,124	2,905	2,549	5,016	4,889	4,767	(1,892)	(1,984)	(2,218)	-	-	928	907
Transport & Communication	3,298	5,527	4,298	8,839	9,280	9,080	(5,541)	(3,753)	(4,782)	1,685	729	1,401,397	1,369,275
Economic Affairs	133	69	87	215	101	144	(82)	(32)	(57)	-	-	-	-
Total Functions & Activities	43,202	51,890	51,733	71,758	73,140	69,322	(28,556)	(21,250)	(17,589)	3,439	2,183	1,732,437	1,681,070
Share of gains/(losses) in Associates & Joint Ventures (using the Equity Method)	-	-	-	-	-	-	-	-	-	-	-	-	-
General Purpose Income ¹	44,088	42,930	41,306	-	-	-	44,088	42,930	41,306	3,069	2,986	-	-
Operating Result from Continuing Operations	87,290	94,820	93,039	71,758	73,140	69,322	15,532	21,680	23,717	6,508	5,169	1,732,437	1,681,070

1. Includes: Rates & Annual Charges (incl. Ex-Gratia), Non-Capital General Purpose Grants & Unrestricted Interest & Investment income.

Ku-ring-gai Council

Notes to the Financial Statements for the financial year ended 30 June 2008

Note 2(b). Components of Functions / Activities

Details relating to the Council's functions / activities as reported in Note 2(a) are as follows:

GOVERNANCE

Costs relating to the Council's role as a component of democratic government, including elections, members fees and expenses, subscriptions to local authority associations, meetings of council and policy making committees, area representation and public disclosure and compliance, together with related administration costs.

ADMINISTRATION

Costs not otherwise attributed to other functions / activities.

PUBLIC ORDER & SAFETY

Fire protection, animal control, beach control, enforcement of local government regulations, emergency services, other.

HEALTH

Administration and inspection, immunisations, food control, insect/vermin control, noxious plants, health centres, other.

COMMUNITY SERVICES & EDUCATION

Administration, family day care, child care, youth services, other family and children, aged and disabled, migrant services, Aboriginal services, other community services, education.

HOUSING & COMMUNITY AMENITIES

Housing, town planning, domestic waste management services, other waste management services, street cleaning, other sanitation and garbage, urban stormwater drainage, environmental protection, public cemeteries, public conveniences, other community amenities.

WATER SUPPLIES

SEWERAGE SERVICES

RECREATION & CULTURE

Public libraries, museums, art galleries, community centres, public halls, other cultural services, swimming pools, sporting grounds, parks and gardens (lakes), other sport and recreation.

FUEL & ENERGY - Gas Supplies

MINING, MANUFACTURING & CONSTRUCTION

Building control, abattoirs, quarries and pits, other.

TRANSPORT & COMMUNICATION

Urban roads, sealed rural roads, unsealed rural roads, bridges, footpaths, aerodromes, parking areas, bus shelters and services, water transport, RTA works, street lighting, other.

ECONOMIC AFFAIRS

Camping areas, caravan parks, tourism and area promotion, industrial development promotion, saleyards & markets, real estate development, commercial nurseries, other business undertakings.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 3. Income from Continuing Operations

\$ '000	Notes	Actual 2008	Actual 2007
(a). Rates & Annual Charges			
Ordinary Rates			
Residential		36,344	35,015
Business		2,601	2,410
Total Ordinary Rates		38,945	37,425
Special Rates			
Environmental Levy		1,882	1,832
Infrastructure Levy		1,840	1,791
Total Special Rates		3,722	3,623
Annual Charges (pursuant to s.496 & s.501)			
Domestic Waste Management Services		9,215	9,137
Total Annual Charges		9,215	9,137
TOTAL RATES & ANNUAL CHARGES		51,882	50,185

Council has used 2005 year valuations provided by the NSW Valuer General in calculating its rates.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 3. Income from Continuing Operations (continued)

\$ '000	Notes	Actual 2008	Actual 2007
(b). User Charges & Fees			
Other User Charges & Fees			
(i) Fees & Charges - Statutory & Regulatory Functions (per s608, 610A & 611)			
Building Regulation		1,983	1,847
Certificates		475	469
DA Advertising Fees		88	65
Driveway Application Fees		371	869
Outstanding Notices		118	117
Regulatory Application Fees		381	387
Section 611 Charges		56	56
Tree Preservation Orders		92	97
Total Fees & Charges - Statutory/Regulatory		3,564	3,907
(ii) Fees & Charges - Other (incl. General User Charges (per s.610C))			
Art Centre		455	440
Family Day Care		794	729
Golf Courses		1,216	1,260
Halls		222	245
Holiday Activities		135	117
Leaseback Fees - Vehicles		445	341
Library		61	59
Nursery		69	88
Parks		501	404
Rent & Hire of Council Properties		2,530	2,307
Restoration Charges		2,032	2,050
Sale of Documents		15	16
Showground		117	112
Tennis Courts		352	355
Trade Waste Charges		1,628	1,499
Other		388	331
Total Fees & Charges - Other		10,966	10,352
TOTAL USER CHARGES & FEES		14,530	14,260

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 3. Income from Continuing Operations (continued)

\$ '000	Notes	Actual 2008	Actual 2007
(c). Interest & Investment Revenue (incl. losses)			
Interest on Overdue Rates & Annual Charges		88	72
Interest earned on Investments (interest & coupon payment income)		3,864	2,952
Fair Valuation Movements in Investments (unrealised capital gains/(losses))		(1,593)	333
TOTAL INTEREST & INVESTMENT REVENUE		2,359	3,357
Interest Revenue is attributable to:			
Unrestricted Investments/Financial Assets:			
Overdue Rates & Annual Charges		88	72
General Council Cash & Investments		601	846
Restricted Investments/Funds - External:			
Development Contributions			
- Section 94		1,443	2,013
Restricted Investments/Funds - Internal:			
Internally Restricted Assets		227	426
Total Interest & Investment Revenue Recognised		2,359	3,357
(d). Other Revenues			
Parking Fines		699	823
Other Fines		194	100
Legal Fees Recovery - Rates & Charges (Extra Charges)		195	48
Commissions & Agency Fees		19	22
Dog Registration Fees		64	58
Filming Fees		43	33
Credit Card surcharge		108	-
Insurance Contribution		97	180
Program Fees		87	61
Recycling Income (non domestic)		682	564
Recycle Rebate		182	88
Other		297	175
TOTAL OTHER REVENUE		2,667	2,152

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 3. Income from Continuing Operations (continued)

\$ '000	2008 Operating	2007 Operating	2008 Capital	2007 Capital
(e). Grants				
General Purpose (Untied)				
Financial Assistance	2,747	2,683	-	-
<u>Pensioners' Rates Subsidies - General Component</u>	<u>322</u>	<u>303</u>	<u>-</u>	<u>-</u>
Total General Purpose	3,069	2,986	-	-
Specific Purpose				
Pensioners' Rates Subsidies:				
- Domestic Waste Management	96	96	-	-
Community Centres	542	588	-	-
Library per capita subsidy	201	213	-	-
Noxious Weeds	29	-	-	-
Recreation & Culture	197	-	-	-
Road Safety	92	46	-	-
Street Lighting	249	243	-	-
Transport (Roads to Recovery)	-	-	-	-
Transport (Other Roads & Bridges Funding)	653	730	1,032	-
<u>Other</u>	<u>292</u>	<u>267</u>	<u>56</u>	<u>-</u>
Total Specific Purpose	2,351	2,183	1,088	-
Total Grants	5,420	5,169	1,088	-
Grant Revenue is attributable to:				
- Commonwealth Funding	2,747	2,683	-	-
- State Funding	2,673	2,486	-	-
- Other Funding	-	-	1,088	-
	<u>5,420</u>	<u>5,169</u>	<u>1,088</u>	<u>-</u>
(f). Contributions				
Developer Contributions:				
(s93 & s94 - EP&A Act, s64 of the NSW LG Act):				
<u>S 94 - Contributions towards amenities/services</u>	<u>192</u>	<u>185</u>	<u>14,094</u>	<u>17,327</u>
Total Developer Contributions	192	185	14,094	17,327
Other Contributions:				
<u>Contributions to Works</u>	<u>43</u>	<u>63</u>	<u>2,325</u>	<u>332</u>
Total Other Contributions	43	63	2,325	332
Total Contributions	235	248	16,419	17,659
TOTAL GRANTS & CONTRIBUTIONS	5,655	5,417	17,507	17,659

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 3. Income from Continuing Operations (continued)

\$ '000	Actual 2008	Actual 2007
(g). Restrictions relating to Grants and Contributions		
Certain grants & contributions are obtained by Council on condition that they be spent in a specified manner:		
Unexpended at the Close of the Previous Reporting Period	40,401	22,345
add: Grants and contributions recognised in the current period which have not been spent:	18,648	19,575
less: Grants and contributions recognised in a previous reporting period which have been spent in the current reporting period:	(10,089)	(1,519)
Net Increase (Decrease) in Restricted Assets during the Current Reporting Period	8,559	18,056
Unexpended at the Close of this Reporting Period and held as Restricted Assets	48,960	40,401
Comprising:		
- Specific Purpose Unexpended Grants	922	345
- Developer Contributions	48,038	40,056
	48,960	40,401

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 4. Expenses from Continuing Operations

\$ '000	Notes	Actual 2008	Actual 2007
(a) Employee Benefits & On-Costs			
Salaries and Wages		22,070	21,583
Employee Leave Entitlements (ELE)		3,678	1,852
Superannuation		2,306	1,927
Workers' Compensation Insurance		501	745
Fringe Benefit Tax (FBT)		158	139
Training Costs (other than Salaries & Wages)		210	264
Other		92	89
Total Employee Costs		29,015	26,599
less: Capitalised Costs		(727)	(138)
TOTAL EMPLOYEE COSTS EXPENSED		28,288	26,461
Number of "Equivalent Full Time" Employees at year end		471	471
(b) Borrowing Costs			
(i) Interest Bearing Liability Costs			
Interest on Loans		640	666
Total Interest Bearing Liability Costs		640	666
less: Capitalised Costs		-	-
Total Interest Bearing Liability Costs Expensed		640	666
(ii) Other Borrowing Costs			
Nil		-	-
Total Other Borrowing Costs		-	-
TOTAL BORROWING COSTS EXPENSED		640	666

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 4. Expenses from Continuing Operations (continued)

\$ '000	Notes	Actual 2008	Actual 2007
(c) Materials & Contracts			
Raw Materials & Consumables		3,750	3,091
Contractor & Consultancy Costs		19,304	19,199
Auditors Remuneration			
- Council's Auditor:			
i. Audit Services		49	42
Legal Expenses - Planning & Development		1,638	1,308
Legal Expenses - Other		417	322
Operating Lease Rentals - Minimum Lease Payments ¹		502	523
Other		292	256
Total Materials & Contracts		25,952	24,741
less: Capitalised Costs		-	-
TOTAL MATERIALS & CONTRACTS		25,952	24,741
1. Operating Leases are attributable to:			
- Computers		502	523
		502	523

\$ '000	Depreciation/Amortisation		Impairment Costs	
	Actual 2008	Actual 2007	Actual 2008	Actual 2007
(d) Depreciation, Amortisation & Impairment				
Plant and Equipment	1,449	1,309	-	-
Office Equipment	87	83	-	-
Furniture & Fittings	18	17	-	-
Land Improvements (depreciable)	91	85	-	-
Buildings - Non Specialised	1,523	1,516	-	-
Other Structures	227	227	-	-
Infrastructure:				
- Roads, Bridges & Footpaths	3,119	3,060	-	-
- Stormwater Drainage	462	458	-	-
Other Assets				
- Library Books	390	340	-	-
- Other	2	2	-	-
Total Depreciation & Impairment Costs	7,368	7,097	-	-
less: Capitalised Costs	-	-	-	-
TOTAL DEPRECIATION & IMPAIRMENT COSTS EXPENSED	7,368	7,097	-	-

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 4. Expenses from Continuing Operations (continued)

\$ '000	Notes	Actual 2008	Actual 2007
(e) Other Expenses			
Other Expenses for the year include the following:			
Advertising		515	401
Bad & Doubtful Debts		40	116
Bank Charges		206	232
Commissions		259	264
Computer Software Charges		531	508
Conferences		71	98
Contributions to Other Levels of Government			
- NSW Fire Brigade Levy		1,984	1,975
- Department of Planning Levy		329	326
- Other Contributions		363	-
Corporate Events		16	12
Councillor Expenses - Mayoral Fee		32	31
Councillor Expenses - Councillors Fees		145	141
Donations, Contributions & Assistance to other organisations (Section 356)		124	118
Electricity & Heating		364	350
External Plant Hire		70	26
Family Day Care (Child Care Assistance)		149	144
Insurance		901	904
Insurance Excess		85	68
Postage		222	243
Rate Issue Costs		20	42
Rental Rebates		1,061	946
Street Lighting		1,488	1,330
Subscriptions & Publications		137	129
Sydney Water		151	182
Telephone & Communications		611	519
Valuation Fees		163	174
Vehicle Registration		118	106
Other		737	863
Total Other Expenses		10,892	10,248
less: Capitalised Costs		-	-
TOTAL OTHER EXPENSES		10,892	10,248

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 5. Gains or Losses on Disposal of Assets

\$ '000	Notes	Actual 2008	Actual 2007
Plant & Equipment			
Proceeds from Disposal		1,028	806
less: Carrying Amount of P&E Assets Sold		(808)	(915)
Net Gain/(Loss) on Disposal		220	(109)
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS		220	(109)

Note 6a. - Cash Assets and Note 6b. - Investment Securities

\$ '000	2008 Actual Current	2008 Actual Non Current	2007 Actual Current	2007 Actual Non Current
Cash & Cash Equivalents (Note 6a)				
Cash on Hand and at Bank	4	-	5,030	-
Total Cash & Cash Equivalents	4	-	5,030	-
Investment Securities (Note 6b)				
- Managed Funds	33,580	-	40,670	-
- Long Term Deposits	-	5,422	559	-
- NCD's, FRN's (with Maturities > 3 months)	-	13,403	-	-
- CDO's	-	7,000	-	4,000
- Structured Securities	-	-	-	2,015
- Other Long Term Maturity Financial Instruments	7,275	6,000	8,334	-
Total Investment Securities	40,855	31,825	49,563	6,015
TOTAL CASH ASSETS, CASH EQUIVALENTS & INVESTMENTS	40,859	31,825	54,593	6,015

¹ Those Investments where time to maturity (from date of purchase) is < 3 mths.

Cash, Cash Equivalents & Investments were classified
at year end in accordance with AASB 139 as follows:

Cash & Cash Equivalents				
a. "At Fair Value through the Profit & Loss"	4	-	5,030	-
Investments				
a. "At Fair Value through the Profit & Loss"				
- "Held for Trading" 8(b-i)	-	-	-	-
- "Designated At Fair Value on Initial Recognition" 6(b-i)	40,855	-	49,004	-
b. "Held to Maturity" 6(b-ii)	-	31,825	559	6,015
c. "Loans & Receivables" 6(b-iii)	-	-	-	-
d. "Available for Sale" 6(b-iv)	-	-	-	-
Investments	40,855	31,825	49,563	6,015

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 6b. Investments (continued)

	2008	2008	2007	2007
	Actual	Actual	Actual	Actual
\$ '000	Current	Non Current	Current	Non Current

Note 6(b-i)

Reconciliation of Investments classified as
"At Fair Value through the Profit & Loss"

Balance at the Beginning of the Year	49,004	-	32,019	-
Revaluations (through the Income Statement)	(1,593)	-	333	-
Additions	33,810	-	77,754	-
Disposals (sales & redemptions)	(40,366)	-	(61,102)	-
Balance at End of Year	40,855	-	49,004	-

Comprising:

- Managed Funds	33,580	-	40,670	-
- Other Long Term Maturity Financial Assets	7,275	-	8,334	-
Total	40,855	-	49,004	-

Note 6(b-ii)

Reconciliation of Investments
classified as "Held to Maturity"

Balance at the Beginning of the Year	559	6,015	2,348	2,000
Additions	573	25,869	33	4,015
Disposals (sales & redemptions)	(1,132)	(59)	(1,822)	-
Balance at End of Year	-	31,825	559	6,015

Comprising:

- Long Term Deposits	-	5,422	559	-
- NCD's, FRN's (with Maturities > 3 months)	-	11,403	-	-
- CDO's	-	9,000	-	4,000
- Structured Securities	-	6,000	-	2,015
Total	-	31,825	559	6,015

Note 6(b-iii)

Reconciliation of Investments
classified as "Loans & Receivables"

Nil

Note 6(b-iv)

Reconciliation of Investments
classified as "Available for Sale"

Nil

Ku-ring-gai Council

Notes to the Financial Statements

for the financial year ended 30 June 2008

Note 6c. Restricted Cash, Cash Equivalents & Investments

\$ '000	2008 Actual Current	2008 Actual Non Current	2007 Actual Current	2007 Actual Non Current
Total Cash, Cash Equivalents and Investment Securities	40,859	31,825	54,593	6,015
attributable to:				
External Restrictions (refer below)	19,843	31,825	38,808	6,015
Internal Restrictions (refer below)	15,897	-	15,775	-
Unrestricted	5,119	-	10	-
	40,859	31,825	54,593	6,015

2008 \$ '000	Opening Balance	Transfers to Restrictions	Transfers from Restrictions	Closing Balance
-----------------	--------------------	------------------------------	--------------------------------	--------------------

Details of Restrictions

External Restrictions - Other

Developer Contributions - General (D)	40,056	15,729	(7,747)	48,038
Specific Purpose Unexpended Grants (F)	345	1,900	(1,323)	922
Domestic Waste Management (G)	3,997	10,214	(11,736)	2,475
Infrastructure Levy (G)	-	1,968	(1,968)	-
Environmental Levy (G)	425	1,882	(2,074)	233
External Restrictions - Other	44,823	31,693	(24,848)	51,668
Total External Restrictions	44,823	31,693	(24,848)	51,668

Internal Restrictions

Plant & Vehicle Replacement	109	350	(400)	59
Infrastructure Replacement	796	1,143	(946)	993
Employees Leave Entitlement	1,350	159	-	1,509
Facilities Reserve	6,319	1,023	(1,584)	5,758
Golf Course Levy	1,098	236	(18)	1,316
Other	6,103	5,337	(5,178)	6,262
Total Internal Restrictions	15,775	8,248	(8,126)	15,897

TOTAL RESTRICTIONS

60,598	39,941	(32,974)	67,565
--------	--------	----------	--------

A Loan moneys which must be applied for the purposes for which the loans were raised

B Advances by the Roads and Traffic Authority for works on the State's classified roads

C Self Insurance liability resulting from reported claims or incurred claims not yet reported.

D Development contributions which are not yet expended for the provision of services and amenities in accordance with contributions plans (refer Note 17)

E RTA Contributions which are not yet expended for the provision of services and amenities in accordance with those contributions.

F Grants which are not yet expended for the purposes for which the grants were obtained. (refer Note 1)

G Water, Sewerage, Domestic Waste Management (DWM) & other Special Rates/Levies/Charges are externally restricted assets and must be applied for the purposes for which they were raised.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 7. Receivables

\$ '000	2008		2007	
	Current	Non Current	Current	Non Current
Purpose				
Rates & Annual Charges	1,290	170	1,238	155
Interest & Extra Charges	98	43	88	40
User Charges & Fees	2,136	-	2,872	-
Accrued Revenues				
- Interest on Investments	257	-	175	-
- Other Income Accruals	178	-	615	-
Government Grants & Subsidies	445	-	384	-
Net GST Receivable	857	-	517	-
Other Debtors	56	-	28	-
Total	5,317	213	5,917	195
less: Provision for Impairment				
User Charges & Fees	(318)	-	(286)	-
Total Provision for Impairment - Receivables	(318)	-	(286)	-
TOTAL NET RECEIVABLES	4,999	213	5,631	195
Externally Restricted Receivables				
Domestic Waste Management	-	-	254	41
Other				
- Environmental Levy	-	-	40	-
- Infrastructure Levy	-	-	42	-
Total External Restrictions	-	-	336	41
Internally Restricted Receivables	-	-	-	-
Unrestricted Receivables	4,999	213	5,295	154
TOTAL NET RECEIVABLES	4,999	213	5,631	195

Notes on Debtors above:

- (i) Rates & Annual Charges Outstanding are secured against the property.
- (ii) Doubtful Rates Debtors are provided for where the value of the property is less than the debt outstanding.
An allowance for other doubtful debts is made when there is objective evidence that a receivable is impaired.
- (iii) Interest is charged on overdue rates & charges at 10.00% (2007 9.00%).
Generally all other receivables are non interest bearing.
- (iv) Please refer to Note 15 for issues concerning Credit Risk and Fair Value disclosures.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 8. Inventories & Other Assets

\$ '000	2008		2007	
	Current	Non Current	Current	Non Current
Inventories				
Stores & Materials	86	-	87	-
Trading Stock	143	-	79	-
Total Inventories	229	-	166	-
Other Assets				
Prepayments	328	-	224	-
Total Other Assets	328	-	224	-
TOTAL INVENTORIES & OTHER ASSETS	557	-	390	-

(i) Externally Restricted Assets

Water
Nil

Sewerage
Nil

Domestic Waste Management
Nil

Other
Nil

Total Externally Restricted Assets	-	-	-	-
Total Internally Restricted Assets	-	-	-	-
Total Unrestricted Assets	557	-	390	-
TOTAL INVENTORIES & OTHER ASSETS	557	-	390	-

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 9a. Infrastructure, Property, Plant & Equipment

\$ '000	as at 30/6/2007					Asset Movements during the Reporting Period						as at 30/6/2008				
	At Cost	At Fair Value	Accumulated		Carrying Value	Asset Additions	WDV-Asset Disposals	Depreciation Expense	Adjustments & Transfers	Trns from/to "Held for Sale" category	Revaluation Increments to Equity (ARR)	At Cost	At Fair Value	Accumulated		Carrying Value
			Deprec.	Impairment										Dep'n	Impairment	
Capital Work in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant & Equipment	11,117	-	5,002	-	6,115	2,559	(808)	(1,449)	-	-	-	-	11,909	5,492	-	6,417
Office Equipment	863	-	335	-	528	123	-	(87)	-	-	-	-	986	422	-	564
Furniture & Fittings	182	-	112	-	70	-	-	(18)	-	-	-	-	181	129	-	52
Plant & Equipment (under Finance Lease)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land:																
- Operational	7,533	-	-	-	7,533	-	-	-	-	-	18,776	-	26,309	-	-	26,309
- Community	184,988	-	-	-	184,988	8,150	-	-	-	-	-	193,138	-	-	-	193,138
- Land under Roads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Improvements - non depreciable	3,862	-	-	-	3,862	-	-	-	-	-	-	3,862	-	-	-	3,862
Land Improvements - depreciable	1,578	-	564	-	1,014	1,679	-	(91)	-	-	-	-	3,257	655	-	2,602
Buildings - Non Specialised	63,565	-	35,615	-	27,950	923	-	(1,523)	(705)	(1,899)	7,883	-	72,742	40,113	-	32,629
Buildings - Specialised	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Structures	5,024	-	3,018	-	2,006	196	-	(227)	-	-	-	5,220	-	3,245	-	1,975
Infrastructure:																
- Roads, Bridges, Footpaths	312,024	-	159,209	-	152,815	7,310	-	(3,119)	-	-	-	319,334	-	162,328	-	157,006
- Bulk Earthworks (non-depreciable)	1,202,844	-	-	-	1,202,844	-	-	-	-	-	-	1,202,844	-	-	-	1,202,844
- Stormwater Drainage	59,576	-	39,360	-	20,216	429	-	(462)	-	-	-	60,005	-	39,822	-	20,183
- Water Supply Network	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Sewerage Network	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets:																
- Heritage Collections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Library Books	8,644	-	5,860	-	2,784	531	-	(390)	-	-	-	9,175	-	6,250	-	2,925
- Other	4,361	-	4,128	-	233	60	-	(2)	-	-	-	4,421	-	4,130	-	291
Reinstatement, Rehabilitation & Restoration Assets (refer Note 21):																
- Tip Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Quarry Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL INFRASTRUCTURE, PROPERTY, PLANT & EQUIP.	1,866,161	-	253,203	-	1,612,958	21,960	(808)	(7,368)	(705)	(1,899)	26,659	1,797,999	115,384	262,586	-	1,650,797

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008Note 9b. Infrastructure, Property, Plant & Equipment
that is Externally Restricted

Council has no Externally Restricted Infrastructure, Property, Plant & Equipment.

Note 9c. Infrastructure, Property, Plant & Equipment
Gains/(Losses) arising from the Impairment of Assets

Council did not impair any I,PP&E during the year nor has there been any prior period impairments.

Note 10a. Payables, Borrowings & Provisions

\$ '000	Notes	2008		2007	
		Current	Non Current	Current	Non Current
Payables					
Goods & Services - Operating		9,234	-	3,643	-
Goods & Services - Capital Expenditure		359	-	-	-
Payments Received In Advance		192	-	1,588	-
Accrued Expenses;					
- Borrowings		15	-	58	-
Security Bonds, Deposits & Retentions		3,903	-	4,801	-
Other		529	-	470	-
Total Payables		14,232	-	10,560	-
Borrowings					
Bank Overdraft		187	-	-	-
Loans - Secured ¹		1,870	7,718	1,927	8,585
Total Interest Bearing Liabilities		2,057	7,718	1,927	8,585
Provisions					
Employee Benefits;					
Annual Leave		2,271	-	2,124	-
Sick Leave		418	-	409	-
Long Service Leave		3,712	420	3,368	230
Gratuities		725	-	617	-
Sub Total - Aggregate Employee Benefits		7,126	420	6,518	230
Total Provisions		7,126	420	6,518	230
Total Payables, Interest Bearing Liabilities & Provisions					
		23,415	8,138	19,005	8,815

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 10a. Payables, Interest Bearing Liabilities & Provisions (continued)

\$ '000

(i) Liabilities relating to Restricted Assets	2008		2007	
	Current	Non Current	Current	Non Current
Externally Restricted Assets				
Domestic Waste Management	-	-	1,139	-
Other	-	-	33	-
Liabilities relating to externally restricted assets	-	-	1,172	-
Total Liabilities relating to restricted assets	-	-	1,172	-

¹ Loans are secured over the General Rating Income of Council

Disclosures on Liability Interest Rate Risk Exposures, Fair Value Disclosures & Security can be found in Note 15.

(ii) Current Liabilities not anticipated to be settled within the next 12 months

The following Liabilities, even though classified as current, are not expected to be settled in the next 12 months.

	2008	2007
Provisions - Employees Benefits	4,172	3,773
Security Bonds, Deposits & Retentions	3,103	3,542
	7,275	7,315

Note 10b. Description of and movements in Provisions

Class of Provision	2007			2008		
	Opening Balance as at 1/7/07	Additional Provisions	Decrease due to Payments	Remeasurement effects due to Discounting	Unused amounts reversed	Closing Balance as at 30/6/08
Annual Leave	2,124	1,900	(1,753)	-	-	2,271
Sick Leave	409	891	(882)	-	-	418
Long Service Leave	3,598	779	(245)	-	-	4,132
Gratuities	617	108	-	-	-	725
TOTAL	6,748	3,678	(2,880)	-	-	7,546

a. Employees Leave Entitlements & On-Costs represents those benefits accrued and payable and an estimate of those that will become payable in the future as a result of past service.

b. Self Insurance Provisions represent both (i) Claims Incurred but Not reported and (ii) Claims Reported & Estimated as a result of Council's being a self insurer up to certain levels of Excess

c. Asset Remediation, Reinstatement & Restoration Provisions represent the Present Value estimate of future costs Council will incur in order to remove, restore & remediate assets &/or activities as a result of past operations.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 11. Cash Flow Statement - Additional Information

\$ '000	Notes	Actual 2008	Actual 2007
(a) Reconciliation of Cash Assets			
Total Cash & Cash Equivalent Assets	6a	4	5,030
Less Bank Overdraft	10	(187)	-
BALANCES as per CASH FLOW STATEMENT		(183)	5,030
(b) Reconciliation of Net Operating Result to Cash provided from Operating Activities			
Net Operating Result from Income Statement		21,680	23,717
Adjust for non cash items:			
Depreciation & Amortisation		7,368	7,097
- Investments classified as "@ Fair Value" or "Held for Trading"		1,593	(333)
Net Losses/(Gains) on Disposal of Assets		(220)	109
Non Cash Capital Grants and Contributions		-	(300)
+/- Movement in Operating Assets and Liabilities & Other Cash Items:			
Decrease/(Increase) in Receivables		582	(1,479)
Increase/(Decrease) in Provision for Doubtful Debts		32	115
Decrease/(Increase) in Inventories		(63)	(12)
Decrease/(Increase) in Other Current Assets		(104)	(10)
Increase/(Decrease) in Payables		5,591	(1,777)
Increase/(Decrease) in accrued Interest Payable		(43)	-
Increase/(Decrease) in other accrued Expenses Payable		-	40
Increase/(Decrease) in Other Current Liabilities		(2,235)	1,631
Increase/(Decrease) in Employee Leave Entitlements		798	(85)
NET CASH PROVIDED FROM/(USED IN)			
OPERATING ACTIVITIES from CASH FLOW STATEMENT		34,979	28,713

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 11. Cash Flow Statement- Additional Information (continued)

\$ '000	Notes	Actual 2008	Actual 2007
(c) Non-Cash Investing & Financing Activities			
Other Non Cash Items - Operational Land		-	300
Total Non-Cash Investing & Financing Activities		-	300

(d) Financing Arrangements

(i) Unrestricted access was available at balance date to the following lines of credit:

Bank Overdraft Facilities ¹	2,000	2,000
Credit Cards / Purchase Cards	20	20
Total Financing Arrangements	2,020	2,020

1. The Bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.
Interest rates on overdrafts are Interest Rates on Loans & Other Payables are disclosed in Note 15.

(ii) Secured Loan Liabilities

Loans are secured by a mortgage over future years Rate Revenue only.

(e) Net Cash Flows Attributable to Discontinued Operations

Please refer to Note 24 for details of Cash Flows that relate to Discontinued Operations

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 12. Commitments for Expenditure

\$ '000	Notes	Actual 2008	Actual 2007
(a) Capital Commitments (exclusive of GST)			
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:			
Property, Plant & Equipment			
Plant & Equipment		-	275
Other Structures		360	7,000
Total Commitments		360	7,275
These expenditures are payable as follows:			
Within the next year		360	7,275
Later than one year and not later than 5 years		-	-
Later than 5 years		-	-
Total Payable		360	7,275
Sources for Funding of Capital Commitments:			
Unrestricted General Funds		-	275
Sect 64 & 94 Funds/Reserves		360	7,000
Total Sources of Funding		360	7,275
(b) Other Expenditure Commitments (exclusive of GST)			
Other Non Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:			
DWM & Recycling Services		32,879	37,200
Cleaning Services		134	173
Audit Services		194	45
Fleet Management		-	100
Operating Leases - Cancellable		179	211
Insurance		139	549
Security		-	165
Grass Cutting		480	722
Other		-	513
Total Commitments		34,005	39,678
These expenditures are payable as follows:			
Within the next year		6,005	6,340
Later than one year and not later than 5 years		17,000	21,012
Later than 5 years		11,000	12,326
Total Payable		34,005	39,678

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 12. Commitments for Expenditure (continued)

\$ '000	Notes	Actual 2008	Actual 2007
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(c) Finance Lease Commitments

Nil

(d) Operating Lease Commitments (Non Cancellable)

a. Commitments under Non Cancellable Operating Leases at the
Reporting date, but not recognised as Liabilities are payable:

Within the next year	179	211
Later than one year and not later than 5 years	289	200
Later than 5 years	-	-
Total Non Cancellable Operating Lease Commitments	468	411

b. Non Cancellable Operating Leases include the following assets:

Motor Vehicles, Heavy Plant, Office Rentals.....

Contingent Rentals may be payable depending on the condition of items or usage during the lease term.

Conditions relating to Operating Leases:

- All Operating Lease Agreements are secured only against the Leased Asset.
- No Lease Agreements impose any financial restrictions on Council regarding future debt etc.

(e) Investment Property Commitments

Nil

(f) Remuneration Commitments

Commitments for the payment of salaries & other remuneration
under long-term employment contracts in existence at reporting
date but not recognised as liabilities are payable:

Within the next year	1,182	759
Later than one year and not later than 5 years	3,474	2,045
Later than 5 years	-	-
Total Payable	4,656	2,804

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 13. Statement of Performance Measurement

\$ '000	Amounts 2008	Indicator 2008	Prior Periods 20072006	
1. Unrestricted Current Ratio				
Current Assets less all External Restrictions ⁽¹⁾	29,759	1.84 : 1	2.16	2.05
Current Liabilities less Specific Purpose Liabilities ^(2,3)	16,140			
2. Debt Service Ratio				
Debt Service Cost	2,564	3.43%	3.17%	3.19%
Revenue from Continuing Operations excluding Capital Items & Specific Purpose Grants/Contributions	74,727			
3. Rates & Annual Charges Coverage Ratio				
Rates & Annual Charges	51,882	54.72%	53.94%	58.21%
Revenue from Continuing Operations	94,820			
4. Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage				
Rates, Annual & Extra Charges Outstanding	1,601	2.98%	2.94%	2.91%
Rates, Annual & Extra Charges Collectible	53,686			
5. Building & Infrastructure Renewals Ratio				
Asset Renewals ⁽⁴⁾	8,126	159.21%	132.02%	136.79%
Depreciation, Amortisation & Impairment (Building & Infrastructure Assets)	5,104			

Notes

⁽¹⁾ Refer Notes 6-8 inclusive.

Also excludes any Real Estate & Land for resale not expected to be sold in the next 12 months

⁽²⁾ Refer to Note 10(a).⁽³⁾ Refer to Note 10(c) - excludes all E.I.F. not expected to be paid in the next 12 months.⁽⁴⁾ Asset Renewals represents Capital Expenditure on the replacement, refurbishment or upgrade to an existing Asset/s.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 14. Investment Properties

	Actual 2008	Actual 2007
\$ '000		

Council has not classified any Land or Buildings as "Investment Properties"

Note 15. Financial Risk Management

Risk Management

Council's activities expose it to a variety of financial risks including (i) price risk, (ii) credit risk, (iii) liquidity risk and (iv) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's Finance Section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's Financial Assets & Financial Liabilities recognised in the financial statements is presented below.

	Carrying Value		Fair Value	
	2008	2007	2008	2007
Financial Assets				
Cash and Cash Equivalents	4	5,030	4	5,030
Investments				
- "Designated At Fair Value on Initial Recognition"	40,855	49,004	40,855	49,004
- "Held to Maturity"	31,825	6,574	28,946	6,574
Receivables	5,212	5,826	5,212	5,826
Total Financial Assets	77,896	66,434	75,017	66,434
Financial Liabilities				
Bank Overdraft	187	-	187	-
Payables	14,040	8,972	14,040	8,972
Loans / Advances	9,588	10,512	9,588	10,512
Total Financial Liabilities	23,815	19,484	23,815	19,484

Fair Value is determined as follows:

- Cash & Cash Equivalents, Receivables, Payables - are estimated to be the carrying value which approximates mkt value.
- Borrowings & Held to Maturity Investments - are based upon estimated future cash flows discounted by the current market interest rates applicable to assets & liabilities with similar risk profiles, unless quoted market prices are available.
- Financial Assets classified (i) "at fair value through profit & loss" or (ii) Available for Sale - are based upon quoted market prices at the reporting date or independent valuation.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 15. Financial Risk Management (continued)

\$ '000

(a) Cash & Cash Equivalents, Financial assets "at fair value through the profit & Loss",
"Available-for-sale" financial assets & "Held-to-maturity" Investments

Council's objective is to maximise its return on cash & investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's Finance Section manages it's Cash & Investments portfolio with the assistance of independent advisors

Council has an Investment Policy which complies with the Local Government Act & Ministers Investment Order. This Policy is regularly reviewed by Council and it's staff and an Investment Report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance.

The major risk associated with Investments is price risk - the risk that the capital value of Investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.

Cash & Investments are also subject to interest rate risk - the risk that movements in interest rates could affect returns and income.

A further risk associated with Cash & Investments is credit risk - the risk that the counterparty (to an investment) will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council - be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from its independent advisers before placing any funds in Cash Equivalents & Investments.

The following represents a summary of the sensitivity of Council's Income Statement and Accumulated Surplus (during the reporting period) due to a change in either the price of a financial asset or the interest rates applicable

It is assumed that the change in interest rates would have been constant throughout the reporting period.

	Increase of Values/Rates		Decrease of Values/Rates	
	Profit	Equity	Profit	Equity
2008				
Impact of a 10% movement in Market Values	4,085	4,085	(4,085)	(4,085)
Impact of a 1% movement in Interest Rates	448	448	(448)	(448)
2007				
Impact of a 10% movement in Market Values	4,900	4,900	(4,900)	(4,900)
Impact of a 1% movement in Interest Rates	457	457	(457)	(457)

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 15. Financial Risk Management (continued)

\$ '000

(b) Receivables

Council's major receivables comprise (i) Rates & Annual charges and (ii) User Charges & Fees.

The major risk associated with these receivables is credit risk - the risk that debts due and payable to Council may not be repaid in full.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery procedures. It also encourages ratepayers to pay their rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts. - that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates & annual charges at higher than market rates which further encourages the payment of debt.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

A profile of Council's receivables credit risk at balance date follows:

	2008	2008	2007	2007
	Rates & Annual Charges	Other Receivables	Rates & Annual Charges	Other Receivables
(i) Aging of Receivables				
Current (not yet overdue)	1,185	3,179	1,133	3,782
Past due by up to 30 days	45	9	70	7
Past due between 31 and 180 days	230	882	190	930
	<u>1,460</u>	<u>4,070</u>	<u>1,393</u>	<u>4,719</u>
(ii) Movement in Provision for Impairment of Receivables			2008	2007
Balance at the beginning of the year			286	171
+ new provisions recognised during the year			32	115
Balance at the end of the year			<u>318</u>	<u>286</u>

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 15. Financial Risk Management (continued)

\$ '000

(c) Payables & Borrowings

Payables & Borrowings are both subject to liquidity risk - the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

As well, payment terms can (in extenuating circumstances) be extended and overdraft facilities can be drawn down.

The contractual undiscounted cash outflows of Council's Payables & Borrowings are set out in the Liquidity Table below:

\$ '000	Subject to no maturity	payable in:						Total Cash Outflows	Actual Carrying Values
		≤ 1 Year	1-2 Yrs	2-3 Yrs	3-4 Yrs	4-5 Yrs	> 5 Yrs		
2008									
Bank Overdraft	187	-	-	-	-	-	-	187	187
Trade/Other Payables	14,040	-	-	-	-	-	-	14,040	14,040
Loans & Advances	-	2,461	2,251	2,037	1,753	1,366	3,112	12,980	9,588
Total Financial Liabilities	14,227	2,461	2,251	2,037	1,753	1,366	3,112	27,207	23,815
2007									
Trade/Other Payables	8,972	-	-	-	-	-	-	8,972	8,972
Loans & Advances	-	2,593	2,399	1,571	1,940	1,573	3,444	13,520	10,512
Total Financial Liabilities	8,972	2,593	2,399	1,571	1,940	1,573	3,444	22,492	19,484

Borrowings are also subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs & debt servicing requirements. Council manages this risk through the diversification of borrowing types, maturities & interest rate structures.

The following interest rates were applicable to Council's Borrowings at balance date:

	2008		2007	
	Carrying Value	Average Interest Rate	Carrying Value	Average Interest Rate
Bank Overdraft	187	0.0%	-	-
Trade/Other Payables	14,040	5.8%	8,972	5.6%
Loans & Advances - Fixed Interest Rate	8,548	6.8%	10,512	6.8%
Loans & Advances - Variable Interest Rate	1,040	8.1%	-	-
	23,815		19,484	

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 16. Material Budget Variations

\$ '000

Council's Original Financial Budget for 07/08 was incorporated as part of its Management Plan and was adopted by the Council on 19 June 2008.

While the Income Statement included in this General Purpose Financial Report must disclose the Original Budget adopted by Council, the Local Government Act permits Council to review its Financial Budget on a Quarterly Basis, so that it is able to manage the various movements in actuals versus budget that invariably occur throughout the year.

This Note sets out the details of MATERIAL VARIATIONS between Council's Original Budget and its Actual result for the year as per the Income Statement - even though such variations may have been adjusted for during each Quarterly Budget Review.

Material Variations represent those variances that amount to 10% or more of the original budgeted figure.

Note that for Variations: F = Favourable Budget Variation, U = Unfavourable Budget Variation

\$ '000	2008 Budget	2008 Actual	2008 Variance*		
REVENUES					
Rates & Annual Charges	51,909	51,882	(27)	(0.1%)	U
User Charges & Fees	14,843	14,530	(313)	(2%)	U
Interest & Investment Revenue	3,919	2,359	(1,560)	(40%)	U
The variation in investment revenue has been caused by the actual earning rates being lower than forecast and volume of investment funds being lower than budgeted due to the recent outlay of funds to purchase land, the budget factoring in the sale of the Depot for the entire year and continuing volatility in the market.					
Other Revenues	2,148	2,667	519	24%	F
Revenue is up by \$519K on budget due to more than anticipated revenue received for legal cost recovered, for non complying work and for the reimbursement of Council's bank charges from previous years.					
Operating Grants & Contributions	5,020	5,655	635	13%	F
Revenue was up by \$635K due to a lower than anticipated budget for operating grants and contributions.					
Capital Grants & Contributions	9,451	17,507	8,056	85%	F
Revenue was up by \$8.05 million on budget (85%) due mainly to a lower than anticipated budget for Sec 94 and contribution to works.					
Net Gains from Disposal of Assets	-	220	220	0%	F

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 16. Material Budget Variations (continued)

\$ '000	2008 Budget	2008 Actual	2008 Variance*		
EXPENSES					
Employee Benefits & On-Costs	31,068	28,288	2,780	9%	F
Borrowing Costs	629	640	(11)	(2%)	U
Materials & Contracts	21,933	25,952	(4,019)	(18%)	U
The major variance of \$4.02 million is due to several factors. Domestic Waste had an overrun of \$550K, this was funded by the Domestic Waste Reserve. A variance of \$450K due to cost incurred for Council's legal challenge which is awaiting determination from the judge regarding costs. Agency and Consulting costs of \$1.5 million, however this was totally offset by savings within employee costs. The remaining variance of approximately \$1.5 million is due to higher than anticipated material and contracts.					
Depreciation & Amortisation	7,056	7,368	(312)	(4%)	U
Other Expenses	11,072	10,892	180	2%	F

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 17. Statement of Developer Contributions

\$ '000

Under Section 94 & Section 94A of the Environmental Planning and Assessment Act 1979, a Council may require (i) the payment of a monetary contribution or dedication of land or (ii) a % levy on the value of development, in relation to development works that are subject to a development consent issued by Council.

These developer contributions (under S94) or developer levies (under S94A) must be spent specifically for the purpose they were levied and any interest applicable to unspent funds must be attributed to the funds and also spent in accordance with the purpose levied.

As well, Council may under Section 93F enter into a Planning Agreement with Developers under which the developer is required to either dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit (or any combination of the three) to be used for or applied towards a public purpose.

S94F funds are also required to be spent on the public purposes nominated within each individual Planning Agreement.

The following tables detail the receipt, interest and use of the above contributions & levies and the value of all remaining funds which are "restricted" in use by their nature and must be spent for the specific purposes raised.

SUMMARY OF CONTRIBUTIONS & LEVIES								Projections		
PURPOSE	Opening Balance	Received during Year		Interest earned in Yr	Exp. during Yr	Internal Borrowing (to)/from	Held as Restricted Asset	Future Income	Exp still outstanding	Over or (under) Funding
		Cash	Non Cash							
Drainage	-	-	-	-	-	-	-	-	-	-
Roads	-	-	-	-	-	-	-	-	-	-
Traffic Facilities	194	108	-	8	-	-	310	34	(4,429)	(4,085)
Parking	1,035	-	-	35	-	-	1,070	-	(35)	1,035
Open Space	30,492	11,245	-	1,084	(7,032)	-	35,789	14,214	(40,244)	9,759
Community Facilities	6,507	2,504	-	252	(367)	-	8,896	1,069	(24,794)	(14,829)
Other	591	429	-	23	(287)	-	756	271	(4,760)	(3,733)
S94 Contributions - under a Plan	38,819	14,286	-	1,402	(7,686)	-	46,821	15,588	(74,262)	(11,853)
S94A Levies - under a Plan	-	-	-	-	-	-	-	-	-	-
Total S94 Revenue Under Plans	38,819	14,286	-	1,402	(7,686)	-	46,821	15,588	(74,262)	(11,853)
S94 pre 1993 Plans	1,237	-	-	41	(61)	-	1,217	-	(3)	1,214
Total Contributions	40,056	14,286	-	1,443	(7,747)	-	48,038	15,588	(74,265)	(10,639)

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 17. Statement of Developer Contributions (continued)

\$ '000

S94 CONTRIBUTIONS - UNDER A PLAN

CONTRIBUTION PLAN NUMBER 2 - 1993 Plan

PURPOSE	Opening Balance	Received during Year		Interest earned in Yr	Exp. during Yr	Internal Borrowing (to)/from	Held as Restricted Asset	Projections		
		Cash	Non Cash					Future income	Exp still outstanding	Over or (under) Funding
Traffic Facilities	1	-	-	-	-	-	1	-	-	1
Parking	1,035	-	-	35	-	-	1,070	-	(35)	1,035
Open Space	14	-	-	0	-	-	14	-	-	14
Community Facilities	187	-	-	6	(1)	-	192	-	(6)	186
Total	1,237	-	-	41	(1)	-	1,278	-	(41)	1,237

CONTRIBUTION PLAN NUMBER 3 - 2000 to 2003 Residential Plan

PURPOSE	Opening Balance	Received during Year		Interest earned in Yr	Exp. during Yr	Internal Borrowing (to)/from	Held as Restricted Asset	Projections		
		Cash	Non Cash					Future income	Exp still outstanding	Over or (under) Funding
Open Space	8,723	48	-	285	(196)	-	8,860	-	(333)	8,527
Community Facilities	2,124	8	-	71	(13)	-	2,190	-	(79)	2,111
Other	18	2	-	1	(1)	-	20	-	-	20
Total	10,865	58	-	357	(210)	-	11,070	-	(412)	10,658

CONTRIBUTION PLAN NUMBER 4 - Ku-ring-gai SEPP5 Plan

PURPOSE	Opening Balance	Received during Year		Interest earned in Yr	Exp. during Yr	Internal Borrowing (to)/from	Held as Restricted Asset	Projections		
		Cash	Non Cash					Future income	Exp still outstanding	Over or (under) Funding
Open Space	434	-	-	15	-	-	449	-	(15)	434
Total	434	-	-	15	-	-	449	-	(15)	434

CONTRIBUTION PLAN NUMBER 5 - 2004/2009 Residential Plan

PURPOSE	Opening Balance	Received during Year		Interest earned in Yr	Exp. during Yr	Internal Borrowing (to)/from	Held as Restricted Asset	Projections		
		Cash	Non Cash					Future income	Exp still outstanding	Over or (under) Funding
Traffic Facilities	193	108	-	8	-	-	309	34	(4,429)	(4,086)
Open Space	21,321	11,197	-	784	(6,836)	-	26,466	14,214	(39,896)	784
Community Facilities	4,196	2,496	-	175	(353)	-	6,514	1,069	(24,709)	(17,126)
Other	573	427	-	22	(286)	-	736	271	(4,760)	(3,753)
Total	26,283	14,228	-	989	(7,475)	-	34,025	15,588	(73,794)	(24,181)

S94 CONTRIBUTIONS - PRE 1993 PLAN

PURPOSE	Opening Balance	Received during Year		Interest earned in Yr	Exp. during Yr	Internal Borrowing (to)/from	Held as Restricted Asset	Projections		
		Cash	Non Cash					Future income	Exp still outstanding	Over or (under) Funding
Parking	1,116	-	-	37	-	-	1,153	-	-	1,153
Open Space	23	-	-	-	(23)	-	-	-	-	-
Community Facilities	96	-	-	3	(38)	-	61	-	(3)	58
Other	2	-	-	1	-	-	3	-	-	3
Total	1,237	-	-	41	(61)	-	1,217	-	(3)	1,214

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 18. Contingencies & Other Assets/Liabilities Not Recognised

\$ '000

The following assets and liabilities do not qualify for recognition in the Balance Sheet, but their knowledge & disclosure is considered relevant to the users of Council's Financial Report.

LIABILITIES NOT RECOGNISED:**1. Guarantees****(i) Statewide Limited**

Council is a member of Statewide Mutual, a mutual pool scheme providing liability insurance to Local Government. Membership includes the potential to share in either the net assets or liabilities of the fund depending on its past performance. Council's share of the Net Assets or Liabilities reflects Council's contributions to the pool and the result of insurance claims within each of the Fund Years.

The future realisation and finalisation of claims incurred but not reported to 30/6 this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

(ii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW Local Government Industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the Company's capital base as a result of the company's past performance and/or claims experience or as a of any increased prudential requirements of APRA

StateCover Limited (Continued)

These future equity contributions would be required to maintain the company's minimum level of Net Assets in accordance with its Licence Requirements.

(iii) Other Guarantees

Council has provided no other Guarantees other than those listed above.

2. Other Liabilities**(i). Legal costs**

A claim for legal costs has been made by the Minister for Planning in respect of Land & Environment Court proceedings No 40042 of 2008 (*Ku-ring-gai Council v Minister for Planning and Ku-Ring-Gai Planning Panel*). This claim is currently being defended. Council also seeks an order for costs against the Minister for Planning in the same proceedings. Both costs claims are yet to be determined by the Court.

(ii) S94 Plans

Council levies Section 94/94A Contributions upon various development across the Council area through the required Contributions Plans.

As part of these Plans, Council has received funds for which it will be required to expend the monies in accordance with those Plans.

As well, these Plans indicate proposed future expenditure to be undertaken by Council, which will be funded by making levies and receipting funds in future years.

These future expenses do not yet qualify as liabilities as of the Reporting Date, but represent Council's intention to spend funds in the manner and timing set out in those Plans.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 19. Controlled Entities, Associated Entities & Interests in Joint Ventures

Council has no interest in any Controlled Entities, Associated Entities or Joint Ventures.

Note 20. Equity - Retained Earnings and Revaluation Reserves

\$ '000	Notes	Actual 2008	Actual 2007
a. Retained Earnings			
Movements in Retained Earnings were as follows:			
Balance at beginning of Year (from previous years audited accounts)		1,653,250	1,629,533
a. Correction of Prior Period Errors		(705)	-
b. Changes in Accounting Policies (Prior Period Effects)		-	-
c. Current Year Income & Expenses Recognised direct to Equity excluding direct to Reserves transactions		-	-
d. Net Operating Result for the Year		21,680	23,717
e. Distributions to/(Contributions from) Minority Interests		-	-
f. Transfers between Equity		-	-
Balance at End of the Reporting Period		<u>1,674,225</u>	<u>1,653,250</u>

b. Reserves**(i) Reserves are represented by:**

- Infrastructure, Property, Plant & Equipment Reserve	26,659	-
Total	<u>26,659</u>	<u>-</u>

(ii). Reconciliation of movements in Reserves:

Infrastructure, Property, Plant & Equipment Reserve			
- Opening Balance		-	-
- Revaluations for the year	9(a)	26,659	-
- Balance at End of Year		<u>26,659</u>	<u>-</u>
TOTAL VALUE OF RESERVES		<u>26,659</u>	<u>-</u>

(iii). Nature & Purpose of Reserves

Infrastructure, Property, Plant & Equipment Revaluation Reserve

- The Infrastructure, Property, Plant & Equipment Revaluation Reserve is used to record increments/decrements of Non Current Asset values due to their revaluation.

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 20. Equity - Retained Earnings and Revaluation Reserves (continued)

\$ '000	Notes	Actual 2008	Actual 2007
c. Correction of Error/s relating to a Previous Reporting Period			
- Buildings not recognised		603	-
- Buildings incorrectly recognised		(2,886)	-
- Other errors		(175)	-
<p>As part of Council's transition to measuring all it's I,PP&E at Fair Values, Council this year reviewed and brought to account Fair Values for its Buildings.</p> <p>As part of that evaluation & measurement process, the remaining useful life of each asset has been reassessed to actual.</p> <p>This reassessment has resulted in a material difference as to where some assets actually sit in relation to their asset life cycle relative to what the value of accumulated depreciation in Council's Financial Reports had previously indicated.</p> <p>Council does not have sufficient and reliable information that will allow the restatement of information prior to 01/07/07</p> <p>As a result, Council has adjusted the accumulated depreciation against the current year Buildings and Retained Earnings to reflect the correct value of accumulated depreciation;</p>			
Buildings - Non Specialised (increase/(decrease) to accumulated depreciation)		1,753	
Total Prior Period Adjustments - Prior Period Errors		(705)	-

Ku-ring-gai Council

Notes to the Financial Statements
for the financial year ended 30 June 2008

Note 21. Reinstatement, Rehabilitation & Restoration Liabilities

Note 22. Non Current Assets/Liabilities classified as "Held for Sale"

\$ '000	2008		2007	
	Current	Non Current	Current	Non Current
(i) Non Current Assets & Disposal Group Assets				
Non Current Assets "Held for Sale"				
Land	1,288	-	1,288	-
Buildings	1,899	-	-	-
Total Non Current Assets "Held for Sale"	3,187	-	1,288	-

(ii) Disposal Group Assets "Held for Sale"

Council has a parcel of land and buildings which it has made a decision to dispose of. The land and buildings are currently available for sale and are actively being marketed by a number of local real estate agents. Funds received from the sale will be internally restricted for future purposes.

(iii) Reconciliation of Non Current Assets
"Held for Sale" & Disposal Groups
- i.e. Discontinued Operations

Opening Balance	1,288	1,288	-	-
less: Carrying Value of Assets/Operations Sold	-	-	-	-
Balance still unsold after 12 months:	1,288	1,288	-	-
plus New Transfer in:				
Assets "Held for Sale"	1,899	-	-	-
Closing Balance of "Held for Sale"	3,187	1,288	-	-
Non Current Assets & Operations	3,187	1,288	-	-

Ku-ring-gai Council

Notes to the Financial Statements for the financial year ended 30 June 2008

Note 23. Events occurring after Balance Sheet Date

\$ '000

Events that occur after the reporting date of 30 June 2008, up to and including the date when the financial report is "authorised for issue" have been taken into account in preparing this financial report.

Council has adopted the date of receipt of the Auditors' Report as the appropriate "authorised for issue" date relating to this General Purpose Financial Report.

Accordingly, the "authorised for issue" date is 14 October 2008.

Events that occur after the Reporting Date represent one of two types:

(i) Events that have provided evidence of conditions that existed at the Reporting Date

These financial reports (and the figures therein) incorporate all "adjusting events" that provided evidence of conditions that existed at 30 June 2008.

(ii) Events that have provided evidence of conditions that arose after the Reporting Date

Subsequent to balance date, global financial markets have experienced significant volatility.

Council holds \$7M of CDO's namely Oasis Portfolio Note (\$2M), Titanium AAA (\$2M), and Maple Hill AA (\$3M), which are held to maturity investments. Whilst these investments are carried at face value, their fair value was \$5.658 million which is included in the fair value disclosure in Note 15. These investments are subject to capital loss risk, based on underlying company defaults. At the date of this report, no capital loss was realised

Note 24. Discontinued Operations

Council has not classify any of its Operations as "Discontinued".

Note 25. Intangible Assets

Intangible Assets represent identifiable non-monetary asset without physical substance.

Council is unaware of any control over Intangible Assets that warrant their recognition in the Financial Reports, including either internally generated and developed assets or purchased assets.



SPENCER STEER
CHARTERED ACCOUNTANTS

KU-RING-GAI COUNCIL
GENERAL PURPOSE FINANCIAL REPORT
INDEPENDENT AUDITORS' REPORT

REPORT ON THE FINANCIAL REPORT

We have audited the accompanying *general purpose financial report* of *Ku-ring-gai Council*, which comprises the Balance Sheet as at 30 June 2008, Income Statement, Statement of Changes in Equity and Cash Flow Statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the Statement by Councillors and Management. The financial report includes the consolidated financial statements of the economic entity and the entities it controlled at year end or from time to time during the year.

Responsibility of Council for the Financial Report

The Council is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Local Government Act 1993. This responsibility includes the maintenance of adequate accounting records and internal controls designed to prevent and detect fraud and error; designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement. Our audit responsibility does not extend to the original budget information disclosed in the Income Statement, Cash Flow Statement, and Note 2(a) or the budget variation explanations disclosed in Note 16. Nor does our responsibility extend to the projected future developer contributions and costs disclosed in Note 17. Accordingly, no opinion is expressed on these matters.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the financial report.

Our audit did not involve an analysis of the prudence of business decisions made by Council or management.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

Basis for Qualified Auditor's Opinion

Since July 2007, global financial markets have experienced a period of high volatility led by events in the US housing market, particularly sub prime loans, which has impacted the value, recoverability, liquidity, cash flows and rates of return of many financial assets including Collateralised Debt Obligations (CDOs).

At 30 June 2008, Council's investment portfolio totalled \$72.680 million and included CDO securities totalling \$7 million and classified as 'held to maturity'. Whilst these investments are carried at face value, their fair value was \$5.658 million which is included in the fair value disclosure in Note 15. These securities do not have market values that are independently quoted and they are not widely traded. Independent market valuations are not readily available and in many cases, values are assessed based on estimates from issuers and/or valuation models for which there is limited market evidence available to verify their reasonableness in the current economic environment. Further, the ongoing volatility of financial markets creates greater uncertainty in the valuation process and determination of future cash flows.

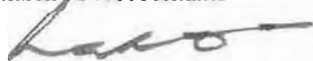
These circumstances have resulted in our inability to obtain sufficient appropriate audit evidence to satisfy ourselves as to the value and recoverability of \$7 million of Council's total investment portfolio.

Qualified Auditor's Opinion

In our opinion, except for the effects on the financial statements of the matter referred to in the paragraph titled *Basis for Qualified Auditor's Opinion*,

- (a) the Council's accounting records have been kept in accordance with the requirements of the Local Government Act 1993, Chapter 13 part 3 Division 2; and
- (b) the financial report:
 - (i) has been presented in accordance with the requirements of this Division;
 - (ii) is consistent with the Council's accounting records;
 - (iii) presents fairly the Council's financial position, the results of its operations and its cash flows; and
 - (iv) is in accordance with applicable Accounting Standards and other mandatory professional reporting requirements in Australia.
- (c) all information relevant to the conduct of the audit has been obtained; and
- (d) there are no material deficiencies in the accounting records or financial report that have we have become aware of during the course of the audit.

SPENCER STEER
Chartered Accountants



N. MAH CHUT
Partner

Dated at Sydney this 21st day of October 2008



21 October 2008

The Mayor
Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

Mayor,

Audit Report - Year Ended 30 June 2008

We are pleased to advise completion of the audit of Council's books and records for the year ended 30 June 2008 and that all information required by us was readily available. We have signed our reports as required under Section 417(1) of the Local Government Act, 1993 and the Local Government Code of Accounting Practice and Financial Reporting to the General and Special Purpose Financial Reports.

Our audit has been conducted in accordance with Australian Auditing Standards so as to express an opinion on both the General and Special Purpose Financial Reports of the Council. We have ensured that the accounts have been prepared in accordance with Australian equivalents to International Financial Reporting Standards (AIFRS) and the Local Government Code of Accounting Practice and Financial Reporting.

This report on the conduct of the audit is also issued under Section 417(1) and we now offer the following comments on the financial statements and the audit;

1. RESULTS FOR THE YEAR

1.1 Operating Result

The operating result for the year was a Surplus of \$21.680 million as compared with \$23.717 million in the previous year.

The following table sets out the results for the year and the extent (%) that each category of revenue and expenses contributed to the total.

	2008 \$000	% of Total	2007 \$000	% of Total	Increase (Decrease) \$000
Revenues before capital items					
Rates & annual charges	51,882	67%	50,185	67%	1,697
User charges, fees & other revenues	17,417	23%	16,421	22%	996
Grants & contributions provided for operating purposes	5,655	7%	5,417	7%	238
Interest & investment revenue	2,359	3%	3,357	4%	(998)
	77,313	100%	75,380	100%	1,933
Expenses					
Employee benefits & costs	28,288	39%	26,461	38%	1,827
Materials, contracts & other expenses	36,844	50%	35,098	51%	1,746
Depreciation, amortisation & impairment	7,368	10%	7,097	10%	271
Borrowing costs	640	1%	666	1%	(26)
	73,140	100%	69,322	100%	3,818
Surplus(Deficit) before capital items	\$ 4,173		\$ 6,058		\$ (1,885)
Grants & contributions provided for capital purposes	17,507		17,659		(152)
Net Surplus(Deficit) for the year	\$ 21,680		\$ 23,717		\$ (2,037)

Interest and revenue on investments amounted to \$2.359 million as compared with \$3.357 million during the previous year (down \$998,000) and is largely due to the ongoing global credit crisis. Write downs of investments carried at fair value amounted to \$1.593 million.

1.2 Funding Result

The operating result does not take into account all revenues and all expenditures and in reviewing the overall financial performance of Council it is useful to take into account the total source of revenues and where they were spent during the year which is illustrated in the table below.

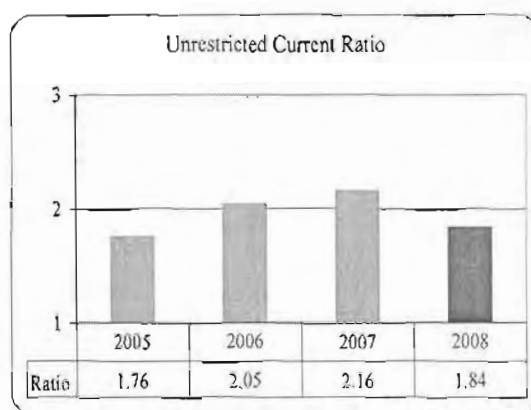
	2008	2007
<i>Funds were provided by:-</i>	\$000	\$000
Operating Result (as above)	21,680	23,717
Add back non funding items:-		
- Depreciation, amortisation & impairment	7,368	7,097
- Book value of non current assets sold	808	915
	29,856	31,729
New loan borrowings	1,000	1,000
Transfers from externally restricted assets (net)	18,129	0
Net Changes in current/non current assets & liabilities	1,781	164
	50,766	32,893
<i>Funds were applied to:-</i>		
Purchase and construction of assets	(21,960)	(9,735)
Increase/Purchase in Non Current Investments	(25,810)	(4,015)
Principal repaid on loans	(1,924)	(1,644)
Transfers to externally restricted assets (net)	0	(13,323)
Transfers to internal reserves (net)	(2,021)	(3,311)
	(51,715)	(32,028)
Increase(Decrease) in Available Working Capital	(949)	865

2. FINANCIAL POSITION

2.1 Unrestricted Current Ratio

The Unrestricted Current Ratio is a financial indicator specific to local government and represents Council's ability to meet its debts and obligations as they fall due.

After eliminating externally restricted assets and current liabilities not expected to be paid within the next 12 months net current assets amounted to \$13.619 million representing a factor of 1.84 to 1.



2.2 Available Working Capital – (Working Funds)

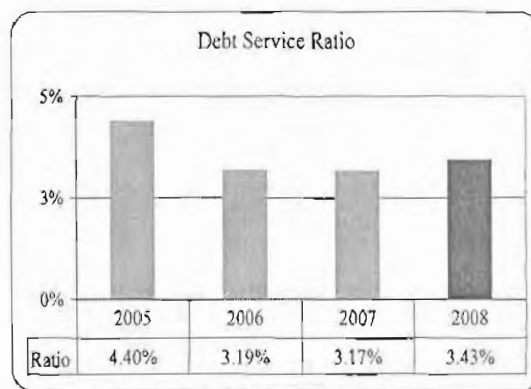
A more meaningful financial indicator specific to local government is the level of **Available Working Capital**. Net Current Assets are adjusted by eliminating both external and internal reserves held for future purposes. At the close of the year the Available Working Capital of Council stood at \$159,000 as detailed below;

	2008	2007	Change
	\$000	\$000	\$000
Net Current Assets (Working Capital) as per Accounts	26,187	42,897	(16,710)
<i>Add:</i> Payables & provisions not expected to be realised in the next 12 months included above	7,275	7,315	(40)
Adjusted Net Current Assets	33,462	50,212	(16,750)
<i>Add:</i> Budgeted & expected to pay in the next 12 months			
- Borrowings	1,870	1,927	(57)
- Employees leave entitlements	2,954	2,745	209
- Deposits & retention moneys	800	1,259	(459)
<i>Less:</i> Externally restricted assets	(19,843)	(37,972)	18,129
<i>Less:</i> Internally restricted assets	(19,084)	(17,063)	(2,021)
Available Working Capital as at 30 June	\$ 159	\$ 1,108	\$ (949)

The balance of Available Working Capital should be at a level to manage Council's day to day operations including the financing of hard core debtors, stores and to provide a buffer against unforeseen and unbudgeted expenditures. Internally restricted assets (Reserves) include reserves for a number of contingencies, reduction in borrowings and assets expected to be realised in the ensuing year. Taking into consideration the nature and amount of those Reserves the Available Working Capital as at 30 June 2008 was, in our opinion, sufficient.

2.3 Debt

Operating revenue (excluding special purpose grants and contributions) required to service (loan repayments) debt was 3.43%.



2.4 Summary

Subject to the possibility of further investment write downs (as discussed below) Council's overall financial position, when taking into account the above financial indicators was, in our opinion, satisfactory.

3. CASH ASSETS

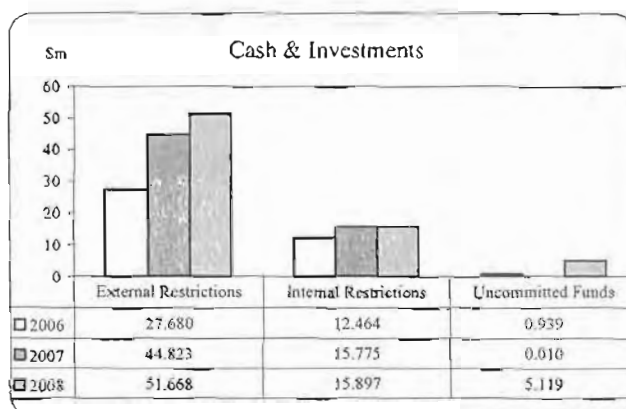
3.1 Cash & Investments

Cash and investments securities amounted \$72.684 million at the close of the year as compared with \$60.608 million in 2007 and \$41.083 million in 2006.

At Fair Value investments amounted to \$40.855 million after write downs during the year of \$1.593 million which were recognised through the Income Statement.

Held to maturity investments and securities (including CDO's - Collateralised Debt Obligations of \$7 million) totalling \$31.825 million have been disclosed in the accounts at face value. The fair value of these securities amounted to \$28.946 million based on information provided by brokers as disclosed in Note 15. The unrealised losses of these investments of \$2.879 million have not been recognised in the accounts.

The table alongside summarises the purposes for which cash and investments were held.



Externally restricted cash and investments are restricted in their use by externally imposed requirements and consisted of unexpended development contributions under Section 94 (\$48.038 million), domestic waste management charges (\$2.475 million), environmental levies (\$233,000) and specific purpose grants (\$922,000).

Internally restricted cash and investments have been restricted in their use by resolution or policy of Council to reflect forward plans, identified programs of works, and are, in fact, Council's "Reserves". These Reserves totalled \$15.897 million and their purposes are more fully disclosed in Note 6 of the financial statements.

Unrestricted cash and investments amounted to \$5.119 million.

3.2 Cash Flows

The Cash Flow Statement illustrates the flow of cash (highly liquid cash and investments) moving in and out of Council during the year and reveals that cash decreased by \$5.213 million to an overdrawn position of \$183,000 at the close of the year.

In addition to operating activities which contributed net cash of \$34.979 million were the proceeds from the redemption of investments securities (\$41.557 million), the sale of assets

(\$1.028 million) and new loans (\$1 million). Cash outflows other than operating activities were used to repay loans (\$1.924 million), purchase investment securities (\$60.252 million) and to purchase and construct assets (\$21.601 million).

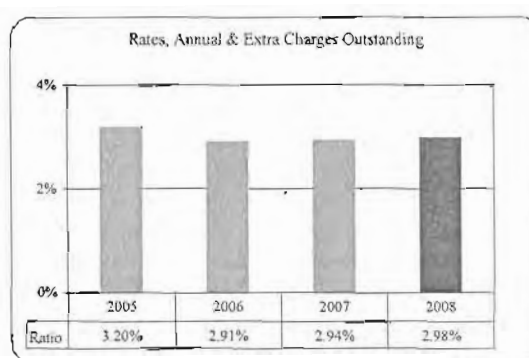
4. RECEIVABLES

4.1 Rates & Annual Charges

Net rates and annual charges levied during the year totalled \$51.882 million and represented 54.72% of Council's total revenues. Including arrears, the total rates and annual charges collectible was \$53.275 million of which \$51.815 million (97.26%) was collected.

4.2 Rates, Annual & Extra Charges

Arrears of rates, annual & extra charges stood at \$1.601 million at the end of the year & represented 2.98% of those receivables.



4.3 Other Receivables

Receivables (other than rates & annual charges) totalled \$3.929 million and mainly consisted of user charges and fees (\$2.136 million) and amounts due from government departments (\$1.302 million). Those considered to be uncertain of collection have been provided for as doubtful debts and this provision amounted to \$318,000.

5. PAYABLES

5.1 Employees Leave Entitlements

Council's provision for its liability toward employees leave entitlements and associated on costs amounted to \$7.546 million. A cash reserve of \$1.509 million was held at year end representing 20% of this liability and was, in our opinion, sufficient to enable Council to meet unbudgeted and unanticipated terminations.

5.2 Deposits, Retentions & Bonds

Deposits, Retentions and Bonds held at year end amounted to \$3.903 million. A cash reserve of \$650,000 (2007 - \$525,000) was held at year end representing 16.65% (2007 - 10.94%) of this liability.

6. REVALUATION OF ASSETS

The current year saw the revaluation of property, buildings, plant and equipment to fair value. Previously, these assets were carried at cost and depreciated over their useful lives. The revaluation process resulted in a net increase of \$26.659 million and was credited directly to Equity. Notes 1(j) & 9 of the financial statements provide further details.

Fair value revaluations of infrastructure assets such as roads, footpaths, drains and bridges are required to be carried out during the next financial year and to community land during the 2009/2010 financial year.

7. CONCLUSION

We wish to record our appreciation to your General Manager and his staff for their ready co-operation and the courtesies extended to us during the conduct of the audit.

Yours faithfully,
SPENCER STEER
Chartered Accountants



N. MAH CHUT
Partner

Ku-ring-gai Council

SPECIAL PURPOSE FINANCIAL REPORTS
for the year ended 30 June 2008



Ku-ring-gai Council

Special Purpose Financial Reports

for the financial year ended 30 June 2008

Contents	Page
1. Statement by Councillors & Management	2
2. Special Purpose Financial Reports:	
- Income Statement of Water Supply Business Activity	n/a
- Income Statement of Sewerage Business Activity	n/a
- Income Statement of Other Business Activities	3
- Balance Sheet of Water Supply Business Activity	n/a
- Balance Sheet of Sewerage Business Activity	n/a
- Balance Sheet of Other Business Activities	8
3. Notes to the Special Purpose Financial Reports	13
4. Auditor's Report	ii

Background

(i) These Special Purpose Financial Reports have been prepared for the use by both Council and the Department of Local Government in fulfilling their requirements under National Competition Policy.

(ii) The principle of competitive neutrality is based on the concept of a "level playing field" between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, State or Local, should operate without net competitive advantages over other businesses as a result of their public ownership.

(iii) For Council, the principle of competitive neutrality & public reporting applies only to declared business activities.

These include (a) those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation and (b) those activities with a turnover of over \$2 million that Council has formally declared as a Business Activity (defined as Category 1 activities).

(iv) In preparing these financial reports for Council's self classified Category 1 businesses and ABS defined activities, councils must (a) adopt a corporatisation model and (b) apply full cost attribution including tax equivalent regime payments & debt guarantee fees (where the business benefits from councils borrowing position by comparison with commercial rates).

Ku-ring-gai Council

Special Purpose Financial Reports

for the financial year ended 30 June 2008

Statement by Councillors and Management

made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Reports have been prepared in accordance with:


- The NSW Government Policy Statement "Application of National Competition Policy to Local Government"
- The Department of Local Government Guidelines "Pricing & Costing for Council Businesses - A Guide to Competitive Neutrality"
- The Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these Reports:

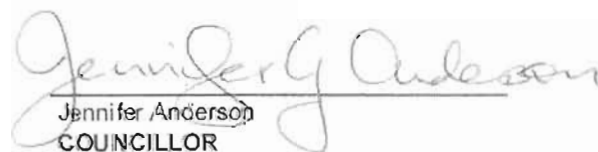
- Present fairly the Operating Result and Financial Position for each of Council's declared Business Activities for the year, and
- Accord with Council's accounting and other records.

We are not aware of any matter that would render these reports false or misleading in any way.

Signed in accordance with a resolution of Council made on 14 October 2008.



Elaine Malicki
MAYOR



Jennifer Anderson
COUNCILLOR



John McKee
GENERAL MANAGER



Tino Caltabiano
RESPONSIBLE ACCOUNTING OFFICER

Ku-ring-gai Council

Income Statement of Council's Other Business Activities

for the financial year ended 30 June 2008

	Thomas Carlyle Children's Centre		Art Centre	
\$ '000	Actual 2008	Actual 2007	Actual 2008	Actual 2007
Income from continuing operations				
Access charges	-	-	-	-
User charges	775	721	455	440
Fees	-	-	-	-
Interest	-	-	-	-
Grants and contributions provided for non capital purposes	82	87	-	-
Profit from the sale of assets	-	-	-	-
Other income	-	-	7	9
Total income from continuing operations	857	808	462	449
Expenses from continuing operations				
Employee benefits and on-costs	655	596	470	432
Borrowing costs	-	-	-	-
Materials and contracts	86	58	51	53
Depreciation and impairment	26	26	21	21
Loss on sale of assets	-	-	-	-
Calculated taxation equivalents	-	-	-	-
Debt guarantee fee (if applicable)	-	-	-	-
Other expenses(Include Internal Transfers Exp)	79	226	83	58
Total expenses from continuing operations	846	906	625	564
Surplus (deficit) from Continuing Operations before capital amounts	11	(98)	(163)	(115)
Grants and contributions provided for capital purposes	-	-	-	-
Surplus (deficit) from Continuing Operations after capital amounts	11	(98)	(163)	(115)
Surplus (deficit) from discontinued operations	-	-	-	-
Surplus (deficit) from ALL Operations before tax	11	(98)	(163)	(115)
less: Corporate Taxation Equivalent (30%) (based on result before capital)	(3)	-	-	-
SURPLUS (DEFICIT) AFTER TAX	8	(98)	(163)	(115)
plus Opening Retained Profits	445	470	1,781	1,806
plus/less: Prior Period Adjustments	-	-	-	-
plus Adjustments for amounts unpaid:				
- Taxation equivalent payments	-	-	-	-
- Debt guarantee fees	-	-	-	-
- Corporate taxation equivalent	3	-	-	-
- Retained Earning Adjustment	329	73	60	90
add:				
- Subsidy Paid/Contribution To Operations	-	-	-	-
less:				
- TER dividend paid	-	-	-	-
- Dividend paid	-	-	-	-
Closing Retained Profits	785	445	1,678	1,781
Return on Capital %	1.3%	-18.7%	-9.6%	-6.4%
Subsidy from Council	45	131	273	228

Ku-ring-gai Council

Income Statement of Council's Other Business Activities

for the financial year ended 30 June 2008

	Trade Waste		Gordon Golf Club	
	Actual	Actual	Actual	Actual
\$ '000	2008	2007	2008	2007
Income from continuing operations				
Access charges	-	436	-	-
User charges	1,628	1,063	540	743
Fees	-	-	-	-
Interest	-	-	-	-
Grants and contributions provided for non capital purposes	-	-	-	-
Profit from the sale of assets	-	-	-	-
Other income(Includes Internal Transfers)	76	121	197	-
Total income from continuing operations	1,704	1,620	737	743
Expenses from continuing operations				
Employee benefits and on-costs	34	41	201	131
Borrowing costs	-	-	-	-
Materials and contracts	1,173	1,079	220	145
Depreciation and impairment	-	-	5	5
Loss on sale of assets	-	-	-	-
Calculated taxation equivalents	-	-	-	-
Debt guarantee fee (if applicable)	-	-	-	-
Other expenses (Include Internal Transfers Exp)	1	-	180	246
Total expenses from continuing operations	1,208	1,120	606	527
Surplus (deficit) from Continuing Operations before capital amounts	496	500	131	216
Grants and contributions provided for capital purposes	-	-	-	-
Surplus (deficit) from Continuing Operations after capital amounts	496	500	131	216
Surplus (deficit) from discontinued operations	-	-	-	-
Surplus (deficit) from ALL Operations before tax	496	500	131	216
less: Corporate Taxation Equivalent (30%) (based on result before capital)	(149)	(150)	(39)	(65)
SURPLUS (DEFICIT) AFTER TAX	347	350	92	151
plus Opening Retained Profits	(23)	(21)	2,156	2,145
plus/less: Prior Period Adjustments	-	-	-	-
plus Adjustments for amounts unpaid:				
- Taxation equivalent payments	-	-	-	-
- Debt guarantee fees	-	-	-	-
- Corporate taxation equivalent	149	150	39	65
- Retained Earning Adjustment	(498)	(502)	(74)	(205)
add:				
- Subsidy Paid/Contribution To Operations	-	-	-	-
less:				
- TIER dividend paid	-	-	-	-
- Dividend paid	-	-	-	-
Closing Retained Profits	(25)	(23)	2,213	2,156
Return on Capital %	n/a	n/a	5.8%	9.3%
Subsidy from Council	-	-	15	-

Ku-ring-gai Council

Income Statement of Council's Other Business Activities

for the financial year ended 30 June 2008

	Turramurra Golf Course		Tennis Courts	
	Actual	Actual	Actual	Actual
\$ '000	2008	2007	2008	2007
Income from continuing operations				
Access charges	-	-	-	-
User charges	674	714	321	365
Fees	-	-	-	-
Interest	-	-	-	-
Grants and contributions provided for non capital purposes	-	-	-	-
Profit from the sale of assets	-	-	-	-
Other income	24	-	44	5
Total income from continuing operations	698	714	365	370
Expenses from continuing operations				
Employee benefits and on-costs	266	304	1	-
Borrowing costs	-	-	-	-
Materials and contracts	177	143	45	40
Depreciation and impairment	8	8	36	34
Loss on sale of assets	-	-	-	-
Calculated taxation equivalents	-	-	-	-
Debt guarantee fee (if applicable)	-	-	-	-
Other expenses (Include Internal Transfers Exp)	187	240	103	71
Total expenses from continuing operations	638	695	185	145
Surplus (deficit) from Continuing Operations before capital amounts	60	19	180	225
Grants and contributions provided for capital purposes	-	-	-	-
Surplus (deficit) from Continuing Operations after capital amounts	60	19	180	225
Surplus (deficit) from discontinued operations	-	-	-	-
Surplus (deficit) from ALL Operations before tax	60	19	180	225
less: Corporate Taxation Equivalent (30%) (based on result before capital)	(18)	(6)	(54)	(68)
SURPLUS (DEFICIT) AFTER TAX	42	13	126	158
plus Opening Retained Profits	2,555	2,568	1,178	1,192
plus/less: Prior Period Adjustments	-	-	-	-
plus Adjustments for amounts unpaid:				
- Taxation equivalent payments	-	-	-	-
- Debt guarantee fees	-	-	-	-
- Corporate taxation equivalent	18	6	54	68
- Retained Earning Adjustment	1,771	(32)	2,339	(239)
add:				
- Subsidy Paid/Contribution To Operations	-	-	-	-
less:				
- TER dividend paid	-	-	-	-
- Dividend paid	-	-	-	-
Closing Retained Profits	4,386	2,555	3,697	1,178
Return on Capital %	1.3%	0.7%	4.9%	19.1%
Subsidy from Council	227	144	58	-

Ku-ring-gai Council

Income Statement of Council's Other Business Activities

for the financial year ended 30 June 2008

\$ '000	Swimming Pool		Nursery	
	Actual 2008	Actual 2007	Actual 2008	Actual 2007
Income from continuing operations				
Access charges	-	-	-	-
User charges	-	-	69	86
Fees	-	-	-	-
Interest	-	-	-	-
Grants and contributions provided for non capital purposes	1	-	-	-
Profit from the sale of assets	-	-	-	-
Other income(Includes Internal Transfers)	-	-	11	25
Total income from continuing operations	1	-	80	111
Expenses from continuing operations				
Employee benefits and on-costs	-	-	125	92
Borrowing costs	-	-	-	-
Materials and contracts	5	19	18	14
Depreciation and impairment	64	57	8	8
Loss on sale of assets	-	-	-	-
Calculated taxation equivalents	-	-	-	-
Debt guarantee fee (if applicable)	-	-	-	-
Other expenses(Includes Internal Transfers Exp)	36	23	(50)	45
Total expenses from continuing operations	105	99	101	159
Surplus (deficit) from Continuing Operations before capital amounts	(104)	(99)	(21)	(48)
Grants and contributions provided for capital purposes	-	-	-	-
Surplus (deficit) from Continuing Operations after capital amounts	(104)	(99)	(21)	(48)
Surplus (deficit) from discontinued operations	-	-	-	-
Surplus (deficit) from ALL Operations before tax	(104)	(99)	(21)	(48)
less: Corporate Taxation Equivalent (30%) (based on result before capital)	-	-	-	-
SURPLUS (DEFICIT) AFTER TAX	(104)	(99)	(21)	(48)
plus Opening Retained Profits	1,427	1,210	53	64
plus/less: Prior Period Adjustments	-	-	-	-
plus Adjustments for amounts unpaid:				
- Taxation equivalent payments	-	-	-	-
- Debt guarantee fees	-	-	-	-
- Corporate taxation equivalent	-	-	-	-
- Retained Earning Adjustment	(230)	316	84	37
add:				
- Subsidy Paid/Contribution To Operations	-	-	-	-
less:				
- TER dividend paid	-	-	-	-
- Dividend paid	-	-	-	-
Closing Retained Profits	1,093	1,427	116	53
Return on Capital %	n/a	n/a	n/a	n/a
Subsidy from Council	104	99	21	48

Ku-ring-gai Council

Income Statement of Council's Other Business Activities
for the financial year ended 30 June 2008

	Commercial Leasing	
	Actual	Actual
\$ '000	2008	2007
Income from continuing operations		
Access charges	-	-
User charges	907	760
Fees	-	-
Interest	3	-
Grants and contributions provided for non capital purposes	22	-
Profit from the sale of assets	-	-
Other income	-	1
Total income from continuing operations	932	761
Expenses from continuing operations		
Employee benefits and on-costs	247	108
Borrowing costs	-	-
Materials and contracts	27	30
Depreciation and impairment	385	385
Loss on sale of assets	-	-
Calculated taxation equivalents	-	-
Debt guarantee fee (if applicable)	-	-
Other expenses(Includes Internal Transfers Exp)	837	807
Total expenses from continuing operations	1,496	1,330
Surplus (deficit) from Continuing Operations before capital amounts	(564)	(569)
Grants and contributions provided for capital purposes	-	-
Surplus (deficit) from Continuing Operations after capital amounts	(564)	(569)
Surplus (deficit) from discontinued operations	-	-
Surplus (deficit) from ALL Operations before tax	(564)	(569)
less: Corporate Taxation Equivalent (30%) [based on result before capital]	-	-
SURPLUS (DEFICIT) AFTER TAX	(564)	(569)
plus Opening Retained Profits	579	635
plus/less: Prior Period Adjustments	-	-
plus Adjustments for amounts unpaid:		
- Taxation equivalent payments	-	-
- Debt guarantee fees	-	-
- Corporate taxation equivalent	-	-
- Retained Earning Adjustment	1,300	513
add:		
- Subsidy Paid/Contribution To Operations	-	-
less:		
- TER dividend paid	-	-
- Dividend paid	-	-
Closing Retained Profits	1,315	579
Return on Capital %	n/a	n/a
Subsidy from Council	564	569

Ku-ring-gai Council

Balance Sheet of Council's Other Business Activities

as at 30 June 2008

	Thomas Carlyle Children's Centre Category 2		Art Centre Category 2	
\$ '000	Actual 2008	Actual 2007	Actual 2008	Actual 2007
ASSETS				
Current Assets				
Cash and cash equivalents	-	-	-	-
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Other	-	-	-	-
Non-current assets classified as held for sale	-	-	-	-
Total Current Assets	-	-	-	-
Non-Current Assets				
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Infrastructure, property, plant and equipment	861	524	1,700	1,801
Investments accounted for using equity method	-	-	-	-
Investment property	-	-	-	-
Other	-	-	-	-
Total Non-Current Assets	861	524	1,700	1,801
TOTAL ASSETS	861	524	1,700	1,801
LIABILITIES				
Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	76	79	22	20
Total Current Liabilities	76	79	22	20
Non-Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	-	-	-	-
Other Liabilities	-	-	-	-
Total Non-Current Liabilities	-	-	-	-
TOTAL LIABILITIES	76	79	22	20
NET ASSETS	785	445	1,678	1,781
EQUITY				
Retained earnings	785	445	1,678	1,781
Revaluation reserves	-	-	-	-
Council equity interest	785	445	1,678	1,781
Minority equity interest	-	-	-	-
TOTAL EQUITY	785	445	1,678	1,781

Ku-ring-gai Council

Balance Sheet of Council's Other Business Activities

as at 30 June 2008

	Trade Waste Category 2		Gordon Golf Club Category 2	
\$ '000	Actual 2008	Actual 2007	Actual 2008	Actual 2007
ASSETS				
Current Assets				
Cash and cash equivalents	-	-	-	-
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Other	-	-	-	-
Non-current assets classified as held for sale	-	-	-	-
Total Current Assets	-	-	-	-
Non-Current Assets				
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Infrastructure, property, plant and equipment	-	-	2,258	2,206
Investments accounted for using equity method	-	-	-	-
Investment property	-	-	-	-
Other	-	-	-	-
Total Non-Current Assets	-	-	2,258	2,206
TOTAL ASSETS	-	-	2,258	2,206
LIABILITIES				
Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	25	23	45	50
Total Current Liabilities	25	23	45	50
Non-Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	-	-	-	-
Other Liabilities	-	-	-	-
Total Non-Current Liabilities	-	-	-	-
TOTAL LIABILITIES	25	23	45	50
NET ASSETS	(25)	(23)	2,213	2,156
EQUITY				
Retained earnings	(25)	(23)	2,213	2,156
Revaluation reserves	-	-	-	-
Council equity interest	(25)	(23)	2,213	2,156
Minority equity interest	-	-	-	-
TOTAL EQUITY	(25)	(23)	2,213	2,156

Ku-ring-gai Council

Balance Sheet of Council's Other Business Activities

as at 30 June 2008

	Turramurra Golf Course Category 2		Tennis Courts Category 2	
\$ '000	Actual 2008	Actual 2007	Actual 2008	Actual 2007
ASSETS				
Current Assets				
Cash and cash equivalents	-	-	-	-
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Other	-	-	-	-
Non-current assets classified as held for sale	-	-	-	-
Total Current Assets	-	-	-	-
Non-Current Assets				
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Infrastructure, property, plant and equipment	4,445	2,608	3,697	1,178
Investments accounted for using equity method	-	-	-	-
Investment property	-	-	-	-
Other	-	-	-	-
Total Non-Current Assets	4,445	2,608	3,697	1,178
TOTAL ASSETS	4,445	2,608	3,697	1,178
LIABILITIES				
Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	59	53	-	-
Total Current Liabilities	59	53	-	-
Non-Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	-	-	-	-
Other Liabilities	-	-	-	-
Total Non-Current Liabilities	-	-	-	-
TOTAL LIABILITIES	59	53	-	-
NET ASSETS	4,386	2,555	3,697	1,178
EQUITY				
Retained earnings	4,386	2,555	3,697	1,178
Revaluation reserves	-	-	-	-
Council equity interest	4,386	2,555	3,697	1,178
Minority equity interest	-	-	-	-
TOTAL EQUITY	4,386	2,555	3,697	1,178

Ku-ring-gai Council

Balance Sheet of Council's Other Business Activities

as at 30 June 2008

	Swimming Pool Category 2		Nursery Category 2	
\$ '000	Actual 2008	Actual 2007	Actual 2008	Actual 2007
ASSETS				
Current Assets				
Cash and cash equivalents	-	-	-	-
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Other	-	-	-	-
Non-current assets classified as held for sale	-	-	-	-
Total Current Assets	-	-	-	-
Non-Current Assets				
Investments	-	-	-	-
Receivables	-	-	-	-
Inventories	-	-	-	-
Infrastructure, property, plant and equipment	1,093	1,427	131	66
Investments accounted for using equity method	-	-	-	-
Investment property	-	-	-	-
Other	-	-	-	-
Total Non-Current Assets	1,093	1,427	131	66
TOTAL ASSETS	1,093	1,427	131	66
LIABILITIES				
Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	-	-	15	13
Total Current Liabilities	-	-	15	13
Non-Current Liabilities				
Payables	-	-	-	-
Interest bearing liabilities	-	-	-	-
Provisions	-	-	-	-
Other Liabilities	-	-	-	-
Total Non-Current Liabilities	-	-	-	-
TOTAL LIABILITIES	-	-	15	13
NET ASSETS	1,093	1,427	116	53
EQUITY				
Retained earnings	1,093	1,427	116	53
Revaluation reserves	-	-	-	-
Council equity interest	1,093	1,427	116	53
Minority equity interest	-	-	-	-
TOTAL EQUITY	1,093	1,427	116	53

Ku-ring-gai Council

Balance Sheet of Council's Other Business Activities

as at 30 June 2008

	Commercial Leasing Category 2	
	Actual	Actual
\$ '000	2008	2007
ASSETS		
Current Assets		
Cash and cash equivalents	-	-
Investments	-	-
Receivables	-	-
Inventories	-	-
Other	-	-
Non-current assets classified as held for sale	-	-
Total Current Assets	-	-
Non-Current Assets		
Investments	-	-
Receivables	-	-
Inventories	-	-
Infrastructure, property, plant and equipment	1,331	591
Investments accounted for using equity method	-	-
Investment property	-	-
Other	-	-
Total Non-Current Assets	1,331	591
TOTAL ASSETS	1,331	591
LIABILITIES		
Current Liabilities		
Payables	-	-
Interest bearing liabilities	-	-
Provisions	16	12
Total Current Liabilities	16	12
Non-Current Liabilities		
Payables	-	-
Interest bearing liabilities	-	-
Provisions	-	-
Other Liabilities	-	-
Total Non-Current Liabilities	-	-
TOTAL LIABILITIES	16	12
NET ASSETS	1,315	579
EQUITY		
Retained earnings	1,315	579
Revaluation reserves	-	-
Council equity interest	1,315	579
Minority equity interest	-	-
TOTAL EQUITY	1,315	579

Ku-ring-gai Council

Special Purpose Financial Reports for the financial year ended 30 June 2008

Contents of the Notes accompanying the Financial Statements

Note	Details	Page
1	Summary of Significant Accounting Policies	14
2	Water Supply Business Best Practice Management disclosure requirements	n/a
3	Sewerage Business Best Practice Management disclosure requirements	n/a

Ku-ring-gai Council

Notes to the Special Purpose Financial Reports for the financial year ended 30 June 2008

Note 1. Significant Accounting Policies

These financial statements are Special Purpose Financial Reports (SPFR's) prepared for use by the Council, the Department of Local Government and the Department of Water & Energy.

For the purposes of these statements, the council's activities (listed herein) are based upon them not being reporting entities.

This special purpose financial report, unless otherwise stated, has been prepared in accordance with;

- applicable Australian Accounting Standards,
- other authoritative pronouncements of the Australian Accounting Standards Board,
- Urgent Issues Group Consensus Views,
- the Local Government Act and Regulations,
- the Local Government Code of Accounting Practice and Financial Reporting, and
- the Local Government Asset Accounting Manual.

The statements are also prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets.

Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' to its business activities as part of the national competition policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 Government Policy statement on the "Application of National Competition Policy to Local Government". The "Pricing & Costing for Council Businesses A Guide to Competitive Neutrality" issued by the Department of Local Government in July 1997 has also been adopted.

The pricing & costing guidelines outline the process for identifying and allocating costs to activities and provide a standard of disclosure requirements. These disclosures are reflected in Council's pricing

and/or financial reporting systems and include taxation equivalents; council subsidies; return on investments (rate of return); and dividends paid.

Declared Business Activities

In accordance with *Pricing & Costing for Council Businesses - A Guide to Competitive Neutrality*, council has declared that the following are to be considered as business activities:

Category 1

(where gross operating turnover is over \$2 million)

Nil

Category 2

(where gross operating turnover is less than \$2 million)

- a. **Thomas Carlyle Children's Centre**
Comprising the whole of the operations and assets of Thomas Carlyle Children's Centre.
- b. **Art Centre**
Comprising the whole of the operations and assets of the Art Centre.
- c. **Trade Waste**
Comprising the whole of the operations and assets of Trade Waste.
- d. **Gordon Golf Course**
Comprising the whole of the operations and assets of Gordon Golf Course.
- e. **Turrumurra Golf Course**
Comprising the whole of the operations and assets of Turrumurra Golf Course.
- f. **Tennis Courts**
Comprising the whole of the operations and assets of Council's Tennis Courts.
- g. **Swimming Pool**
Comprising the whole of the operations and assets of Council's Swimming Pool.
- h. **Plant Nursery**
Comprising the whole of the operations and assets of Council's Plant Nursery.

Ku-ring-gai Council

Notes to the Special Purpose Financial Reports for the financial year ended 30 June 2008

Note 1. Significant Accounting Policies (continued)

i. Commercial Leasing

Comprising the whole of the operations and assets of Commercial Leasing.

Monetary Amounts

Amounts shown in the financial statements are in Australian currency and rounded to the nearest one thousand dollars.

(i) Taxation Equivalent Charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations (General Purpose Financial Report) just like all other costs.

However, where council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all council nominated business activities and are reflected in the SPFR.

Income Tax

An income tax equivalent has been applied on the profits of the business.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account of in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level (gain/(loss) from ordinary activities before capital amounts) as would be applied by a private sector competitor – that is, it should include a provision equivalent to the corporate income tax rate, currently 30%.

Income Tax is only applied where a positive gain/(loss) from ordinary activities before capital amounts has been achieved.

The rate applied of 30% is the equivalent company tax rate prevalent as at balance date. No adjustments have been made for variations that have occurred during the year.

Council Rates & Charges

A calculation of the equivalent rates and charges for all Category 1 businesses have been applied to all

assets owned or exclusively used by the business activity.

Loan & Debt Guarantee Fees

There are no loans applicable to the business activities in the operating statement.

(ii) Subsidies

Government policy requires that subsidies provided to customers and the funding of those subsidies must be explicitly disclosed.

Subsidies occur where council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for council to meet its community service obligations.

Accordingly, Subsidies disclosed (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by the council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of Business Activities.

(iii) Return on Investments (Rate of Return)

The Policy statement requires that councils with Category 1 businesses "would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field".

Such funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Councils business activities on the Income Statement.

(iv) Dividends

Council is not required to pay dividends to either itself as owner of a range of businesses or to any external entities.



SPENCER STEER
CHARTERED ACCOUNTANTS

KU-RING-GAI COUNCIL
SPECIAL PURPOSE FINANCIAL REPORT
INDEPENDENT AUDITORS' REPORT

REPORT ON THE FINANCIAL REPORT

We have audited the accompanying *special purpose financial report* of **Ku-Ring-Gai Council**, which comprises the Balance Sheet as at 30 June 2008, Income Statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the Statement by Councillors and Management. The financial report includes the consolidated financial statements of the economic entity and the entities it controlled at year end or from time to time during the year.

Responsibility of Council for the Financial Report

The Council is responsible for the preparation and fair presentation of the financial report in accordance the Local Government Act 1993 and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report, are appropriate to meet the financial reporting requirements of the Department of Local Government. This responsibility includes the maintenance of adequate accounting records and internal controls designed to prevent and detect fraud and error; designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of

accounting estimates made by the Council, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to the Council and the Department of Local Government for the purpose of fulfilling the requirements of National Competition Policy reporting. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the Council or the Department of Local Government, or for any purpose other than that for which it was prepared.

Our audit did not involve an analysis of the prudence of business decisions made by Council or management.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

Auditor's Opinion

In our opinion, the special purpose financial report of the Council is presented fairly in accordance with the requirements of those applicable Accounting Standards detailed in Note 1 and the Local Government Code of Accounting Practice and Financial Reporting.

SPENCER STEER

Chartered Accountants



N. MAH CHUT

Partner

Dated at Sydney this 21st day of October 2008

Ku-ring-gai Council

SPECIAL SCHEDULES
for the year ended 30 June 2008



Ku-ring-gai Council

Special Schedules

for the financial year ended 30 June 2008

Contents	Page
Special Schedules¹	
- Special Schedule No. 1	Net Cost of Services 2
- Special Schedule No. 2(a)	Statement of Long Term debt (all purposes) 4
- Special Schedule No. 2(b)	Statement of Internal Loans (Sect. 410(3) LGA 1993) 5
- Special Schedule No. 3	Water Supply - Income Statement n/a
- Special Schedule No. 4	Water Supply - Balance Sheet n/a
- Special Schedule No. 5	Sewerage Service - Income Statement n/a
- Special Schedule No. 6	Sewerage Service - Balance Sheet n/a
- Notes to Special Schedules No. 3 & 5	n/a
- Special Schedule No. 7	Condition of Public Works 6
- Special Schedule No. 8	Financial Projections 7

¹ Special Purpose Schedules are not audited.

Background

(i) These Special Schedules have been designed to meet the requirements of special purpose users such as:

- the NSW Grants Commission
- the Australian Bureau of Statistics (ABS),
- the Department of Energy, Utilities & Sustainability (DEUS), and
- the Department of Local Government (DLG).

(ii) The financial data is collected for various uses including:

- the allocation of Financial Assistance Grants,
- the incorporation of Local Government financial figures in national statistics,
- the monitoring of loan approvals,
- the allocation of borrowing rights, and
- the monitoring of specific service financial activities.

Ku-ring-gai Council

Special Schedule No. 1 - Net Cost of Services
for the financial year ended 30 June 2008

\$'000

Function or Activity	Expenses from continuing operations		Income from continuing operations			Net Cost of Services	
	Expenses	Group Totals	Non Capital Revenues	Capital Revenues	Group Totals	Net Cost	Group Totals
Governance	2,192	2,192	1	1	2	(2,190)	(2,190)
Administration							
Corporate Support	16,110		7,102	112		(8,896)	
Engineering and Works	1,443		407	-		(1,036)	
Other Support Services	-	17,553	-	-	7,621	-	(9,932)
Public Order and Safety							
Contributions to Fire Service Levy	2,313		-	-		(2,313)	
Fire Protection – Other	155		54	-		(101)	
Animal Control	136		118	-		(18)	
Beach Control	-		-	-		-	
Enforcement of Local Govt Regs	963		129	-		(834)	
Emergency Services	40		7	-		(33)	
Other	-	3,607	-	-	308	-	(3,299)
Health							
Administration and Inspection	437		54	-		(383)	
Noxious Plants	53		-	-		(53)	
Other	-	490	-	-	54	-	(436)
Community Services and Education							
Administration	401		39	-		(362)	
Family Day Care	404		329	-		(75)	
Child Care	1,505		1,429	1,099		1,023	
Youth Services	213		26	46		(141)	
Other Families and Children	264		13	-		(251)	
Aged and Disabled	323		256	31		(36)	
Other Community Services	942		1,838	-		896	
Education	-	4,052	-	-	5,106	-	1,054

Ku-ring-gai Council

Special Schedule No. 1 - Net Cost of Services (continued)

for the financial year ended 30 June 2008

\$'000

Function or Activity	Expenses from continuing operations		Income from continuing operations			Net Cost of Services	
	Expenses	Group Totals	Non Capital Revenues	Capital Revenues	Group Totals	Net Cost	Group Totals
Housing and Community Amenities							
Town Planning	1,460		249	-		(1,211)	
Domestic Waste Management	9,871		10,215	-		344	
Other Waste Management	1,207		1,628	-		421	
Street Cleaning	986		-	-		(986)	
Drainage	1,364		970	-		(394)	
Environmental Protection	3,203		1	-		(3,202)	
Other Community Amenities	259	18,350	1,131	-	14,194	872	(4,156)
Recreation and Culture							
Public Libraries	3,490		276	148		(3,066)	
Art Galleries	581		467	94		(20)	
Public Halls	857		392	-		(465)	
Other Cultural Services	318		58	359		99	
Swimming Pools	83		4	43		(36)	
Sporting Grounds	2,379		738	-		(1,641)	
Parks and Gardens (Lakes)	4,476		1,274	11,245		8,043	
Other Sport and Recreation	442	12,626	143	863	16,104	564	3,478
Mining, Manufacturing and Construction							
Building Control	4,889		2,905	-		(1,984)	
Other	-	4,889	-	-	2,905	-	(1,984)
Transport and Communication							
Urban Roads (UR) - Local	6,729		854	3,441		(2,434)	
Footpaths	646		103	25		(518)	
Parking Areas	411		819	-		408	
Street Lighting	1,494		285	-		(1,209)	
Other	-	9,280	-	-	5,527	-	(3,753)
Economic Affairs							
Commercial Nurseries	101		69	-		(32)	
Other Business Undertakings	-	101	-	-	69	-	(32)
Totals – Functions		73,140	34,383	17,507	51,890		(21,250)
General Purpose Revenues⁽¹⁾			42,930		42,930	42,930	42,930
Share of interests - joint ventures & associates using the equity method			-	-	-	-	-
NET OPERATING RESULT FOR YEAR	73,140		77,313	17,507	94,820	21,680	21,680

Notes:

(1) Includes Rates & Annual Charges (incl. Ex Gratia), Non Capital General Purpose Grants & Interest on Investments (excl. Restricted Assets)

Ku-ring-gai Council

Special Schedule No. 2(a) - Statement of Long Term Debt (all purpose) for the financial year ended 30 June 2008

\$'000

Classification of Debt	Principal outstanding at beginning of the year			New Loans raised during the year	Debt redemption during the year		Transfers to Sinking Funds	Interest applicable for Year	Principal outstanding at the end of the year		
	Current	Non Current	Total		From Revenue	Sinking Funds			Current	Non Current	Total
Loans (by Source)											
Commonwealth Government	-	-	-	-	-	-	-	-	-	-	-
Treasury Corporation	-	-	-	-	-	-	-	-	-	-	-
Other State Government	-	-	-	-	-	-	-	-	-	-	-
Public Subscription	-	-	-	-	-	-	-	-	-	-	-
Financial Institutions	1,927	8,585	10,512	1,000	1,924	-	-	640	1,870	7,718	9,588
Other	-	-	-	-	-	-	-	-	-	-	-
Total Loans	1,927	8,585	10,512	1,000	1,924	-	-	640	1,870	7,718	9,588
Other Long Term Debt											
Ratepayers Advances	-	-	-	-	-	-	-	-	-	-	-
Government Advances	-	-	-	-	-	-	-	-	-	-	-
Finance Leases	-	-	-	-	-	-	-	-	-	-	-
Deferred Payments	-	-	-	-	-	-	-	-	-	-	-
Total Long Term Debt	-	-	-	-	-	-	-	-	-	-	-
Total Debt	1,927	8,585	10,512	1,000	1,924	-	-	640	1,870	7,718	9,588

Notes: Excludes (i) Internal Loans & (ii) Principal Inflows/Outflows relating to Loan Re-Financing.

This Schedule is prepared using the Face Value of debt obligations, rather than Fair Value (as per the GP: R's).

Ku-ring-gai Council

Special Schedule No. 2(b) - Statement of Internal Loans [Section 410(3) LGA 1993] for the financial year ended 30 June 2008

\$'000

Summary of Internal Loans

Borrower (by purpose)	Amount originally raised	Total repaid during the year (Principal & Interest)	Principal Outstanding at end of year
General			
Water			
Sewer			
Domestic Waste Management			
Gas			
Other			
Totals	-	-	-

Note: The summary of Internal Loans (above) represents the total of Council's Internal Loans categorised according to the borrower.

Details of Individual Internal Loans

Borrower (by purpose)	Lender (by purpose)	Date of Minister's Approval	Date Raised	Term (years)	Dates of Maturity	Rate of Interest	Amount Originally raised	Total repaid during year (Princ. & Int.)	Principal Outstanding at end of year
Totals							-	-	-

ASSET CLASS	Asset Category	Dep'n. Rate (%)	Dep'n. Expense (\$)	Cost	Valuation	Accumulated Depreciation & Impairment	Carrying Amount (WDV)	Asset Condition [#]	Estimated cost to bring up to a satisfactory condition standard ⁽¹⁾	Required ⁽²⁾ Annual M'ntce	Current ⁽³⁾ Annual M'ntce
		per Note 1	per Note 4	<<<<<<<<<< per Note 9 >>>>>>>>>				<<<<<<< per Section 428(2d) >>>>>>>>			
Buildings	Council Offices	1.67%	266		14,092	10,567	3,525	Fair	450	350	237
	Council Works Depot	1.67%	10		3,472	1,512	1,960	Poor	2,500	250	56
	Council Halls	1.67%	254		8,734	5,000	3,734	Fair	860	350	327
	Council Houses	1.67%	60		2,430	1,228	1,202	Fair	65	50	26
	Library	1.67%	282		7,536	1,910	5,626	Fair	207	155	90
	Childcare Centre(s)	1.67%	68		3,835	1,689	2,146	Good	457	250	180
	Art Gallery	1.67%	18		1,354	877	477	Poor	750	150	28
	Amenities/Toilets	1.67%	120		6,471	3,348	3,123	Fair	450	250	291
	Other	1.67%	672	5,220	24,818	17,227	12,811	Fair	1,350	350	367
	sub total		1,750	5,220	72,742	43,358	34,604		7,089	2,155	1,602
Public Roads	Sealed Roads	1.00%	3,109	317,698		162,312	155,386	Fair	62,500	1,800	1,485
	Footpaths	1.00%	10	1,636		16	1,620	Fair	1,600	750	738
	sub total		3,119	319,334	-	162,328	157,006		64,100	2,550	2,223
Drainage Works	Structure	3.00%	5	12,041		11,475	566	Fair	1,900	450	180
	Grate	1.00%	5	1,148		1,023	125	Fair	450	180	50
	Lintel	1.00%	3	1,801		1,729	72	Fair	250	150	90
	Pipe	1.00%	449	45,015		25,595	19,420	Fair	63,300	3,800	455
	sub total		462	60,005	-	39,822	20,183		65,900	4,580	775
	TOTAL - ALL ASSETS		5,331	384,559	72,742	245,508	211,793		137,089	9,285	4,600

- (1). Satisfactory refers to estimated cost to bring the asset to a satisfactory condition as deemed by Council. It does not include any planned enhancements to the existing asset.
- (2). Required Annual Maintenance is what should be spent to maintain assets in a satisfactory standard.
- (3). Current Annual Maintenance is what has been spent in the current year to maintain assets.

Ku-ring-gai Council

Special Schedule No. 8 - Financial Projections

as at 30 June 2008

\$ million	Actual ⁽¹⁾ 07/08	Forecast 08/09	Forecast 09/10	Forecast ⁽³⁾ 10/11	Forecast ⁽³⁾ 11/12
(i) RECURRENT BUDGET					
Income from continuing operations	94.8	81.1	82.9	84.8	87.1
Expenses from continuing operations	73.1	67.8	68.1	69.9	71.7
Operating Result from Continuing Operations	21.7	13.3	14.8	14.9	15.4
(ii) CAPITAL BUDGET					
New Capital Works ⁽²⁾	18.6	18.5	15.4	15.9	16.0
Replacement/Refurbishment of Existing Assets	2.7	5.5	6.3	6.5	7.0
Total Capital Budget	21.3	24.0	21.7	22.4	23.0
Funded by:					
– Loans	1.0	1.0	1.0	1.0	1.0
– Asset sales	9.7	8.1	4.8	4.3	4.6
– Reserves	4.8	6.9	6.0	8.2	6.9
– Grants/Contributions	1.9	1.9	1.9	2.0	2.5
– Recurrent revenue	1.9	2.9	3.5	3.9	4.5
– Other	2.0	3.2	4.5	3.0	3.5
	21.3	24.0	21.7	22.4	23.0

Notes:

(1) From 07/08 Income Statement.

(2) New Capital Works are major non-recurrent projects, eg new Leisure Centre, new Library, new Swimming pool etc.

(3) If Council has only adopted 3 years of projections then only show 3 years.

44 BRAESIDE STREET, WAHROONGA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To respond to questions raised at the Council site inspection of 18 October 2008 and to determine the Section 96 Modification Application No MOD0232/08 for deletion of Condition No 2 requiring a 12m setback from Wahroonga Avenue and approval of a 10m front setback.

BACKGROUND:

S96 application lodged 20 June 2008.
Council considered a report at its meeting of 26 August 2008 and deferred the matter to a site inspection.

A site inspection was conducted on 18 October 2008.

COMMENTS:

To address matters raised at the site inspection.

RECOMMENDATION:

Refusal.

PURPOSE OF REPORT

To respond to questions raised at the Council site inspection of 18 October 2008 and to determine the Section 96 modification application No.MOD0232/08 for deletion of Condition No.2 requiring a 12m setback from Wahroonga Avenue and approval of a 10m front setback.

BACKGROUND

- Modification application lodged 20 June 2008.
- Council considered a report at its meeting of 26 August 2008.
- A site inspection was conducted on 18 October 2008.

CONSULTATION – FURTHER SUBMISSIONS

Following the Council meeting of 26 August 2008, further written submissions were received from the following:

1. Mr D Hill, No.8 Kintore Street, Wahroonga
2. Mrs DL Barnett, No.7 Kintore Street, Wahroonga
3. Mr P Phillips, No.39 Burns Road, Wahroonga

The submissions are opposed to the deletion of Condition No.2 and have raised the following matters for consideration:

proposed 10m setback not in harmony with the nature and character of the area

As detailed in the report to Council of 26 August 2008, it is agreed that the proposed 10m setback is unsatisfactory with regard to the character of the area.

approval of a 10m setback will establish an unfortunate precedent

It is likely that approval of a reduced 10m setback in circumstances where there are no site constraints that justify a non-compliant setback will lead to future claims of a precedent being established.

driveway should be located in Braeside Street

The current application only relates to deletion of Condition No.2. The location of the driveway was assessed as part of DA0756/07 and was considered satisfactory.

the Land and Environment Court has acknowledged the importance of urban conservation areas (UCAs) despite not be gazetted, and approval of a 10m setback would have an adverse visual impact and would compromise the integrity of UCA No.28

Council's Heritage Advisor, Paul Dignam, has stated that the proposed 10m setback is unsatisfactory with regard to impact on the National Trust UCA and that a 10m setback is not consistent with the predominant surrounding setbacks.

COMMENTS

The following issues were raised at the site inspection of 18 October 2008:

1. *Land & Environmental Court appeal*

Council officers are requested to review any relevant issues associated with a NSW Land & Environment Court Appeal relating to 16 Stanhope Road, Killara. In particular, it may be prudent to examine (inter alia) the risk of a precedent being set (if approved) and/or to advise if an appeal would most likely be upheld by the Court (if refused).

Comment:

16 Stanhope Road, Killara - Land and Environment Court Appeal 10749 of 2007.

The circumstances relating to DA1423/06, being an application for demolition of an existing dwelling and construction of a 2 storey dwelling house at No.16 Stanhope Road, Killara are of limited relevance to the current proposal. The dwelling at No.16 Stanhope Road was initially identified as a potential heritage item, however, an independent heritage consultant engaged by Council concluded that 16 Stanhope Road had insufficient heritage significance to justify individual listing as a local heritage item. The development application assessment report considered by Council on 25 September 2007 recommended deferred commencement consent to DA1423/06 subject to conditions. Contrary to the officer's recommendation, Council resolved to refuse the application. An appeal to the Land and Environment Court against Council's refusal of the application was upheld by the Court on 10 January 2008.

Additionally, it should be noted that No.16 Stanhope Road is not a corner site and that the front setback of the approved development is a minimum of 19.2m.

Risk of precedent being established

A precedent will generally only be established when the specific circumstances of a particular case are also present in the development seeking to rely on the relevant precedent. With regard to the question of a precedent being set in this case, it is likely that approval of a reduced 10m setback in circumstances where there are no site constraints that justify such a non-compliance will potentially lead to future claims of a precedent having been established.

Prospects of success if appeal lodged

As with most Class 1 Land and Environment Court appeals, it is not possible to predict with any degree of certainty whether or not an appeal against Council's refusal of the application would be successful. However, the justification for the required 12m setback relates to valid issues of streetscape, character and heritage, which would be defended by Council in the event of an appeal.

2. *Variations to setbacks of surrounding dwellings*

Council officers are requested to review the surrounding reduced setbacks relied upon by the applicant in further detail and to advise if these variations were approved under similar circumstances to those which exist on the subject site.

Item 5

MOD0232/08
29 October 2008

Comment:

The setbacks relied upon by the applicant, as indicated on the plan titled "Plan of House Alignments" prepared by Richards & Loftus Surveyors exclude the majority of surrounding development and almost entirely relate only to setbacks on a few selected surrounding and nearby properties that are less than 12m. Further, of the limited properties included in the plan, the identified reduced setbacks often relate only to a secondary setback on corner lots, for which the primary setback has not been identified.

The following table identifies only those properties relied upon by the applicant to justify the proposed 10m front setback:

Property	Front Setback (Min)	Secondary Setback (Min)	Similarity of circumstances
44 Braeside Street (existing dwelling)	12.0m-14.4m	3.8m-9.0m	Not similar - The existing dwelling (pre DCP 38) complies with the front and secondary setback controls.
38 Braeside Street (heritage item)	11.0m-14.0m	11.0m	Not similar - This is a heritage item on a differently shaped corner lot, with minimum 11m setbacks to both frontages.
35 Braeside Street	11.0m-19.0m	4.0m	Not similar - This is an older style building (pre DCP 38) on a differently shaped corner lot, with an 11m-19m front setback.
7 Wahroonga Avenue	12.0m-22.0m	NA	Not similar - This dwelling (pre DCP 38) has a complying front setback of 12m-22m.
10A Wahroonga Avenue	6.0m-10.0m	10.3m	Not similar - This is a differently shaped corner lot, with a substantially greater secondary setback of 10.3m.
4 Wahroonga Avenue	17.0m	6.0m	Not similar - This is an older style dwelling (pre DCP 38) with complying front and secondary setbacks.
A2 Wahroonga Avenue	11.0m (dwelling) 9.338m (garage)	NA	Not similar - The applicant has incorrectly identified this property as having a 6m setback. The dwelling has a complying 11m minimum setback and the detached garage structure is set back 9.338m due to the site constraint presented by the retention of an existing tree located to the rear of the garage.

Item 5

MOD0232/08
29 October 2008

Property	Front Setback (Min)	Secondary Setback (Min)	Similarity of circumstances
58 Burns Road	8.0m	4.0m	Not similar – This is an older style dwelling (pre DCP 38) on a differently shaped corner lot.
31 Kintore Street	14.0m	6.0m	Not similar – This is a corner lot (pre DCP 38) with complying front and secondary setbacks

As indicated in the above table, none of the properties identified by the applicant were approved in similar circumstances to those which exist on the subject site.

SUMMARY

Having regard to the provisions of section 96 & 79C of the Environmental Planning and Assessment Act 1979, the proposed modification is unsatisfactory.

RECOMMENDATION

PURSUANT TO SECTIONS 96 & 80(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

THAT the Council, as the consent authority, refuse application number MOD0232/08 for deletion of Condition No 2 of the development consent to DA756/07, in relation to land at No. 44 Braeside Street, Wahroonga for the following reasons:

1. The proposed 10m setback is unsatisfactory with regard to streetscape impact, particularly with regard to the existing setback of adjoining properties, the setback pattern of the street block within which the proposal is situated and Council's minimum and average setback requirements specified in Part 4.1.3 of DCP 38 – Residential Design Manual.
2. The proposed 10m setback is inadequate with regard to the heritage significance of the nearby heritage item at No. 38 Braeside Avenue and does not provide an appropriate visual setting to the item. The proposal would result in visual dominance over the heritage item due to a combination of its scale and limited setback in comparison to the existing single storey house at No. 38 Braeside Avenue
3. The proposed 10m setback does not satisfy infill principles and impacts on the character, quality and consistency of the existing streetscape and National Trust UCA.
4. There are no apparent site constraints that prevent compliance with the front setback control.

G Youhanna
Executive Assessment Officer

S Segall
Team Leader
Development Assessment - North

Item 5

MOD0232/08
29 October 2008

C Swanepoel
Manager
Development Assessment Services

M Miodic
Director
Development & Regulation

Attachments:

- 1. Report to Council meeting of 26 August 2008 with attachments**
- 2. Minutes of Council's site inspection of 1 December 2007 - 2008/029431**

SECTION 96 APPLICATION

SUMMARY SHEET

REPORT TITLE:	44 BRAESIDE STREET, WAHROONGA - MODIFICATION OF CONSENT TO DA0756/07 - DELETION OF CONDITION 2
WARD:	Wahroonga
DEVELOPMENT APPLICATION N^o:	MOD0085/08
SUBJECT LAND:	44 Braeside Street, Wahroonga
APPLICANT:	Mrs Nicola Mary Bevan
OWNER:	Mrs Nicola Mary Bevan
DESIGNER:	Meadowbank Homes Pty Ltd
PRESENT USE:	Dwelling house
ZONING:	Residential 2(c)
HERITAGE:	No
PERMISSIBLE UNDER:	Ku-ring-gai Planning Scheme Ordinance
COUNCIL'S POLICIES APPLICABLE:	Ku-ring-gai Planning Scheme Ordinance, DCP No. 38 - Residential Design Manual, DCP No. 40 - Waste Management, DCP No. 43 - Car parking, DCP No. 47 - Water Management, DCP No. 56 - Notification
COMPLIANCE WITH CODES/POLICIES:	No
GOVERNMENT POLICIES APPLICABLE:	SEPP 2004 (BASIX), SEPP No. 55 - Remediation of land, SREP No. 20 - Hawkesbury-Nepean River
COMPLIANCE WITH GOVERNMENT POLICIES:	Yes
DATE LODGED:	20 June 2008
40 DAY PERIOD EXPIRED:	1 August 2008
PROPOSAL:	Modification of Consent to DA0756/07 - Deletion of condition 2
RECOMMENDATION:	Refusal.

Item 4

DEVELOPMENT APPLICATION N^o MOD0085/08
PREMISES: 44 BRAESIDE STREET, WAHROONGA
PROPOSAL: MODIFICATION OF CONSENT TO DA0756/07 -
DELETION OF CONDITION 2
APPLICANT: MRS NICOLA MARY BEVAN
OWNER: MRS NICOLA MARY BEVAN
DESIGNER: MEADOWBANK HOMES PTY LTD

PURPOSE FOR REPORT

To determine Section 96 application MOD 0232/08 for deletion of Condition No. 2, which requires a 12m front setback.

This matter has been called to full Council for determination by Councillor Cross and the Mayor, Councillor Ebbeck.

EXECUTIVE SUMMARY

Issues:

Front setback, heritage impact

Submissions:

None.

Land & Environment Court Appeal:

N/A

Recommendation:

Refusal

HISTORY

DA 0756/07 (new two storey dwelling house):

The approved 2 storey dwelling is comprised of the following:

- attached double garage, lounge, dining, study, kitchen, family, meals and media room on the ground floor
- 4 bedrooms, bathroom and ensuite on the first floor
- detached single carport

This DA was approved on 30 October 2007 subject to 58 conditions, including the following:

2. Dwelling setback

The whole dwelling is to be relocated 3m further back from Braeside Street, to have a minimum front setback of 12m, as measured from Braeside Street to the front garage and 13m from the lounge room, as marked in red on the approved site plan (07.03.1 A). The amendment is to be submitted and approved by the Principal Certifying Authority prior to the release of the Construction Certificate.

Reason: *Reduce visual impacts on the setting of the heritage item at 38 Braeside Street and the Urban Conservation Area 28 and to maintain the streetscape character.*

Item 4

3. Carport

The carport from Braeside Street is to be reduced in length so as to be in line with the setback of the dwelling, as marked in red on the approved site plan. Details of the amendment and carport is to be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

Reason: For consistency within the Urban Conservation Area.

MOD 0085/08 (deletion of Conditions 2 and 3):

This modification sought the deletion of Conditions 2 and 3 (as detailed above) which relate to the dwelling setback from the front boundary (Wahroonga Ave) and the carport setback from the secondary boundary (Braeside Street). Deletion of Condition No.2 would have resulted in a 9m front setback.

This modification was determined by approving the deletion of Condition No. 3 only.

The proposed deletion of Condition No.2 was considered unsatisfactory with regard to the front setback provisions in DCP 38 and with regard to the applicant's arguments in support of the modification.

THE SITE AND SURROUNDING AREA

The site

Visual Character Study Category:	1920
Lot Number:	1
DP Number:	405549
Easements/rights of way:	No
Heritage item:	No
Heritage conservation area :	Yes (National Trust UCA)
In the vicinity of a heritage item:	Yes (No.38 Braeside Street)
Bush Fire Prone Land:	No
Endangered Species:	Yes – Sydney Turpentine Ironbark Forest
Urban Bushland:	No
Contaminated Land:	No
Surrounding development:	Residential dwelling houses
History:	N/A

SITE DESCRIPTION

The subject site is located on the north-eastern corner of the intersection of Braeside Street and Wahroonga Ave, Wahroonga. The site has a street frontage of approximately 45m to Braeside Street and 20m to Wahroonga Avenue. The site falls slightly from east to west.

THE PROPOSAL

The proposal seeks the following modifications under section 96(1A) of the Environmental Planning and Assessment Act 1979:

Item 4

- deletion of Condition No.2 which requires the building setback from Braeside Street to be 12m;
- approval of a 10m setback from Braeside Street as per the submitted amended plans

The reasons provided by the applicant for the reduced setback are summarised as follows:

- no impact on heritage item – Due to the proposed separation distances and the intervening landscape screening, the originally proposed front setback would not have an unreasonable impact on the heritage significance of the heritage item
- there are no heritage conservation areas within Ku-ring-gai
- the proposed 10m setback will not have an adverse streetscape impact, based on existing setbacks for properties fronting Wahroonga Avenue, the front setback of the new dwelling at No. A2 Wahroonga Avenue, existing landscaping which obscures the view of existing front setbacks in the area and the highly articulated and high quality proposed building design
- requiring a 12m front setback will significantly reduce the available private open space at the rear
- the proposed significant landscaping at the front of the site will screen the development

CONSULTATION - COMMUNITY

In accordance with Council's Notification DCP, owners of adjoining properties were given notice of the application.

No submissions were received.

CONSULTATION - WITHIN COUNCIL

Heritage Advisor

Council's Heritage Advisor commented on the proposed modification as follows:

Heritage status

The existing house at No 44 Braeside Street is a 1960s red texture house and is not identified as having heritage significance. The lot was created as a 4 lot subdivision of the neighbouring house (No 5 Wahroonga Avenue) shown on the attached subdivision plan. The neighbouring house is a Federation period house now modified and set back about 20m and was originally built with verandas addressing both Wahroonga Avenue and Braeside Street.

The site is within a National Trust UCA No 28a and graded as non-contributory.

The site is directly opposite No 38 Braeside Street which is a listed local heritage item. Other nearby listed items include; No 10 Wahroonga Avenue and No 34 Braeside Street.

Clause 61 E of the KPSO requires Council to make an assessment of the impact of development on the heritage significance of any nearby heritage items.

Comment on Heritage Conservation Areas/UCAs

Item 4

The applicant claims there are no heritage conservation areas in Ku-ring-gai. This is factually incorrect. There is one heritage conservation area in Lindfield and 3 draft heritage conservation areas.

This site is in a National Trust UCA. The classification does not provide any statutory controls to Council, however Council is entitled to consider the implications of a development on a National Trust or other non-statutory classification and it should not merely be dismissed because it does not have statutory weight.

Replacement houses "Within the vicinity of an item" and in a National Trust UCA

The basic principle for a replacement house within the vicinity of a heritage item is to ensure that it does not have any physical impact, does not impact on views to or from an item, is not visually dominant, provides an appropriate visual setting or curtilage to the item and preferably enhances it. It should be sympathetic or complementary to the item in terms of siting, colours, textures and materials and not be more visually intrusive than the existing building.

In terms of the National Trust UCA, a replacement house must respect and conserve the significance and significant characteristics of the area, must satisfy infill principles in terms of context, scale, massing, character, orientation siting, setback, materials and details within the National Trust UCA.

Existing setbacks and character in Wahroonga Avenue

It is noted that the established setback line on the eastern side of Wahroonga Avenue is about 16 – 20m. The neighbouring house at No 5 Wahroonga Avenue has a front setback of about 20m. The house at No 7 Wahroonga has a garage forward of the dwelling but still retains a large setback.

The existing single storey house on the subject site is sited at an angle to the site responding to its corner location and has a setback of about 12m to Wahroonga Avenue.

Comments on application

This application seeks to reduce the setback of the approved application from 12m to 10m. In my opinion, this is inappropriate and does not provide an appropriate visual setting to the nearby heritage item at No. 38 Braeside Avenue. It would result in visual dominance on the heritage item due to a combination of its scale and limited setback in comparison to the existing single storey house at No. 38 Braeside Avenue.

The existing street trees in Wahroonga Avenue would provide some limited screening between the item and the site but, in my opinion, tree screening alone should not be relied upon to provide an acceptable outcome.

Similarly, the proposed reduction in setback does not respond to the established streetscape character, does not satisfy infill principles and impacts on the character, quality and consistency of the existing streetscape and National Trust UCA.

Conclusions and recommendations

Item 4

The S96 application to remove the condition for additional setback of the dwelling is not supported.

PROVISIONS OF RELEVANT LEGISLATION

STATUTORY PROVISIONS

State Environmental Planning Policy No. 55 - Remediation of Land

The provisions of SEPP 55 require Council to consider the potential for a site to be contaminated. The subject site has a history of residential use and, as such, it is unlikely to contain any contamination and further investigation is not warranted in this case.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River

SREP 20 applies to land within the catchment of the Hawkesbury Nepean River. The general aim of the plan is to ensure that development and future land uses within the catchment are considered in a regional context. The Plan includes strategies for the assessment of development in relation to water quality and quantity, scenic quality, aquaculture, recreation and tourism. The approved development is considered to achieve the relevant aims under this policy.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A valid BASIX certificate was submitted in relation to the original DA. The proposed modifications do not affect the validity of the previously submitted BASIX certificate.

Section 96 of the Environmental Planning and Assessment Act 1979

Section 96(1A)

Under section 96(1A) of the Environmental Planning and Assessment Act 1979 Council may modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) it has notified the application in accordance with:*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

The proposal is considered to be unsatisfactory with regard to the provisions of section 96(1A), essentially as the proposed modification does not have "minimal environmental impact". The unsatisfactory environmental impact of the proposal is discussed later in this report.

Item 4

However, had the application been lodged under section 96(2) of the Environmental Planning and Assessment Act 1979, the merit issues raised throughout this report would remain relevant.

Ku-ring-gai Planning Scheme Ordinance

Part B: Aims and objectives for residential zones:

The proposed deletion of Condition No.2 is unsatisfactory having regard to the following aims and objectives for residential development as outlined in Schedule 9:

"(e) all new dwelling houses...are of a height, size, and bulk generally in keeping with that of neighbouring properties and, where larger buildings are proposed, they are designed so as not to dominate and so far as possible to harmonise with neighbouring development..."

The siting of the building with a 10m front setback does not harmonise with neighbouring development and is unsatisfactory with regard to the aims and objectives for residential zones.

Clause 61E *Development in the vicinity of heritage items*, states that Council shall not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has assessed the likely impact on the heritage significance of the item and its setting.

Council's Heritage Advisor concludes that the proposed reduced front setback is unsatisfactory with regard to impact on the significance of the item.

POLICY PROVISIONS

Development Control Plan No. 38 - Ku-ring-gai Residential Design Manual

Development Control	Proposed	Complies
4.1 Streetscape:		
Building setbacks (s.4.1.3)		
Front setback:		
14 metres (Ave) -75% front elevation	<11metres	NO
12 metres (min) – 25% front elevation	10 metres	NO
Secondary setback (cnr site):		
3.8 metres (min)	3.8 metres	YES
4.5 metres (average)	4.5 metres	YES

Part 4.1 - Streetscape:

Front Setback:

With regard to front setbacks, Part 4.1.3 states:

Development must be appropriately located on the site having regard to:

1. The existing setback of adjoining properties,
2. The setback pattern of the street block within which the proposal is situated, and
3. Council's minimum and average setback requirements

Item 4

1. Existing setback of adjoining properties –

The proposed 10m setback to Wahroonga Avenue, being the primary building setback, is not consistent with the setbacks of adjoining properties in Wahroonga Avenue and is unsatisfactory in this regard. The immediately adjoining property at No.5 Wahroonga Avenue has a setback of approximately 19m, while Nos.7 and 7A are set back approximately 12m and No.9 is set back approximately 12m-19m.

The secondary setback of 3.8m, while inconsistent with the setbacks of adjoining properties in Braeside Street (eg, the immediately adjoining dwelling at No.46 Braeside Street has a front setback of 12m-21m), is acceptable on the basis of it being a secondary frontage for which a concession is acceptable, however, a concession for both frontages is not appropriate or necessary.

The aerial photo below depicts the minimum setbacks of adjoining properties in Wahroonga Avenue:



2. The setback pattern of the street block within which the proposal is situated-

As partly depicted above, the setback pattern of the street block within which the proposal is situated is characterised by substantial front setbacks of a minimum of 12m-14m and frequently substantially greater. The proposed front setback is inconsistent with the existing setback pattern of the street block. It is noted that the existing setback to Wahroonga Avenue of the building on the subject site is 12m-14.4m, and 3.8m-11m to Braeside Street.

Item 4

The following table details approximate building setbacks for adjoining and surrounding dwellings:

Property	Front Setback (Min)	Secondary Setback (Min)
44 Braeside Street- Proposed	10.0m	3.8m
44 Braeside Street (existing dwelling)	12.0m-14.4m	3.8m-9.0m
46 Braeside Street	12.0m-21.0m	NA
48 Braeside Street	12.0m-24.0m	NA
52 Braeside Street	14.0m-18.0m	NA
56 Braeside Street	16.0m-19.0m	NA
60 Braeside Street	14.0m-23.0m	NA
38 Braeside Street (heritage item)	11.0m-14.0m	11.0m
36 Braeside Street	12.0m-14.0m	NA
31 Braeside Street	12.0m	NA
35 Braeside Street	11.0m-19.0m	4.0m
37 Braeside Street	12.0m-25.0m	NA
5 Wahroonga Avenue	19.0m	NA
7 Wahroonga Avenue	12.0m-22.0m	NA
7A Wahroonga Avenue	12.0m	NA
9 Wahroonga Avenue	12.0m-20.0m	NA
4 Wahroonga Avenue	17.0m	6.0m
6 Wahroonga Avenue	12.0m-16.0m	NA
8 Wahroonga Avenue	24.0m	NA
10 Wahroonga Avenue	17.0m	NA
10A Wahroonga Avenue	6.0m-10.0m	10.3m
A2 Wahroonga Avenue	11.0m (dwelling) 9.338m (garage)	NA
31 Kintore Street	14.0m	6.0m

3. Council's minimum and average setback requirements

The proposed minimum front setback of 10m does not comply with Council's requirement of 12m.

Arguments in support of proposed modification:

The following arguments (summarised) are relied upon by the applicant in seeking the reduced front setback:

- The proposal will not have an unreasonable impact upon the heritage significance of the item at No. 38 Braeside Street.*

Comment – Council's Heritage Advisor has raised issues in relation to impact on the nearby item.

- There are no heritage conservation areas within the Ku-ring-gai LGA.*

Comment – Council's Heritage Advisor has provided comments in response to this statement.

Item 4

3. *The proposal will not unreasonably impact on the streetscape character for the following reasons:*

- a. *As detailed on the Plan of House Alignments prepared by Richards & Loftus Surveyors, setbacks to Wahroonga Avenue, particularly corner sites, are less than 9m, and are typically 4m-6m;*
- b. *Council's attention is particularly drawn to the new dwelling at No.A2 Wahroonga Avenue which has a 6m setback;*
- c. *Existing vegetation screens a number of dwellings and their setbacks, "...whereby it is not possible to conclude that there is any consistency to the setback of properties within the streetscape";*
- d. *The proposed dwelling is highly articulated to both street frontages with the upper level being set back to reduce bulk. The dwelling will provide for a high quality outcome for the site and surrounding locality. Letters of support have been submitted by adjoining owners, including No. 38 Braeside Street.*
- e. *The relocation of the dwelling 3m to the east will significantly reduce the available rear private open space for the property;*
- f. *The proposed significant landscaping at the front of the site will screen the development*

Comments –

The plan titled "Plan of House Alignments" prepared by Richards & Loftus Surveyors has limited utility in an objective analysis the setbacks of adjoining and surrounding dwellings, essentially as it excludes the majority of surrounding development and almost entirely relates only to setbacks on a few selected surrounding and nearby properties that are below 12m. The majority of dwelling setbacks in Wahroonga Avenue and Braeside Street are 12m or greater, however, none of these are included in the applicant's "Plan of House Alignments".

Additionally, of the limited properties included in the plan, the identified reduced setbacks often relate to a secondary setback on corner lots, for which the primary setback has not been identified. Both the "Plan of House Alignments" and the accompanying analysis of setbacks provided in the Statement of Environmental Effects do not provide an objective analysis of setbacks and do not provide any compelling reason to vary the required setback.

In relation to the new dwelling at No.A2 Wahroonga Avenue which the applicant incorrectly claims has a 6m setback, it is observed that the building actually has a complying 11m minimum setback, with a separate garage structure set back 9.338m. The siting of the garage at 9.338m was largely dictated by site constraints (an existing tree located to the rear of the garage location). Additionally, although not raised by the applicant, it is of particular relevance that a recently approved and constructed dwelling at No.31 Braeside Street has a 12m minimum front setback. No.31 Braeside Street is substantially closer to the subject site than No.A2 Wahroonga Avenue.

The suggestion that existing landscaping renders it impossible to "...conclude that there is any consistency to the setback of properties within the streetscape..." does not directly relate to the issue of a minimum front setback of 12m. It is not suggested that there is a consistent setback, but rather, that there is a consistent minimum setback as previously discussed in detail in relation to Part 4.1.3 of DCP 38 – Residential Design Manual. Additionally, it is not accepted that existing landscaping obscures the actual setbacks of buildings to the extent that there is no apparent consistent minimum setback.

Item 4

The approved 2 storey dwelling on the subject site (a project home by Meadowbank Homes), constructed of face brick, terracotta roof tiles and aluminium and timber framed windows has a reduced floor area to the upper level, however, there are no outstanding architectural design features that justify allowing non-compliance with the setback requirement. Further, the proposed landscape screening at the front of the property does not justify the proposed setback non-compliance.

In relation to the claim that the 12m front setback requirement will significantly reduce the rear private open space, it is observed that:

- There will be in excess of 150m² of private open space available in the north-eastern part of the site;
- The proposed large single carport (with a length of 8.6m) is not required for the provision of on-site parking, as there is a separate double garage within the main dwelling. The detached carport occupies a substantial part of the rear yard that could otherwise be utilised as private open space. It is the applicant's prerogative whether or not to construct a large single carport in the rear yard area, however, the resultant reduction in private open space in no way justifies the proposed front setback non-compliance. The streetscape to Wahroonga Avenue and the significance of the heritage item at No.38 Wahroonga Avenue should not be compromised due to the applicant's desire to erect a large single carport structure in addition to a double garage and consequently claim that there is inadequate private open space in the rear yard, requiring a non-compliance with the front setback requirement;
- There are no evident site constraints that prevent compliance with the front setback control.

LIKELY IMPACTS

The likely adverse impacts of the proposal have been discussed throughout this report.

SUITABILITY OF THE SITE

The site is suitable for residential development, however, the proposed front setback is unsatisfactory.

ANY SUBMISSIONS

No submissions were received.

PUBLIC INTEREST

The proposal is not in the public interest due to the unsatisfactory impact on the streetscape and on the adjacent heritage item.

CONCLUSION

Having regard to the provisions of section 96 and section 79C of the Environmental Planning and Assessment Act 1979, the proposed deletion of Condition 2 is considered to be unsatisfactory.

RECOMMENDATION

THAT the Council, as the consent authority, refuse application number MOD0232/08 for deletion of Condition No 2 of the development consent to DA756/07, in relation to land at No 44 Braeside Avenue, Wahroonga for the following reasons:

1. The proposed 10m setback is unsatisfactory with regard to streetscape impact, particularly with regard to the existing setback of adjoining properties, the setback pattern of the street block within which the proposal is situated and Council's minimum and average setback requirements specified in Part 4.1.3 of DCP 38 – Residential Design Manual.
2. The proposed 10m setback is inadequate with regard to the heritage significance of the nearby heritage item at No. 38 Braeside Avenue and does not provide an appropriate visual setting to the item. The proposal would result in visual dominance over the heritage item due to a combination of its scale and limited setback in comparison to the existing single storey house at No. 38 Braeside Avenue
3. The proposed 10m setback does not satisfy infill principles and impacts on the character, quality and consistency of the existing streetscape and National Trust UCA.
4. There are no apparent site constraints that prevent compliance with the front setback control.

G Youhanna
Executive Assessment Officer

S Segall
Team Leader
Development Assessment - North

C Swanepoel
Manager
Development Assessment Services

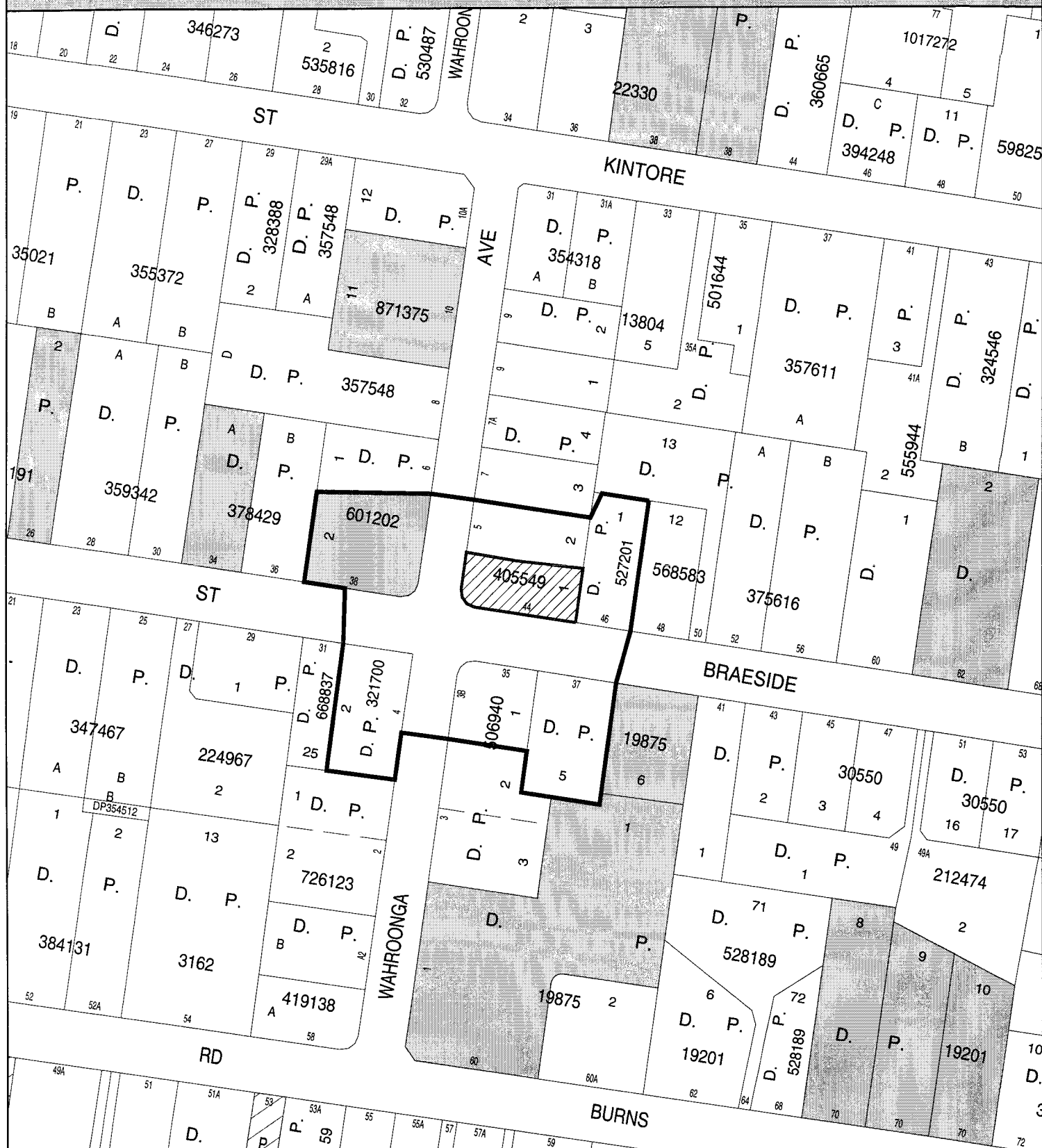
M Miocic
Director
Development & Regulation

Attachments:
Location sketch - 984130
Zoning extract - 984130
Site plan - 984133
Floor plans - 984135
Elevation – 984136

LOCATION SKETCH

44 Braeside Street, WAHROONGA

DEVELOPMENT APPLICATION No MOD 0232/08



Scale : 1:2000

18-08-2008

NO WRITTEN RESPONSES



SUBJECT LAND



HERITAGE ITEM

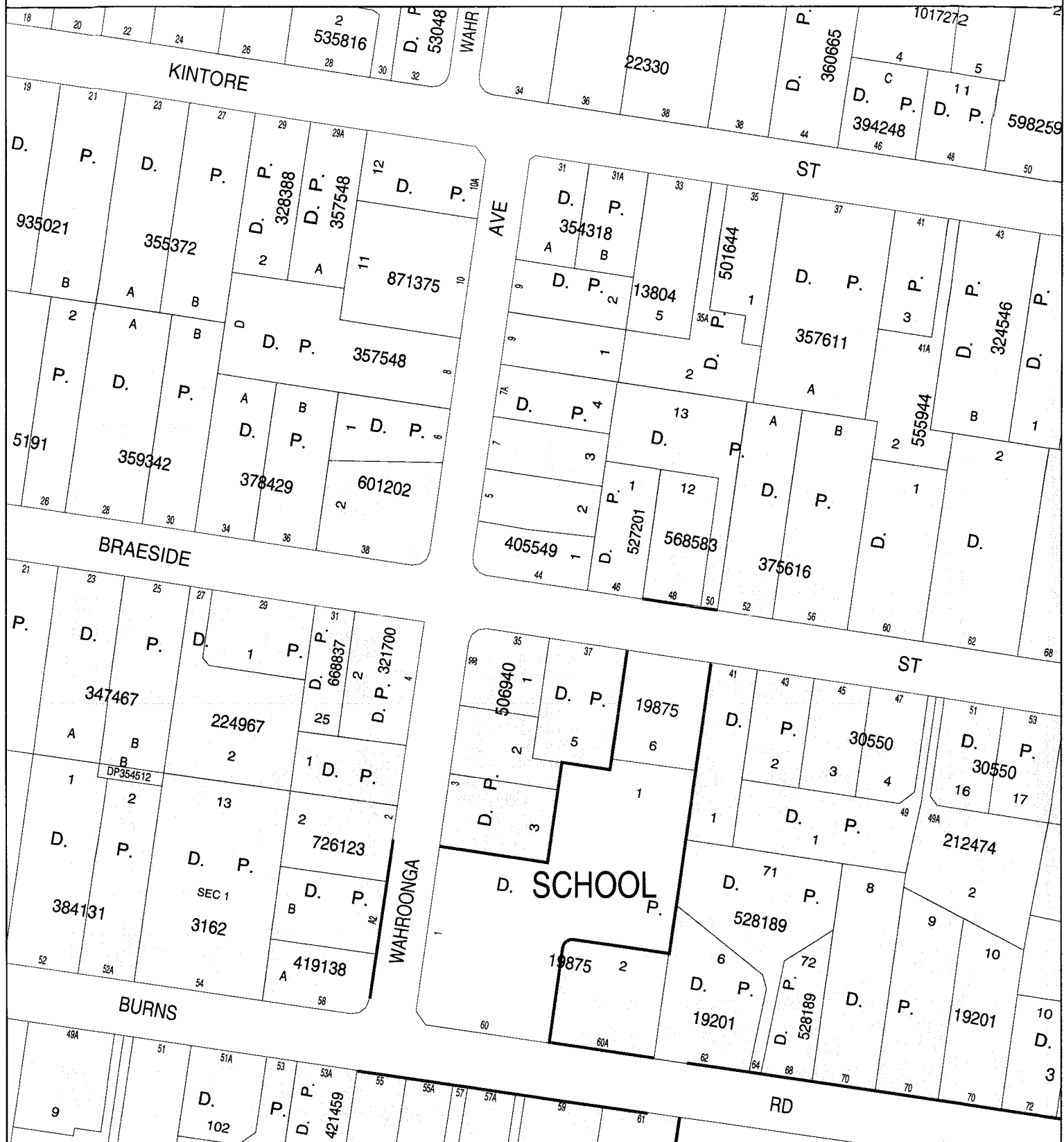


CIRCULATED AREA



Zoning Extract

44 BRAESIDE AVE WAHROONGA



ZONES

2. RESIDENTIAL

- (a) RESIDENTIAL A
- (b) RESIDENTIAL B
- (c) RESIDENTIAL C
- (c1) RESIDENTIAL C1
- (c2) RESIDENTIAL C2
- (d) RESIDENTIAL D
- (d3) RESIDENTIAL D3
- (e) RESIDENTIAL E
- (f) RESIDENTIAL F
- (g) RESIDENTIAL G
- (h) RESIDENTIAL H

3. BUSINESS

- | (a) RETAIL SERVICES | | 3(a) |
|-------------------------|--------|-----------|
| FLOOR SPACE RATIOS | | |
| A1 | 2.0:1 | 3(a)-(A1) |
| A2 | 1.0:1 | 3(a)-(A2) |
| A3 | 0.75:1 | 3(a)-(A3) |
| (b) COMMERCIAL SERVICES | | 3(b) |
| FLOOR SPACE RATIOS | | |
| B1 | 1.0:1 | 3(b)-(B1) |
| B2 | 1.0:1 | 3(b)-(B2) |

5. SPECIAL USES

- | | |
|-------------------------------------|--------|
| (a) SPECIAL USES A
(Schools etc) | SCHOOL |
| (a1) SPECIAL USES A1 | 5(a1) |
| (b) SPECIAL USES (Railway) | |

6. OPEN SPACE

- (a) RECREATION EXISTING
- (b) RECREATION PRIVATE
- (c) RECREATION PROPOSED

RESERVATIONS

OPEN SPACE

- (a) OPEN SPACE
(Public Parks & Recreation)
- (b) COUNTY OPEN SPACE

SPECIAL USES

- SPECIAL USES (Parking etc) **PARKING**

ROADS

- (a) COUNTY ROAD PROPOSED
- (b) COUNTY ROAD WIDENING
- (c) LOCAL ROAD PROPOSED
- (d) LOCAL ROAD WIDENING

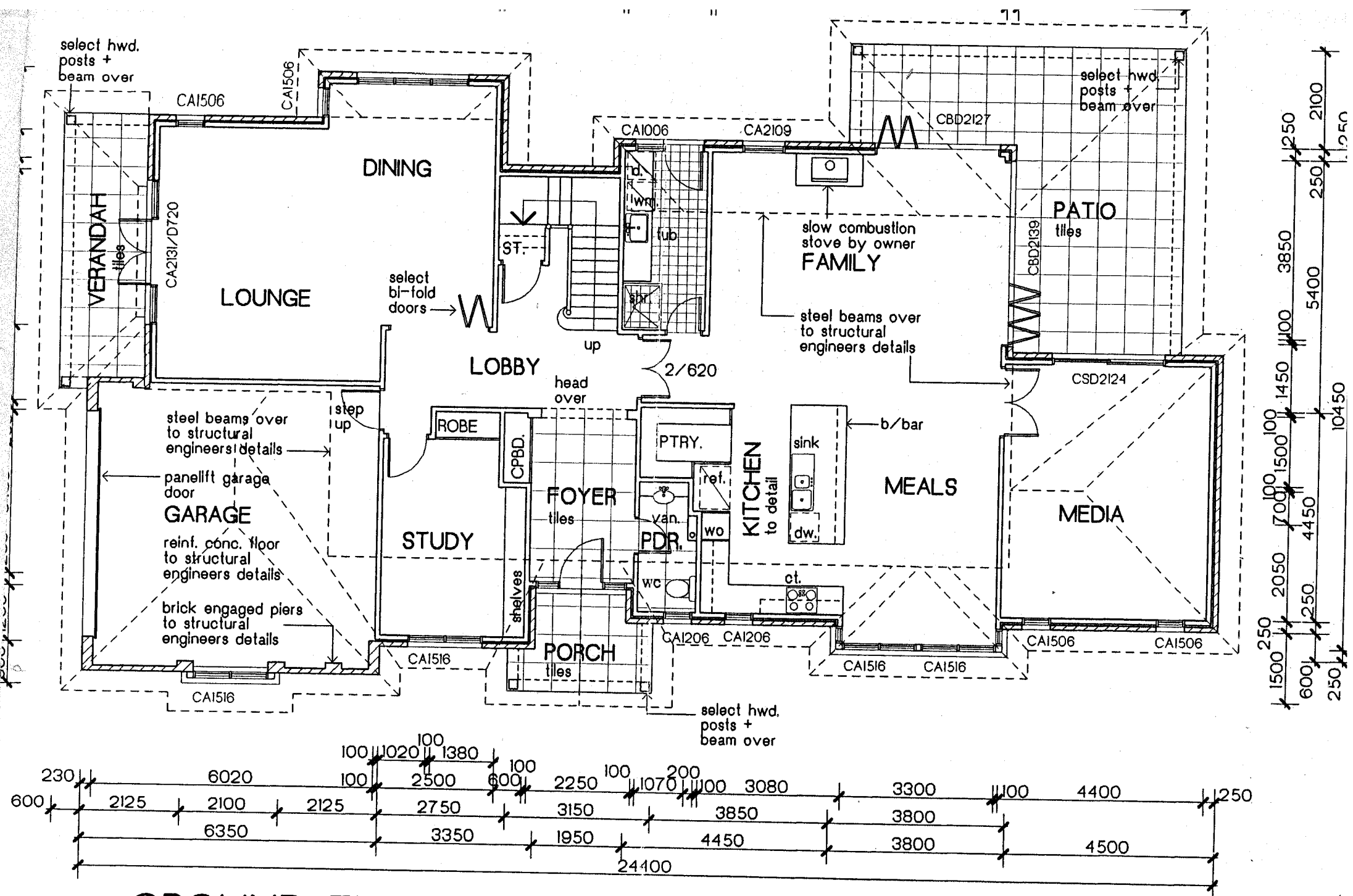
GENERAL

- EXISTING COUNTY ROAD 
- OTHER PLANNING INSTRUMENTS

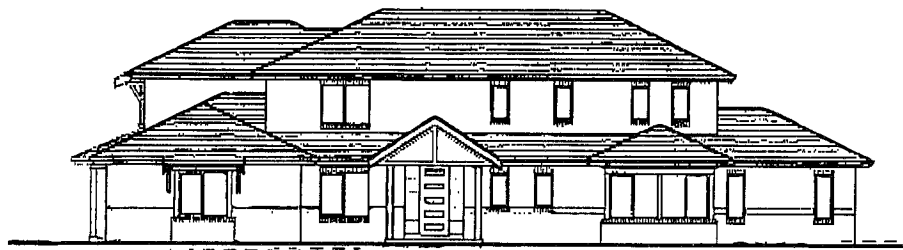


Scale:1:2000

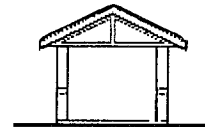
Date:18-08-2008



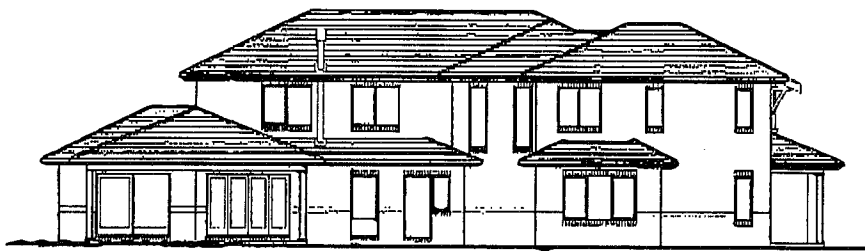
GROUND FLOOR PLAN



SOUTH ELEVATION



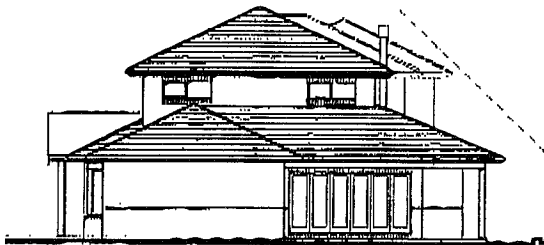
**SOUTH ELEVATION
CARPORT**



SOUTH ELEVATION



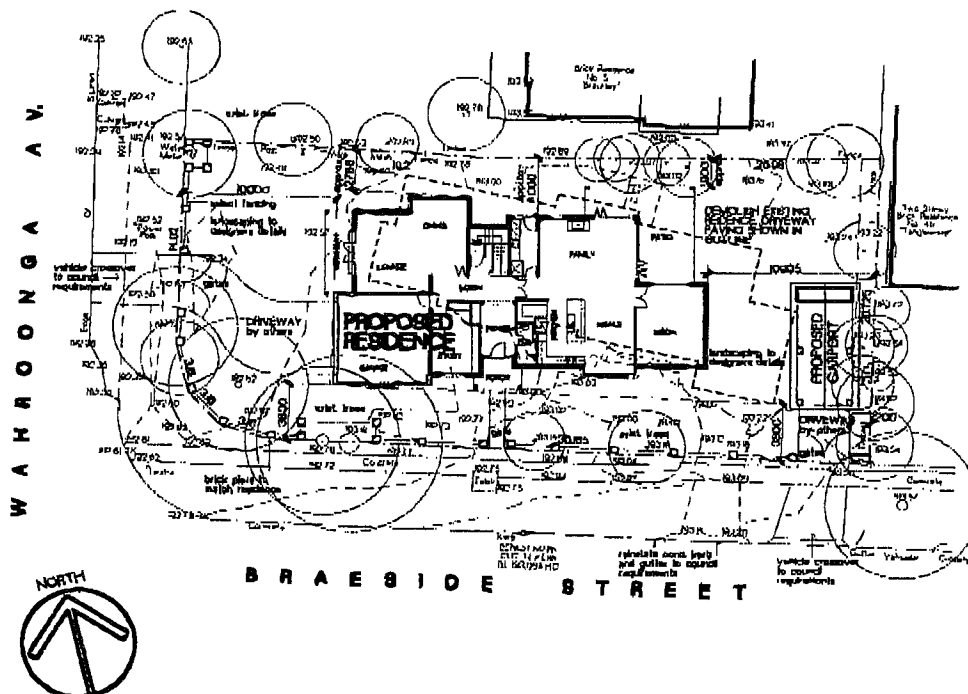
**WEST ELEVATION
CARPORT**



EAST ELEVATION



WEST ELEVATION



SITE PLAN

PROPOSED TWO STOREY RESIDENCE
 at : **LOT 1, No. 44 BRAESIDE STREET**
WAHROONGA. DP. 405549
 for : **N. BEVAN**

MEADOWBANK HOMES PTY. LTD.

ACN 008 310 320
 Central Park BUA 2 Central Avenue Thornleigh NSW 2120
 phone (02) 9876 4411 fax (02) 9484 4837

scale NOT TO SCALE

KU-RING-GAI MUNICIPAL COUNCIL

COUNCILLOR SITE INSPECTION MEETING – 18 OCTOBER 2008

44 Braeside Street, Wahroonga

Development Application No. 0232/08 (Section 96 Modification)

Chairperson: Cr Malicki (Mayor)

In Attendance: Crs Malicki (Mayor), Anderson (Deputy Mayor), Cross, and Szatow

Apologies: Crs Duncombe, Ebbeck, Hall, Hardwick, Holland and Keays

Planner: John McFadden (DFP)

Meeting commenced: 9:00am

1. Land & Environmental Court Appeal

Council officers are requested to review any relevant issues associated with a NSW Land & Environment Court Appeal at 16 Stanhope Road, Killara. In particular, it may be prudent to examine (inter alia) the risk of a precedent being set (if approved) and/or to advise if an appeal would most likely be upheld by the Court (if refused).

2. Variations to Setbacks of Surrounding Dwellings

Council officers are requested to review the surrounding reduced setbacks relied upon by the applicant in further detail and to advise if these variations were approved under similar circumstances to those which exist on the subject site.

Meeting concluded: 10.12am.

General Notes:

- In addition to an inspection of the subject site, Councillors also inspected surrounding properties in Braeside Street and Wahroonga Avenue.
- Objectors provided Councillors with general correspondence (submissions/reports, etc) but no information was formally tabled for further review by Council officers.
- Email received by DFP from Nicky Bevan and Michael Wolley dated 19 October 2008 (in relation to point 2 above), attached.
- Page 2 of Officer's report (Condition No. 2 Extract) refers to increased setbacks from Braeside Street. The increased setbacks (as marked in red on Plan 07.03.1A) apply to Wahroonga Avenue.

2007 TO 2008 ANNUAL REPORT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To present to Council the Statutory Annual Report for 2007/2008 in accordance with Section 428 of the Local Government Act 1993.

BACKGROUND:

Section 428 of *the Local Government Act 1993* requires Council to furnish a report to the Minister for Local Government on its achievements with respect to the objectives and performance targets set out in the Management Plan for the year.

COMMENTS:

The report for the period 1 July 2007 to 30 June 2008 has been prepared in accordance with legislative and best practice guidelines. This has built on the format from 2006/2007 to provide greater accessibility, readability and accent ability of Council's services and functions.

RECOMMENDATION:

That the Annual Report for the period 1 July 2007 to 30 June 2008 be considered for adoption and that a copy be sent to the Minister for Local Government.

PURPOSE OF REPORT

To present to Council the Statutory Annual Report for 2007/2008 in accordance with Section 428 of the Local Government Act 1993.

BACKGROUND

Section 428 of the *Local Government Act 1993* requires Council to prepare a report on its achievements with respect to the objectives and performance targets set out in the Management Plan for the year. The report is to be prepared within five (5) months of the close of the year (by 30 November 2008) and must contain the relevant information as required by Section 428(2) of the Act.

A copy of the report must be sent to the Minister for Local Government by the end of November 2008.

COMMENTS

In previous year's, the Annual Report has incorporated a number of new initiatives including reporting against the quadruple bottom line (environmental, economic, social and governance areas) and the global reporting initiative (GRI) indicators. It has also introduced a higher level of performance snapshot and case studies of important projects and services delivered throughout the year.

This report has built on this format and has incorporated more case studies, focusing on service areas, major projects and capital completed during the year. The report has also incorporated a comprehensive financial summary health check for the first time to improve transparency and a simple snapshot of Council's financial performance.

The Annual Report for the period 1 July 2007 to 30 June 2008 is tabled for Council's consideration and if adopted will be made available on Council's website, administration centre and libraries, as well as being forwarded to the Minister for Local Government. (**Attachment 1**).

CONSULTATION

Not applicable.

FINANCIAL CONSIDERATIONS

The report contains the audited accounts of Council for 2007/2008 year and a financial summary.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

All Departments have provided input into the Annual Report.

SUMMARY

The preparation of the Annual Report is a statutory document that must be prepared by all Councils in accordance with the provisions contained within the Local Government Act. The Kuring-gai Council report for 2007/2008 goes beyond these minimum requirements to improve transparency and accountability and importantly produced a reader friendly version of what Council achieved or not achieved throughout the year.

RECOMMENDATION

- A. That the Annual Report for the period 1 July 2007 to 30 June 2008 be adopted.
- B. That a copy of the Annual Report be sent to the Minister for Local Government.

Jeremy Pendergast
Corporate Planner

Peter Davies
**Manager Corporate Planning
& Sustainability**

Andrew Watson
Director Strategy

Attachments: **2007/2008 Annual Report - circulated separately**

KU-RING-GAI COUNCIL'S DRAFT ASSET MANAGEMENT POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider the draft Asset Management Policy for public exhibition.

BACKGROUND:

The Department of Local Government (DLG) is proposing to mandate asset management practices and planning for all New South Wales Councils sometime in the near future as part of the framework for local government sustainability.

COMMENTS:

The purpose of the draft policy is to guide the strategic management of Council's assets. This will allow more informed decision-making by all stakeholders and provide, among other things, a framework to implement continuous improvement in asset management.

RECOMMENDATION:

That Council consider the draft Asset Management Policy for public exhibition.

PURPOSE OF REPORT

For Council to consider the draft Asset Management Policy for public exhibition.

BACKGROUND

In June 2007, a report submitted to Council discussed the proposal for the allocation of funding over Council's various asset classes, and to assess the criteria for the allocation of funds between these classes. At that time Council resolved:

- A. *That Council not adopt the methodology for allocating funds to Council's assets as indicated in the report until a review and defined strategy is adopted for each of the asset classes.*
- B. *That a report be brought back to Council on a review of Council's various property holdings and current leasing arrangements for Council's buildings to identify preferred strategies for asset improvements and ongoing maintenance obligations.*
- C. *That a report be brought back to Council to consider as part of the budget process the redistributing of funding for business centres beyond 2009/10.*
- D. *That a report be brought back to Council on preferred strategies for addressing drainage assets which considers the benefits of applying a stormwater levy under Section 496A of the Local Government Act.*
- E. *That a report be brought back to Council on the various options for funding Council's passenger fleet and operational plant.*
- F. *That following completion of the reviews of each of the asset classes listed above, a further report be prepared to consider the preferred overall strategy for distributing funds to all the asset classes.*

In February 2008, Councillors were presented (at the Councillors workshop) with an overview of Council's Strategic Asset Management unit and the Department of Local Government's (DLG) Asset Management Position Paper (**Attachment 1**).

The DLG is proposing to mandate asset management practise and planning for all New South Wales Councils sometime in the near future as part of the framework for local government sustainability.

COMMENTS

Council's 2008-2012 Management Plan has highlighted the need for improvements to Council's services and assets as priority in 2008/09. Also, identified is the need to develop asset management strategies that will be incorporated into Council's long term financial model (LTFM) to ensure that Council is financially sustainable enabling it to maintain, improve and deliver services to the community.

Item 7

S06232
31 October 2008

To undertake these steps and Asset Management Working Group (AMWG) has been established. Members of the AMWG are represented by senior staff with asset management custodianship and programs as part of their roles and responsibilities from across the organisation.

The AMWG has developed a work program for the 2008/2009 financial year which includes key milestones and targets to improve Council's asset management practices and planning, with the long term view of delivering Council's first Asset Management Strategy. An initial step in this process has been to develop an Asset Management Policy to set the principles that will govern the provision of asset related services. The purpose of the draft policy is to guide the strategic management of Council's assets, to ensure:

- clear direction and ownership of asset management;
- clear lines of responsibility for the management of each asset class;
- a guide to better and more informed decision-making by Council, staff and relevant stakeholders;
- integration of resources and knowledge providing the ability to plan for the present and future generations;
- a framework to implement continuous improvement in asset management;
- community needs and expectations are considered;
- Council's risk is effectively managed;
- greater resource efficiency through the use of integrated systems;
- compliance with State legislation; and
- development of funding strategies for the management of Councils assets.

CONSULTATION

Councillors have been briefed on the proposed legislative changes for all NSW Councils at the Councillor workshops in February and October 2008.

The draft policy will be placed on public exhibition for public comment.

Ongoing consultation with Councillors, stakeholders and the community is an essential requirement in the development of asset plans and the asset strategy.

FINANCIAL CONSIDERATIONS

There are no specific financial considerations relation to the adoption of this policy as part from advertising costs and staff time.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

An Asset Management Working Group (AMWG) has been established to assist with the development and implementation of Council's asset management plans, policy and strategy. This group comprises of senior staff across the organisation who are responsible for the management and delivery of Council's asset based programs and services.

SUMMARY

Council currently owns and maintains over \$1.8 billion worth of assets including infrastructure (e.g roads, drainage), land, buildings, furniture and fittings and equipment. These assets make up the economic and social infrastructure that enables the provision of services to the community and businesses, playing a vital role in the local economy and on quality of life. Asset management is a tool that facilitates corporate accountability and impacts on all areas of service planning and delivery.

The focus of the draft *Asset Management Policy* (**Attachment 2**) is on how Council's assets are to be managed and what service levels are to be provided. Whilst Council is the custodian of a large and diverse asset portfolio that has been accumulated over a long period of time, the purpose of strategic asset management is to determine the optimum method for maintaining Council's assets and providing the desired service levels for current for future generations.

The draft policy sets the principles that will govern the provision of asset related services to our community.

RECOMMENDATION

- A. That Council consider the draft *Asset Management Policy* for public exhibition.
- B. That a further report be presented to Council following the public exhibition process.

Deborah Silva
Manager Strategic Assets & Services

Andrew Watson
Director Strategy

Attachments: 1. Asset Management Position Paper - 784588
 2. Draft Asset Management Policy - 2008/028241

A Department of Local Government Position Paper

Asset Management Planning for NSW Local Government



ACCESS TO SERVICES

The Department of Local Government is located at:

Levels 1 & 2

5 O'Keefe Avenue
NOWRA NSW 2541
Phone 02 4428 4100
Fax 02 4428 4199
TTY 02 4428 4209

Locked Bag 3015
NOWRA NSW 2541

Level 9, 323 Castlereagh Street
SYDNEY NSW 2000
Phone 02 9289 4000
Fax 02 9289 4099

Locked Bag A5045
SYDNEY SOUTH NSW 1235

Email dlg@dlg.nsw.gov.au
Website www.dlg.nsw.gov.au

OFFICE HOURS

Monday to Friday
8.30am to 5.00pm

(Special arrangements may be made if these hours are unsuitable)

All offices are wheelchair accessible.

ALTERNATIVE MEDIA PUBLICATIONS

Special arrangements can be made for our publications to be provided in large print or an alternative media format. If you need this service, please contact our Executive Branch on 02 9289 4000.

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ISBN 1 920766 56 1



Recommendations

The recommendations presented in this paper have been developed in conjunction with the NSW Infrastructure Task Force. The recommendations are as follows:

1. Strategic long term asset management and financial plans be included as essential components of an integrated planning and reporting framework across NSW local government.
2. Legislative amendments requiring long-term strategic asset management planning be introduced into the *Local Government Act 1993*.
3. Councils adopt asset management planning systems and practices that are consistent with the *Local Government Financial Sustainability Frameworks*, and where applicable and practical, the International Infrastructure Management Manual.
4. A basic (core) approach to asset management planning be the agreed minimum level for all NSW councils.
5. An asset management improvement program be implemented to progressively raise asset management planning to a level appropriate for each council.
6. Legislative amendments requiring ten year financial planning be introduced into the *Local Government Act 1993*.
7. An industry wide capacity building program including a range of training, tools, templates and guidelines be introduced.

Implementation

Success in implementing the recommendations in this paper relies on a capacity building program. The Department of Local Government is committed to working with stakeholders to provide guidance to build the capacity of local government to respond to its future planning and reporting obligations. Stakeholder groups represented on the NSW Infrastructure Task Force are committed to working with their constituents and the department to make this achievable.

Your Feedback

An important part of assessing the recommendations in this paper relies upon your feedback. Councils, agencies, industry groups and other interested individuals are welcome to make written submissions on this position paper. Consultation on the paper will continue until **13 July 2007**.

SECTION 1 BACKGROUND

1.1 Introduction

Local government in NSW is responsible for assets worth approximately \$50 billion. Infrastructure assets include roads, water and sewerage assets, drains, bridges, footpaths and public buildings. A strong and sustainable local government system requires a robust planning process to ensure that those assets are maintained and renewed in the most appropriate way on behalf of local communities. As custodian, local government is responsible to effectively account for and manage these assets and to have regard to the long-term and cumulative effects of its decisions. This is a core function of councils and is reflected in the Charter, in section 8 of the *Local Government Act 1993* (NSW).

Given the value and importance of infrastructure assets, it is essential that they are well managed to ensure their future sustainability. Failure to adequately manage infrastructure assets is a key risk that could prevent local councils from achieving their strategic goals. An existing and urgent concern is that many councils have not established asset management systems and practices that will allow them to identify and respond to this challenge.

1.2 What is asset management?

The term “asset management” is used to describe the process by which councils manage physical assets to meet current and future levels of service. Under the *Asset Management Standard PAS 55*¹, asset management is defined as the systematic and coordinated activities and practices through which an organisation optimally manages its physical assets, and their associated performance, risks and expenditures over their lifecycle for the purpose of achieving its organisational strategic plan.

All councils, irrespective of size or location, need to ensure that the sustainable management of assets is a ‘whole of council’ responsibility, and recognised as such at all levels within council.

1.3 Context of position paper

1.3.1 A New Direction for Local Government

As part of its commitment to continuing reform of local government, the NSW Department of Local Government has released for comment a position paper entitled *A New Direction for Local Government*. This position paper can be accessed through the department’s website <http://www.dlg.nsw.gov.au>.

The position paper sets out seven elements of a strong local government system as follows:

- Good governance
- Representative democracy and community support
- Sound policy
- Sufficient resources

¹ PAS 55 is published by the British Standards Institute

- Meaningful planning
- Connectedness
- Strong leadership.

Under each element, the position paper outlines a number of proposed reform initiatives.

This is the second paper to be released in support of the overarching New Directions position paper, and relates to the fourth element – sufficient resources. Under this element a new asset management framework is proposed for local councils. The *Asset Management Planning* position paper explores this topic in more detail.

In November 2006, an options paper on *Integrated Planning and Reporting* was released by the department. This paper relates to the fifth element – meaningful planning. It addresses the strategic planning and reporting framework for local government in New South Wales, and can be accessed through the department's website <http://www.dlg.nsw.gov.au>

1.3.2 A National Framework for local government financial sustainability

In recognition of the challenges that some rural and remote councils face to remain financially sustainable, the NSW Minister for Local Government invited representatives from all jurisdictions to a special Roundtable held in Sydney in May 2006. The Roundtable endorsed the view that sustainable asset management is key to local government sustainability. The Roundtable recommended to the Local Government and Planning Ministers' Council (LGPMC) that nationally consistent approaches be established for: asset planning and management; financial planning and reporting; and criteria for assessing financial sustainability.

At its meeting on 4 August 2006, the LGPMC agreed to a nationally consistent approach to asset planning and management, financial planning and reporting and assessing financial sustainability. On 20 October 2006, the LGPMC endorsed the draft National Frameworks for Financial Sustainability in Local Government as a basis for consultation. On 21 March 2007 the LGPMC endorsed the Frameworks for implementation in the context of their relationships with their local government sectors. It was noted that NSW has not completed the consultation phase due to the electoral cycle and will consider the matter out of session. This position paper comprises the consultation with the sector. Jurisdictions will report on progress of their application of the Frameworks in 2008.

The National Frameworks consist of three main components as follows:

1. *Asset Planning and Management* - This framework consists of seven elements which each State and Territory are expected to adopt as follows:
 - Development of an asset management policy - Each state/territory is expected to develop an asset management policy, which provides high-level guidance to assist councils in developing their own asset management policy.
 - Strategy and Planning – Councils should be provided with guidance from the State on developing an asset management strategy, which is designed to support and implement its asset management policy;
 - Governance and Management Arrangements – Councils should be encouraged to apply and effect good governance and management arrangements which link asset management to service delivery and include assigning roles and

responsibility for asset management between the CEO, the Council and senior managers;

- Defining Levels of Service – mechanisms should be established that include community consultation to define the levels of service councils are expected to provide from their asset base;
- Data and Systems – a framework for collection of asset management data should be established;
- Skills and Processes – the asset management framework should contain a continuous improvement program;
- Evaluation – the asset management framework should contain a mechanism to measure its effectiveness.

2. *Financial Planning and Reporting* - Focuses on local government's financial management at both the strategic and operational levels. The framework requires the preparation of:

- A long term strategic plan which includes a financial component, demonstrating how the outcomes of the plan will be funded.
- An annual budget format comparable with the audited financial statements, linked to strategic objectives, which at a minimum should include:
 - Estimates of revenue and expenditure
 - An explanation of how revenue will be applied
 - An explanation of the financial performance and position of the council.
- Annual financial statements and annual report, which should include:
 - A report on council's operations during the financial year
 - An explanation to the community on variations between the budget and the actual results and how this may impact on the strategic plan
 - Audited financial statements for the financial year (prepared and audited in accordance with Australian Accounting and Auditing Standards).

3. *Criteria for Assessing Financial Sustainability.*

The National Frameworks define a council's long-term financial performance and position as sustainable when planned long term services and infrastructure standards are met without unplanned increases in rates and charges, or disruptive cuts to services. The frameworks provide a range of financial sustainability indicators, however they stress that the usefulness of indicators is not in the numbers themselves but the analysis of what is driving the indicator.

1.3.3 *NSW State Plan A New Direction for NSW*

The management of infrastructure is also addressed as a critical issue in the *NSW State Plan - A New Direction for NSW*. During the consultation process on the plan, the community emphasised the need to properly maintain existing infrastructure and invest for the future.

The State Plan identifies maintenance and investment in infrastructure as a priority for growing prosperity across NSW. This position paper is consistent with the State Plan.

1.4 Purpose of position paper

This paper outlines proposals for a robust asset management system for NSW councils. This position has been informed by a review and evaluation of current asset management practice in the NSW local government sector, and other jurisdictions in Australia. The elements and practices applicable and beneficial to the NSW local government sector have been identified.

The NSW Infrastructure Task Force was established by the Department of Local Government as a forum to engage stakeholders in discussion throughout this process. Key stakeholder groups represented on the Task Force include the Local Government and Shires Associations of NSW, Institute of Public Works Engineering Australia, Local Government Managers Australia (NSW Division), Local Government Audit Association, Roads and Traffic Authority and the Department of Energy, Utilities and Sustainability. The Department of Local Government is appreciative of the contribution made by the Task Force members throughout this process.

The purpose of the position paper is to develop an approach that is consistent with the National Frameworks, and will assist councils to develop the asset management and long-term financial planning tools they need to better manage their community's future.

SECTION 2 ASSET MANAGEMENT PRACTICES IN NSW LOCAL GOVERNMENT SECTOR

2.1 Current asset management planning requirements

Section 8 of the *Local Government Act 1993* (NSW) specifies that councils are to have regard to the long term and cumulative effects of their decisions, and are to bear in mind that the councils are the custodians and trustees of public assets and must effectively account for and manage the assets for which they are responsible.

The only specific obligation that requires councils to undertake asset management planning is included in the Department of Energy, Utilities and Sustainability *Best Practice Management of Water Supply and Sewerage Guidelines, 2004*. These guidelines direct councils to undertake this planning only in relation to water supply and sewerage assets.

2.2 Current reporting requirements

Councils must prepare their annual financial reports in accordance with the requirements of the:

- *Local Government Act 1993* (NSW) & *Local Government (General) Regulations 2005* (NSW)
- *Local Government Code of Accounting Practice & Financial Reporting* and the *Asset Accounting Manual*.

2.2.1 *Local Government Act 1993* (NSW) (Reporting on the condition of public works)

Section 428 2(d) of the *Local Government Act 1993* (NSW) requires councils to report on the condition of the public works under the control of the council as at the end of that year, together with:

- (i) An estimate (at current values) of the amount of money required to bring the works up to a satisfactory standard;
- (ii) An estimate (at current values) of the annual expense of maintaining the works at that standard; and
- (iii) The council's program of maintenance for that year in respect of the works.

Council's reporting obligations arising from section 428 2(d) are currently addressed through the completion of a schedule to the annual financial statements, referred to as Special Schedule 7.

2.2.2 *Local Government Code of Accounting Practice & Financial Reporting*

The *Local Government Code of Accounting Practice and Financial Reporting* (the Code) prescribes the form of the financial statements, as approved by the Department of Local Government. The Code applies to each council in respect of council's general purpose and special purpose financial reports. The Code is intended to facilitate the practical and effective implementation of Australian Accounting Standards, and in particular the adoption of Australian equivalents to International Financial Reporting Standards.

The Code requires each council to prepare and report Special Schedule 7 as part of its annual financial statements. This reporting requirement is specific to NSW local government, and the format of Special Schedule 7 is prescribed by the Code. The schedule reports on the condition of public works and the extent to which councils are able to maintain those public assets. Councils are required to provide information on asset condition so that it is possible for users of this information to make an informed judgment about the condition of public assets.

The accounting treatment of infrastructure is determined in accordance with the accounting standard *AASB 116 Property, Plant and Equipment*. This accounting standard provides a number of alternative methods for the valuation of assets. The Department of Local Government determined that local government infrastructure, property, plant and equipment would be valued at deemed cost for the 2005/06 financial year. However from 2006/07 onwards, a transition period commences, during which the department requires councils to revalue all assets using fair value methodology. The purpose of introducing fair value is to ensure that asset values reported on council's balance sheet more closely reflect their true value.

2.2.3 Asset Accounting Manual and the Australian Infrastructure Financial Management Guidelines

The *Asset Accounting Manual* was introduced by the Department of Local Government to assist councils with the identification, classification, measurement, depreciation and reporting of assets, in accordance with applicable accounting standards. The most recent update of the manual occurred in June 1999.

More recently, the need for a national approach to financial reporting of infrastructure was identified at the National Local Government Financial Management Forum. This resulted in a project to develop the *Australian Infrastructure Financial Management Guidelines*. This project is being undertaken as a joint effort between the Forum members and the National Asset Management Strategy Committee (a committee of the Institute of Public Works Engineering Australia). To date, a series of 8 position papers have been released as background to the guidelines. The Local Government Accounting Advisory Group has requested feedback on the position papers from the sector.

The department will review the *Asset Accounting Manual* following the completion of the *Australian Infrastructure Financial Management Guidelines*.

2.3 Current planning and reporting practices in NSW councils

2.3.1 Promoting Better Practice Program findings

The Local Government *Promoting Better Practice Program* is part of the Local Government Reform Program. The program aims to improve the sustainability of councils through a review process, which acts as a health check for councils, giving them confidence about what is being done well and helping to focus attention on key priorities.

Recent findings from this program indicate that while some NSW councils have well established and integrated asset management practices, these are in the minority. Where progress has been made, the challenge for the majority of councils is to establish the link

between asset management practices and other council planning and reporting processes, and to ensure that adequate information systems are in place to advance its planning and implementation efforts. Where practice has lagged, some councils have experienced a detrimental impact upon their financial sustainability, an increased risk of failure of major infrastructure, and increasing conflict over allocation of limited resources between competing priorities.

2.3.2 Independent Inquiry into the Financial Sustainability of NSW Local Government

The findings from the *Promoting Better Practice Program* are similar to those identified in a research report prepared for the independent Inquiry into the Financial Sustainability of NSW Local Government. This Inquiry was commissioned by the Local Government and Shires Associations of NSW. The Infrastructure Sustainability & Practice Report (Jeff Roorda & Associates, 2006), found that only 20% of councils have adopted asset management plans, 30% of councils intend to have asset management plans completed within the next one to two years, and the remaining 50% have no intention to prepare plans.

2.3.3 Department's financial performance reviews

The Department of Local Government regularly reviews the financial performance of all councils against a range of performance indicator benchmarks, and undertakes a closer monitoring of councils as required. The findings from these reviews reinforce that a key challenge facing Local Government is the maintenance and renewal of its existing assets. As evidenced by Special Schedule 7, the estimated cost to bring assets to a satisfactory standard far exceeds any provisions set aside for this purpose. Additionally, annual maintenance expenditure continues to fall below the required annual maintenance expenditure.

Councils that have strategic, asset management and long term financial plans in place are best positioned to respond to future maintenance and renewal requirements, and demonstrate their capacity to deliver the services to their communities over the long term.

2.3.4 Infrastructure Reporting

Findings from the LGSA Inquiry into the Financial Sustainability of NSW Local Government suggest that the current infrastructure accounting and reporting requirements for NSW Local Government are interpreted differently between councils and are therefore not consistently applied across the sector. This concern has been reinforced through audit issues raised with the NSW Infrastructure Task Force, which indicate that inconsistent and inadequate practices have been identified in the following areas:

- Maintenance of fixed asset registers (eg inadequate detail in register; register not properly/adequately reconciled on a regular basis)
- Calculating the estimated cost to bring to satisfactory condition and the estimated maintenance expenditure
- Assessing the useful lives of infrastructure assets
- Identifying the component parts of infrastructure assets (e.g. roads, water supply assets)

- The treatment of replaced/renewed infrastructure assets (e.g. assets not removed from fixed assets register)
- Condition assessment practices.

Although Special Schedule 7 is a financial report in nature, the integrity of Special Schedule 7 also relies upon well established asset management practices and processes. For example, the following mechanisms would support the preparation of Special Schedule 7:

- A framework for assessing asset condition and service standards
- A process of consultation which identifies what service levels the community considers are satisfactory
- The development of asset management plans for all major classes of assets.

2.3.5 Integrated planning and special variation applications

Each year councils can apply under section 508(2) or 508A of the *Local Government Act 1993* (NSW) for a special variation to increase their general income. Section 508(2) enables the Minister for Local Government to approve a percentage increase for a specified year that is greater than the general variation percentage approved under section 506 of the Act. While an increase under section 508(2) is for a specific year, the period for which the increase is to apply may be fixed or ongoing.

Through the special variation application process, a number of councils have demonstrated the capacity to integrate strategic, asset management and financial planning processes. This achievement, along with a demonstration of community consultation and support for its application, has contributed to councils extending their revenue generating capacity through a successful application under Section 508A of the *Local Government Act 1993* (NSW).

2.4 Summary of current reporting and planning practices

Some NSW councils have demonstrated the capacity to integrate strategic, asset management and financial planning processes. However, they are by no means the majority, with the evidence suggesting that many councils do not plan well for the long-term management of their assets. This limitation, when combined with the emergence of unsatisfactory asset accounting and reporting practices, may inhibit decision makers and other users of reported information from making informed judgments about the condition of local government infrastructure.

SECTION 3 ASSET MANAGEMENT PRACTICES IN OTHER JURISDICTIONS

3.1 Asset management practices in other jurisdictions

The department has undertaken a review of the various programs and approaches in other jurisdictions (Victoria, South Australia, Western Australia, Queensland, Tasmania and New Zealand) to identify any applicable lessons for asset management in New South Wales. An overview of each jurisdiction is provided in Appendix 1.

From this review it was evident that while each jurisdiction appears to have developed its own approach to achieving improvements in asset management, the approaches adopted in Western Australia, Queensland and Tasmania are essentially modelled on the *Step Program*, which is well established in Victoria. By comparison, South Australia has developed its own program, which has similarities to the approach adopted in New Zealand.

A comparison of the Victorian and South Australian approaches is provided in **Table 1** below.

Victoria	South Australia
<ul style="list-style-type: none"> There is no requirement in the <i>Local Government Act 1989</i> (Vic) for the preparation of asset management plans or long term financial plans. However, road management plans required under the <i>Road Management Act 2004</i> (Vic). These provide a focus on risk and maintenance management rather than strategic asset management. The principal objective of the Victorian <i>Step Program</i> is to assist councils to achieve a minimum standard of asset management practice. The Victorian <i>Step Program</i> assesses councils against a best practice asset management framework. The assessment is achieved through six monthly visits by consultants to benchmark a council against minimum criteria, and measure of their progress against an agreed improvement plan. A more recent focus on measuring the funding gap has been introduced into the program. 	<ul style="list-style-type: none"> The <i>Local Government (Financial Management and Rating) Amendment Act 2005</i> (SA) requires that all councils prepare long term financial plans and infrastructure asset management plans, for periods of at least ten years. The legislation is not prescriptive, however guidelines, tools and templates are being provided and are expected to set the minimum standards. A key aspect of the South Australian approach is a capacity building program that provides industry templates and guidelines with training and support to assist councils prepare their asset management and long term financial plans. This will be implemented through a combination of regional workshops, peer support and direct face-to-face assistance. Specific training and awareness programs are proposed for elected members, asset managers and finance managers.

The potential application of these approaches for implementation in NSW is considered in the following section .

SECTION 4 A WAY FORWARD FOR NSW LOCAL GOVERNMENT

4.1 Context of position

A strong and sustainable local government system requires a robust planning process to ensure that assets are maintained and renewed in the most appropriate way on behalf of local communities. It is evident that while some NSW councils have well established integrated asset management practices, this practice is not common throughout NSW local government. Accordingly, there is a clear need to develop a framework which supports a consistent approach to asset management across the sector.

The members of the NSW Infrastructure Task Force are in support of adopting a similar approach to improving asset management in NSW local government, to that used in South Australia, with some of the supporting components from other jurisdictions, particularly Victoria. The following approach is recommended:

- A focus on the integration of long term strategic, asset management and financial plans. *This focus is consistent with the direction promoted through the department's Integrated Planning and Reporting options paper (planning option 3).*
- The introduction of a general legislative obligation² that requires all councils to prepare long-term strategic asset management plans and long term (ten year) financial plans. *This approach provides flexibility for councils to carry out appropriate asset management and financial planning practices which match their requirements. This approach will also encourage a focus on outcomes rather than compliance.*
- Sector leadership provided to set minimum requirements for asset management. *This approach will build upon the leadership shown by some NSW councils and professional bodies operating within the sector.*
- Sector-led capacity building program that provides templates and guidelines, with training and support to assist councils prepare their asset management and long term financial plans. *This approach also builds upon work either undertaken or being considered by key stakeholder groups including the Institute of Public Works Engineering Australia, Local Government Managers Australia (NSW Division), Local Government and Shires Associations of NSW, and the Local Government Finance Professionals.*

4.2 Proposed position for NSW

The proposed position for NSW local government is that:

1. Strategic long-term asset management and financial plans be included as essential components of an integrated planning and reporting framework across NSW local government.
2. Legislative amendments requiring strategic long term asset management planning be introduced into the *Local Government Act 1993*.

² This obligation applies to councils' non-water supply and sewerage assets. With regard to water supply and sewerage, councils are expected to comply with the *Best-Practice Management of Water Supply and Sewerage Guidelines, 2004*.

3. Councils adopt asset management planning systems and practices that are consistent with the *Local Government Financial Sustainability Frameworks*, and where applicable and practical, the International Infrastructure Management Manual.
4. A basic (core) approach to asset management planning be the agreed minimum level for all NSW councils.
5. An asset management improvement program be implemented to progressively raise asset management planning to a level appropriate for each council.
6. Legislative amendments requiring ten year financial planning be introduced into the *Local Government Act 1993*.
7. An industry wide capacity building program including a range of training, tools, templates and guidelines be introduced.

These principal components are discussed in more detail in the following sections.

4.3 Integrated planning

Recommendation 1 – “Strategic long term asset management and financial planning are included as essential components of an integrated planning and reporting framework across NSW local government”.

As discussed in section 1.3, the department’s *Integrated Planning and Reporting* options paper provides three corporate planning models for consideration and feedback. The final model (option 3) describes a reshaping of the current local government planning framework to strengthen a strategic focus, and streamline planning and reporting processes. The model promotes the integration of long-term asset management and financial planning as essential components of a strategic planning framework for NSW local government. It proposes that each council adopt a ten-year Community Strategic Plan setting out its long term priorities, which would be supported by a four-year Delivery Program and an annual Operational Plan.

In the context of this planning option, the integration of the proposed long-term strategic asset management and financial planning are represented below. As can be seen in **Figure 1** (below) it is proposed that the long-term financial plan and asset management strategy be included as components of the 10 year Community Strategic Plan. Similarly a 4 year budget and asset management delivery plan (capital works and maintenance programs) would be part of the 4 year Delivery Program, and the annual budget included in the Operational Plan.

Following consultation, the sector has given ‘in principle’ support to option 3 subject to further assessment of the detail



Figure 1

4.4 Legislative requirements

Recommendation 2 – “Legislative amendments requiring strategic long term asset management planning be introduced into the *Local Government Act 1993*”.

A review of practices across jurisdictions suggests that an immediate focus on asset management may be achieved through legislation.

In South Australia, the requirements introduced through section 122 of the *Local Government (Financial Management and Rating) Amendment Act 2005* (SA), are as follows:

- (1a) A council must, in conjunction with the plans required under subsection (1), develop and adopt-
 - (a) a long term financial plan for a period of at least ten years; and
 - (b) an infrastructure and asset management plan, relating to the management and development of infrastructure and major assets by the council for a period of at least

ten years, (and these plans will also be taken to form part of the council's strategic management plans).

Similar legislative amendments to the *Local Government Act 1993* (NSW) have been suggested by the Task Force. It is expected that legislation would:

- Facilitate early implementation of appropriate asset management strategies and plans by councils as part of the Community Strategic Plan and associated Delivery Program
- Create the momentum for lagging councils to undertake such practices
- Establish strategic long term asset management and financial planning functions as an integral part of councils' planning responsibilities
- Legitimise the allocation of resources to such activities within councils.

4.5 Asset management requirements

Recommendation 3 – “Councils adopt asset management planning systems and practices that are consistent with the *Local Government Financial Sustainability Frameworks*, and where applicable and practical, the *International Infrastructure Management Manual*”.

Recommendation 4 – “A basic (core) approach to asset management planning be the agreed minimum level for all NSW councils”.

Recommendation 5 – “An asset management improvement program be implemented to progressively raise asset management planning to a level appropriate for each council”.

The recommendation for NSW local government to adopt practices consistent with the National Frameworks would require councils to demonstrate how their asset portfolios will meet the service delivery needs of their communities into the future, as supported by:

- An asset management policy;
- An asset management strategy;
- Asset management delivery plans; and
- Overarching good governance principles and procedures

Each of these elements is discussed in more detail below.

4.5.1 Development of an Asset Management Policy

States and Territories should develop an asset management policy, which provides high-level guidance to assist councils to develop their own asset management policy. The council asset management policy should:

- Establish the objectives for asset management providing a platform for service delivery;
- Integrate asset management with council corporate and financial planning;
- Assign accountability and responsibility for service delivery together with asset management; and
- Broadly take account of whole of life costing, service levels and financing options.

4.5.2 Asset management strategies

A council's asset management strategy should support and implement its asset management policy. The development of an asset management strategy will enable councils to show how their asset portfolio supports the service delivery needs of their communities into the future, and will enable council's asset management policy to be achieved.

At a minimum, an asset management strategy should address the following:

- What is the current situation with regard to a council's assets and their management?
- Where do we want to be? A council's asset management strategy should fit with the goals and objectives of its strategic plan.
- How will we get there? This would include a comparison between the current situation and future objectives to highlight where strategies will need to be developed to cater for any changes.

4.5.3 Developing asset management delivery plans

The *International Infrastructure Management Manual* is a useful tool available to assist local government in developing its asset management systems and practices. As all councils, irrespective of size or location, have asset management responsibilities it is recommended that each council develop an asset management delivery plan for all assets. The delivery plan should be integrated with the council's 4 year delivery program supporting the Community Strategic Plan. As illustrated through the *International Infrastructure Management Manual*, plans would typically include the following content:

- The purpose of the plan, relationship with other planning documents & timeframe of plan
- A description of the asset group and the services delivered
- An outline of the type of information available on assets, information systems used and key standards & guidelines which influence asset management activities
- Levels of service (current and desired) and a system for performance measures
- Factors influencing future demand and impact of changing demand on assets
- Management of risk
- Summary of lifecycle management strategies (operations, maintenance and renewal/disposal of assets)
- Financial summary - long term cash flow projections for each significant asset group
- Links to long term strategic and financial plans, capital works and maintenance programs.

Given that currently there is significant variation in asset management practices between councils, initially, a basic approach to asset management is required to bring all NSW councils to an agreed minimum level. An initial basic (core) approach is consistent with the recommendations of the *International Infrastructure Management Manual*.

The two approaches to asset management covered in the manual (as briefly described below) demonstrate that asset management systems and practices can be shaped according to the capacity of the council.

A core approach

Using elements of the approach prescribed in the *International Infrastructure Management Manual*, core asset management plans should include:

- Best available information and random condition/performance sampling
- A simple risk assessment to identify critical assets
- Existing levels of service
- Long term cash flow predictions for asset maintenance, rehabilitation and replacement, based on local knowledge of assets and options for meeting current levels of service
- Financial and critical service performance measures against which trends and asset management plan implementation and improvement can be monitored.

An advanced approach

Councils that have sufficient capacity, or have established asset management practices, may progress to the advanced level of asset management. Under the advanced approach information is gathered on individual assets to support the optimisation of activities and programs to meet agreed service standards. Advanced planning criteria include:

- Systematic monitoring and analysis of physical condition of all assets
- The integration of asset risk management with corporate risk management processes
- Adoption by council of levels of service developed in consultation with the community, and linked to council's long term strategic and financial plan
- An improvement program that outlines key performance indicators for monitoring asset management improvements.

4.5.4 Overarching good governance principles and processes

When developing the asset management framework the following principles and processes need to be complied with:

- *Governance and Management Arrangements* – Good governance and management arrangements must be in place that link asset management to service delivery. Service delivery needs and defined service levels must be established in consultation with the community. Quality and cost standards for services need to be established, and services must be regularly reviewed in consultation with the community to determine the financial impact of any change in services;
- *Data and Systems* – Systems must be established that allow for collection of asset management data to enable the measurement of asset performance over time, identify infrastructure funding gaps, and enable benchmarking within the sector.

- *Skills and Processes* – A continuous improvement program must be incorporated. This would include developing a best practice framework; developing and providing ongoing training for councillors, council management and officers on asset management; and providing best practice guides on asset management topics.
- *Evaluation* – The framework should contain a mechanism that measures its effectiveness and achievements.

4.6 Long term financial planning and asset management

Recommendation 6 – “Legislative amendments requiring ten year financial planning be introduced into the *Local Government Act 1993*.”

The National Frameworks propose that a council’s strategic and asset management delivery plans are supported by a long-term financial plan, which demonstrates how the outcomes of the plans will be funded.

In South Australia, the Local Government Association is assisting councils with the requirement to prepare long term financial plans in accordance with section 122 of the *Local Government (Financial Management and Rating) Amendment Act 2005* (SA). The Local Government Association has released the *Long Term Financial Plans* information paper, that explains the role of long term financial planning in supporting financial sustainability. This paper has been drawn upon in the following discussion.

4.6.1 *The purpose of long term financial planning*

The purpose of a long-term financial plan is to state in financial terms the activities that a council proposes to undertake over the medium to longer term to achieve the stated objectives in its strategic plan. It is similar to, but usually less detailed than the annual budget. Like the budget it is a guide for future action, but additionally its preparation requires the council to think about the long-term impact of revenue and expenditure proposals. Without a long-term financial plan councils are at risk of taking on additional services and expenditure on new capital items, without careful consideration of the implications for their financial sustainability.

When setting the annual budget, a council is exposed to financial risk over the longer term if little regard is given to both revenue and expense implications beyond the budget period. Long-term financial planning is arguably more critical for councils than many other organisations, since all councils have very large stocks of assets relative to their revenue base. In addition councils face continuing expectations and pressures to expand service levels and keep rate rises to moderate levels.

4.6.2 *Linking strategic, financial plans and asset management plans*

As noted in section 4.3, it is critical that a council’s strategic asset management plan (incorporating an asset management policy, strategy and delivery plan) and long-term financial plan form part of and be integrated into the council’s Community Strategic Plan and associated Delivery Program. Initiatives proposed in both the long-term financial plan and strategic asset management plan must be appropriate for the pursuit of the council’s objectives and strategic plan outcomes as stated in its Community Strategic Plan.

A strategic asset management plan should identify new and renewal infrastructure needs to meet future community service expectations and the expected associated maintenance costs based on expert technical assessment. Costs identified in draft asset management delivery plans need to be fed into a draft long-term financial plan to ensure the projected expenditure can be accommodated without detriment to a council's financial sustainability. If cuts need to be made to the strategic asset management plan, then a withdrawing or deferral of new assets, or rationalisation of existing assets may assist with this process.

4.6.3 *Elements of a long-term financial plan*

An effective long-term financial plan should include at a minimum, the following elements:

- Projected Balance Sheet, Operating & Cash Flow Statements
- Projected key ratios (debt service ratio, unrestricted current ratio, rates and charges outstanding, current ratio)
- An explanation of underlying assumptions (cost increases, revenue sources, rate peg/strategic special variation increases, fees and charges, interest rates, debt, investment and dividend policies and proposed undertakings etc across all business activities of council)
- The integration of asset management planning outputs including:
 - How the maintenance, renewal, and replacement of existing assets will be undertaken
 - How the costs of maintenance, renewal and replacement of existing assets will be funded
 - Identification of what additional asset capacity is required
 - How the provision of additional asset capacity will be undertaken
 - The estimated costs and funding sources for additional asset capacity
 - Projected cash flows from asset managements plans
 - Detailed long term capital works (new and renewals) and maintenance programs
 - Proposed asset disposals
- Updated contribution plans under section 94 of the *Environmental Planning and Assessment Act 1979* and section 64 of the *Local Government Act 1993*.

4.6.4 *Rating considerations*

A council's rate revenue expectations are an important consideration in the content of the long-term financial plan. An outcome of developing a long-term financial plan may be that a council will determine that a review of its rating strategies and structure, including an application for a special variation may be required. A well developed long-term financial plan, integrated with an asset management plan, should provide valuable evidence in support of any such application.

Recommendation 7 – “An industry wide capacity building program including a range of training, tools, templates and guidelines be introduced.”

4.7 What reporting requirements are currently under consideration?

In response to the previously discussed infrastructure accounting and reporting issues, the following actions are currently underway.

Special Schedule 7 is currently being reviewed in consultation with the sector through the Local Government Accounting Advisory Group. Any changes to this reporting requirement will be incorporated into the *Local Government Code of Accounting Practice & Financial Reporting*. Consideration will also be given to introducing other asset performance and renewal performance indicators in the annual financial statements, commentary on council's progress against its plan to bring assets up to a satisfactory standard, and its strategy to address the funding gap.

4.8 Capacity building program

An important part of successfully implementing the recommendations in this paper relies upon a capacity building program. The Department of Local Government will continue to work with stakeholders to provide guidance that builds the capacity of local government to respond to its future planning and reporting obligations. Key stakeholder groups including the Institute of Public Works Engineering Australia, Local Government Managers Australia (NSW Division), Local Government and Shires Associations of NSW, Local Government Auditors Association, NSW Local Government Finance Professionals, Roads and Traffic Authority and the Department of Energy, Utilities and Sustainability are committed to working with the Department of Local Government to make this achievable.

4.9 Where to from here?

4.9.1 Consultation timetable

This position paper forms the next stage of consultation and review. Consultation will continue until **13 July 2007**, and will be conducted with the Integrated Planning and Reporting consultation process. The consultation process for the *Integrated Planning and Reporting* options paper can be accessed through the department's website <http://www.dlg.nsw.gov.au>.

4.9.2 Making a written submission

Councils, agencies, industry groups and other interested individuals are welcome to make written submissions on this position paper. A feedback form is provided below, or you may wish to prepare a more detailed response.

Written submissions should be directed to:

Asset Management Planning Position Paper
Department of Local Government
Locked Bag 3015
NOWRA NSW 2541

Or email to:

assetplanning@dlg.nsw.gov.au

The closing date for submissions is **13 July 2007**

APPENDIX 1 – Asset management practices in other jurisdictions

A1.1 Victoria

There are no current requirements within the *Local Government Act 1989* (Vic) for councils to complete long-term asset management planning across their entire range of assets. However road management plans are required under the *Road Management Act 2004* (Vic).

The Department for Victorian Communities (DVC) has worked jointly with the Municipal Association of Victoria (MAV), Vic Roads, the Victorian Audit Office on a range of asset management projects directed at developing the capacity and expertise of local government over a three to five year period.

In 2002 the MAV launched the *Step Asset Management Program* to provide councils with a whole of organisation perspective and a best practice framework aimed at integrating continuous improvement into councils' asset management practices. The program involved visits by asset management experts to each council. In its early stages, the *Step Program* focused on assisting councils with road asset management practices, including the introduction of road management plans to comply with new legislation introduced by the Victorian Government (*Road Management Act 2004* (Vic)). All 79 Victorian councils have been ongoing participants in the *Step Program*.

In 2005 the Renewal Gap project (a *Step Program* initiative) provided councils with comprehensive data on their capital funding liability for all asset classes. Victorian councils are now completing detailed asset management plans that will provide input into future council annual budget processes.

In 2006 an *Advanced Step Program* was introduced by the MAV. This program is designed to incorporate an assessment of council practices by external experts, who will report back to each council in confidence. This will enable councils to continually assess and improve their asset management capacity and capabilities. Representatives from local, state and federal government will be appointed to the board.

The Victorian Office of Local Government has assisted in building the capacity of local government to undertake asset management through development of the following guidelines:

- Reporting and measuring the condition of road assets
- Developing an asset management policy, strategy and plan
- Fair value asset valuation methodologies
- Local government asset investment guidelines
- Good governance guide.

A1.2 South Australia

An independent inquiry into the financial sustainability of local government in South Australia was commissioned by the Local Government Association of SA (LGA) in February 2005. In August 2005, the Inquiry Board released its final report entitled "*Rising To The Challenge: Towards Financially Sustainable Local Government in South Australia*". In general terms the inquiry found that councils in South Australia have in recent years, put community needs and demands for services ahead of maintaining their financial sustainability. The inquiry identified that the sector has low levels of debt, but is carrying almost \$10billion of community infrastructure that is deteriorating due to a shortfall in maintenance and renewal works. The

inquiry's final report includes sixty-two recommendations, which the LGA Executive Committee resolved to support in full or in principle.

Following the inquiry, the LGA established the Financial Sustainability Advisory Committee (FSAC) and the *Financial Sustainability Program*, to assist with the implementation of the inquiry recommendations. The FSAC includes state and local government representatives, and provides advice to the LGA on the implementation of the *Financial Sustainability Program*. The *Financial Sustainability Program* involves the provision of a range of materials including information papers, standards, codes, manuals and guidelines incorporating more technical detail, which will assist councils to respond to the challenges presented in the inquiry findings.

An Asset Management Working Group (reporting to the FSAC) was formed to drive the *Financial Sustainability Program "Sustainable Asset Management"* project. The project work focuses on building councils capability to achieve sustainable service delivery, and to meet the requirements of the *Local Government (Financial Management and Rating) Amendment Act 2005 (SA)*.

The Local Government (Financial Management and Rating) Bill was passed by the South Australian Parliament in November 2005. The *Local Government (Financial Management and Rating) Amendment Act 2005 (SA)* requires all councils to incorporate long term financial plans and asset management plans in their strategic plans, establish audit committees, and to consult with their communities on annual programs and budgets.

The *Sustainable Asset Management* project has involved:

- A pilot test with a small number of councils to identify improvements needed
- The development of a training and support program (delivery to commence in 2007)
- An early starters program to give guidance and support to those councils that have already commenced, or wish to commence, the preparation of their infrastructure and asset management plans (currently underway).

Through the *Sustainable Asset Management* project, the LGA has been working with the Institute of Public Works Engineering Australia on the development of models, templates and guidelines. These will assist councils with the preparation of their asset management policy and plans, in accordance with the International Infrastructure Management Manual.

The tools developed to date are as follows:

- Sustainable service delivery capability gap analysis model
- Asset management policy
- Infrastructure and asset management plan templates and guidelines
- New assets from growth model
- Asset renewal model
- Financial cash flow model
- Assessment of asset condition and economic life template
- Infrastructure risk management plan template and guidelines
- Infrastructure risk register template.

A1.3 Queensland

There is no current requirement within the *Local Government Act 1993* (Qld) for councils to complete long-term asset management planning across their entire range of assets.

In June 2005 the local government sector³ signed a memorandum of agreement, which gave rise to a coordinated program known as *From the Backroom to the Boardroom*. A key feature of this initiative is an asset management mentoring and improvement program titled *LG Asset*. The key aim of *LG Asset* is to raise awareness of the need for a whole of organisation approach to asset management, provide the tools and a best practice framework to enable continuous improvement of councils' asset management practices and processes.

LG Asset is a two-year program which involves one or more pre-qualified and trained consultants visiting council on four separate occasions, as well as conducting two regional workshops for all councils undertaking the program. At these council and regional visits the consultant works through the five step *LG Asset Framework*, providing tools and expertise, with the aim of improving councils asset management practices over time.

A1.4 Tasmania

In Tasmania, State and local government have worked together to develop a high level strategic infrastructure policy framework to guide the management of existing infrastructure, and the priority and delivery of new infrastructure to achieve the best economic development outcomes for the state. In 2004/05 the Local Government Association of Tasmania launched the *Tasmanian Asset Management Improvement Program* (TAMI). Based largely on the Victorian *Step Program*, TAMI seeks to provide councils with a better understanding of their asset base, its characteristics and ongoing maintenance requirements. Whole of life considerations, priorities of spending and service level agreements with the community form part of the tool set available under TAMI. To date nine councils have participated in the program.

A1.5 Western Australia

There is no specific legislative requirement in Western Australia for councils to develop asset management or long term financial plans. However, in May 2006 the Department of Local Government & Regional Development promoted a new program to improve asset management practices across the sector.

The *Western Australian Asset Management Improvement Program* is based on the programs implemented in Victoria, Tasmania and Queensland. The program aims to improve asset management knowledge and skills of both council staff and elected members. A steering group with representatives from the Department of Local Government and Regional Development, the Local Government Association of Western Australia, Local Government Managers Australia (WA) and the Institute of Public Works Engineering Australia (WA Division) has been convened to drive the implementation of the program. The four organisations have signed a memorandum of understanding that establishes the role and responsibilities of the parties in implementing the program for local government in Western

³ Local Government Association of Queensland, Department of Local Government, Planning and Sport and Recreation and Local Government professional bodies.

Australia. To assist with the implementation of the program in rural local governments, the Department of Local Government and Regional Development sponsored an initial visit and workshop.

Recent amendments to the *Local Government Act 1995* (WA) replaced a previous requirement to prepare a plan of principal activities with a provision that councils develop a plan for the future. The provisions are broad with respect to the content of the plan (*Local Government Act 1995* (WA), section 5.56). Regulations require that the future plan cover a minimum period of two years and be reviewed every two years, and that the electors and ratepayers be consulted during the development and review of the plan. The council is to have regard to the contents of the future plan where preparing and adopting its annual budget.

A1.6 New Zealand

The driver for legislation in New Zealand was a Government commitment to establish management practices across the local government sector. The mandatory requirement for asset management has had a range of positive impacts, including definition of and consultation on service levels; a better understanding of demand and asset constraints; the building of asset registers and a better understanding of asset life cycles; and a structured approach to funding asset maintenance, renewal, enhancement and acquisition. The *Local Government Amendment Act 1996* (NZ) also requires the preparation of a long-term (ten year) financial strategy that is reviewed every three years.

The asset management provisions prescribed under schedule 10 of the New Zealand *Local Government Act 2002* (NZ) requires local government to develop a long term community plan which incorporates asset management planning outputs. This involves the identification of:

- Assets required to support the activities undertaken by the council
- How the local authority will assess and manage the asset management implications of changes to:
 - demand for, or consumption of relevant services
 - service provision levels and standards
- What additional asset capacity is required
- How the provision of additional asset capacity will be undertaken
- The estimated costs of additional asset capacity
- How the costs of the provision of additional asset capacity will be met
- How the maintenance, renewal, and replacement of assets will be undertaken
- How the costs of the maintenance, renewal, and replacement of assets will be met.

FEEDBACK FORM



Asset Management Planning for NSW Local Government Position Paper

Organisation _____

Contact Person _____

Contact No. _____

Comments:

ASSET MANAGEMENT POLICY

1. Introduction

The focus of this policy is on how Council's assets are to be managed and what service levels are to be provided. Whilst Council is the custodian of a large and diverse asset portfolio that has been accumulated over a long period, the purpose of strategic asset management is to determine the optimum method for maintaining Council's assets and providing the desired service levels for current and future generations.

Ku-ring-gai Council currently owns and maintains over \$1.8 billion worth of assets including infrastructure (e.g. roads, drainage), land, buildings, furniture and fittings, and equipment. These assets make up the economic and social infrastructure that enables the provision of services to the community and businesses, playing a vital role in the local economy and on quality of life. Asset management is a tool that facilitates corporate accountability and impacts on all areas of service planning and delivery.

This policy sets the principles that will govern the provision of asset related services. The asset management framework and strategy sets out the process to determine the life cycle cost of each asset and a funding model to achieve and sustain the target service levels. The framework will define accountabilities for service planning and delivery.

2. Purpose

The purpose of this policy is to guide the strategic management of Council's assets, to ensure:

- Clear direction and ownership of Asset Management;
- Clear lines of responsibility for the management of each asset class;
- A guide to better and more informed decision-making by Council, staff and relevant stakeholders;
- Integration of resources and knowledge providing the ability to plan for the present and future generations;
- A framework to implement continuous improvement in Asset Management;
- Community needs and expectations are considered;
- Council's risk is effectively managed;
- Greater resource efficiency through the use of integrated systems;
- Compliance with State legislation;
- Development of funding strategies for the managements of Council's assets.

Doc distribution		Doc status	Draft	File No	S06232
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services, Asset Management Coordinator		
Approval date		Approved by			
Effective date		Review period		Review date	
History of Approved Versions					
Version	Effective date	Summary of changes			

The Asset Management Policy will be complemented by:

- a) An Asset Management Strategy
- b) Individual Asset Management Plans for specific asset classes
- c) Operational/Service Plans for specific asset classes
- d) An Asset Management Information System

Together these documents, processes, software and data will deliver a comprehensive Asset Management Framework.

3. Objectives

Asset management should be included as a key objective in Council's Management Plan and be incorporated into the corporate planning cycle, annual operational plans, financial and risk management plans.

3.1 To provide and promote a constructive environment for undertaking asset management to ensure that:

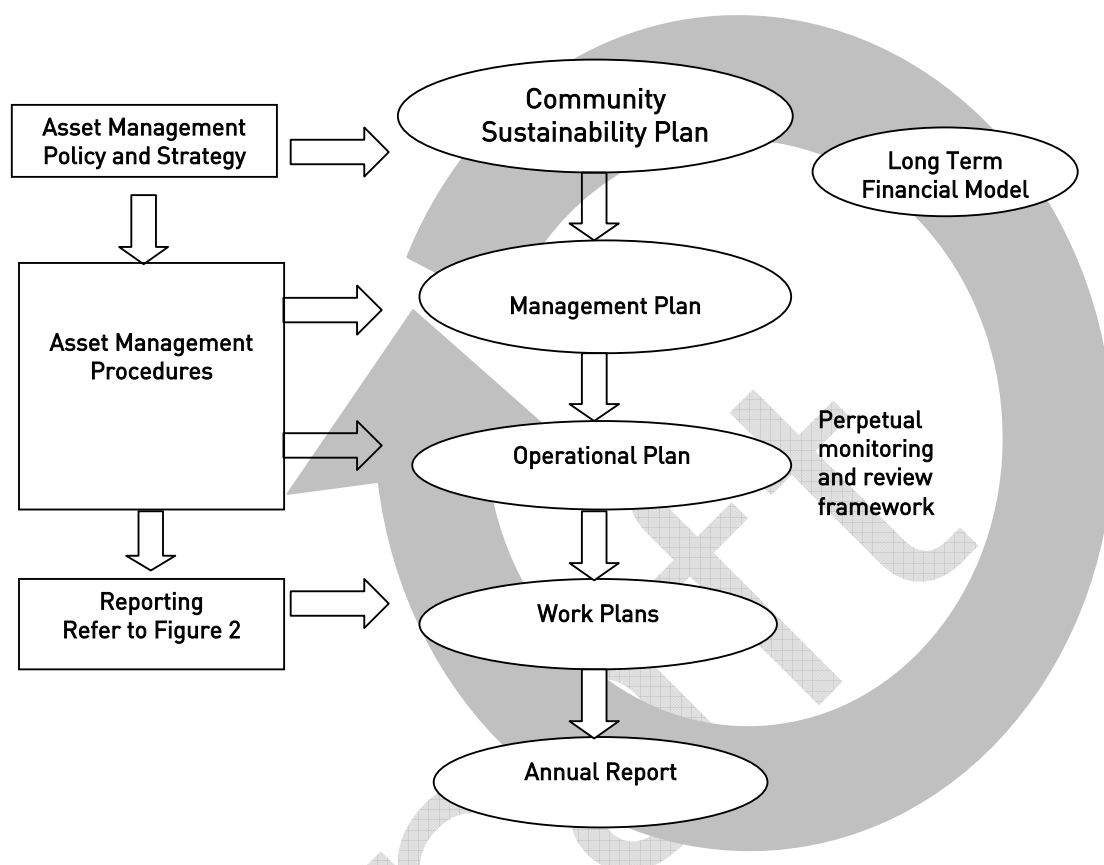
- Assets are managed in accordance with relevant legislation;
- Assets are managed in accordance with recognised best practice;
- Future funding needs are identified and allocated so that assets can function to their defined levels of service;
- Asset performance is measured against defined levels of service;
- A lifecycle approach is taken in the development of operational, maintenance, renewal/refurbishment, augmentation and investment strategies;
- Full financial consideration are developed in regard to acquisition, construction and divestment of Council's assets;
- Risk is considered in the development of asset strategies

3.2 The Asset Management Policy and Strategy should compliment Council's strategic financial planning goals and aim to ensure that;

- Sufficient funds are allocated as a priority each year for operating, maintenance and refurbishment costs of existing assets;
- Investments in new asset creation should consider whole of life costs rather than just the capital cost component and accordingly reflected in the Long Term Financial Model;
- Where appropriate this should involve assessing the economic benefits including benefit/cost ratios & net present values, the environmental & social benefits of investments, revenue generation opportunities and future strategic benefits;
- Asset utilisation/service levels should be regularly reviewed as part of the asset management process. These service levels should be considered when prioritising investments in infrastructure. The community and key stakeholders should be consulted when determining service levels.

3.3 The Department of Local Government has recommended an integrated planning and asset management framework as identified in Figure 1 below;

Figure 1: The Asset Management Overarching Objectives



4. Definitions

4.1 Asset

A physical item owned by council which has economic value and enables services to be provided.

4.2 Asset life cycle

The life of an asset; from it's acquisition to its disposal.

4.3 Asset Management

Asset Management (AM) is a systematic process to guide the planning, acquisition, operation and maintenance, renewal and disposal of assets.

4.4 Asset Management Information System

An Asset Management Information System is the foundation of all Asset Management Practices. It is a combination of processes, data and software applied to provide the essential outputs for effective asset management such as reduced risk and optimum

Ku-ring-gai Council-Asset Management Policy-[effective date]
infrastructure investment. The AM Information System links to other information systems within Council such as the Property System, Geographic Information System [GIS], Finance System and Document Management System.

4.5 Asset Management Plan

A plan developed for the management of an infrastructure asset or asset Class that combines multi-disciplinary management techniques (including technical and financial) over the lifecycle of the asset in the most cost effective manner to provide a specified level of service.

4.6 Asset Management Strategy

Includes development and implementation of plans and programs for asset creation, operation, maintenance, refurbishment/replacement, disposal and performance monitoring to ensure desired level of service and other operational objectives are achieved at optimum cost. The AM Strategic Plan typically has a 10-20 year horizon and aligns Asset Management with Council's Management Plan and Long Term Financial Model [LTFM].

4.7 Asset Register

A record of asset information including inventory, historical, financial, condition, construction, technical, and financial details.

4.8 Infrastructure Asset

Infrastructure assets are typically large, interconnected networks or portfolios of composite assets, comprising components and sub-components that are usually renewed or replaced individually to continue to provide the required level of service from the network. Infrastructure Assets include roads (including bridges and pathways), drainage, parks and nature reserves and buildings.

4.9 Level of Service

Defining and considering community expectations within funding constraints in relation to the quality and quantity of services delivered by Council.

4.10 Life Cycle Cost

The total cost of an asset throughout its useful life.

4.11 Operational Plan

Operational plans generally comprise detailed implementation plans and information with a 1-3 year outlook (short-term). The plans typically cover operational control to ensure delivery of Asset Management Policy, Strategies and Plans. The plans also detail structure, authority, responsibilities, defined levels of service and emergency responses.

4.12 Predictive Modelling

Use of asset deterioration models and condition monitoring to predict failure and the timing of asset refurbishment and renewal.

4.13 Useful Life of an Asset

The period over which a depreciable asset is expected to be used.

5. Asset Management Principles

Asset management is a systematic process to guide the planning, acquisition, construction, operation, maintenance, renewal and disposal of assets. Its objective is to maximise asset service delivery potential and manage related risks and funding requirements over the assets useful life.

Council recognises that infrastructure assets are critical to the local community and are fundamental to Council's overall service delivery. Effective planning and management requires strong and informed decision making.

6. Scope

This policy applies to all asset classes owned by Council. Council's assets classes are;

- Buildings
- Plant & Equipment
- Roads
- Stormwater Drainage
- Parks & Recreation

7. Policy Implementation

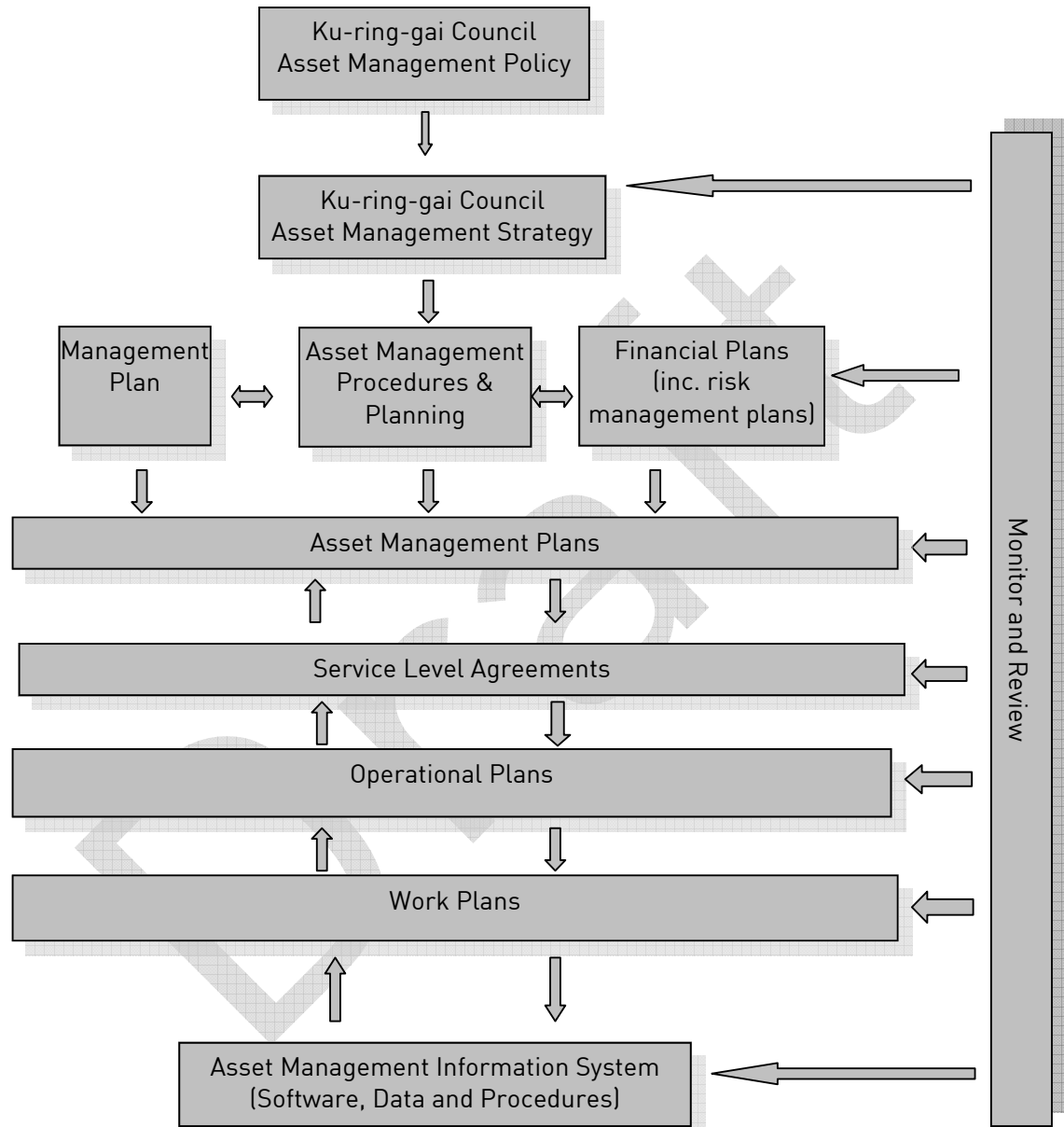
Council's assets will be developed and maintained in the most cost effective manner, driven by defined service levels and performance standards. This will require assessment of the following key issues:

- a) Customer and community expectations;
- b) Strategic and Corporate Goals;
- c) Long Term Financial Model and;
- c) Legislative Requirements.

This should be achieved through strategic planning, service level review, output review, and development/implementation of an asset management framework.

An Asset Management Working Group (AMWG) has been formed to progress and co-ordinate Asset Management issues. The Asset Management Working Group will oversee the implementation of the asset management process as identified in Figure 2. This illustrates the means by which the Asset management Policy, Strategy, Plans, Operational Plans and Asset Management information system interacts with each other.

Figure 2: Asset Management Reporting



7.1 Asset Management Strategy

Council's Asset Management Strategy will:

- Link and integrate Council's plan and resources, illustrating the means by which assets will deliver services;
- Develop criteria for determining satisfactory standards;

Ku-ring-gai Council-Asset Management Policy-[effective date]

- Forecast future service delivery needs and the capacity of assets to meet those, on a short, medium and long-term basis;
- Provide a full overview of expenditure on new assets and the existing asset base;
- Specify asset management procedures, systems, resources and training; and
- Establish systems for asset performance measurement and to ensure that effective implementation is realised in practice.

7.2 Asset Management Plan

The Asset Management Plan establishes, for each Asset Class:

- Levels of Service (performance, construction, maintenance, and operational standards);
- Future Demand (rational basis for demand forecasting and analysis of options for providing new assets);
- Life Cycle Management Plan (including acquisition and construction, operations and maintenance, renewals and replacements, expansion and refurbishment);
- Financial Projections;
- Asset Management Practices; and
- Performance Monitoring and Improvement.

8. Accountabilities

8.1 Council

This policy is enacted through Council, as the custodians of community assets, demonstrating the organisation's commitment, vision and strategic objectives via an integrated and resourced asset management framework. Council will:

- Act as stewards for infrastructure assets.
- Adopt a corporate Asset Management policy and vision which links to the Sustainability Plan.
- Set levels of service, risk and cost standards.
- Approve and review Asset Management Plans.
- Ensure appropriate resources and funding for Asset Management activities are made available which demonstrate optimum efficiency having required for the limited resources available to council.

8.2. Senior Management Team

- To continue to refine the Asset Management Policy and the initial Asset Management Strategy with linkage to the Sustainability Plan for consideration by Council.
- To foster and support the multi discipline cross-functional Asset Management Working Group.
- To implement and continuously review the corporate Asset Management Policy and Strategy.

Ku-ring-gai Council-Asset Management Policy-[effective date]

- To monitor the performance of the staff in implementing asset management.
- To ensure the community and key stakeholders inputs are integrated into the Asset Management Plans.
- To ensure that timely, accurate and reliable information is presented to council for decision making.

8.3 The Asset Management Working Group (AMWG)

A multi-disciplinary and cross-functional Asset Management Working Group will be established to assist with the strategic asset management planning.

The development of Council's Asset Management Strategy is overseen by the Asset Management Working Group. The group consists of the General Manager, Directors and Managers from each department, responsible for the development and implementation of asset management plans and policies. This group will be supported by council officers, providing specialist/technical information and assistance with system implementation.

The function of the group is to overview the implementation of this policy and to provide the strategic direction for Asset Management by developing Council's Asset Management Strategy and Asset Management Plans. The core function of the group is to ensure the needs and obligations of the Council outlined above are being fulfilled on behalf of the community and to;

- Draft an asset management policy and procedures to implement policy.
- Develop an implementation strategy for asset management that reflects a corporate approach.
- Develop an asset usage policy.
- Monitor the implementation of Asset Management Policy and Strategy.
- Ensure continued enhancement and coordination of the implementation of the Council's policy and strategy.
- Ensure effective communication between the community, key stakeholders and the Council's asset managers.
- Encourage continuous improvement, innovation and cost effective methods to enhance asset management practices.
- Facilitate the development of asset management plans and capital works programs with a reporting mechanism to Council and the Senior Management Team.
- Operate within the agreed Terms of Reference.

8.4 Staff responsibilities for Asset Management activities

8.4.1 An Asset Management Working Group shall be established which will be responsible for developing and reviewing the Asset Management Policy , Strategy and Asset Management Plans for adoption by Council and the Senior Management Team.

8.4.2 The Director, Strategy and Manager Strategic Assets & Services shall be responsible for coordinating the development and implementation of an Asset Management Strategy and Asset Management Plans.

8.4.3 Individual staff with asset management responsibilities will have this included in their workplans and position descriptions.

9. Review

This policy shall be reviewed not less than every 3 years or considered within the first year of each newly elected Council

10. Legislation

- 10.1** Section 8 of the Local Government Act 1993 (NSW) outlines Council's responsibilities for accounting and managing public assets.
- 10.2** Section 428 2(d) of the Local Government Act 1993 (NSW) requires Council report on the condition of its public works each financial year. This includes estimates of costs to bring works up to a satisfactory standard and maintaining them at that standard.

Whilst there is no current legislative requirement for Local Government to establish long term asset management plans, a position paper on asset management planning prepared by the Department of Local Government has recommended that amendments be made to the Local Government Act 1993 (NSW) to address long-term strategic asset management planning. It is envisioned that these amendments will be made in the near future.

11. Reference Documents

- Sustainability Vision Report Ku-ring-gai to Global 2008-2033
- Management Plan 2008-2012
- Asset Management Service Plans – [developed and to be developed]
- N.S.R.O.C – Asset Management Guidelines June 2007
- DLG: Asset Management Planning for NSW Local Government 2006
- Local Government & Planning Ministers Council – Framework 2: Asset Planning & Management May 2007
- DLG: Capital Expenditure Project Guidelines May 2008
- International Infrastructure Management Manual – Version 3.0 2006
- National Asset Management Steering [NAMS] Group - Developing Levels of Service and Performance Measures – Version 2.0 2007
- Australian Accounting Standards - AAS116B

FUNDING FOR COUNCIL SUBMISSION ON KU-RING-GAI DRAFT LOCAL ENVIRONMENTAL PLAN (TOWN CENTRES) 2008

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council allocate an appropriate level of funding for the preparation of a Council submission to Ku-ring-gai draft Local Environmental Plan (Town Centres) 2008.

BACKGROUND:

The draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008 will be on exhibition during November and December 2008.

COMMENTS:

Ku-ring-gai Council has the opportunity to prepare a formal submission on the draft Local Environmental Plan.

RECOMMENDATION:

That Council allocate up to a maximum of \$5,000 to prepare a submission on the draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008.

PURPOSE OF REPORT

To have Council allocate an appropriate level of funding for the preparation of a Council submission to Ku-ring-gai draft Local Environmental Plan (Town Centres) 2008.

BACKGROUND

The draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008 has been prepared by the Ku-ring-gai Planning Panel and will be on formal exhibition from 17 November 2008 to 19 December 2008. Ku-ring-gai Council has the opportunity to make a formal submission.

COMMENTS

Ku-ring-gai Council as separate entity from the Ku-ring-gai-gai Planning Panel has the opportunity to make a formal submission on the draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008. It is suggested that the planning submission be prepared by an independent consultant. It is estimated a submission could be prepared by an independent consultant for up to \$5,000 (including a meeting with Councillors at the commencement of the project).

CONSULTATION

There is no consultation required for this report. In preparing the submission the consultants will undertake appropriate consultation with Councillors. When the submission is prepared it could be placed on Council's website to inform the community of Ku-ring-gai Council's position.

FINANCIAL CONSIDERATIONS

No specific budget allocation has been made for this project. It is suggested that council allocate up to a maximum of \$5,000 to prepare the submission with the funding being sourced from the December 2008 budget review.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Where appropriate other Departments of Council have been consulted in the preparation of this report.

SUMMARY

Council has an opportunity to make a formal submission on the draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008. A submission prepared by an independent consultant could be made to the Planning Panel. Up to \$5,000 could be allocated to the project.

RECOMMENDATION

- A. That Council engage the services of a consultant to prepare a submission on the draft Ku-ring-gai Local Environmental Plan (Town centres) 2008.
- B. That Council allocate up to a maximum of \$5,000 to prepare the submission with the funding being sourced from the December 2008 budget review.

Andrew Watson
Director Strategy

DRAFT GENERIC PLAN OF MANAGEMENT FOR CAR PARKS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To place the draft Generic Plan of Management for Car Parks on public exhibition in accordance with the requirements of the Local Government Act 1993 as amended.

BACKGROUND:

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management.

COMMENTS:

On 16 October 2001, Council adopted the *Generic Plan of Management for Car Parks* and the specific *Plan of Management for Wahroonga Car Park*. In addition to this, in August 1999, Council adopted a *Plan of Management for the Rowe Street Car Park*. These plans have guided the use and management of car parks throughout Ku-ring-gai. To refine the management of car parks throughout Ku-ring-gai, the three relevant plans of management have been amalgamated into one single plan.

RECOMMENDATION:

That the draft Generic Plan of Management Car Parks be exhibited for a period of 28 days with a further 14 days for public comment, in accordance with the requirements of the Local Government Act 1993.

PURPOSE OF REPORT

To place the draft Generic Plan of Management for Car Parks on public exhibition in accordance with the requirements of the Local Government Act 1993 as amended.

BACKGROUND

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. Not only are plans required under the Act, but are also an essential management tool. Plans of management:

- are written by Council in consultation with the community;
- identify the important features of the land;
- clarify how Council will manage the land; and
- indicate how the land may be used or developed (such as leasing).

Until a plan of management for community land is adopted the nature and use of the land must not be changed. This means that Council cannot carry out new development on the land. It also means that Council cannot grant a lease, licence or other estate over the land until a plan of management is in place.

In accordance with the *Local Government Act 1993* and *Practice Note number 1, Public Land Management* issued by the Department of Local Government, a Council can amend a plan of management at any time. However, as an amendment it is regarded as another plan and must be exhibited in accordance with s40 of the *Act*.

On 16 October 2001, Council adopted the *Generic Plan of Management for Car Parks* and the specific *Plan of Management for Wairoa Car Park*. In August 1999, Council adopted a *Plan of Management for the Rowe Street Car Park*.

On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management. A prioritised table of plans for revision was adopted with both the *Generic Plan of Management for Car Parks* and the *Rowe Street Car Park Plan*, a high priority for amendment.

Although the *Plan of Management for Wairoa*, is not a high priority, revision of the generic plan provided an opportunity to amalgamate this site into the generic plan.

COMMENTS

Since the development of the current plans of managements, little variation to the uses and management practices of Council car parks has occurred. The amended draft plan (**Attachment 1**) follows the same format as for other plans, prepared for various areas of community land in Ku-ring-gai.

Item 9

S06604
31 October 2008

The *draft Generic Plan of Management for Car Parks* is a practical document which provides measurable strategies arising from management objectives that provide a long term focus for the management of Council's car parks. The draft plan of management is deliberately strategic in nature with limited operational detail to allow for flexibility and innovation in the implementation of strategies. This detail will be reflected in annual operating plans which will vary according to funding levels and the options available to provide agreed services. These operational plans will be developed and reviewed annually as part of the management planning process.

As with other plans of management, this draft plan of management provides Council with the legal ability to enter into lease, licence or other estate agreements in relation to Council car parks. This does not necessarily mean Council will enter into any such agreement, however, Council is legally able to do so should the need arise. In addition to this, the draft plan of management does not conflict with the terms or intent of existing arrangements at sites covered by this plan, such as the regular markets held at Wade Lane Car Park, Gordon.

Under *Section 612* and *705* of the *Local Government Act 1993* Council is required to give public notice of the proposal fee (purchase price). The purchase price for plans of management is set at \$0.60 per page in accordance with Council's Fees and Charges 2008 – 2009. *Section 612* requires that Council must give the public notice for at least 28 days and consider any submissions before it can determine the fee. *Section 705* requires that Council must determine the manner with which it proposed to bring the matter notified, to the attention of as many people in its area as possible.

CONSULTATION

It is considered advertisements in a local paper circulating within the Ku-ring-gai local government area and promotion on Council's website, are the most appropriate means of bringing the proposed draft *Generic Plan of Management for Car Parks* to the attention of local residents.

The public exhibition and comments period proposed for the amended draft plan of management will provide an additional avenue to consult with a comprehensive range of stakeholders.

FINANCIAL CONSIDERATIONS

Financial considerations include the cost of advertising the exhibition of the draft plan of management. This is incorporated within the operational budget of the Strategy Department.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Comprehensive consultation has been undertaken as part of developing the amended plan of management with all departments of Council included in the consultation process.

SUMMARY

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. On 16 October 2001, Council adopted the *Generic Plan of Management for Car Parks* and the specific *Plan of Management for Wahroonga Car Park*. In addition to this, in August 1999, Council adopted a *Plan of Management for the Rowe Street Car Park*.

Since the adoption of the *Generic Plan of Management for Car Parks*, the *Wahroonga Car Park* and *Rowe Street Car Park Plan of Management*, limited variation has occurred with the use and management of the sites covered within these plans. The main changes within the draft plan of management has been to amalgamate the three plans of management into one and to refine the management of Council car parks. The draft *Generic Plan of Management for Car Parks* (**Attachment 1**) if adopted, will supersede all three the existing plans of management as listed.

RECOMMENDATION

- A. That the draft *Generic Plan of Management for Car Parks* be exhibited for a period of 28 days with a further 14 days for public comment in accordance with the requirements of the *Local Government Act 1993*.
- B. That during the exhibition period copies of the draft *Generic Plan of Management for Car Parks* be placed at the Council Chambers, Gordon, St Ives, Lindfield and Turramurra libraries and on Council's website.
- C. That Council gives notice of its intention to determine a purchase price of \$0.60 per page for the *Generic Plan of Management for Car Parks* via advertisements in the North Shore Times
- D. That during the public exhibition and comment period copies of the draft *Generic Plan of Management for Car Parks* be sent to relevant community interest groups, where known, welcoming their comment and advising the comment deadline.
- E. That a further report be presented to Council following the public consultation process and incorporating comments received during the public exhibition process.

Louise Hayward
Sustainability Officer

Roger Faulkner
Sport & Recreation Planner

Peter Davies
Manager Corporate Planning & Sustainability

Andrew Watson
Director Strategy

Attachments: Plan of Management for Car Parks - 2008/028642



**Ku-ring-gai
Council**

SERVIENDO GOBIERNO

Ku-ring-gai Council

Car Parks

Generic Plan of Management

November 2008

Prepared by
Louise Hayward
Sustainability Officer



Contents

Introduction	Background	3
	Objectives	3
	Vision	3
	Document structure	4
	Community land	4
	Land covered by the Plan	4
	Categorisation	5
	Local and regional context	5
	Leases and licences	5
	Future development of the land	5
	Values and issues	6
	Current and permitted uses	6
	Scale and intensity of uses	6
Management objectives	Introduction	7
	Maintenance	7
	Leasing and licensing	7
	Access	7
	Vandalism	8
	Catchment management	8
	Car park improvements	8
	Advertising	8
	Traffic flow	9
	Commercial opportunities	9
	Parking restrictions	9
	Landscape values	9
	Climate change	9
Strategy plan	Introduction	11
	Maintenance	12
	Leasing and licensing	12
	Access	12
	Vandalism	12
	Catchment management	12
	Car park improvements	12
	Advertising	13
	Traffic flow	13
	Commercial opportunities	13
	Parking restrictions	13
	Landscape values	13
	Climate change	13
Monitoring	Monitoring program	14
References	References	14
Appendix A	Car park descriptions	15

Introduction

Document structure

This Plan of Management comprises of four major sections including:

- Introduction
- Management objectives
- Strategy Plan
- Monitoring

This Plan is the driving force of the plan that will guide management of Council's car parks over the next 15 years incorporating the core values of the community and regular users reflected in the vision and role for the land.

The management objectives have been developed in response to key issues identified within the consultation process that affect management of Council car parks.

The Strategy Plan and Monitoring Program define the strategies that will be implemented to achieve the management objectives of the plan.

Performance indicators are included at the end of this section and provide a basis for measurement upon which to evaluate the implementation strategies.

Background

Council owns and manages 53 car parks distributed throughout the Local Government Area. These car parks provide parking for long-stay (employee) parking, short-stay (visitor) parking and long-stay commuter parking for both residents of Ku-ring-gai and visitors from outside the local area.

This Plan of Management covers Council-owned car parks as listed within this Plan

This Plan of Management is strategic in its focus and intentionally does not provide specific details in regards to how works or actions are to be performed or achieved.

This approach has been taken to allow for innovation and flexibility in implementation of the Plan to take full advantage of opportunities and to recognise annual fluctuations in regards to funding.

Objectives

This Plan has been developed to fulfil the following objectives:

- To meet Council's obligations under Chapter 6 of the *Local Government Act 1993* in respect to Public Land management.
- To enable Council to renegotiate or enter into contracts, leases, licences and hire agreements for car parks in relation to the provision of services and utilities.
- To provide for an effective programme of asset management, maintenance and improvements to car parks in Ku-ring-gai.

Vision

Based on community and staff consultation, the following vision is provided for Council's car parks:

To provide car parking and associated areas in a setting which makes a positive contribution to the local environment.

Community land

The introduction of the *Local Government Act 1993* represented a significant policy reform in respect to Public Land management.

One of these requirements is the preparation of plans of management for all community land. Community land must be managed in accordance with an adopted plan of management and until such plan is prepared and adopted, the nature of the land and use cannot be altered.

Leasing and licensing of community land must be authorised by a plan of management.

Land covered by the Plan

The following car parks are covered by this Plan:

Gordon

- 2 Moree Street, Gordon
- 3 Radford Place, Gordon
- 1 Wade Lane, Gordon
- 4 Park Avenue, Gordon
- Werona Avenue, Gordon
- Henry Street, Gordon
- Cnr Werona and Park Avenue Gordon
- Werona Avenue, Gordon
- Fitzsimmons Lane, Gordon
- 15 Henry Street, Gordon
- Henry Street, Bus Terminal, Gordon

Pymble

- 875 Pacific Highway, Pymble
- Railway station, Pymble
- 9-11 Bridge Street, Pymble
- 20 Bridge Street, Pymble
- Grandview street, Pymble
- Kendall Street, West Pymble
- 2 Alma Street, Pymble
- 1186 Pacific Highway, (Town Hall) Pymble
- Kendall Street, West Pymble

St Ives

- Cowan Road, St Ives
- 208-210 Mona Vale Road, St Ives
- 140a Warrimoo Avenue, St Ives
- 176 Mona Vale Road, St Ives

Lindfield

- 19 Drovers Way, Lindfield
- 3 Kochia Lane, Lindfield
- Moore Avenue, Lindfield
- 9 Havilah Lane, Lindfield
- 265-271 Pacific Highway, Lindfield
- 9 Wellington Road, East Lindfield
- 11 Bradfield Road, West Lindfield

Killara

- 2 Lord Street, Killara

- 2 Marian Street, Killara
- Culworth Avenue, Killara
- 1 Reading Avenue, East Killara

Turramurra

- Ray Street, Turramurra
- Princes Street, Turramurra
- 93a Eastern Road, Turramurra
- 4 Turramurra Avenue, Turramurra
- 5 Ray and 12 William Street, Turramurra
- Rohini Street, Turramurra
- 6 Valley Park Crescent, North Turramurra
- Auluba Road, South Turramurra
- 1a Kissing Point Road, South Turramurra

Roseville

- Larkin Lane, Roseville
- 70 Hill street, Roseville
- 3 Recreation Avenue, Arts Centre, Roseville
- 1 Rowe Street, East Roseville

Wahroonga

- 24 Millewa Avenue, Wahroonga
- 5 Warwilla Avenue, Wahroonga
- 170 The Commenarra Parkway, Wahroonga
- Cnr Railway Ave and Coonanbarra Rd, Wahroonga

Warrawee

- Borambil Street, Warrawee

See Appendix A for a further description of each site.

Categorisation

Under Division 2, Section 36, Clause 4 of the *Local Government Act 1993*, Plans of Management must categorise the land covered by the Plan. The Act provides the following choices for categorisation:

- Natural area
- Sportsground
- Park
- General Community Use
- Area of Cultural Significance
- Bushland
- Wetland
- Escarpment
- Water course
- Foreshore

For the purposes of Section 36 Clause 4 this generic Plan of Management categorises all Council car parks as general community use.



Local and regional context

Car parking areas have an important local context in providing convenient access for visitors to adjoining shops and nearby facilities. Council's car parks are predominantly located within the vicinity of commercial, recreational or public transport facilities.

A number of car parks in Ku-ring-gai are located adjacent to facilities, which draw people from across the region. Examples include the Gordon car parks and those used by commuters near railway stations.

As Council's town centres are redeveloped, the demand for car parking may become greater as commercial and recreational areas are expanded.

Leases and licences

This Plan of Management expressly authorises Council, by resolution, to enter into lease or licence agreements with relevant authorities, organisations or individuals in relation to the provision of services or utilities for a public purpose.

In accordance with the requirements of the *Local Government Act 1993*, this plan also expressly authorises Council to grant easements for authorities, organisations or individuals in favour of private lands over lands identified in the plan providing Council is satisfied there is no reasonable alternative and the appropriate benefits are obtained for the community land and any adverse impacts on the surface or drainage is remediated at the cost of the holder of the easement.

Future development of the land

This Plan of Management authorises within the requirements of relevant legislation and Council policy, the future development of car parks for the following purposes and uses:

- Time restriction alterations
- car park layout alterations
- landscaping
- stormwater treatment
- lighting
- multi storey and underground car parking*

*Subject to land zoning, consultation with residents and businesses and relevant legislation.

Values and issues

Identification of values of car parks in Ku-ring-gai together with issues affecting their management was compiled from consultation undertaken for the development of the Car Parks Generic Plan of Management, 2001, Ku-ring-gai Town Centre Parking management Plan, 2007 and further consultation with relevant users and site managers.

The following values were identified for car parks:

- provision of car parking
- provision of community based activities
- landscape value

The following issues were identified for car parks:

- maintenance
- leasing and licensing
- access
- vandalism
- catchment impacts
- car park improvements
- advertising
- parking demand
- traffic flow
- commercial opportunities
- parking restrictions
- landscape values
- climate change

Current and permitted uses

The land covered by this Plan is currently used for general purposes including:

- car parking (paid and unpaid)
- commercial uses
- recreation, health and leisure activities
- landscaping
- markets (ie. wade lane car park)
- leased car parking spaces
- community events
- charity clothing bins



Scale and Intensity of Permitted Uses

Use	Scale	Intensity
Car parking	Limited to physical capacity of existing facilities	24 hours, 7 days per week
Landscaping	Limited to existing areas	24 hours, 7 days per week
Markets	Limited to constraints of existing facilities and demand for car parking	Casual events only, for no more than 24 consecutive hours
Community events	Limited to constraints of existing facilities and demand for car parking	Casual events only, for no more than 24 consecutive hours
Recreation and Leisure activities	Limited to constraints of existing facilities and demand for car parking	Casual events only, for no more than 48 consecutive hours
Commercial activities	Limited to the physical constraints of available facilities	Between 9am and 6pm daily

Management Objectives

Introduction

The management objectives have been developed in response to those issues identified as important in managing car parks and in consideration of the values of the land.

Maintenance

Issue

Maintenance is an important issue in two respects. On one hand it deals with the community expectations in relation to the appearance and the manner with which car parks are maintained. On the other hand it deals with Council's ability to provide various levels of service and the way in which it provides and funds such maintenance.

Maintenance of the car parks covers differing operational activities, namely car park surfaces, remarking, drainage, buildings and landscape areas.

In addition to this, some car parks contain large canopy trees including the Sydney Blue Gum where significant specimens can provide shading and add to the landscape character of the area. The past practice of constructing car parking areas up to the trunks of these trees has compacted the soil around the trees, weakening their ability to withstand attack from natural pests.

Objective

To maintain the various elements of the car parks to agreed standards in the most effective manner available.

To preserve the significant specimens of Sydney Blue Gums and other significant canopy trees which are not weeds.

Leasing and licensing

Issue

The *Local Government Act 1993* provides that this Plan must authorise any activities which require a lease or licence agreement. Council must ensure it receives a competitive return whilst taking into account the ability to pay of organisations, particularly those providing activities/services on a volunteer or non-profit basis.

Objective

To ensure leases and licences provide a competitive return to Council whenever possible and are responsive to the needs of community based organisations.

Access

Issue

Access at car parks is an issue in the following respects:

- pedestrian access
- vehicular access
- disabled access
- signage

The *Disability Discrimination Act 1992* and *Anti Discrimination Act 1997* makes it law for public places such as parks to be accessible to persons with disabilities. In response, Council's Access Policy and Disability Discrimination Act Action Plan provides the following relevant objectives and strategies:

Objective 3 – Council owned services and facilities are accessible to people with a disability including: c) Access to Council's open space and facilities where it is possible and achievable within landform.

Objective 8. Council takes a leading role to ensure that all levels of government, local business and community organisation provide accessible services.

DDA Action Plan Strategies

1.2 Buildings and facilities will meet access standards including AS1428.2 Design for access and ability.

7.2 Council will put in place practices to encourage hirers and other users of council's facilities to be inclusive of people with a disability. This includes the allocation of sporting fields.

The management of Council's car parks must take into account the needs for clear access for emergency vehicles and, where possible, their dual usage for pedestrians and disabled persons.

Objective

Maximise access to and within car parks within existing constraints.

Vandalism

Issue

Vandalism is a widespread issue which affects all components of Council facilities, including car parks.

In addition to the financial cost is a significant reduced or lost value of facilities until the damage is repaired as well as the visual impact of the damage.

Prompt repairs to vandalised facilities has been identified as a good deterrent.

It is considered appropriate to include the following elements in coordinated strategies to reduce vandalism:

- maximising user satisfaction
- good design and facilities
- prompt response to repair damage when vandalism occurs
- when necessary target enforcement to known problem areas
- appropriate education and interpretation
- increased community involvement in identifying problem areas
- increased lighting
- appropriate landscaping to improve visibility

Objective

To minimise occurrences of vandalism and inappropriate use at Council car parks through prompt response to damage, education and enforcement activities.

Catchment impacts

Issue

Car parks have an impact on the catchments in Ku-ring-gai via increased water flows from the large sealed areas and pollutants carried in these flows.

Pollutants include oils, rubber and other chemicals from vehicles and litter associated with other activities (eg. take away wrappers, plastic drink containers), general litter, cigarette butts.

Objective

To minimise adverse impacts on catchments from the car parks in Ku-ring-gai

Car park improvements

Issue

Whilst many of the car parks adequately meet current car parking demand for their location, there are many where demand is acute, particularly at peak times.

In addition to the current situation, Council's town centres are being redeveloped which may increase the demand for car parking as commercial and recreational areas are expanded.

Whilst physical constraints of some car parks will limit realistic opportunities to improve unmet car parking demand, it is important to investigate all possible options where problems are occurring.

Studies of some of these issues have been carried out and where improvements are possible, they should be implemented.

Objective

To maximise the potential of car parks in respect to the provision of car parking and circulation.

Advertising

Issue

Advertising at Council car parks could provide Council with funding to undertake required maintenance which is currently under funded.

Advertising must not adversely affect the landscape character of an area and must be appropriately installed in sympathy with its surroundings.

All advertising must adhere to relevant Council policies and plans.

Objective

To provide opportunities for advertising within Council car parks where appropriate subject to Council's Development Control Plan.



Traffic flow

Issue

Through consultation with users of car parks, it has been identified that the circulation and traffic flow within car parks can be disrupted by inappropriate use (ie, using the exit and entry; travelling in opposition to signage).

This has the potential to cause accidents and reduce pedestrian safety within car parks.

Objective

To investigate and provide the most appropriate traffic flow regimes for car parks.

These restrictions are policed by Council's Regulatory Officers with known problem areas in particular targeted for enforcement.

There is potential in some locations for a greater variety of restrictions to be applied to provide a more flexible approach to meet specific needs without compromising the primary purpose of car parks.

Objective

To provide and enforce time restrictions in car parks.

Commercial opportunities

Issue

Council's car parks currently include areas that are used for commercial activities. These include a monthly market held at Wade Lane car park, Gordon, and the animal fair at Wahroonga Shopping Centre, which includes a section of the car park.

Commercial activities such as these foster local economic opportunities and provide additional income opportunities to Council.

There may also be opportunity for paid parking in some circumstances which can assist Council in off setting the costs of maintenance of the sites.

Objective

To provide for commercial activities in car parks where the proposal will be within the capacity of the car park.

Landscape values

Issue

Fifty three car parks are covered by this generic Plan of Management and generally they provide a significant contribution to the landscape character of their immediate surrounds.

This issue relates to the values placed on the car park land in terms of its positive contribution to the landscape character of each of the localities.

It is appropriate that the landscape potential of these car parks be maximised through appropriate landscape design, planting and landscape maintenance.

Objective

To maximise the landscape potential of the car parks throughout Ku-ring-gai.
To retain and enhance the landscape values of each of the car parks.

Parking restrictions


Issue

Restrictions to parking exist at most car parks and principally consist of time restrictions (eg. 2 hour parking limit).

Issue

Many of Council's car parks currently do not use electricity or directly contribute to the enhanced greenhouse effect.

However when required, some of Council's car parks may need improved lighting to assist in creating better pedestrian and vehicular access in addition to reducing potential vandalism and inappropriate use.



Care must be taken not to increase Council's carbon emissions through car park improvements (ie. lighting upgrades at Fitzsimmons Lane car park which reduced emissions).

Car parks also provide a role in reducing community carbon emissions, through providing parking near public transport nodes and through providing share vehicle parking spaces in key areas.

Objective

To minimise CO₂ emissions from Council's car parks.


To maximise opportunities to encourage residents to reduce CO₂ emissions through transport.

Strategy Plan

Introduction

This section outlines the strategies that will be implemented to achieve Council's objectives in terms of the issues relating to management of Council's car parks.

Issue	Objective	Strategy/KPI	Responsibility	Priority
Maintenance	<p>To maintain the various elements of the car parks to agreed standards in the most effective manner available.</p> <p>To preserve the significant specimens of Sydney Blue Gums and other canopy trees of significance (excluding weeds).</p>	<p>Identify agreed standards of maintenance and prepare maintenance programs for all car parks and landscape areas</p> <p>Implement maintenance programs and review programs and service delivery options on an annual basis</p> <p>Where practicable, remove paved areas adjacent to any significant trees to restore the natural soil conditions around the trees.</p>	<p>Manager Engineering Services</p> <p>Manager Open Space Services</p>	High
Leasing and Licensing	To ensure leases and licences provide a competitive return to Council whenever possible and are responsive to the needs of community based organisations.	Negotiate leases and licences in accordance with Council's adopted policy for leasing community facilities.	<p>Manager Community and Recreation Properties</p> <p>Manager Assets and Services</p>	Medium
Access	Maximise access to and within car parks within existing constraints.	<p>Identify constraints and opportunities to maximise access</p> <p>Develop and implement an action plan in accordance with Council's Access policy to maximise access to and circulation within the car parks</p>	<p>Manager Engineering Services</p> <p>Manager Community Development</p>	High
Vandalism	To minimise occurrences of vandalism and inappropriate use at Council car parks through prompt response to damage, education, enforcement activities.	<p>Develop and implement systems to provide for timely response to reported damage or vandalism</p> <p>Ensure facilities are of appropriate design and construction and are well maintained to reduce motivation factors for vandalism.</p>	<p>Manager Open Space Services</p> <p>Manager Engineering Services</p>	Medium
Catchment impacts	To minimise adverse impacts on catchments from the car parks in Ku-ring-gai	<p>Investigate appropriate controls to minimise pollutants leaving car parks via stormwater flows</p> <p>Develop and implement a program of installations of pollution control devices in car parks and install permeable surfaces where appropriate</p>	Manager Waste, Drainage and Cleansing	Medium
Car park improvements	To maximise the potential of car parks in respect to the provision of car parking and circulation.	Develop and implement an action plan to improve car parks	<p>Manager Engineering Services</p> <p>Manager Traffic and Transport</p>	Low



Issue	Objective	Strategy/KPI	Responsibility	Priority
Advertising	To provide opportunities for advertising within Council car parks where appropriate	Undertake advertising study for Council's car parks.	Manager Assets and Services	Low
Traffic flow	To investigate and provide the most appropriate traffic flow regimes for car parks.	Identify key car parks with traffic flow problems Ensure traffic guides and signage are clearly identifiable Monitor traffic flow and adjust signage and layout as required.	Manager Traffic and Transport	Medium
Commercial opportunities	To provide for commercial activities in car parks where the proposal will be within the capacity of the car park.	Allow the use of car parks for commercial activities subject to the objectives of this Plan and requirements of relevant legislation Investigate the opportunity for further paid parking at Council car parks where appropriate	Manager Community and Recreation Properties Manager Assets and Services	Low
Parking restrictions	To provide and enforce time restrictions in car parks.	Enforce restrictions in car parks in accordance with relevant signage Review requests for changes to restrictions within six months of request	Manager Traffic and Transport	Low
Landscape Values	To maximise the landscape potential of the car parks throughout Ku-ring-gai To retain and enhance the landscape values of each of the car parks.	Prepare and implement landscape master plans for all car parks in Ku-ring-gai which coordinate with the Public Domain manual	Manager Corporate Planning and Sustainability Landscape Planner	Medium
Climate change	To minimise CO2 emissions from Council's car parks To maximise opportunities to encourage residents to reduce CO2 emissions through transport.	Adhere to relevant Council policy when undertaking any works which will affect the direct greenhouse emissions at Council car parks. Install dedicated Car Share spaces at key car parks as requested by operators. Install bicycle facilities where appropriate	Manager Corporate Planning and Sustainability	High



Monitoring Program

The strategy plan will be reviewed every two years. The review will include the following:

- A report on the progress plan
- Recommendations for alterations to the existing strategy plan for the coming year
- Any other necessary changes due to new usage trends or issues arising from management of each site
- A report on implementation of the Environmental Management Plan

The objectives will be reviewed every two years in the Council's Management Plan cycle.

However, if significant changes take place in the intermittent period then this section would need to be revised in accordance with those changes as soon as possible.

The core values held by the community are unlikely to change over the 15 year timeframe however the relative importance of each value may increase or decrease. These changes in importance of core values need to be reflected in changes in the Strategy Plan. However, significant changes in the relative importance of core values will necessitate the need for a completely new plan to be prepared.

References

Ku-ring-gai Council, **Wahroonga Car Park Plan of Management**, October 2001.

Ku-ring-gai Council, **Rowe Street Car Park Plan of Management Draft** 1999

Ku-ring-gai Council, **Car Parks Generic Plan of Management** October 2001.

ARUP P/L, **Ku-ring-gai Town Centre Parking Management Plan Draft Final Report**, October 2007.

Appendix A

Car park	Spaces	Disabled	Description
Gordon			
2 Moree Street, Gordon	25	0	Behind strip shops on Pacific Highway
3 Radford Place, Gordon	67	3	Reserved for Council staff vehicles. Some significant trees
1 Wade Lane, Gordon	381	6	3 levels. Adjacent to Gordon arcade and Gordon station
4 Park Avenue, Gordon	24	0	Some reserved for staff. Caters for Family day care and library
Werona Avenue, Gordon	103	2	Adjacent to Gordon station
Henry Street, Gordon	22	0	Part of bus terminal
Cnr Werona and Park Avenue Gordon	34	0	Adjacent to Gordon station
Werona Avenue, Gordon	90	0	Adjacent to Gordon station
Fitzsimmons Lane, Gordon	28	0	Underground car park. Open 8.30-6pm Mon-Fri and 8.30-12.30pm Sat.
15 Henry Street, Gordon	55	4	Services Gordon station
Henry Street, Bus Terminal, Gordon	40	0	Opposite Ravenswood Avenue. Services Gordon station
Pymble			
875 Pacific Highway, Pymble	14	0	Underground car park. Closed between 6pm and 8.30am Mon-Sat. Closed Sun.
Railway station, Pymble	23	0	Services Pymble station
9-11 Bridge Street, Pymble	38	0	Underground with 13 private parking spaces
20 Bridge Street, Pymble	23	0	Services commercial area
Grandview street, Pymble	52	0	Services strip shops on Grandview Rd. Some significant trees along border.
Kendall Street, West Pymble	81	3	Services West Pymble shops and adjacent park
2 Alma Street, Pymble	14	0	Services strip shops. Some significant trees on perimeter
1186 Pacific Highway, (Town Hall) Pymble	31	0	Pymble town hall
Binalong Street, West Pymble	29	2	Services local shopping village
St Ives			
Cowan Road, St Ives shopping centre	394	9	Services St Ives Shopping Village and Village Green
208-210 Mona Vale Road, St Ives	27	0	Significant trees on-site
160a Warrimoo Avenue, St Ives	39	0	Services local shopping village
176 Mona Vale Road, St Ives	25	0	Services St Ives shopping village and strip shops on Mona Vale Road
Lindfield			
19 Drovers Way, Lindfield	109	0	Services Pacific Highway strip shops. Significant trees throughout the site.
3 Kochia Lane, Lindfield	135	3	Services strip shops on Lindfield Ave and commercial centre on Tryon Rd.
Moore Avenue, Lindfield	27	0	Services local village shopping centre
9 Havilah Lane, Lindfield	25	0	Services commercial centre and strip shops
265-271 Pacific Highway, Lindfield	17	1	Lindfield Library. 7 reserved spaces

Car park	Spaces	Disabled	Description
Lindfield continued			
9 Wellington Road, East Lindfield	53	2	Services park, shopping centre and church
11 Bradfield Road, West Lindfield	19	0	Services Child Care Centre
Killara			
2 Marian Street, Killara	35	0	Behind Theatre. Many significant trees
Culworth Avenue, Killara	173	2	Opposite Killara station. Many significant trees
1 Reading Avenue, East Killara	57	0	Services shopping village
Turramurra			
Ray Street, Turramurra	9	1	Services Turramurra Library
Princes Street, Turramurra	14	0	Services shopping village and park
93a Eastern Road, Turramurra	38	0	Services local shopping village. Significant trees on perimeter
4 Turramurra Avenue, Turramurra	156	6	Turramurra station, Community Centre, Meals on Wheels and shopping district.
5 Ray St and 12 William Street, Turramurra	240	4	Services Turramurra station, Library and shopping district
Rohini Street, Turramurra	35	0	Adjacent to Turramurra station
6 Valley Park Crescent, North Turramurra	19	0	At rear of local shopping village
Auluba Road, South Turramurra	36	1	Services local shopping village
1a Kissing Point Road, South Turramurra	151	3	Services village shopping centre on Pacific Highway. Some significant trees.
Roseville			
Larkin Lane, Roseville	43	0	Located behind Pacific Highway strip shops
2 Lord Street, Roseville	58	0	Services strip shops on Hill street
3 Recreation Avenue, Arts Centre, Roseville	31	1	Services Ku-ring-gai Arts Centre
1 Rowe Street, East Roseville	24	1	Services strip shops on Babbage Road
Wahroonga			
24 Millewa Avenue, Wahroonga	52	0	Adjacent to Wahroonga station
5 Warwilla Avenue, Wahroonga	47	0	Adjacent to Wahroonga station
170 The Commenarra Parkway, Wahroonga	64	1	Rear of shopping village
Railway Ave and Coonanbarra Rd, Wahroonga	172	5	Services Wahroonga station
Warrawee			
Borambil Street, Warrawee	8	0	Services Warrawee station



Contact Ku-ring-gai Council
818 Pacific Highway
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au

DRAFT PLAN OF MANAGEMENT GORDON GOLF COURSE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To place the draft Plan of Management Gordon Golf Course on public exhibition in accordance with the requirements of the Local Government Act 1993, as amended.

BACKGROUND:

The *Local Government Act 1993* requires that all land classified as community land must have a Plan of Management. On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management.

COMMENTS:

On 20 November 2001, Council adopted a *Plan of Management Gordon Golf Clubhouse Precinct* and a generic *Plan of Management for Golf Courses* to guide the use and management of the site. The plan of management has been amended to reflect changes to the management practices of the site over time and to incorporate the clubhouse precinct and golf course into one dedicated plan.

RECOMMENDATION:

That the draft Plan of Management Gordon Golf Course be exhibited for a period of 28 days with a further 14 days for public comment in accordance with the requirements of the Local Government Act 1993.

PURPOSE OF REPORT

To place the draft Plan of Management Gordon Golf Course on public exhibition in accordance with the requirements of the Local Government Act 1993, as amended.

BACKGROUND

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. Not only are they required under the Act, but are also an essential management tool. Plans of management:

- are written by Council in consultation with the community;
- identify the important features of the land;
- clarify how Council will manage the land; and
- indicate how the land may be used or developed (such as leasing).

Until a plan of management for community land is adopted the nature and use of the land must not be changed. This means that Council cannot carry out new development on the land. It also means that Council cannot grant a lease, licence or other estate over the land until a plan of management is in place.

In accordance with *the Local Government Act 1993* and *Practice Note number one Public Land Management* issued by the Department of Local Government, a Council can amend a plan of management at anytime. However, as an amendment, it is regarded as another plan and must be exhibited in accordance with s40 of the *Act*.

On 20 November 2001, Council adopted a Plan of Management Gordon Golf Clubhouse Precinct and a separate generic Plan of Management for Golf Courses (excluding North Turrumurra golf course).

On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management. A prioritised table of plans for revision was adopted with the *Plan of Management Gordon Golf Course*, a high priority for amendment.

COMMENTS

On 20 November 2001, Council adopted a Plan of Management Gordon Golf Clubhouse Precinct and a separate generic Plan of Management for Golf Courses (including Gordon golf course).

Subsequently, a draft *Plan of Management Gordon Golf Course* has been developed incorporating the two areas.

The amended draft plan of management (**Attachment 1**) follows the same format as other plans of management prepared for various areas of community land in Ku-ring-gai.

Item 10

S06604
3 November 2008

The draft *Plan of Management Gordon Golf Course* is a practical document which provides measurable strategies flowing from management objectives providing for long term focussed management of the Gordon golf course area.

The draft plan of management is deliberately strategic in nature with limited operational detail to allow for flexibility and innovation in the implementation of strategies. This detail will be reflected in annual operating plans which will vary according to funding levels and the options available to provide agreed services. The operation plans will also be developed along with Council's management plan and will be available on Council's website.

As with other plans of management this draft provides Council with the legal ability to enter into lease, licence or other estate agreements in relation to the Gordon golf course. This does not necessarily mean Council will enter into any such agreement, however, Council is legally able to do so should the need arise.

Under *Section 612* and *705* of the *Local Government Act 1993* Council is required to give public notice of the proposal fee (purchase price). The purchase price for the plans of management is set at \$0.60 per page in accordance with Council's Fees and Charges 2008/09. *Section 612* requires that Council must give the public notice for at least 28 days with a further 14 days for public comment and consider any submissions before it can determine the fee. *Section 705* requires that Council must determine the manner with which it proposed to bring the matter notified, to the attention of as many people in its area as possible.

CONSULTATION

It is considered advertisements in a local paper circulated within the Ku-ring-gai local government area and promotion on Council's website and notification at the Gordon golf course, are the most appropriate means of bringing the proposed draft plan of management to the attention of local residents.

The development of the current plan of management incorporating both the generic *Plan of Management for Golf Courses* and the *Plan of Management Gordon Golf Clubhouse Precinct* involved significant community consultation with local residents, golfers, Gordon Golf Club and relevant interest groups. Little variation to the uses and management practices of the site has occurred since 20 November 2001. One exception is the development of sewer mining infrastructure to irrigate the course, of which separate community consultation has been undertaken.

The public exhibition and comments period proposed for the amended draft plan of management will provide an additional avenue to consult with a comprehensive range of stakeholders.

FINANCIAL CONSIDERATIONS

Financial considerations include the cost of advertising the exhibition of the draft plan of management. This is incorporated within the operation budget of the Strategy department.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Comprehensive consultation has been undertaken as part of developing the amended plan of management with all departments of Council included in the consultation process.

SUMMARY

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management.

On 20 November 2001, Council adopted a *Plan of Management for Golf Courses* and a separate *Plan of Management Gordon Golf Clubhouse Precinct*. On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management. A prioritised table of plans for revision was adopted with the *Plan of Management Gordon Golf Course*, a high priority for amendment.

Since the adoption of the *Plan of Management for Golf Courses* and the *Plan of Management Gordon Golf Clubhouse Precinct* limited variation has occurred with the use and management of the site with the exception of the development of sewer mining infrastructure for irrigation.

In response to this, the generic *Plan of Management for Golf Courses* and the *Plan of Management for the Gordon Golf Clubhouse Precinct* have been superseded by *Plan of Management Gordon Golf Course* (**Attachment 1**), if adopted by Council.

RECOMMENDATION

- A. That the draft *Plan of Management Gordon Golf Course* be exhibited for a period of 28 days with a further 14 days for public comment, in accordance with the requirements of the *Local Government Act 1993*.
- B. That during the exhibition period copies of the draft *Plan of Management Gordon Golf Course* be placed at the Council Chambers, Gordon, St Ives, Lindfield and Turramurra libraries, Gordon golf course and on Council's website.
- C. That Council gives notice of its intention to determine a purchase price of \$0.60 per page for the *Plan of Management Gordon Golf Course* via advertisements in the North Shore Times.
- D. That during the public exhibition and comment period, copies of the draft *Plan of Management Gordon Golf Course* be sent to relevant community interest groups, where known, welcoming their comment and advising the comment deadline.
- E. That a further report be presented to Council following the public consultation process and incorporating comments received during the public exhibition process.

Louise Hayward
Sustainability Officer

Roger Faulkner
Sport & Recreation Planner

Peter Davies
Manager Corporate Planning & Sustainability

Andrew Watson
Director Strategy

Attachments: **Draft Plan of Management for Gordon Golf Course - 2008/028396**



Ku-ring-gai Council

Plan of Management **Gordon Golf Course**

November 2008

Prepared by
Louise Hayward
Sustainability Officer



Contents

Introduction	Background	3
	Objectives	3
	Vision	3
	Document structure	4
	Community land	4
	Categorisation	4
	A brief history	4
	Local and regional context	5
	Site description	5
	Leases and licences	5
	Current and permitted uses	6
	Scale and intensity of uses	6
	Future development of the land	7
	Values and issues	7
Management objectives	Introduction	10
	Development of the land	10
	Safety & risk management	10
	Maintenance	10
	Tourism	10
	Course amenities	11
	Access	11
	Inappropriate access and use	11
	Security and vandalism	12
	Sponsorship	12
	Traffic and parking	12
	Waste management	12
	Catchment management	13
	Water management	13
	Course quality	13
	Dogs on the course	13
	Noise	13
	Stray golf balls	14
	Public art	14
	Climate change	14
	Vegetation and habitat	14
Strategy plan	Introduction	15
	Development of the land	16
	Safety & risk management	16
	Maintenance	16
	Tourism	16
	Course amenities	16
	Access	16
	Inappropriate access and use	17
	Security and vandalism	17
	Sponsorship	17
	Traffic and parking	17
	Waste management	17
	Catchment management	18
	Water management	18
	Course quality	18
	Dogs on the course	18
	Noise	18
	Stray golf balls	19
	Public art	19
	Climate change	19
	Vegetation and habitat	19
Monitoring	Monitoring program	21
References	References	21

Introduction

Background

Ku-ring-gai Council's Open Space system comprises some 300 hectares of developed open space containing a wide spectrum of sport, recreation and leisure facilities including sports fields at 46 locations, 94 playgrounds, 2 public golf courses, 29 sealed netball courts and 27kms of designated bushland walking tracks.

This Plan of Management covers the Gordon Golf Course and associated club house as shown in figure 2, one of two publicly owned courses within Ku-ring-gai.

The Par 65 public course is zoned Open Space 6(a) Recreation Existing under Ku-ring-gai's Planning Scheme Ordinance and is located in Lynn Ridge

Avenue, Gordon. Professional golf services are provided by a subcontractor and the greens, fairways and play areas are maintained by Council staff.

This Plan of Management has been prepared in accordance with the requirements of the *Local Government Act 1993* (as amended).

The Plan has been developed to provide a strategic framework for future management of the facility which states Council's management intentions as well as authorised development and use of the land as required under Chapter 6 of the *Local Government Act 1993*.

Objectives

This Plan has been developed to fulfil the following objectives:

- To meet Council's obligations under Chapter 6 of the *Local Government Act 1993* in respect to public land management.
- To enable Council to renegotiate or enter into contracts, leases, licences and hire agreements for the Gordon Golf Course and ancillary facilities in relation to the provision of services and utilities.
- To provide a public golf course which manages the environmental, economic and social sustainability of the site.

Vision

The vision of the Gordon Golf Course has been developed through past consultation in the development of the generic Plan of Management for Golf Courses and through further consultation as part of the development of this Plan. The vision for the Gordon Golf Course is:

A quality public golf course which balances recreation, landscape and conservation values within a business framework.



Document structure

This Plan of Management comprises five major sections including:

- Introduction
- Basis for management
- Management objectives
- Strategy plan
- Monitoring program

The basis for management is the driving force of the plan that will guide management of the Gordon Golf Course over the next 15 years. The basis for management incorporates the core values of the community and regular users which are reflected in the vision and role for the land.

The management objectives have been developed in response to key issues identified within the consultation process that affect management of the Gordon Golf Course.

The strategy plan and monitoring program define the strategies that will be implemented to achieve the management objectives of the plan. Performance indicators are also included to provide a basis for measurement upon which to evaluate the implementation strategies.

Community land

The introduction of the *Local Government Act 1993* represented a significant policy reform in respect to public land management.

On the commencement of the Act on 1 July 1993, all land set aside as parkland (sports fields, playgrounds, bushland etc) was automatically classified as community land with specific requirements governing its management.

One of the requirements is the preparation of plans of management for all community land. Community land must be managed in accordance with an adopted plan of management and until such plan is prepared and adopted, the nature of the land and use cannot be altered.

Leasing and licensing of community land must be authorised by a plan of management.

Categorisation

Under Division 2, Section 36, Clause 4 of the *Local Government Act 1993*, Plans of Management must categorise the land covered by the Plan. The Act provides the following choices for categorisation:

- Natural area
- Sports ground
- Park
- General community use

For the purposes of Section 36 Clause 4 the Plan of Management categorises the Gordon Golf Course as sports ground and the area of the clubhouse and ancillary facilities at the northern end of the site as general community use as indicated in Figure 3.

A brief history

Up until 1932 the bulk of St Johns Avenue and flat land areas were dairy. In 1932 due to the slowing up in residential development caused by the depression, the trustees of the land (William Moore Trust) decided to use the area as a golf course as a means of profitable revenue. This was only a temporary measure pending development of the southern section, when the course would be subdivided for residential lots.

Construction started in April 1933 and opened to the public as a golf course in August 1933. Council took over the then called Lynn Ridge Golf Links a municipal golf course in 1946 and gave notice of resumption of 48.5 acres (14 holes) for 'park' purposes. Four holes on the western side of St Johns Avenue were not resumed. As part of the purchase of the land from the William Moore Trust, Council has certain obligations in regard to public access to the land.

On 20 November 2001, Council adopted a generic Plan of Management for Golf Courses which covered both Gordon and North Turramurra Golf Courses. In addition to this, the Plan of Management for the Gordon Golf Clubhouse was also adopted on the same date which is now incorporated into this plan. As part of the development of these plans, extensive consultation was undertaken with the managers, users and adjoining land users of the course.



Local and regional context

In 2005, Golf Australia estimated that there were over 1500 golf courses within Australia with a membership of over 1.14 million players. Over 25 per cent of these players visited a course more than once a week. The average rate of increase in the number of players is steadily rising and overall demand is continuing. There is a need for additional golf courses and increased capacity on existing courses to meet this continuing increase in demand. There are 16 courses within the surrounding region of Ku-ring-gai of which the majority are privately owned.

Within the Ku-ring-gai local government area, there are three private courses (Avondale, Killara and Roseville) and two public golf courses at North Turramurra and Gordon.

Site description

The Gordon Golf Course is located on Lynn Ridge Avenue at Gordon (Figure 1) and covers the following land:

- Lot 68 DP 241717
- Lot 12 DP 825411
- Lot 11 DP 825411
- Lot 1 DP 1328533
- Lot 1 DP 120933
- Part Lot 1 DP 1115862

The golf course layout is divided into two balanced sets of nine holes each. The course is on a relatively small parcel of land. On such a course, safety issues can be a problem. However, the scale and density of the existing vegetation lining most fairways helps to reduce many of these safety issues. Where vegetation can't eliminate danger, the course has a number of essential safety fences installed. Many of these fences are in poor condition.

The course starts at the pro-shop from hole 1 and returns to the pro-shop on completion of the 18th hole providing a continuous layout

The existing greens are old and require a high level of maintenance.

The Clubhouse precinct contains the following facilities:

- amenities and storage building
- Ancillary building

- golf pro-shop
- clubhouse
- formal car park (51 spaces)
- informal parking area

The Gordon town centre and railway station lie within one kilometre east with the site backing onto Council bushland forming the western boundary.

Leases and Licences

There are two separate existing leases at this site for the Pro shop and the clubhouse.

This Plan of Management expressly authorises Council, by resolution, to enter into lease or licence agreements with relevant authorities, organisations or individuals in relation to the provision of services or utilities for a public purpose.

In accordance with the requirements of the *Local Government Act 1993*, this plan also expressly authorises Council to grant easements for authorities, organisations or individuals in favour of private lands over lands identified in the plan, providing Council is satisfied there is no reasonable alternative and appropriate benefits are obtained for the community land and any adverse impacts on playing surface or drainage is remediated at the cost of the holder of the easement.

Current and permitted uses

The land covered by this Plan is currently used for recreational and ancillary purposes including:

- golf
- garden area
- car parking
- natural areas
- clubhouse and amenities
- maintenance buildings
- access roads
- pathways
- licensed bar and bistro
- gaming (poker machines)
- commercial activities
- pro shop
- conference activities
- water reuse and recycling

Scale and Intensity of Permitted Uses

Use	Scale	Intensity
Golf course play	Limited to physical constraints of the course	During daylight hours in accordance with relevant development consents.
Golf course maintenance	Limited to physical constraints of the course	During daylight hours in accordance with relevant development consents.
Clubhouse	Limited to physical constraints of building and facilities	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.
Licensed bar and bistro	Limited to physical constraints of building and facilities	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.
Recreation areas	Limited to physical constraints of building and facilities	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.
Gaming	In accordance with relevant consents or approvals as required by appropriate authorities	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.
Car parking	Limited number of car parking spaces able to be provided on site	In accordance with sign posting, Monday to Sunday (inclusive).
Commercial activities, pro shop and conference activities	Limited to existing activities at the time of adoption of the plan, physical constraints of the site and buildings and must be in accordance with objectives of the Plan	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.



Future development of the land

This Plan of Management authorises within the requirements of relevant legislation and Council policy, the future development of the Gordon Golf Course for the following purposes and uses:


- golf
- amenities buildings
- club house
- function and meeting rooms
- refreshment rooms (eg café, restaurant)
- community facilities
- car parking and access roads
- natural areas
- landscaping
- picnic and BBQ facilities
- play grounds
- drainage and water retention
- maintenance buildings
- practice nets and putting greens
- community facilities
- commercial facilities
- sewer mining
- stormwater harvesting

The following issues were identified for the Gordon Golf Course:

- development of the land
- safety and risk management
- maintenance
- course amenities
- access
- traffic and parking
- dogs on course
- waste management
- catchment management
- water management
- hours of operation
- course quality
- financial viability
- noise
- tourism
- stray golf balls
- public art
- climate change
- landscape character
- fauna and flora

Values and issues

Identification of values of the Gordon Golf Course together with issues affecting its management was compiled from consultation undertaken for the existing Plans of Management for Golf Courses and for the Gordon Golf Clubhouse Precinct and further consultation with relevant staff. The following values were identified for the Gordon Golf Course:

- sport
 - recreational opportunities
 - multiple use/multi-purpose
 - community benefit
 - visual amenity
 - quality of life
 - health
 - economic sustainability
 - property value
 - social benefits
 - habitat
 - environmental
 - public spaces
 - car parking
 - commercial opportunities
 - function and conference venue
- 

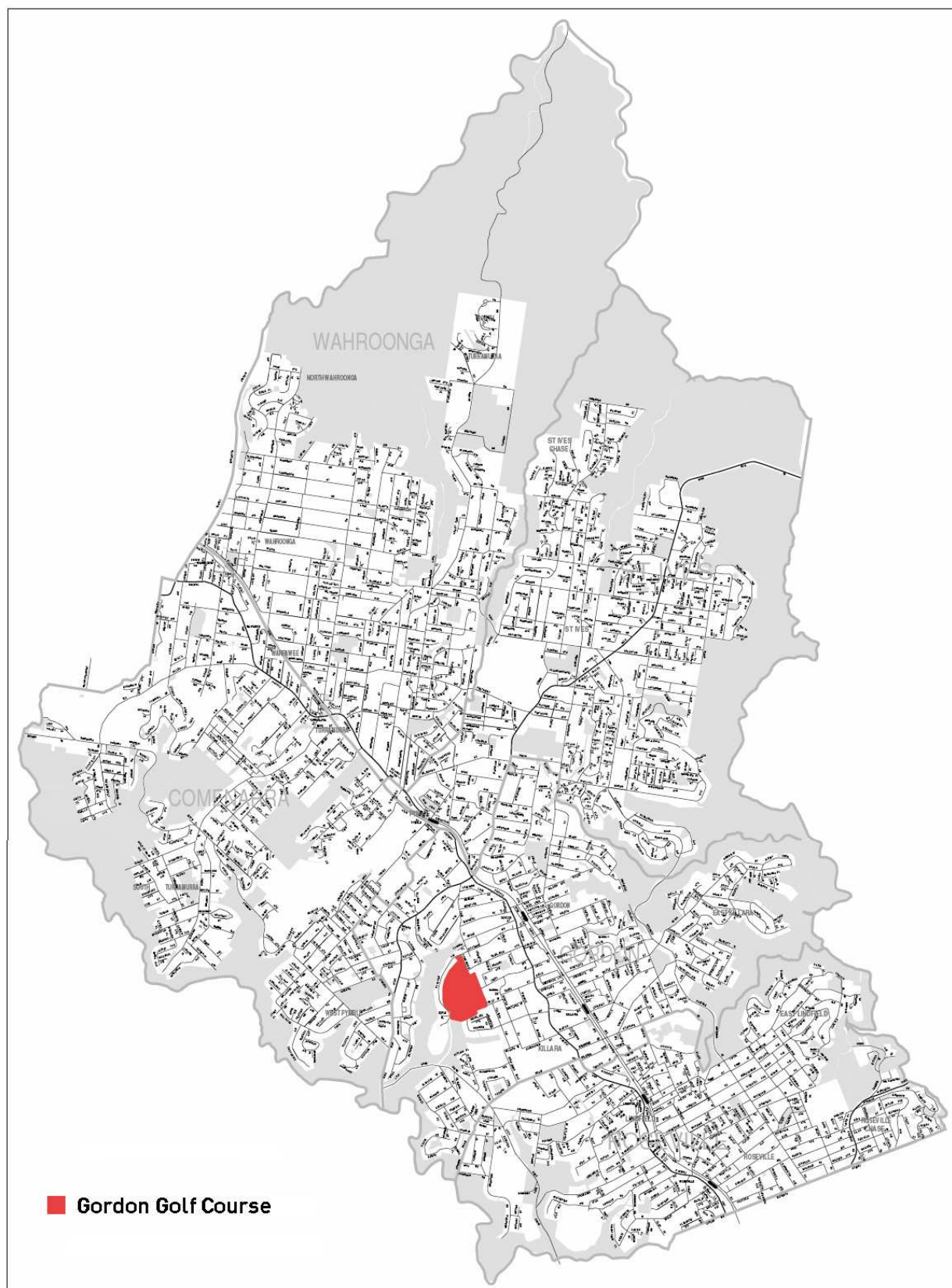


Figure 1: Location of Gordon Golf Course within the Local Government Area



Figure 2: *Area covered by this Plan*



Figure 3: *Areas of categorisation*

Management Objectives

Introduction

The management objectives have been developed in response to those issues identified as important in managing the Gordon golf course and bearing in mind the values of the land.

Development of the land

Issue

The current use and configuration of the course, buildings and other elements on the site has been in place for some time and was no doubt designed for particular purposes at the time of establishment.

Over time needs have changed. This has brought about alterations to the course and arrangement of facilities such as buildings, landscaped areas. And car parking areas within the site. This should be viewed as a positive opportunity to meet changing needs without compromising other aspects such as the local environment.

Objective

To ensure future development within the Gordon Golf Course is carried out in a manner that minimises impacts on surrounding land uses.

Safety and risk management

Issue

The issues for safety and risk management are inter-related with both issues primarily relating to providing a safe environment for players, staff, spectators, casual and other users the Gordon golf course.

Significant issues include:

- identification of users needs
- appropriate design and construction techniques
- identification of possible risks and development of plans to minimise risk
- a fully documented inspection and maintenance cycle appropriate to the facility and available funds

Objective

To provide a safe environment for users of and visitors to the Gordon golf course and adjoining properties.

Maintenance

Issue

Maintenance is a critical issue which on the one hand deals with the expectations of course users in relation to preparation of the greens and facilities and on the other hand the Council's costs or ability to maintain the course and facilities to certain standards over time.

Excluding leased areas, maintenance of Gordon golf course and facilities is currently provided by Council staff based at the golf course.

Given the high level of usage of the golf courses, care must be taken to provide a level of service which will prevent degradation of the courses and their assets over time.

It is important that Council and the users of the site agree to the maintenance standards which will be provided at Gordon Golf Course.

Objective

To provide an agreed level of maintenance at Gordon golf course consistent with other public golf courses and in the most competitive manner available within Council's budget constraints.

Tourism

Issue

The Ku-ring-gai Local Government Area offers many opportunities for tourists to the region, especially in regard to outdoor and natural areas tourism. Council's two golf courses provide a recreational opportunity to visitors to the region, and form part of the overall tourist experience for the upper North Shore region.

Objective

To maximise the tourism potential of the Gordon golf course

Course amenities

Issue

The provision of appropriate facilities and amenities (toilets, seating, bins, shade) throughout the course is a key component of providing a golf course which meets the needs of a range of uses.

Objective

To provide course amenities which meet the needs of users.

Access

Issue

Access to the Gordon golf course and associated amenities is an issue in the following respects:

- pedestrian access
- vehicular access
- disabled access
- access for ethnic and minority groups
- emergency and service access
- signage

Access within the Gordon golf course is of concern due to the increased use of the course. Informal tracks and paths have been created where heavy pedestrian traffic desire lines lead to an erosion of informal pathways. The establishment of a formalised path system including ramps and methods to prevent unauthorised access paths will reduce the adverse effects of increased pedestrian traffic within the course.

From a legislative aspect, Council has responsibility in terms of access under the following Acts:

- *NSW Anti Discrimination Act (1977)* as amended:
- *Federal Disability Discrimination Act (1992)* as amended.

The *Disability Discrimination Act 1992* and *Anti Discrimination Act 1997* makes it law for public places such as parks to be accessible to persons with disabilities. In response, Council's Access Policy and Disability Discrimination Act Action Plan provides the following relevant objectives and strategies:

Objective 3 – Council owned services and facilities are accessible to people with a disability including: c) Access to Council's open space and facilities where it is possible and achievable within landform.

Objective 8. Council takes a leading role to ensure that all levels of government, local business and community organisation provide accessible services.

DDA Action Plan Strategies

1.2 Building and facilities will meet access standards including AS1428.2 Design for access and ability.

7.2 Council will put in place practices to encourage hirers and other users of council's facilities to be inclusive of people with a disability. This includes the allocation of sporting fields.

The *Anti Discrimination Act 1977* provides that all recreational facilities should be provided without breaching the anti discrimination laws. In particular, toilets should be provided for both sexes and those with disabilities and facilities should be available to both sexes and all races and ages equally.

The management of service and access to and within the Gordon Golf Course must take into account the needs for clear access for emergency vehicles and, where possible, their dual usage for pedestrians and the disabled.


Objective

To maximise and formalise access within Gordon golf course

Inappropriate Access and Use

Issue

Gordon golf course has several informal access points along the perimeters of the course. These include unapproved gates into the course erected by residents from adjoining private properties. There is a noticeable flow of unauthorised users of the course (including pedestrian traffic, picnickers, joggers, dog walkers and non paying golfers) from informal access points who can cause a hazard to golf players and a safety hazard to themselves.



Unauthorised play also causes a loss of revenue through players not paying club fees for the use of the course.

The simultaneous use of the courses for passive recreational use and golf can be incompatible and is an issue of concern for golfers, staff members and general public.

Objective

To minimise inappropriate use and access to and within Gordon golf course.

Security and vandalism

Issue

Vandalism involving property damage is a widespread issue which affects many civic areas in Ku-ring-gai including this site.

It is considered appropriate to include the following elements in strategies to reduce vandalism:

- prompt response to repair damage when vandalism occurs
- where necessary target enforcement to known problem areas
- appropriate education and enforcement program
- security lighting and fencing
- enforcement of access through formalised access points only

The above elements will also assist with deterring unauthorised uses.

Objective

To provide a safe environment for users, visitors and staff
To minimise the potential for, and actual occurrence of vandalism and unauthorised use at Gordon Golf Course.

Sponsorship

Issue

In 2007, Council adopted a Sponsorship Policy in accordance with the ICAC Guidelines for Sponsorship in the Public Sector (2006).

Sponsorship of Council's events and functions is an ideal way to provide quality productions to the community in a cost effective manner. Sponsorship, in return, delivers benefits for the sponsor.

Objective

To allow for sponsorship at the Gordon golf course

Traffic and parking

Issue

Due to the increase in demand at Gordon golf course, there has been a subsequent increase in traffic and parking issues surrounding the site. The site does not have adequate parking for patrons and consequently, users park along the road side surrounding the course. Additional parking potential and information traffic signs may improve this situation.

Objective

To minimise traffic impacts on adjoining land uses.

To provide safe car parking to users.

To investigate potential additional car parking and signage

Waste Management

Issue

Litter control on the courses has been identified as an issue of concern. Litter bins and recycling stations can be installed or more appropriately positioned near heavy traffic areas throughout the course to reduce littering, increase recycling and facilitate collection.

Objective

Facilitate litter and waste collection and increase recycling practices at Gordon golf course



Catchment Management

Issue

Gordon golf course is situated within the Lane Cove catchment. As part of catchment management, efforts have been made by Council to reduce the course impact on the catchment including improving the maintenance vehicle wash down bay and chemical storage areas. In addition, chemical use at Gordon golf course has been reduced and biological pest control is now favoured over chemicals. Efforts should be taken to remove all weeds from within the course areas with special consideration being given to remove weeds from within riparian zones to reduce the spread of water borne weed seeds.

Objective

To incorporate the principles of Total Catchment Management into all management activities

Water management

Issue

The Gordon golf course site has a limited water supply with low water pressure and limited irrigation systems creating difficulties in keeping the golf course adequately irrigated. To rectify this, Council has committed to building a water recycling and sewer mining plant. This will treat effluent to an appropriate standard for irrigation and other non-potable uses, providing up to 90% of the water needs for the site.

Objective

Improve water management at Gordon golf course to maximise course and field quality and meet legislative requirements.

Course quality

Issue

The quality of the Gordon golf course ranges from average to good. The increase in demand and the lack of adequate irrigation systems and a full complement of staff have attributed to course quality.

Objective

Maximise course quality at Gordon Golf Course.

Dogs on the course

Issue

Dogs on Gordon golf course have been identified as an issue of concern relating to dog faeces left on the course and the potential threat to course users and dog owners by leashed and unleashed dogs.

In addition to this, potential dog attacks can put other users, dogs and wildlife of the area at risk of harm. Prohibiting dogs from the golf course area during hours of play will mitigate any potential risk to other users from dog attack and dog owners.

Objective

To minimise any risk to users of the golf course from dogs and to dogs.

Noise

Issue

Recreational and maintenance activities can create excessive noise impacting adjoining land users. In an effort to reduce noise impacts on adjoining land users, maintenance vehicles on the golf course have been replaced where possible with electric driven alternatives which produce little or no noise. The operation of the sewer mining equipment has been designed to take into consideration noise impacts on course users and adjacent land owners. Course maintenance and golfing play hours are limited to certain hours of the day to reduce noise impacts on adjoining users.

Objective

Minimise noise impacts on adjoining land users at Gordon golf course.



Stray Golf Balls

Issue

Stray golf balls from the golf course have the potential to be a risk to adjoining land users. Future redesigning of the course and vegetation planting needs to take into consideration the minimisation of stray golf balls onto adjoining lands and within the Gordon golf course itself.

Objective

Minimise the adverse effects of stray golf balls.

Public art

Issue

In 1998 Council adopted a Public Art Policy aimed at “guiding and encouraging the exhibition and inclusion of art within public places, ensuring the valued characteristics of Ku-ring-gai are enhanced”.

The draft Public Art Policy has the following objectives:

- encourage art in the Ku-ring-gai Council area
- contribute to raising the profile and recognition of art and arts development
- ensure public art complements and enhances the valued characteristics of the Council area
- ensure a coordinated and planned approach to the development and management of public art
- provide clear guidelines for Council and the community regarding public art development and responsibility
- where relevant ensure the Public Arts Policy is reflected within Council’s strategic directions, policies and planning controls and *vice versa*.

Objective

To provide opportunities for public art at the Gordon golf course.

Climate change

Issue

It is likely that the climate change predicted by the CSIRO will see Ku-ring-gai experience an increase in drought, extreme wind and rain events and an increase in frequency of extreme temperature days.

Notable secondary impacts may include more extreme and frequent bush fire events, electricity, water, gas and sewer disruption, extremes in heat, more intense and frequent storms, local flooding and prolonged droughts. These could affect the Gordon golf course.

Bushfires can be a threat to residential areas around Gordon. The Gordon Golf Course can be used during fire events by providing a marshalling area for emergency services and the large static water supplies will provide a significant water supply in the event of a bushfire hazard.

The Gordon golf course needs to adapt to climate change as well as mitigate its contribution to climate change.

Objective

To manage the Gordon golf course in a way which both mitigates and adapts to climate change.

Vegetation and habitat

Issue

The Gordon golf course provides extensive landscaped areas and remnant State Environmental Planning Policy 19 bushland. It is vital that this landscape character be preserved and where appropriate reinforced and enhanced.

Objective

To conserve and where appropriate, reinforce the natural and landscape values of Gordon golf course.

Strategy Plan

Introduction

This section outlines the strategies that will be implemented to achieve Council's objectives in terms of the issues relating to management of the Gordon golf course.

Issue	Objective	Strategy	Responsibility	Completion
Development of the land	To ensure future development within the Gordon golf course is carried out in a manner that minimises impacts on surrounding land uses	Site developed in accordance with the Plan and associated Landscape Master Plan	Manager Corporate Planning & Sustainability	Ongoing
Safety & risk management	To provide a safe environment for users of and visitors to the Gordon golf course.	Implement Council's <i>Liability, Loss and Public Risk</i> strategy for Open Space	Manager Open Space Services	2008 & Ongoing
Maintenance	To provide an agreed level of maintenance at Gordon golf course consistent with other public golf courses and in the most competitive manner available within Council's budget	Identify required standards for all maintenance at the Gordon Golf Course Maintain the facilities maintenance plan according to service plan standards Review service plan specifications and monitoring systems annually Prepare and implement a contingency plan for emergency repairs	Manager Open Space Services	Ongoing
Tourism	To maximise the tourism potential of the Gordon golf course	Promote the Gordon golf club as a tourism destination	Manager Community & Recreation Property	Ongoing
Course Amenities	To provide course facilities which meet the needs of users.	Develop a consultative program to provide feedback to Council, on an ongoing basis, on the needs of users at both courses. Respond to user feedback in maintenance/improvement programs where resources allow.	Manager Open Space Services	Ongoing
Access	To control and formalise access within Gordon golf course	Identify constraints and opportunities to maximise access and circulation and develop a program of pathway installation Install pathways consistent with identified formal and informal access lines. Install signage identifying use limitations of course facilities. Develop and implement an education and enforcement program regarding access to Gordon golf course. Permit access to emergency vehicles	Manager Open Space Services	Ongoing

Issue	Objective	Strategy	Responsibility	Completed
Inappropriate access and use	To minimise inappropriate uses and access to and within Gordon golf course.	Undertake an audit of potential risks to users, visitors, staff and facilities and develop and implement a risk management program.	Manager Open Space Services Manager Compliance & Regulation	Ongoing
Security and vandalism	To provide a safe environment for users, visitors and staff	Provide a timely response to reported damage or vandalism at the Gordon Golf Course.	Manager Open Space Services	Ongoing
	To minimise the potential for, and actual occurrence of vandalism and unauthorised use at Gordon Golf Course.	Ensure facilities at the Gordon Golf Course are of appropriate design and construction and are well maintained to reduce motivation factors for vandalism.	Manager Compliance & Regulation	
Sponsorship	To allow for sponsorship at the Gordon golf course	Actively seek sponsorship opportunities at the Gordon golf course	Manager Community & Recreation Property	Ongoing
Traffic and parking	To minimise traffic impacts on adjoining land uses.	Investigate potential to increase parking facilities within the Gordon golf course.	Manager Open Space Services	2010
	To provide safe car parking areas to users.	Investigate the option of providing additional car parking areas at Gordon golf course.	Traffic & Transport Planner	
	To investigate potential additional car parking and signage			
Waste management	Facilitate litter and waste collection and increase recycling practices at Gordon golf course	Provide adequate number and location of bins in accordance with identified user needs and problem areas. Trial use of recycling facilities at Gordon Golf Course and initiate appropriate action on completion of trial.	Manager Waste Services	Ongoing

Issue	Objective	Strategy	Responsibility	Completed
Catchment management	To incorporate the principles of Total Catchment Management into all management activities	<p>Soil test the course at the Gordon Golf Course to identify precise chemical deficiencies and formulate a fertiliser program specific to each area to eliminate unnecessary chemical application</p> <p>Provide clear delineation between course surrounds and bushland</p> <p>Install water treatment devices concurrently with drainage and irrigation works</p>	<p>Manager Open Space Services</p> <p>Manager Capital Works</p>	Ongoing
Water management	Improve water management at Gordon golf course to maximise course and field quality and meet legislation requirements	<p>Develop a Water management Plan for Gordon Golf Course.</p> <p>Implement a Water Management Plan</p>	Manager of Corporate Planning & Sustainability	<p>2007</p> <p>2010</p>
Course quality	Maximise course quality at Gordon golf course.	Identify and implement opportunities to provide improvement to the course quality	Manager Open Space Services	Ongoing
Dogs on the course	To minimise risk to users of the golf course from dogs and to dogs from management of the course.	<p>Dogs are prohibited from Gordon golf course during golf operating hours.</p> <p>Implement an education and enforcement program aimed at dog owners</p>	<p>Manager Open Space Services</p> <p>Manager Compliance & Regulation</p>	Ongoing
Noise	Minimise noise impacts on adjoining land users at Gordon golf course.	<p>Where possible, progressively replace all maintenance equipment with quieter alternatives.</p> <p>Encourage users to minimise noise when playing in the vicinity of residential areas</p> <p>Use noise management criteria when considering any changes to the Gordon golf course.</p>	<p>Manager Open Space Services</p> <p>Manager Community & Recreation Property</p>	Ongoing

Issue	Objective	Strategy	Responsibility	Completed
Stray golf balls	Minimise the adverse effects of stray golf balls.	Identify areas where stray golf balls are causing or have potential to cause a risk to other users or adjoining land uses Use a variety of methods to minimise the risk of stray golf balls including fences, landscaping and realignment of directions of play.	Manager Open Space Services	Ongoing
Public art	To provide opportunities for public art at the Gordon golf course.	Consider opportunities for public art in line with relevant Council policy.	Manager Community & Recreation Property Manager Leisure and Cultural Development	Ongoing
Climate change	To manage the Gordon golf course in a way which both mitigates and adapts to climate change.	Implement projects listed within the Energy and Water savings Action Plan.	Manager of Corporate Planning & Sustainability	2011
Vegetation and habitat	To conserve and where appropriate, reinforce the natural and landscape values of Gordon golf course.	Endangered Ecological Communities are mapped Protect important vegetation and habitats Preference will be given to the use of locally occurring plant species to reinforce the landscape and habitat values of the courses.	Manager of Corporate Planning & Sustainability Manager Open Space Services	2009 and Ongoing



Monitoring program

The strategy plan will be reviewed every two years. The review will include the following:

- A report on the progress plan
- Recommendations for alterations to the existing strategy plan for the coming year
- Any other necessary changes due to new usage trends or issues arising from management of the site

The objectives will be reviewed every two years in the Council's Management Plan cycle. If significant changes take place in the interim, this section will be revised.

The core values held by the community are unlikely to change over the 15 year timeframe however, the relative importance of each value may increase or decrease. These changes in importance of core values need to be reflected in changes in the strategy plan. However, significant changes in the relative importance of core values will necessitate the need for a completely new plan to be prepared.

References

Independent Commission Against Corruption, 2006, *Sponsorship in the public sector*

Ku-ring-gai Council, *Generic Plan of Management – Gordon and North Turramurra Golf Courses*. Adopted 20 November 2001.

Ku-ring-gai Council, *Plan of Management - Gordon Golf Clubhouse Precinct*. Adopted 20 November 2001.



Contact Ku-ring-gai Council
818 Pacific Highway
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au

DRAFT PLAN OF MANAGEMENT NORTH TURRAMURRA RECREATION AREA

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To place the draft Plan of Management North Turramurra Recreation Area on public exhibition in accordance with the requirements of the Local Government Act 1993, as amended.

BACKGROUND:

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management.

COMMENTS:

In December 1998, Council adopted a *Plan of Management North Turramurra Recreation Area* to guide the use and management of the site. Since adoption of this plan, a comprehensive landscape master plan has been developed for the site. The plan of management has been amended to reflect the contents of the landscape master plan.

RECOMMENDATION:

That the draft Plan of Management North Turramurra Recreation Area be exhibited for a period of 28 days with a further 14 days for public comment in accordance with the requirements of the Local Government Act 1993.

PURPOSE OF REPORT

To place the draft Plan of Management North Turrumurra Recreation Area on public exhibition in accordance with the requirements of the Local Government Act 1993, as amended.

BACKGROUND

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management. Not only are plans required under the Act, but are also an essential management tool. Plans of management:

- are written by Council in consultation with the community;
- identify the important features of the land;
- clarify how Council will manage the land, and in particular; and
- indicate how the land may be used or developed (such as leasing).

Until a plan of management for community land is adopted the nature and use of the land must not be changed. This means that Council cannot carry out new development on the land. It also means that Council cannot grant a lease, licence or other estate over the land until a plan of management is in place.

In accordance with *the Local Government Act 1993* and *Practice Note number one Public Land Management* issued by the Department of Local Government, a Council can amend a plan of management at anytime. However, as an amendment, it is regarded as another plan and must be exhibited in accordance with s40 of the *Act*.

In December 1998, Council adopted a Plan of Management for the North Turrumurra Recreation Area. On 20 November 2001, Council adopted a generic Plan of Management for Golf Courses (including North Turrumurra golf course).

On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management. A prioritised table of plans for revision was adopted with the *Plan of Management North Turrumurra Recreation Area*, a high priority for amendment.

COMMENTS

Since the adoption of the *Plan of Management North Turrumurra Recreation Area*, Council has sought a landscape master plan to develop a recreation area incorporating additional playing fields and a rejuvenated golf course incorporating the current golf course location.

In 2007, following lengthy analysis and consultation, a preferred landscape masterplan was prepared and exhibited for public comment. There was a strong response to the exhibition with 85 submissions covering a wide range of issues.

Item 11

S06604
4 November 2008

On 13 November 2007, Council resolved;

“That a revised draft Plan of Management for the North Turramurra Recreation Area, including lands identified within the preferred Concept Master plan be prepared incorporating changes to the Concept Plan as outlined in the report”.

In response to this, the *Plan of Management North Turramurra Recreation Area* has been amended to more accurately reflect the landscape masterplan and the North Turramurra golf course to better provide consistency between the landscape masterplan and the plan of management.

The amended draft plan of management (**Attachment 1**) follows the same format as for other plans prepared for various areas of community land in Ku-ring-gai.

The draft plan of management seeks to provide measurable strategies flowing from management objectives providing for long term focussed management of the North Turramurra Recreation Area.

The draft plan of management is deliberately strategic in nature with limited operational detail to allow for flexibility and innovation in the implementation of strategies. This detail will be reflected in annual operating plans which will vary according to funding levels and the options available to provide agreed services. The operation plans will also be developed along with the Council’s management plan and will be available on Council’s website.

As with other plans of management this draft provides Council with the legal ability to enter into lease, licence or other estate agreements in relation to the North Turramurra Recreation Area. This does not necessarily mean Council will enter into any such agreement however Council is legally able to do so should the need arise.

Under *Section 612* and *705* of the *Local Government Act 1993* Council is required to give public notice of the proposal fee (purchase price). The purchase price for the plan of management is set at \$0.60 per page in accordance with Council’s Fees and Charges 2008/09. *Section 612* requires that Council must give the public notice for at least 28 days with a further 14 days for public comment and consider any submissions before it can determine the fee. *Section 705* requires that Council must determine the manner with which it proposed to bring the matter notified, to the attention of as many people in its area as possible.

CONSULTATION

It is considered advertisements in a local paper circulated within the Ku-ring-gai local government area, promotion on Council’s website and notification at the North Turramurra golf course are the most appropriate means of bringing the proposed draft plan of management to the attention of local residents.

The development of the current plan of management for both the North Turramurra Recreation Area and the North Turramurra golf course involved significant community consultation with local residents, golfers and relevant interest groups. In addition to this, the landscape masterplan development involved significant consultation with stakeholder input into the plan, including Ku-ring-gai High School, local residents, North Turramurra Action Group, Bushcare Groups, the Bee Keepers Association, Council’s golf course managers and golfers, Knox Grammar School and

Item 11

S06604
4 November 2008

several presentations and discussions with the Parks, Sport and Recreation Reference Group including an on-site meeting.

The public exhibition and comments period proposed for the amended draft plan of management will provide an additional avenue to consult with a comprehensive range of stakeholders.

FINANCIAL CONSIDERATIONS

Financial considerations include the cost of advertising the exhibition of the draft plan of management. This is incorporated within the operation budget of the Strategy department.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Comprehensive consultation has been undertaken as part of developing the amended plan of management with all departments of Council included in the consultation process.

SUMMARY

The *Local Government Act 1993* requires that all land classified as community land must have a plan of management.

In December 1998, Council adopted a *Plan of Management North Turramurra Recreation Area*. On 29 April 2008, Council resolved to prepare and revise existing plans of management to ensure statutory compliance and to maintain the relevance of the plans to inform use and management. A prioritised table of plans for revision was adopted with the *Plan of Management North Turramurra Recreation*, a high priority for amendment.

Since the adoption of the *Plan of Management North Turramurra Recreation*, Council has sought a landscape master plan to develop a recreation area incorporating additional playing fields and a rejuvenated golf course incorporating the current golf course location.

In response to this, the *Plan of Management North Turramurra Recreation Area* has been amended to more adequately reflect the landscape master plan. Additionally, the North Turramurra golf course has been included in the amended *Plan of Management North Turramurra Recreation Area* to provide consistency between the landscape master plan and the plan of management. If adopted, the Plan of Management North Turramurra Recreation Area will supersede the two previous plans of management.

RECOMMENDATION

- A. That the draft *Plan of Management North Turramurra Recreation Area* be exhibited for a period of 28 days with a further 14 days for public comment, in accordance with the requirements of the *Local Government Act 1993*.
- B. That during the public exhibition period copies of the draft plan of management be placed at Council Chambers, Gordon, St Ives, Lindfield and Turramurra libraries, North Turramurra golf course and on Council's website.

Item 11

S06604
4 November 2008

- C. That Council gives notice of its intention to determine a purchase price of \$0.60 per page for the *Plan of Management North Turramurra Recreation Area* via advertisements in the North Shore Times.
- D. That during the public exhibition and comment period, copies of the draft plan of management be sent to relevant community interest groups, where known, welcoming their comment and advising the comment deadline.
- E. That a further report be presented to Council following the public consultation process and incorporating comments received during the public exhibition process.

Louise Hayward
Sustainability Officer

Roger Faulkner
Sport & Recreation Planner

Peter Davies
Manager Corporate Planning & Sustainability

Andrew Watson
Director Strategy

Attachments: Draft Plan of Management North Turramurra Recreation Area - 2008/025786



Ku-ring-gai Council

Plan of Management

North Turrumurra
Recreation Area

July 2008

Prepared by
Louise Hayward
Sustainability Officer



Contents

Introduction

Background	3
Objectives	3
Vision	3
Document structure	4
Community Land	4
Categorisation	4
A Brief History	4
Local Context	5
Regional Context	5
Site Description	5
Leases and licences	6
Current and Permitted Uses	6
Scale and Intensity of Uses	7
Role	7
Values and Issues	7
Future Development of the Land	8

Management objectives

Introduction	11
Development of the land	11
Safety and risk management	11
Maintenance	11
Access	12
Traffic and parking	12
Landfill Management	13
Waste Management	13
Catchment management	13
Water Management	14
Course Quality	14
Code usage compatibility & Multiple Uses	14
Vandalism	14
Dogs on playing fields	15
Income & fees	15
Lighting	15
Noise	16
Stray Balls	16
Public art	16
Gender equity	16
Climate change	17
Fauna & Flora	17
Aboriginal land Claim	17

Strategy plan

Introduction	18
Development of the land	19
Safety and risk management	19
Maintenance	19
Access	19
Traffic and parking	20
Landfill Management	20
Waste Management	20
Catchment management	20
Water Management	20
Course Quality	21
Code usage compatibility & Multiple Uses	21
Vandalism	21
Dogs on playing fields	21
Income & fees	22
Lighting	22
Noise	22
Stray Balls	22
Public art	22
Gender equity	23
Climate change	23
Fauna & Flora	23

Monitoring

Monitoring program	24
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References

References	24
------------	----

Introduction

Background

Ku-ring-gai Council's Open Space system comprises some 1,400 hectares of which approximately 1,100 hectares are bushland.

The remaining 300 hectares of developed open space contain a wide spectrum of sport, recreation and leisure facilities including sports fields at 46 locations, 94 playgrounds, 2 public golf courses, 29 sealed netball courts and 27kms of designated bushland walking tracks.

There are 289 parks within this system whose management will be covered by a variety of Plans of Management, including this plan.

This Plan of Management covers the land known as North Turramurra Recreation located off Bobbin Head and Curagul Roads, North Turramurra shown in figure 1.

The Plan also covers that part of Lot 871 of DP 752031 shown on Figure 1. However this land is Crown land, and therefore the Plan of Management

cannot legally apply to that land but will act as a guide to its management.

Other Plans of Management with a direct link to this plan are:

- Generic Plan of Management for Playgrounds
- Generic Plan of Management for Bushland
- Generic Plan of Management for Sports fields

This Plan of Management is strategic in its focus and intentionally does not provide specific details in regards to how works or actions are to be performed or achieved.

This approach has been taken to allow for innovation and flexibility in implementation of the Plan to take full advantage of opportunities and to recognise annual fluctuations in regards to funding.

Objectives

This Plan has been developed to fulfil the following objectives:

- To meet Council's obligations under Chapter 6 of the *Local Government Act 1993* in respect to Public Land management.
- To enable Council to renegotiate or enter into contracts, leases, licences and hire agreements for North Turramurra Recreation Area and ancillary facilities in relation to the provision of services and utilities.
- To provide a recreation precinct which manages the environmental, economic and social sustainability of the site.

Vision

Consistent with the vision for Ku-ring-gai's sports fields, the vision for North Turramurra Recreation Area is:

To promote a recreation precinct that meets the needs of local sporting groups and the wider community and makes a positive contribution to the local environment.



Document Structure

This Plan of Management comprises of five major sections including:

- Introduction
- Basis for Management
- Management objectives
- Strategy Plan
- Monitoring

The Basis for Management is the driving force of the plan that will guide management of North Turramurra Recreation Area over the next 15 years. The basis for management incorporates the core values of the community and regular users which are reflected in the vision and role for the land.

The management objectives have been developed in response to key issues identified within the consultation process that affect management of North Turramurra Recreation Area.

The Strategy Plan and Monitoring Program define the strategies that will be implemented to achieve the management objectives of the plan. Performance indicators are included at the end of this section and provide a basis for measurement upon which to evaluate the implementation strategies.

Community land

The introduction of the *Local Government Act 1993* represented a significant policy reform in respect to Public Land management.

On the commencement of the Act on 1 July 1993, all land set aside as parkland (sports fields, playgrounds, bushland etc) was automatically classified as community land with specific requirements governing its management.

One of these requirements is the preparation of plans of management for all community land. Community land must be managed in accordance with an adopted plan of management and until such plan is prepared and adopted, the nature of the land and use cannot be altered.

Leasing and licensing of community land must be authorised by a plan of management.

Categorisation

Under Division 2, Section 36, Clause 4 of the *Local Government Act 1993*, Plans of Management must categorise the land covered by the Plan. The Act provides the following choices for categorisation:

- Natural area
- Sports Ground
- Park
- General Community Use

For the purposes of Section 36 Clause 4 the Plan of Management categorises North Turramurra Recreation Area as sports ground and natural area as indicated in Figure 2.

A brief history

The land covered by the Plan of Management and known as the North Turramurra Recreation Area including the existing North Turramurra Golf Course and the former North Turramurra landfill.

The landfill was licensed to receive putrescible waste, non putrescible waste and demolition waste – all of which was received in solid form. Information on the precise depth and volume of waste material is not available from existing Council records.

Available information indicates that the earliest tipping operations commenced in the late 1940s and continued until 1984. Leachate control facilities were installed in approximately 1997 and leachate is pumped from the landfill to the Sydney Water sewer under licence.

In the area proposed to be developed, filling activities predominantly took place between 1971 and 1975. A clay cap was placed over the area in the late 1980s to minimise water infiltration and therefore reduce leachate generation (Woodward-Clyde 1988).

From 1969 to 1977 the North Turramurra Recreation Area partially consisted of a 17 hole golf course. In 1997 the course increased to 18 holes to a par 64 course, publicly owned and managed by Council. Teetop P/L - a privately owned golf course management company - are currently subcontracted by Council to provide professional golf services for the golf course. The course itself is maintained by day labour staff.

Council has recently investigated a number of options regarding future development and use of the land.



Local Context

Involvement in organised sporting activities is undertaken by a significant proportion of Ku-ring-gai residents. In 2005, 27,611 residents were registered in organised sport. This represents 36.4% of Ku-ring-gai's population.

However, unorganised use of sports fields represents a significant component of the total use of these facilities. Manidis Roberts (1989) identified that of the total recreational participation, 23% was by use for organised sport while 52% was unorganised use of open space including sports fields.

Sports fields therefore represent an important resource in providing a wide variety of active and passive recreation and leisure opportunities for local residents during those times they are not being used for organised sporting activities. These opportunities are not, in many cases, offered by other elements of Ku-ring-gai's park system.

In addition to the above, sports fields and golf courses or more specifically, their use, can have negative impacts on adjoining residents. These impacts can include:

- Traffic and parking
- Balls or other objects entering adjoining properties with attendant disturbances
- Noise
- Lighting

Other impacts include the impact of sports field maintenance upon immediately adjoining bushland and more generally, the quality of the water catchment system.

Regional Context

On a regional basis Ku-ring-gai compares favourably with adjoining or nearby local government areas in terms of provisions of playing fields and golf courses.

The development of sports fields at North Turramurra Recreation Area will compliment and increase the sports field network in Ku-ring-gai.

Site Description

The North Turramurra Recreation Area is located off Bobbin Head and Curagul Roads at North Turramurra and covers the following land:

- Lot 871 DP704 587
- Lots 327, 344, 319 & 321 DP752 031
- Lot 2 DP1027 585
- Lots 2,4,5,8 & 9 DP434 369
- Lot A DP357 662
- Lot B DP365 594

The site is surrounded by largely residential development, including low density and medium density housing and a number of retirement villages.

The North Turramurra Recreation Area is comprised of a series of publicly owned lands including the existing North Turramurra Golf Course, the former North Turramurra landfill and two Council depots. The total land area of the North Turramurra Recreation Area is approximately 60.5 hectares. Specific features include:

- Crown land
- North Turramurra Golf Course
- Former North Turramurra Landfill
- Golf Course Depot
- Landfill depot and compound
- Bushland
- Bushland Depot
- Beekeepers' Shed
- Pro shop

Leases and Licences

There are no leases currently granted by Council over this land.

This Plan of Management expressly authorises Council, by resolution, to enter into lease or licence agreements with relevant authorities, organisations or individuals in relation to the provision of services or utilities for a public purpose.

In accordance with the requirements of the *Local Government Act 1993*, this plan also expressly authorises Council to grant easements for authorities, organisations or individuals in favour of private lands over lands identified in the plan providing Council is satisfied there is no reasonable alternative and the appropriate benefits are obtained for the community land and any adverse impacts on playing surface or drainage is remediated at the cost of the holder of the easement.



Current & permitted uses

The land covered by this Plan is currently used for recreational purposes including:

- golf
- garden area
- car parking
- natural areas
- amenities
- maintenance buildings
- access roads
- pathways
- bee keeping

Scale and Intensity of Permitted Uses

Use	Scale	Intensity
Golf Course Play	Limited to physical constraints of the course	Daylight hours
Golf Course Maintenance	Limited to physical constraints of the course	7am – 7pm Monday to Sunday
Recreation Areas	Limited to physical constraints of building and facilities	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.
Car Parking	Limited number of car parking spaces able to be provided on site	In accordance with sign posting, Monday to Sunday (inclusive).
Commercial Activities, Pro Shop	Limited to existing activities at the time of adoption of the plan, physical constraints of the site and buildings and must be in accordance with objectives of the Plan	0800 to 2400 Monday to Sunday (inclusive) in accordance with relevant development consents.



Role

Ku-ring-gai's sports field network plays an important role in both a regional and local context in providing significant active and passive recreational opportunities for community benefits.

Sports fields are highly valued for these and other attributes or values such as their contribution to the landscape character of the area.

The development of North Turramurra Recreation Area will increase the sports field facilities available in addition to alternative compatible uses being investigated and promoted to maximise its usage within identified physical and social constraints. Future development of the area should also maximise opportunities for passive recreation.

North Turramurra Golf Course plays an important function not only for the residents of Ku-ring-gai but for residents from the wider northern Sydney metropolitan region.

The course provides a beneficial asset in its own right. Additionally the revenue from these community assets helps to provide other recreational activities in the Council area.

Many of the courses in the region cater for individuals in high income brackets, it is important that the general public continue to have access to playing golf

Many of the golf courses in the Sydney metropolitan area are reaching maximum capacity as demand for golf continues to increase and the number of courses remains relatively constant.

An additional role is to provide a model for the sustainable management of developed open space.

Values and Issues

Identification of values of North Turramurra Recreation Area together with issues affecting its management was compiled from consultation undertaken for the draft North Turramurra Recreation Area and the development of the North Turramurra Recreation Area Plan of Management in 1998. The following values were identified for North Turramurra Recreation Area:

- sport
- recreational opportunities
- development of youth
- multiple use/multi-purpose
- community benefit
- visual amenity
- quality of life
- health
- economic sustainability
- property value
- social benefits
- habitat
- environmental
- public spaces

The following issues were identified for North Turramurra Recreation Area:

- Development of the land
- Safety and risk management
- Maintenance
- Access
- Traffic and parking
- Landfill management
- Waste management
- Catchment management
- Water management
- Course quality
- Code usage and compatibility for multiple uses
- Vandalism
- Dogs on playing fields
- Income and fees
- Lighting
- Noise
- Stray balls
- Public art
- Gender equity
- Climate change
- Fauna and flora
- Aboriginal land claim



Future development of the land

This Plan of Management authorises within the requirements of relevant legislation and Council policy, the future development of North Turramurra Recreation Area for the following purposes and uses:

- golf
- sports fields
- amenities blocks
- club houses
- function and meeting rooms
- refreshment rooms (eg café, restaurant)
- community facilities
- hard surface courts
- flood lighting
- car parking and access roads
- natural areas
- landscaping
- picnic and BBQ facilities
- play grounds
- drainage and water retention
- maintenance buildings
- practice nets and putting greens



Figure 1: *Area covered by this Plan*

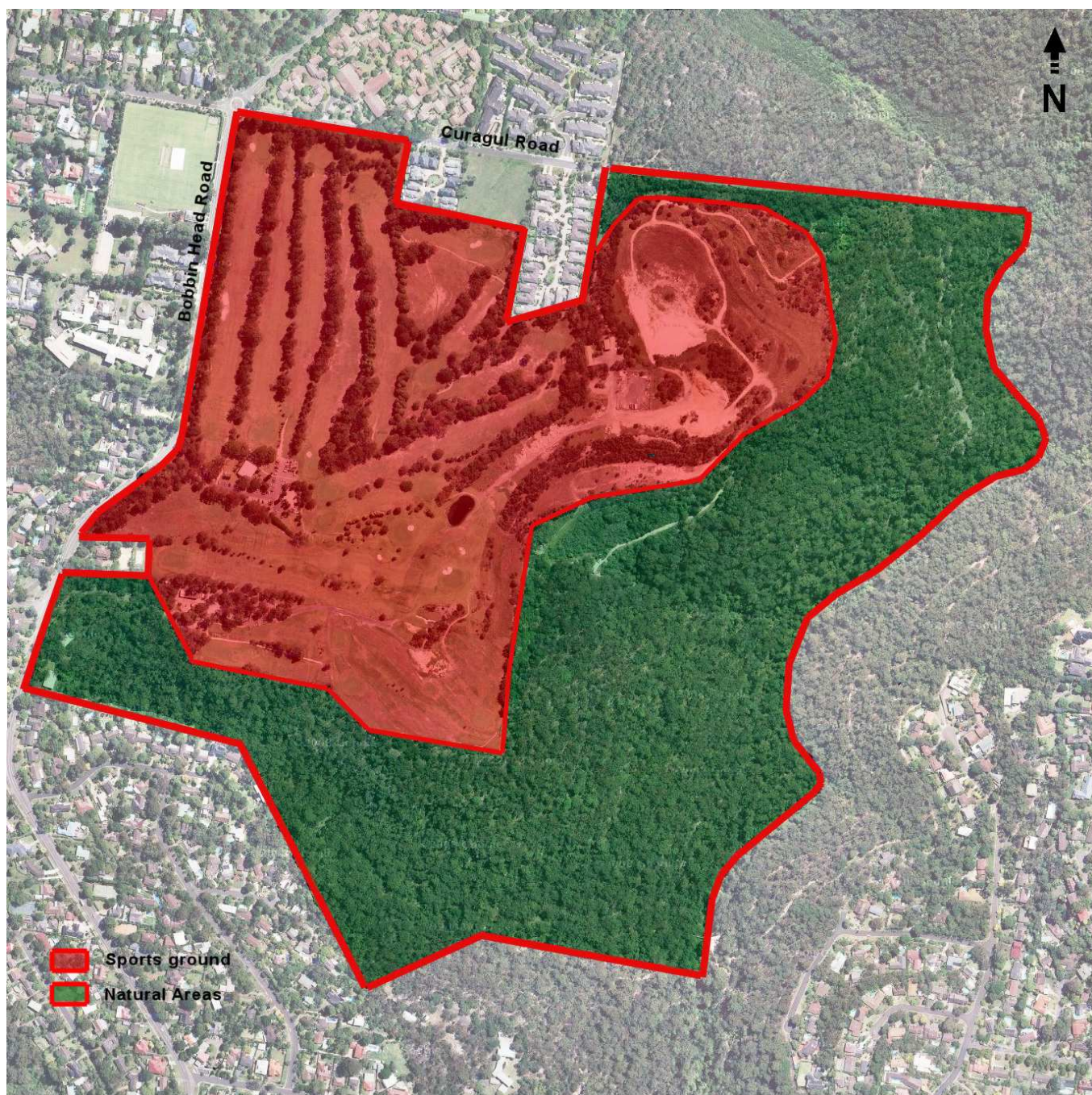


Figure 2: *Areas of categorisation*

Management Objectives

Introduction

The management objectives have been developed in response to those issues identified as important in managing the North Turramurra Recreation Area and bearing in mind the values of the land.

Development of the land

Issue

During 1996 and 1997 Council sought and considered various proposals from the community for the future development and use of North Turramurra Recreation Area.

In late 1997 Council adopted a concept proposal submitted by the Ku-ring-gai District Soccer Association to develop North Turramurra Recreation Area subject to a successful application process including further community consultation.

Following the preparation of a brief, the consultants team of Spackman & Mossop were engaged in 2006 to prepare a Concept Master Plan, staging options and lodge a development application in respect of the site.

Council resolved on 8 May 2008 to place the preferred Concept Master Plan (Attachment A) for North Turramurra Recreation Area on public exhibition.

The focal area of any redevelopment of the North Turramurra Recreation Area will be the part of the site currently featuring the golf course and the former landfill site, representing half of the total area of the site and leaving bushland areas undisturbed.

Development would be predominantly excluded from bushland areas however, these areas offer opportunities to cater for some of the recreation demand for passive, informal or nature-based activities.

Objective

To enable the development and use of North Turramurra Recreation Area for a range of sports and recreation uses.

Safety & risk management

Issue

The issues for safety and risk management are inter-related as the objectives and strategies to effectively deal with both issues are complementary. Both issues primarily relate to providing a safe environment for players, spectators, casual and other users of North Turramurra Recreation Area.

Essentially positive management of these issues relates to:

- identification of users needs
- Appropriate design and construction techniques
- Identification of possible risks and development of plans to minimise risk
- A fully documented inspection and maintenance cycle appropriate to the facility and available funds

Objective

To provide a safe environment for users of and visitors to North Turramurra Recreation Area.

Maintenance

Issue

Maintenance is a critical issue which on the one hand deals with the expectations of sporting clubs and course users in relation to preparation of playing surfaces, greens and facilities for various sports and on the other hand the Council's costs or ability to maintain sports fields playing surfaces to certain standards over time.

Excluding leased areas, maintenance of North Turramurra golf course and facilities is currently provided by staff.

Given the high level of usage of the golf course, a maintenance level is required which provides a level of service which will prevent degradation of the courses and their assets over time.

It is important that Council and the users of the site agree to the maintenance standards which will be provided at North Turramurra Recreation Area for both the sports fields and ancillary facilities.

The assistance which can be provided by clubs on an in-kind basis should also be encouraged.

Objective

To maintain North Turramurra Recreation Area to standards approved by Council consistent with other sports ground facilities.

To facilitate where appropriate, assistance by sporting associations and clubs in monitoring sports facilities.

Access

Issue

Access to sporting fields and associated amenities is an issue in the following respects:

- pedestrian access
- vehicular access
- disabled access
- access for ethnic and minority groups
- emergency and service access
- signage

The main site entrance and access to the golf course is located approximately midway between Curagul Road and Hartley Close. In its current configuration this entrance is not safe to cater for a large increase in traffic movement such as would result from the development of sporting fields. An upgrade of the entrance would be needed to improve visibility as well as control both vehicular and pedestrian movements.

As a general rule vehicular access onto sports fields and golf course at North Turramurra Recreation Area is limited to emergency and service vehicles and others occasionally for loading or unloading of goods or equipment.

Access to the golf course is limited to authorised users to reduce the potential for risk of harm to others (ie injury from stray balls).

The *Disability Discrimination Act 1992* and *Anti Discrimination Act 1997* makes it law for public places such as parks to be accessible to persons with disabilities. In response, Council's Access Policy and Disability Discrimination Act Action Plan provides the following relevant objectives and strategies:

Objective 3 – Council owned services and facilities are accessible to people with a disability including: c) Access to Council's open space and facilities where it is possible and achievable within landform.

Objective 8. Council takes a leading role to ensure that all levels of government, local

business and community organisation provide accessible services.

DDA Action Plan Strategies

1.2 Building and facilities will meet access standards including AS1428.2 Design for access and ability.

7.2 Council will put in place practices to encourage hirers and other users of council's facilities to be inclusive of people with a disability. This includes the allocation of sporting fields.

The management of service and access to and within North Turramurra Recreation Area must take into account the needs for clear access for emergency vehicles and, where possible, their dual usage for pedestrians and the disabled.

Objective

Maximise pedestrian, cycle and disabled access to and circulation within North Turramurra Recreation Area.

Minimise the impact of vehicular access has upon the use and enjoyment of North Turramurra Recreation Area.

Provide for emergency access to North Turramurra Recreation Area including use by helicopters where necessary.


Traffic and parking

Issue

Traffic and in particular parking is a major issue at the majority of Council's sports fields. With few exceptions parking facilities adequate for current demand were not developed when sports fields were constructed and the resultant overflow parking to adjacent residential streets has been the subject of consistent complaints by residents and frustration for users.

However the creation of additional parking within most sports field sites is either physically impossible or would alienate or eliminate valuable recreation or parkland areas adjoining sports fields.

The existing golf course car park (approximately 80 parking spaces) is generally sufficient to meet demand from golf users. However, there is little spare capacity on the weekends to accommodate additional users.



Parking for any new development should be located on-site to reduce the impact on the local neighbourhood and road system as well as limit potential conflict with Knox users.

The anticipated traffic generation from any recreation facility at North Turramurra Recreation Area is expected to result in increased traffic volumes which will be of concern to many local residents including elderly residents of the retirement villages.

Objective

To minimise the impact of traffic flows and car parking related to sports events and leisure activities on nearby residents

To provide safe access to facilities at the North Turramurra Recreation Area.

Landfill management

Issue

North Turramurra Recreation Area is a former landfill site which has been closed since 1984. This former use of the land has given rise to a number of environmental issues such as leachate and landfill gas management.

In response to these issues and to assist Council in meeting due diligence requirements, Woodward-Clyde were engaged in 1997 to prepare an Environmental Management Plan for the site.

The Environmental Management Plan addresses a number of specific management issues including:

- Stability of slopes and batters
- Gas generation
- Odours
- Maintenance
- Rehabilitation
- Environmental monitoring
- Landfill reporting
- Leachate control and management

The land is contaminated land in the sense that its previous use as a landfill has resulted in a number of environmental issues which have been addressed in the Environmental Management Plan prepared for the site.

However, the Environmental Protection Agency has advised that the site has not been declared as unhealthy building land.

Implementation of the recommendations of the Environmental Management Plan for the site is crucial to responsible management of the land.

Objective

Responsibly manage the landfill issues at North Turramurra Recreation Area through implementation of the Environmental Management Plan.

Waste Management

Issue

Rubbish and recycling has been identified by the Ku-ring-gai Sports Advisory Committee and residents as an issue. Residents are concerned by the amount of litter present after sports activities at some locations.

The issue of littering is one which can be dealt with through provision of appropriate containers, routine inspection and liaison where problems arise.

This is an issue for which users must be encouraged to realise their responsibility and the contribution they can make to reducing the amount of waste that goes to landfill sites.


Objective

Minimise waste disposal.
Minimise littering associated with organised and casual use of North Turramurra Recreation Area.

Catchment Management

Issue

Nutrient enriched run off from playing fields makes a significant contribution to the degradation of urban bushland areas and water quality. North Turramurra Recreation Area is located immediately upslope of bushland managed by Council which is contiguous with Ku-ring-gai Chase National Park. Untreated site run off may pose a threat to surrounding bushland and the water catchment due to the potential for leachate/landfill pollution and the



use of fertilisers on the golf course which could promote weed growth. Chemical use on the golf course has been reduced over time with biological controls now favoured over chemical application.

Reducing further impacts can be assisted by:

- Providing a base and associated infrastructure that allows quality turf with minimum of chemical application (pesticides and fertiliser)
- Soil testing to minimise fertiliser applications to specific need only
- Collection and treatment of run off from playing fields before it enters urban bushland areas and the catchment.

Objective

To minimise the impact of sports fields and associated facilities on the catchment below the North Turramurra Recreation Area.

Water management

Issue

The North Turramurra Recreation Area site has a limited water supply, low water pressure and limited irrigation systems creating difficulties in keeping the current golf course and future sports fields adequately irrigated. The golf course quality could be improved by formalising and automating irrigation systems and improving water storage on site.

Objective

Improve water management at North Turramurra Recreation Area to maximise course and field quality and meet legislation requirements.

Course quality

Issue

The quality of the North Turramurra Golf Course ranges from average to good. The increase in demand for the use of the course and the lack of adequate irrigation systems and full course staff have been attributable to course quality.

Objective

Maximise course quality at North Turramurra Golf Course.

Code usage compatibility & multiple uses

Issue

This issue relates to the affect of the use by one code of a sports field may have on its use by another code. The effect may cross seasons, for example the impact of rugby union upon a turf wicket or the impact of having a raised covered artificial cricket wicket in the middle of a soccer field. The impact can be within season where, for instance, a sports field may be used for more than one winter code and the differing line marking may cause confusion.

Multiple use of sports fields where it occurs must be within the physical limitations of the site and the limited resources of Council to provide for differing uses.

In addition to multiple uses of sports fields at the site the multiple uses of amenities buildings and club houses should also be encouraged for other passive leisure and community activities.

Objective

To identify and minimise incompatible sports field usage while promoting multiple use.

To provide for multiple use of other facilities such as club rooms at North Turramurra Recreation Area

Promote multiple and compatible use of sports fields

Provide opportunities for a range of passive or non sporting activities at North Turramurra Recreation Area.

Vandalism

Issue

Vandalism is a widespread issue which affects all components of the open space system including sports fields.

Acts of vandalism in parks include graffiti on and damage to buildings, playground equipment and other facilities such as park furniture, damage to trees and other vegetation and theft of, or damage to park signage.

In addition to the financial cost of repair is the significant reduced or lost value of facilities for recreation until the damage is repaired in addition to the visual impact of the damage.

The threat of being caught and prompt repairs to vandalised facilities has been identified as a good deterrent.

It is considered appropriate to include the following elements in coordinated strategies to reduce vandalism:

- maximising user satisfaction
- good design and facilities
- prompt response to repair damage when vandalism occurs
- when necessary target enforcement to known problem areas
- appropriate education and interpretation
- increased community involvement in sports field development and management

Objective

To minimise occurrences of vandalism and inappropriate use at North Turramurra Recreation Area through prompt response to damage, education, enforcement activities and increased community and user involvement in development and management of facilities.

Dogs on playing fields

Issue

Concern has been expressed by a number of participants in the consultative process for the sports field generic Plan of management about the use of sports fields for dog exercise and training. The principle concern relates to health risks to other users of the sports fields from the presence of dog faeces and uncontrolled dogs on sports fields.

Information concerning this issue has been obtained from the Northern Sydney Area Health Service (NSAHS) which advises exposure to Toxocariasis (worm infestation) is the only real health problem associated with dog faeces on the playing field.

It is considered minimisation of exposure by immediate removal of faeces is the preferred course of action bearing in mind the positive aspect of dog ownership.

In addition to this, potential dog attacks can put other users, dogs and wildlife of the area at risk of harm. Keeping dogs on a leash whilst at the grounds and prohibiting them from the golf course area will mitigate any potential risk to other users from dog attack.

It appears greater education for dog owners who use sports fields on a casual basis could improve the situation and minimise the need to use enforcement procedures under the *Companion Animals Act 1998*.

Objective

To minimise any risk to users and wildlife of the sports field from dogs and to dogs from management of sports fields.

Income and fees


Issue

This is an issue for users as it affects the amount they pay to hire Council's sports fields and to management as it affects the level of income received versus expenditure on sports fields.

Currently sporting clubs and associations make a financial contribution by paying a seasonal hiring fee which is a percentage of the cost in providing for the needs of the code (eg. Line marking, grass cutting, posts, waste management)

These fees are set out in Council's adopted fees and charges and are reviewed annually in line with relevant policies.

Therefore it is considered appropriate that the cost of providing these facilities should be shared between sports clubs and the wider community. There is potential for recreational use of sports fields on a casual basis that represents a benefit to the wider community.



There are also opportunities for community groups and sporting associations to provide sponsorship and funding to assist in the development and continual maintenance of the area. This contribution should be taken into account when negotiating any fee structure involving potential sponsors or donors.

However the opportunity cost of developing the area for one predominant use must also be taken into account.

Objective

To provide an equitable pricing structure in accordance with Council policy.

Lighting

Issue

Currently 22 of Council's sports fields have flood lighting for night training. Much of the flood lighting is aged, of poor quality and does not meet the requirements of users. Advances in technology mean that lighting can be upgraded whilst at the same time minimising impact on adjoining land through elimination of light spill into these properties.

Of more importance is the need to consider floodlighting more sports fields so usage for night training can be more evenly spread reducing the high impact which currently occurs on the 22 which are lit and used up to five nights per week for training during the winter season in addition to weekend match play.

Lighting and noise may disturb native animals even though they are able to adapt to the day and night time urban activity to a degree. The NSW national Parks and Wildlife Service has previously advised that some mitigation measures may be required to reduce potential negative impacts such as the use of directional lighting or louvres to floodlights.

Objective

To provide flood lit sports fields at North Turramurra Recreation Area which minimise the impact on adjoining land uses.

Noise

Issue

Recreational activities can create excessive noise impacting adjoining land users. In an effort to reduce noise impacts on adjoining land users, maintenance vehicles on the golf course have been replaced where possible with electric driven alternatives which produce little or no noise. Course maintenance and golfing play hours are limited to particular hours of the day to reduce noise impacts on adjoining users. Sports fields and associated facilities will also need to consider noise impacts on adjoining land users.

Objective

Minimise noise impacts on adjoining land users at North Turramurra Recreation Area.

Stray Balls

Issue

Stray balls from the golf course and sports grounds have the potential to be a risk to adjoining land users. All redesigning of the course, design of sports grounds and vegetation planting need to take into consideration the minimisation of stray balls onto adjoining lands and within the North Turramurra Recreation Area itself.

Objective

Minimise the adverse effects of stray balls.

Public Art

Issue

In 1998 Council adopted a Public Art Policy aimed at "guiding and encouraging the exhibition and inclusion of art within public places, ensuring the valued characteristics of Ku-ring-gai are enhanced".

The draft Public Art Policy has the following objectives:

- Encourage art in the Ku-ring-gai Council area

- Contribute to raising the profile and recognition of art and arts development
- Ensure public art complements and enhances the valued characteristics of the Council area
- Ensure a coordinated and planned approach to the development and management of public art
- Provide clear guidelines for Council and the community regarding public art development and responsibility
- Where relevant ensure the Public Arts Policy is reflected within Council's strategic directions, policies and planning controls and *vice versa*.

Objective

To provide opportunities for public art at the North Turramurra Recreation Area.

Gender equity

Issue

The strategic plan for sports fields in Ku-ring-gai has identified equity as an issue. The strategic plan identifies that sport in Ku-ring-gai is dominated by traditional male sports such as cricket, soccer and rugby. It concludes these sports have a disproportionate share of existing fields and accordingly the resources needed to maintain these facilities. Whilst Council is currently considering a proposal to develop the land for soccer and associated facilities, this Plan encourages multiple uses of facilities and in particular, alternate uses which cater for women's sport.

Objective

To encourage alternate and multiple uses of sporting and leisure facilities which cater for women's sport.

Climate Change

Issue

It is likely that the climate change predicted by the CSIRO will see Ku-ring-gai experience an increase in drought, extreme wind and rain events and an increase in frequency of extreme

temperature days. Notable secondary impacts may include more extreme and frequent bush fire events, electricity, water, gas and sewer disruption, extremes in heat, more intense and frequent storms, local flooding and prolonged droughts. These could affect North Turramurra Recreation Area.

The North Turramurra Recreation Area needs to adapt to climate change as well as mitigate its contribution to climate change.

Bush fires are a significant threat to residential areas in North Turramurra. New open areas and sporting fields within the Recreation Area would make a valuable contribution towards bushfire management by providing potential marshalling areas should evacuation of the local area be required.

The proposed dams on site will provide a significant static water supply in the event of a bushfire hazard.

Objective

To develop a recreation area which both mitigates and adapts to climate change.


Fauna & Flora

Issue

The site is surrounded by dense bushland providing an aesthetic backdrop to the North Turramurra Recreation Area. The bushland areas are protected under *State Environmental Planning Policy (SEPP) 19 – Bushland in Urban Areas* and *SEPP 14 – Koala Habitat Protection* and provide habitat for number of threatened species and other wildlife.

The site also contains areas of the endangered ecological community known as Duffy's Forest located to the north of Bobbin Head Road, Curagul Road and areas of the golf course.

Vegetation is limited on the landfill area due to the more recent development of this area, as well as growth being inhibited by the release of poisonous methane gas. The introduction of a capping layer to current EPA standards would provide the opportunity to introduce new vegetation species. Selection of appropriate small trees, shrubs, and grass species will be required to avoid root penetration through the capping layer.



Weed infested slopes on some landfill areas present a threat to bushland and should be controlled to prevent further spread of weeds.

Objective

Protect and manage the flora and fauna located at North Turramurra Recreation Area.

Aboriginal Land Claim

Issue

Under the provisions of the *Aboriginal Land Rights Act 1983* on 21 March 1994 an Aboriginal Land Claim has been made for Lot 871 of DP704587 of the land covered by the Plan of Management.

The Aboriginal Land Claim is ALC No. 5342 and at the time of preparation of this Plan of Management in September 2008 the claim is still unresolved

If ALC No 5342 is granted the relevant parts of Portion 704587 will cease to be covered by this Plan.

Management Objectives

Introduction


This section outlines the strategies that will be implemented to achieve Council's objectives in terms of the issues relating to management of North Turrumurra Recreation Area.

Issue	Objective	Strategy/KPI	Responsibility	Completed
Development of the land	To enable the development and use of North Turrumurra Recreation Area for a range of sports and recreation uses.	Site developed in accordance with the Plan and associated Master Plan	Sustainability & Recreation Planner	2012
Safety & risk management	To provide a safe environment for users of and visitors to North Turrumurra Recreation Area	Continue to implement the Environmental Management Plan prepared by Woodward-Clyde in 1998 Implement Council's <i>Liability, Loss and Public Risk</i> strategy for Open Space	Sustainability & Recreation Planner Manager Open Space Services	Ongoing
Maintenance	To maintain North Turrumurra Recreation Area to standards approved by Council consistent with other sports ground facilities. To facilitate where appropriate, assistance by sporting associations and clubs in monitoring sports facilities.	The contribution of establishment and maintenance of facilities at North Turrumurra Recreation Area by users be taken into account in negotiating an occupancy agreement with that Association Identify required standards for all maintenance at North Turrumurra Recreation Area Maintain the facilities maintenance plan according to service plans Review service specifications and monitoring systems annually Prepare and implement contingency plan for providing an immediate response for emergency repairs	Planner Manager Open Space Services Manager Community & Recreation Property	Ongoing
Access	Maximise pedestrian, cycle and disabled access to and circulation within North Turrumurra Recreation Area. Minimise the impact of vehicular access has upon the use and enjoyment of North Turrumurra Recreation Area. Provide for emergency access to North Turrumurra Recreation Area including use by helicopters where necessary.	Identify constraints and opportunities to maximise access and circulation and develop a program of pathway installation Provide appropriate barrier systems to regulate vehicle access to sports fields Provide and maintain unimpeded access gates to all sports fields Permit landing of helicopters for emergency purposes Permit access to emergency vehicles	Sustainability & Recreation Planner	2012


Issue	Objective	Strategy/KPI	Responsibility	Completed
Traffic and parking	<p>To minimise the impact of traffic flows and car parking related to sports events and leisure activities on nearby residents</p> <p>To provide safe access to facilities at the North Turramurra Recreation Area</p>	Provide on-site parking areas specific to both the sports fields and golf course.	Sustainability & Recreation Planner	Ongoing
Landfill management	Responsibly manage the landfill issues at North Turramurra Recreation Area through implementation of the Environmental management Plan.	<p>Continue to implement the Environmental Management Plan for North Turramurra Recreation Area prepared by Woodward-Clyde in 1998</p> <p>Review implementation of the Environmental Management Plan on an annual basis.</p>	<p>Sustainability & Recreation Planner</p> <p>Manager Waste Services</p>	Ongoing
Waste Management	<p>To minimise waste disposal.</p> <p>Minimise littering associated with organised and casual use of North Turramurra Recreation Area.</p>	<p>Minimise waste disposal and encourage recycling through provision of recycling facilities at North Turramurra Recreation Area</p> <p>Provide appropriate litter facilities at North Turramurra Recreation Area</p>	Manager Waste Services	Ongoing
Catchment Management	To minimise the impact of sports fields and associated facilities on the catchment below the North Turramurra Recreation Area	<p>Soil test sports fields at North Turramurra Recreation Area to identify precise chemical deficiencies and formulate a fertiliser program specific to each sports field to eliminate unnecessary chemical application</p> <p>Provide clear delineation between sports field surrounds and bushland</p> <p>Install water treatment devices concurrently with drainage and irrigation works</p>	Manager Corporate Planning & Sustainability	Ongoing
Water management	Improve water management at North Turramurra Recreation Area to maximise course and field quality and meet legislation requirements.	<p>Develop a Water Management Plan for North Turramurra Recreation Area.</p> <p>Implement Water Management Plan</p>	Manager Corporate Planning & Sustainability	2012

Issue	Objective	Strategy/KPI	Responsibility	Completed
Course quality	Maximise course quality at North Turramurra Golf Course	Identify and implement opportunities to provide improvement to the course quality	Manager Open Space Services	Ongoing
Code usage compatibility & multiple uses	<p>To identify and minimise incompatible sports field usage while promoting multiple use.</p> <p>To provide for multiple use of other facilities such as club rooms at North Turramurra Recreation Area</p> <p>Promote multiple and compatible use of sports fields</p> <p>Provide opportunities for a range of passive or non sporting activities at North Turramurra Recreation Area.</p>	<p>Identify sporting codes which are incompatible and eliminate their shared use of facilities</p> <p>Identify those uses which are compatible and promote multiple use of the facilities for sporting and other recreational activities</p> <p>Encourage the use of facilities such as club rooms for other leisure activities subject to applicable legislation and relevant Council policy</p> <p>Include provisions for a range of passive or non sporting opportunities</p>	Sustainability & Recreation Planner	Ongoing
Vandalism	To minimise occurrences of vandalism and inappropriate use at North Turramurra Recreation Area through prompt response to damage, education, enforcement activities and increased community and user involvement in development and management of facilities.	<p>Provide a timely response to reported damage or vandalism at North Turramurra Recreation Area</p> <p>Develop and initiate a 'park watch' or 'park care' program at North Turramurra Recreation Area to promote greater community involvement in the development, maintenance and use of North Turramurra Recreation Area.</p> <p>Ensure facilities at North Turramurra Recreation Area are of appropriate design and construction and are well maintained to reduce motivation factors for vandalism.</p>	<p>Manager Compliance & regulation</p> <p>Manager Community & Recreation Property</p> <p>Sustainability & Recreation Planner</p> <p>Manager Engineering Services</p>	Ongoing
Dogs on playing fields	To minimise any risk to users of the sports field from dogs and to dogs from management of sports fields	<p>Formulate and implement an education and enforcement program to minimise the risks associated with dog usage on sports fields at North Turramurra Recreation Area.</p> <p>Review policy to provide alternatives for dog exercise.</p>	Manager Community & Recreation Property	Ongoing

Issue	Objective	Strategy/KPI	Responsibility	Completed
Income and fees	To provide an equitable pricing structure in accordance with Council policy	<p>Apply Council's pricing policy for seasonal and casual hirers of sports fields to all other users of facilities of North Turrumurra Recreation Area</p> <p>Annually review fees and charges for facilities at North Turrumurra Recreation Area in line with relevant policies.</p> <p>Negotiate leases/licences in accordance with Council's adopted Policy for Leasing of Community Figures</p> <p>Identify potential users of facilities and offer these potential users lease and licence agreements consistent with Council's leasing policy for community organisations</p>	Manager Community & Recreation Property	Ongoing
Lighting	To provide flood lit sports fields at North Turrumurra Recreation Area which minimise the impact on adjoining land uses	<p>Provide flood lighting for sports fields which meet relevant assessment criteria under legislation</p> <p>Sustainable lighting – energy efficient</p> <p>Undertake fauna study to determine lighting options which reduce adverse impacts.</p> <p>Amend draft master plan based on above fauna study if required.</p>	Sustainability & Recreation Planner	2012
Noise	Minimise noise impacts on adjoining land users at North Turrumurra Recreation Area.	<p>Continue to provide electric maintenance vehicles where appropriate</p> <p>Encourage users to minimise noise when using facilities in the vicinity of residential areas</p> <p>Undertake acoustic study to determine appropriate intensity and hours of evening use for this location.</p>	Sustainability & Recreation Planner	Ongoing
Stray Balls	Minimise the adverse effects of stray balls.	Identify areas where stray balls are causing or have potential to cause a risk to other users or adjoining land uses	Sustainability & Recreation Planner	Ongoing
Public Art	To provide opportunities for public art at the North Turrumurra Recreation Area.	Consider opportunities for public art in line with relevant Council policy.	Manager Leisure & Cultural Development	Ongoing



Issue	Objective	Strategy/KPI	Responsibility	Completed
Gender equity	To encourage alternate and multiple uses of sporting and leisure facilities which cater for women's sport	Preference given to those alternative uses which promote gender equity. Car park will be lit for mid-week netball training.	Sustainability & Recreation Planner Manager Community & Recreation Property	Ongoing
Climate Change	To develop a recreation area which both mitigates and adapts to climate change.	Develop dams to be used as static water supplies during uncontrolled bushfire events.	Manager Community & Recreation Property	2012
Fauna & Flora	Protect and manage the flora and fauna located at North Turramurra Recreation Area.	Preserve remnant bushland at North Turramurra Recreation Area Minimise the use of exotic plant species in any redevelopment works at North Turramurra Recreation Area	Manager Community & Recreation Property	Ongoing





Monitoring Program

The strategy plan will be reviewed every two years. The review will include the following:

- A report on the progress plan
- Recommendations for alterations to the existing strategy plan for the coming year
- Any other necessary changes due to new usage trends or issues arising from management of the site
- A report on implementation of the Environmental management Plan

The objectives will be reviewed every two years in the Council's Management plan cycle.

However, if significant changes take place in the intermittent period then this section would need to be revised in accordance with those changes as soon as possible.

The core values held by the community are unlikely to change over the 15 year timeframe however, the relative importance of each value may increase or decrease. These changes in importance of core values need to be reflected in changes in the strategy plan. However, significant changes in the relative importance of core values will necessitate the need for a completely new plan to be prepared.

References

Spackman & Mossop, 2007, **North Turramurra Recreation Area Draft Concept Master Plan**

Ku-ring-gai Council, 1998, **North Turramurra Recreation Area Plan of Management**

Ku-ring-gai Council, 2001, **Gordon & North Turramurra Golf Courses Generic Plan of Management**





Contact Ku-ring-gai Council
818 Pacific Highway
Locked Bag 1056, Pymble NSW 2073
T 02 9424 0000
E kmc@kmc.nsw.gov.au
W www.kmc.nsw.gov.au

BUSHLAND, CATCHMENTS & NATURAL AREAS REFERENCE GROUP - MINUTES OF MEETING HELD 11 AUGUST 2008

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To bring to the attention of Council the proceedings from the Bushland, Catchments & Natural Areas Reference Group meeting held on Monday, 11 August 2008.

BACKGROUND:

The Bushland, Catchments & Natural Areas Reference Group was constituted by the previous Council to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas.

COMMENTS:

At the meeting of Monday 11 August 2008, three items were discussed including water and catchment issues, revision of Council's Bushland Plan of Management by the working party and the direction of the reference group and its Charter.

RECOMMENDATION:

That the Minutes of the Bushland Catchments and Natural Areas Committee of 11 August be received and that groundwater controls for development within the Town Centres be considered as part of the relevant DCP and that the review of the Bushland Plan of Management be commenced following the completion of the vegetation mapping project and that it considers the comments by the working party.

PURPOSE OF REPORT

To bring to the attention of Council the proceedings from the Bushland, Catchments & Natural Areas Reference Group meeting held on Monday 11 August 2008.

BACKGROUND

The role of the Bushland, Catchments & Natural Areas Reference Group was to provide resident and industry expert advice and feedback to Council on matters relevant to bushland, catchments and natural areas. This Reference Group was one of three established by the previous Council and was constituted for the term of that Council.

COMMENTS

There were three items for general business discussion at the meeting of Monday 11 August 2008. Minutes of the meeting are included as **Attachment 1** to this report.

The following items were discussed:

- **Water and catchment issues**

Discussion focused on the impact of development within the town centres including changes to runoff, stormwater flows, infiltration and groundwater particularly where deep excavation is involved. In response to this discussion the reference group recommended:

1. that an education campaign be developed around raising the awareness and impacts of pollution from building sites. This should focus on the building industry in terms of their practices and the general community as to what is expected by the industry in terms of their performance. The program should also focus on languages other than English and referred to the Development and Regulation section of Council; and
2. Council Development Assessment unit to review development consent conditions relating to sediment management from building sites.

In relation to the first recommendation, the Manager of Regulation and Compliance has advised that officers within this section have identified that the development of an education program would be part of their work program for 2008/09. The program will include information on Council's website and hard copy brochures suitable for distribution at construction sites.

In relation to the second recommendation, Council has mandatory standard conditions pertaining to the requirement for sediment and erosion control which are included in the development consent. The relevant condition is as below:

"The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works of the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities are to be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps are to be cleared on a regular basis and after each major storm, and/or as

Item 12

S03448
2 September 2008

directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site."

This condition is enforced by Council's Regulatory staff on all building sites. This enforcement is normal Council practice irrespective of the certifying authority. Notably in the past 12 months, Council has issued 270 fines on building sites with an estimated income of \$218,800 for water and other environmental offences. This represents an increase in focus of compliance within this area.

It is suggested that the recommendations from the reference group are already being dealt with by Council and no additional attention is required.

The draft *Integrated Water Cycle Management Policy and Strategy* was also referred to this group for comment as resolved by Council on 29 July 2008. Discussion on this item dealt largely with the changes to groundwater arising from deep excavations. In light of these comments the group made a recommendation:

3. that the Planning Panel be asked to take into account the impact on hydrology of new developments, in particular those containing Blue Gum High Forest.

This matter has been raised with the Planning Panel as part of the discussion on riparian controls. It is noted that impacts on groundwater flows and in turn, on significant downstream vegetation, is increasingly being considered for individual development applications for residential flat buildings, where extensive excavation is proposed.

While specific controls have not been included into the draft local environmental plan (LEP) for the town centres, as limited by the Standard Instrument Template, objectives and controls could be included within the associated Development Control Plan (DCP). The DCP could also call up the *Integrated Water Cycle Management Policy and Strategy* if adopted.

- **Bushland Plan of Management**

A working party was established by the reference group to provide comment and make suggestions on the current Bushland Plan of Management. Members of this group reported back to the reference group with key aspects including:

- to review existing leases and licenses within bushland area with a view to limiting activities that are detrimental to the environment; and
- to recognise the change in status of Blue Gum High Forest as a critically endangered and endangered ecological community.

In terms of timing for the review of the Bushland Plan of Management there is a current resolution of Council that this be undertaken in 2008, as made at the Ordinary Meeting of 29 April 2008. As part of the discussion on this item, it was noted that the mapping of endangered and critically endangered vegetation communities was the priority for biodiversity staff, as reported to Council on 11 December 2007, 12 August 2008 and more recently 28 May 2008 and that a revision of the Bushland Plan of Management would then follow. This has arisen from the timetable set by the Ku-ring-gai Planning Panel for the preparation of the Town Centres LEP and the need to map vegetation on private and public land within the panel area. Following this, the mapping of public land is scheduled such as the Duffy's Forest at St Ives. Two recommendations were made by the reference group on this matter:

Item 12

S03448
2 September 2008

4. that staff consider the suggestions by the working group in the revision of the Bushland Plan of Management; and
5. that mapping of public land to also to include St Ives Showground and precinct as part of any future Plan of Management for that site and to be discussed with the Department of Lands.

In relation to the revision of the Bushland Plan of Management, it is intended that comments by the working group will be considered by staff as part of this review. Accordingly this is supported as a recommendation to this report.

In terms of the timing of the review of the Plan of Management, and following the reports and subsequent resolutions to Council on the vegetation mapping most notably on 12 August 2008, this report seeks the support of Council to amend its resolution of 29 April 2008 that "the Bushland Plan of Management be reviewed in 2008 following the completion of the mapping of the critically endangered and endangered ecological communities" to the "Bushland Plan of Management be reviewed *immediately* following the completion of the mapping of the critically endangered and endangered ecological communities".

The rationale for seeking an amendment to this recommendation would allow for the most up to-date information on the location and condition of vegetation communities on public and private (as noted in the report). This is particularly in light of the comments from the sub-committee that emphasised the importance for specific controls at certain localities containing endangered or critically endangered communities. It is envisaged that the review of the Plan of Management would be completed and reported to Council within the 2008/09 Management Plan period.

In relation to recommendation five (5), on completion of the mapping at St Ives Showground, the information will be sent to the Department of Lands as well as the Department of Environment and Climate Change given the proximity of National Park estate to the area in question. Given any planning of the St Ives Showground and precinct involves the Department of Lands, information transfer such as the vegetation mapping would occur as part of normal operations.

- **Directions and charter:**

The scope of the charter as adopted by Council on 8 June 2004 was seen by members as relevant. A suggested area for improvement was to incorporate environmental education as part of the role of the reference group. It was acknowledged that the reference group had a broad representation across a range of disciplines and expertise.

Other business items discussed at the meeting included:

- Nancy Pallin distributed two educational materials, one concerning Blue Gum High Forest and the other on flying foxes; and
- correspondence was received from the St Ives Progress Association. This sought Council to undertake an independent environmental assessment on the St Ives Showground site. Two recommendations were formed by the reference group on this matter.

6. that vegetation mapping is undertaken as part of and review of the site; and

Item 12

S03448
2 September 2008

7. that an independent environmental report be prepared as part of the preparation of the Plan of Management and associated feasibility.

As part of the review of the Bushland Plan of Management vegetation mapping will be carried out on all bushland sites including St Ives (as previously noted in this report). It is intended that this information will be used as part of the land capability study for the St Ives Showground and adjoining precinct in the same way as it would apply to other bushland sites.

In relation to the recommendation for an independent environmental report, this is an unfunded project and is not contained in the Management Plan for 2008/09 as adopted by Council.

It is envisaged that the vegetation mapping project, coupled with a site assessment by staff, will provide information that is both robust and of high quality to enable future decision for the site. Should Council desire further studies to this effect, it is suggested that this matter be referred to the St Ives Showground Consultative Committee as considered by Council on 14 October 2008.

CONSULTATION

The reference group is a consultative forum, representing the interests of residents, user groups and industry experts.

FINANCIAL CONSIDERATIONS

A number of the recommendations by the reference group would have a direct financial impact on Council most notably is the request to have an independent environmental report be prepared for the St Ives Showground as part of the preparation of the Plan of Management and associated feasibility. The development and implementation of an education program for sediment control on building sites will have a cost, though noting that most of the cost of this will be in-house as part of the responsibilities of the Regulatory staff. If Council desired to complete the review of the Bushland Plan of Management by the end of 2008, as resolved on 29 April 2008, rather than as recommended in this report to postponing until the completion of the mapping of the endangered and critically endangered ecological communities, this would have a direct impact on the Strategy Department budget necessitating the need for additional staff resources or consultants.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation has occurred with the Development and Regulation Department.

SUMMARY

The reference group considered three items of general business at the meeting of Monday 11 August 2008 including the water and catchment issues particularly pertaining to building sites, the review of the Bushland Plan of Management and it's Charter. Additional matters also considered was correspondence from the St Ives Progress Association concerning the future use of the St Ives Showground and need for independent studies.

RECOMMENDATION

- A. That the minutes of the Bushland, Catchments and Natural Areas Reference Group of the 11 August 2008 be received and noted.
- B. That the Ku-ring-gai Town Centres Development Control Plan be aligned with the Integrated Water Cycle Management Policy and Strategy if adopted.
- C. That the Ku-ring-gai Town Centres Development Control Plan includes specific objectives and controls requiring the consideration of the impact on groundwater flows particularly in areas where there is significant vegetation downstream from the proposed development.
- D. That staff consider the suggestions by the working group in the revision of the Bushland Plan of Management.
- E. That the Bushland Plan of Management be reviewed *immediately* following the completion of the mapping of the critically endangered and endangered ecological communities.

Peter Davies
Manager Corporate Planning & Sustainability

Andrew Watson
Director Strategy

Attachments: Minutes of Meeting held 11 August 2008 - 867077

BUSHLAND CATCHMENTS & NATURAL AREAS REFERENCE GROUP

Monday 11 August, 2008
Level 3 Council Chambers 7.00pm – 9.00 pm

Attendees:

Members	Councillors	Staff
Nancy Pallin Margery Street Margaret Booth Alla Kamaralli Janet Harwood John Martyn Ian Wright Stephanie Vaughan	Clr. E. Malicki – Chair Clr. A Andrew – Deputy Chair	Peter Davies – Manager Corporate Planning & Sustainability Sophia Findlay – Technical Officer – Water and Catchments (BC&NARG 83 only)

Apologies:

Members	Councillors	Staff
Colin Manton Chris McIntosh		

Meeting open: 7.05pm.

Declaration of Pecuniary Interests:

No pecuniary interests declared.

Confirmation of Minutes:

Minutes of meeting Monday 16 June 2008 were confirmed.

Business arising from the previous meeting of Monday 16 June 2008:

Janet Harwood raised two questions relating to vegetation mapping (BC&NARG 78 – Endangered Ecological Communities (EEC) Mapping) as outlined below:

1. Where to trees are taken once felled?

The response provided from the Manager Open Space Services is that good wood is mulched and is either taken directly to a nominated park or stored at the depot for distribution according to the work plans. Other forms of wood are taken to Kimbriki Recycling and Waste Centre.

2. Is it possible to track changes in tree location and density?

Manager Corporate Planning and Sustainability responded that this may be possible through the use of updated aerial photography.

Nancy Pallin also asked a question in relation to this item - Is it possible to have canopy species within each of the polygons?

Manager Corporate Planning and Sustainability responded that this data is being collected as part of the canopy mapping project.

Correspondence

A letter was received from Mrs Christiane Berlioz - Vice President of St Ives Progress Association (dated 10 August 2008). The letter relates to the preparation of a Plan of Management for St Ives Showground and need for an independent environmental assessment. Discussion on this item was moved to the end of general business.

General Business

BC&NARG 83 - Water and catchment issues

Ian Wright discussed the importance of water and catchment management as part of natural area management. Discussion on the impact of development within the town centres focussed on changes to runoff, stormwater flows, infiltration and groundwater particularly where deep excavation is involved.

Reference Group members enquired about the impact on vegetation particularly down slope of a development site. It was also noted that there is a paucity of information on the local impacts of groundwater and surface flows on vegetation. Making it is difficult to provide an accurate assessment in relation to future planning options for town centres and elsewhere.

Pollution from building sites was also raised as a specific issue. Reference Group members suggested that an education and awareness program be developed. Cr Andrew emphasised the importance of focusing on polluters not simply building sites. Ian Wright raised the importance of reporting pollution incidents to a range of government agencies. This would include reporting to Council, Sydney Water and the Department of Environment and Climate Change. Contact details for these reporting incidents would be included on Council's website.

John Martyn highlighted the importance of the small hanging swamp within the sandstone bushland that supports heath vegetation. As there are only few of such features left, it is important to protect these as part of building design (particularly at the bushland interface) and natural area management.

Discussion on the draft Integrated Water Cycle Policy and Strategy recognised the limitation Council has in regard to the BASIX SEPP in influencing water management for private development. The draft document was supported as a strong initiative of Council in providing guidance on this issue.

Recommendation

1. That an education campaign be developed around raising the awareness and practice of pollution from building sites. This should focus on the building industry in terms of their practices and the general community as to what is expected in terms of performance. The program should also focus on languages other than English.
2. Council Development Assessment unit to review development consent conditions relating to sediment management from building sites.
3. The Planning Panel to be asked to take into account the impact on hydrology of new developments. In particular those containing Blue Gum High Forest.

BC&NARG 84 - Bushland Plan of Management

Nancy Pallin discussed the progress of the working party reviewing the Bushland Plan of Management. The discussion document from this group was tabled.

Suggestions from this working party included:

1. That the Plan of Management be updated to recognise the change in status of critically endangered ecological communities and endangered ecological communities.
2. Limit activities that are detrimental to the conservation of certain communities and location.
3. Review leases and licences as to the location and use within certain areas.

Threatening process in particular needs closer attention and how these may relate to recovery. These should relate to priority action statements as listed by Department of Environmental and Climate Change for the particular communities.

In terms of the timing of this review for this Plan of Management, Council's Manager Corporate Planning and Sustainability noted that mapping of the town centres for the Local Environment Plan was a priority of Council. Mapping of the vegetation communities on public land would commence after the town centres area. Following this, a review of the Bushland Plan of Management would commence to be informed by the vegetation mapping on private and public land.

Recommendation:

1. That staff consider the suggestions by the working group in the revision of the Bushland Plan of Management.
2. That mapping of public land to also include St Ives Showground and precinct as part of any future Plan of Management for that site.

BC&NARG 85 Directions and Charter

One of the strengths of this Reference Group over the past four years was the contribution by experts and staff relating to natural area management. This has provided information to members to assist in decisions on policy and direction, consistent with the Charter.

The broad representation of membership, particularly from State Government departments and agencies, was seen as strength to the Group. It was suggested the name of the Group be shorter though should not be seen to lessen the extent of its Charter. The Group valued the ability to raise issues for discussion as part of the agenda and that this flexibility should be retained.

In terms of recommendations from the Reference Group, it was noted that these need to be clearer. This would provide the necessary direction to Council to assist their debate on the matter relating to the informing policy or program development.

The Scope of the charter was seen as strong. It was suggested that it include environmental education.

Other business

Nancy Pallin report

1. The Blue Gum High Forest education kit for schools will be launched on 16th of September, 10.30am – 12.30pm at Warrawee Public School. The day will involve a demonstration lesson and a run through what the kit contains with the participating teachers. The kits will then be available for teachers to collect.
2. Sydney Metropolitan Catchment Management Committee publication stated that in 2007 21,000 volunteers did on-ground environmental work, with a value of \$5,300,000 at \$30 per hour. This did not include one day tree planting events.
3. World Wide Fund produced an information sheet on the threats to wildlife including flying-foxes from entanglement in netting which is not stretched over a frame.

Stephanie Vaughan also suggested that an education program be developed for school children aimed at increasing awareness of local flora particularly the iconic species in the local government area.

Correspondence

A letter from St Ives Progress Association was tabled that requested Council to undertake an independent environmental assessment on the St Ives Showground site as part of the planned updating of the Plan of Management for the site.

In relation to a review, John Martyn noted that persons who undertake mapping, as Council is presently undertaking, contribute valuable local knowledge that should form part of a site assessment. This knowledge is often not taken into account when external consultants are engaged.

Recommendation

1. That vegetation mapping is undertaken as part of the process for the site (this was considered in Bushland Catchment and Natural Areas Reference Group 84 Plan of Management).
2. That an independent environmental report be prepared as part of the preparation of the Plan of Management and associated feasibility.

Councillor Malicki thanked all the members for their input and contribution and encouraged all members to consider nominating for a future reference group in the new Council.

The Reference Group members thanked staff for their contribution and support.
Meeting closed at 9.40pm.

LICENCE RENEWAL - CARES FACILITY - PORTION OF ROAD SAFETY CENTRE - 451 MONA VALE ROAD, ST IVES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To seek the approval of Council for the grant of a 5 year Licence Agreement to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) for the C.A.R.E.S. (Community and Road Education Scheme) over a portion of the St Ives Road Safety Centre (SIRSC) at 451 Mona Vale Road, St Ives.

BACKGROUND:

The St Ives Road Safety Centre site is leased by Council from the Department of Lands, and subsequently subleased to Honda Australia Road Craft Training (HART). A provision of the sublease agreement between Council and Honda is a Honda Road Safety Education Centre St Ives Operating Charter, which is part addresses the issue of existing users of the sites, specifically the C.A.R.E.S program.

COMMENTS:

The C.A.R.E.S program has been operating at the current location since 1993, and is considered to be a worthwhile community enterprise aimed at educating young children in road safety and managed by the NSW Police.

RECOMMENDATION:

That Council approves the grant of a 5 year licence subject to the consent of the Department of Lands to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) for the C.A.R.E.S (Community and Road Education Scheme) over a portion of the St Ives Road Safety Centre (SIRSC) at 451 Mona Vale Road, St Ives.

PURPOSE OF REPORT

To seek the approval of Council for the grant of a 5 year Licence Agreement to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) for the C.A.R.E.S. (Community and Road Education Scheme) over a portion of the St Ives Road Safety Centre (SIRSC) at 451 Mona Vale Road St Ives.

BACKGROUND

The St Ives Road Safety Centre site is leased by Council from the Department of Lands, and subsequently subleased to Honda Australia Road Craft Training (HART). A provision of the sublease agreement between Council and Honda is a Honda Road Safety Education Centre St Ives Operating Charter, which in part addresses the issue of existing users of the site, specifically the C.A.R.E.S. program. An extract from the Operating Charter is as follows:

"Existing users - C.A.R.E.S. Program

The C.A.R.E.S. program will be operated by NSW Police on the existing site. Safe access to the area is coordinated between the Honda Site Manager and the C.A.R.E.S. Program Manager.

Access to the C.A.R.E.S. site outside normal operating hours to be authorised through the Honda Site Manager.

Students attending the C.A.R.E.S. program are the responsibility of the C.A.R.E.S. Program Manager and are not permitted to enter any area of the site other than the C.A.R.E.S. education compound without the consent of the Honda Site Manager.

Students must be fully supervised by C.A.R.E.S. when in the bus car park.

Honda will maintain grounds within the C.A.R.E.S. fenced area.

No Fees are to be charged to C.A.R.E.S. for the use of the facility."

COMMENTS

The C.A.R.E.S program has been operating at the current location since 1993, and is considered to be a worthwhile community enterprise aimed at educating young children in road safety and managed by the NSW Police.

The commencement and termination dates of the proposed licence agreement are the same as those of the sublease to Honda.

CONSULTATION

Council has consulted with United Group Services, who manages the NSW Police portfolio in regards to the terms and conditions of the new Licence agreement. Uniting Group Services have no objection to the proposed terms **Attachment 1**.

Council's solicitors have reviewed the previous Licence agreement and will prepare the new documentation in similar terms.

FINANCIAL CONSIDERATIONS

As established in previous agreements the rent for the 5 year Licence is set a nominal amount and geared to reflect the administration and legal costs of Council.

A copy of the proposed Licence terms and conditions is attached **Attachment 2**.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

None.

SUMMARY

C.A.R.E.S. is a worthwhile community enterprise providing road craft training to young children in the age range of 4 to 8 years and will no doubt contribute to the saving of many young lives in the future.

Council has in the past supported and continues to support the C.A.R.E.S. program.

RECOMMENDATION

- A. That Council approves the grant of a 5 year Licence subject to the consent of the Department of Lands to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) for the C.A.R.E.S. (Community and Road Education Scheme) over a portion of the St Ives Road Safety Centre (SIRSC) at 451 Mona Vale Road St Ives.
- B. That Council authorise the Mayor and General Manager to sign all documentation associated with the grant of a licence.
- C. That Council authorise the affixing of the Common Seal of Council to the Licence Agreement.

Deborah Silva
Manager Strategic Assets & Services

Andrew Watson
Director Strategy

Attachments:
1. Correspondence from United Group - 2008/023990
2. Heads of Agreement - 2008/027349



United Group Services Pty Ltd
ABN 77 074 196 991
GPO Box 4027
Sydney NSW 2001
Level 16, 9 Hunter Street
Sydney NSW 2000
Australia
Telephone: +61 2 9224 8000
Facsimile: +61 2 9224 8055

www.unitedgroup.com.au



17 October 2008

Ms Deborah Silva
Manager Strategic Assets & Services
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Dear Deborah

NSW POLICE FORCE: PROPOSAL FOR A LICENCE FOR THE CARES FACILITY OVER PORTION OF 451 MONA VALE ROAD, ST IVES

I refer to your letter dated 25 September 2008 in regard to previous correspondence between the parties and apologise for the delay in responding back to you as I was on annual leave.

The amended Heads of agreement have been reviewed and we accept the written terms and conditions outlined in your letter.

Please note that any lease renewal will be subject to the normal State Property Authority approval process and is not binding until these approvals are obtained and the lease documentation is executed by the parties.

TYPE OF TENURE	Deed of Licence
LICENCEE	Her Most Gracious Majesty Queen Elizabeth II (Minister for Police)
LICENSOR	Ku-ring-gai Council
PREMISES	Portion of 451 Mona Vale Road, St Ives as noted in the Recitals in the previous licence term
PERMITTED USE	"CARES" School Road Safety Education and associated community activities in line with NSW Police Force education operations
LICENCE COMMENCEMENT	19 August 2008
RENT COMMENCEMENT	19 August 2008
LICENCE EXPIRY	18 August 2013
LICENCE TERM	Five (5) years
LICENCE FEE	\$800.00 per annum plus GST.
RENT REVIEWS	Annual CPI increases.

OPTION	Not available
OUTGOINGS	100% of all outgoings associated with the Centre
LEGAL COSTS	Each party to pay its own legal fees with the Licensee to pay for Stamp Duty, GST and other associated fees
LEGAL DOCUMENT	Will be drafted with the same terms and conditions as the current agreement
ADDRESS FOR NOTICES	NSW Police Force c/- United Group Services GPO Box 4027 Sydney NSW 2000 Fax: 02 9224 8055
SECURITY BOND	Not applicable while Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) is the Lessee
INSURANCE:	The NSW Police is a self insurer under the Government program called the NSW Treasury Managed Fund. This includes cover for liability risk with respect to all NSW Police activities worldwide. The sum insured is for \$20 million dollars
SERVICES	Licensee to take responsibility for the services associated with the operations of the Centre and to maintain the services at all times
REPAIRS & MAINTENANCE	Licensee to maintain and keep the site area in good order and condition and meet all costs associated with the upkeep.
REINSTATEMENT	The Lessee will not be required to make good the Premises at Lease termination, but will leave the Premises in a clean state of repair.
SPECIAL CONDITIONS	Licensee granted access via the road circuit

We look forward to receiving the legal documentation shortly at this office.

Yours sincerely
United Group Services Pty Ltd

Julie Debray
Property Manager

Tel: 02 9224 8063
Fax: 02 9224 8055
Email: julie.debray@unitedgrouppltd.com

Heads of Agreement

CARES Centre - Portion of 451 Mona Vale Road St Ives

Without prejudice subject to availability, final licensor approval and contract

Type of tenure	Deed of Licence
Licensee	Her Most Gracious Majesty Queen Elizabeth II (Minister for Police)
Licensor	Ku-ring-gai Council
Commencement Date	19 August 2008
Expiry date	18 August 2013
Term	5 years
Option	NIL
Licence Fee	\$800 (excludes GST) per annum payable in advance
GST	Payable by the Licensee
Review	CPI increases indexed annually
Permitted Use	'Cares' School Road safety Education and associated community activities inline with NSW Police Force education operations
Bond	Not applicable while Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) is the Licensee
Outgoings	100% of all outgoings associated with the Centre borne by the Licensee
Legal Costs	Each party to pay its own legal fees. The Licensee will pay for Stamp Duty, GST and other fees associated with the proposed Deed of Licence.
Stamp Duty	Payable by the Licensee
Insurance	Licensee to have a minimum public liability cover of \$20,000,000.00
Services	Licensee to take responsibility for the services associated with the operations of the Centre and to maintain the services at all times.
Repairs	Licensee to repair the premises
Maintenance	Licensee to maintain and keep the site area in good order and condition and meet all costs associated with the upkeep.
Reinstatement	Licensee will not be required to make good the premises at termination of licence, but will leave the premises in a clean state of repair
Special Conditions	Licensee granted access via the road circuit

DRAFT INTEGRATED WATER CYCLE MANAGEMENT POLICY FOR KU-RING-GAI

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To recommend the draft Integrated Water Cycle Management Policy and Strategy be adopted.

BACKGROUND:

On 29 July 2008, Council adopted to place on public exhibition a draft policy and strategy concerning the management of water. This was prepared in response to directions from State Government and the uncertainties of drought and climate change. In supporting this, the need for such an approach, the Department of Local Government released a circular to encourage stormwater harvesting and reuse which reflects the key role of local government in this part of the water cycle.

COMMENTS:

Only one formal submission was received during the public exhibition period. Noting however that the development of the documents involved considerable review by internal and external stakeholders and the draft also received an award as part of the recent NSW Sustainable Water Challenge.

RECOMMENDATION:

That the draft Integrated Water Cycle Management Policy and Strategy be adopted.

PURPOSE OF REPORT

To recommend the draft Integrated Water Cycle Management Policy and Strategy be adopted.

BACKGROUND

At the Ordinary Meeting of Council on 29 July 2008, Council gave consideration to a report presenting a policy and strategy on integrated water management. At this meeting it was resolved that:

- A. That Council publicly exhibit the draft Integrated Water Management Policy and Strategy for a period of 40 days.*
- B. That during the exhibition period the draft policy and strategy be referred the Bushland, Catchments and Natural Areas Reference Group, and to members of the Parks Sport and Recreation Reference Group and Sustainability Reference Group for comment.*
- C. That copies of the document be placed at Council Chambers, Council libraries and on Council 's website.*
- D. That a further report be presented to Council following the public exhibition process.*

This report seeks to report on the resolution and provide some background to Council on the rationale for the development of the policy and strategy.

The management of water is undertaken by many government departments, agencies and councils often with overlapping responsibilities and regulatory arrangements. Local government has traditionally focused on flood management, though in the last 10 years the focus has included stormwater, water quality and the impacts on riparian environments as well as being a significant driving force behind the move towards water sensitive urban design (WSUD).

Assisting these reforms have been the current water restrictions and changes to rainfall patterns over recent years. This has had a direct impact on public assets, such as sporting ovals and gardens necessitating councils to look beyond rainfall and potable water as the supply options and investigate water reuse and recycling as well as considering various demand management strategies.

Most recently Ku-ring-gai Council has been recognised as a leader in this field having received five (5) awards at the recent NSW Sustainable Water Challenge awards.

COMMENTS

The draft *Integrated Water Cycle Management Policy* (**Attachment 1**) and draft *Integrated Water Cycle Management Strategy* (**Attachment 2**) have been prepared in response to the 2007/08 Management Plan. The intent of this direction continues in the 2008/09 Management Plan and there was considerable support for innovation in water management arising from the sustainably planning workshops undertaken in 2008.

CONSULTATION

The development of this draft policy and strategy was initially considered by Council's Policy Forum on 12 May 2008. As part of the exhibition during August and September, the documents were presented at the meeting of the Bushland, Catchments and Natural Areas Reference Group on 11 August 2008 and invitations to comment were sent to the Parks, Sport and Recreation Reference Group and the Sustainability Reference Group. During the exhibition period, other water and catchment management professionals were notified of the exhibition and invited for comment.

One formal comment (**Attachment 3**) was received during the exhibition period. It suggested minor changes to the draft *Integrated Water Cycle Management Strategy* which have been incorporated.

FINANCIAL CONSIDERATIONS

Targets and actions identified in the draft policy and strategy have been incorporated in Council's Capital Works and Operational Program budget. This has been reflected in 2008/09 budget for 2008/09 and in the medium term as part of the projects identified in the Environmental Levy, Public Domain Manual and as part of various capital works programs.

The adoption of the policy would add further support to various grant submissions for water related projects.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

The draft policy and strategy have been prepared by Strategy Department staff in conjunction with staff from Operations, Development and Regulation and Corporate Departments. Comments were sought from relevant staff within these departments.

SUMMARY

The draft *Integrated Water Cycle Management Policy* and *Strategy* provide the supporting mechanisms for Council to continue its current direction in this area on both public and private land. This is re-enforced by the objectives in the Management Plan for 2008/09 and outcomes of the *Sustainability Vision Report* as adopted by Council in 2008. The documents will also guide future capital and operational projects of Council and assist in planning budgets, designs and maintenance programs for the organisation with the explicit outcomes of protecting local and regional waterways and natural resources.

RECOMMENDATION

That Council adopt the draft *Integrated Water Cycle Management Policy and Strategy*.

Sophia Findlay
**Technical Officer – Water &
Catchments**

Peter Davies
**Manager Corporate Planning
& Sustainability**

Andrew Watson
Director Strategy

Attachments:

1. Draft Integrated Water Cycle Management Policy – 2008/021628
2. Draft Integrated Water Cycle Management Strategy – 2008/021629
3. Comment received from public exhibition – 2008/021623

Ku-ring-gai Council

Draft Integrated Water Cycle Management Policy

Policy statement

Ku-ring-gai will adopt the principles of integrated water cycle management in all aspects of planning, management, design, construction and maintenance to ensure water is managed in a sustainable manner.

Purpose

This policy has been developed in response to the current drought, water restrictions and climate change. It seeks to: recognise the value of potable water; secure alternative water supplies; raise Council and community awareness; and to improve the management of runoff into natural areas.

Context

The management of water in Sydney is separated by various legislative and administrative arrangements. Local government has traditionally focussed on the management of stormwater for flooding. This has changed in recent years to incorporate water quality and reuse opportunities. Access to potable water has reduced as a consequence of water restrictions. This has a direct impact on the type and quality of facilities and services that local government can provide to their communities.

Climate variability, coupled with increasing population and the associated intensification of development has highlighted the value of all forms of water as a resource. This includes potable water sourced outside our catchments, harvested and reused stormwater, recycled sewerage and groundwater.

Through integrated water cycle management Council, with the community and business can become more sustainable by reducing demand, decreasing the pressure on potable water supplies, increasing reuse and recycling and minimising the degradation of natural areas.

The 2008/12 Management Plan contains four objectives that support this policy:

1. improve water quality in urban streams;
2. increase the adoption of integrated water cycle management;
3. decrease potable water consumption by 30% based on levels in the year 2000; and
4. increase use of non-potable water at Council's major water using facilities by 25%.

Doc distribution	Internal & external	Doc status	Working draft	File No	S03491/929102
Document owner	Manager corporate planning & sustainability	Contact officer	Technical officer – Water & catchments		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	July 2011
History of approved versions					
Version	Effective date	Summary of changes			
1.0	2008				

Objectives

The objectives of integrated water cycle management are to:

- decrease the use of potable water;
- increase the amount of public and private water reuse and recycling;
- ensure water sensitive urban design elements are incorporated within public infrastructure and private development;
- improve planning procedures to promote the sustainable use of water;
- develop and implement programs that ensure infrastructure is properly designed and maintained;
- improve the condition of natural waterways to increase native biodiversity; and
- continue to build knowledge on Ku-ring-gai's water cycle.

Implementation

This policy provides the basis for the planning, implementation, maintenance and funding for Ku-ring-gai Council's approach to water management. Supporting this policy is the Ku-ring-gai Council draft Integrated Water Cycle Management Strategy which details specific actions to ensure its implementation.

For Council this includes the implementation of:

- water savings retrofit program through the Energy and Water Savings Plan;
- stormwater harvesting projects;
- sewer mining projects;
- water sensitive urban design projects;
- stormwater infrastructure maintenance;
- staff education of integrated water cycle management issues;
- integrated water cycle management in planning controls and requirements; and
- continued research into best management practice and the local environment.

For the community this includes:

- ongoing education on integrated water cycle management issues;
- Council assistance programs (such as water tank rebates, technical information on WSUD and water conservation);
- enforcement of water management controls; and
- partnerships with other water conservation and reuse programs.

Definitions

Ecologically sustainable development: "Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased"¹.

Integrated water cycle management: Management of all sources of water to ensure that optimal use is obtained within the catchment resource context. This includes consideration of traditionally compartmentalised sectors (potable water, sewerage, stormwater) in an integrated manner by recognising the inherent connections and the opportunities to optimise the resource.

¹ Department of the Environment, Water, Heritage and the Arts
(<http://www.environment.gov.au/esd/>)

Potable Water: Water supplied for drinking purposes.

Stormwater: Runoff from rainfall events that is conveyed separately from sewerage.

Water sensitive urban design: Integration of urban planning with the management of urban hydrology and the water cycle.

Water recycling: Treatment and reuse of water from the sewerage system.

Water reuse: Utilisation of water for domestic or commercial purposes, which would otherwise be discharged to stormwater systems.

Associated documents

- Sydney Metropolitan Catchment Management Authority and Department of Environment and Climate change (2007) "Managing Urban Stormwater: An Integrated Approach" (consultation draft, October 2007).
- Department of Environment and Conservation and Stormwater Trust (2006) "Managing Urban Stormwater: Harvesting and Reuse".
- National Water Initiative (2007) "Institutional and Regulatory Models for Integrated Urban Water Cycle Management – Issues and Scoping paper".
- Australia's National Strategy for Ecologically Sustainable Development (1992).
- Ku-ring-gai Council Riparian Policy 2004.
- Ku-ring-gai Council Draft Integrated Water Cycle Management Strategy 2008 (draft, 2008).
- Development Control Plan 47 – Water Management.

Legislative framework

The significant legislation relating to water and catchment management includes:

Commonwealth

- *Ecological Protection and Biodiversity Conservation Act 1999.*

New South Wales

- *Administration Amendment (Water and Energy) Act 2005*
- *Catchment Management Authorities Act 2003.*
- *Environmental Planning and Assessment Act 1979.*
- *Fisheries Management Act 1994.*
- *Local Government Act 1993.*
- *Protection of the Environment Administration Act 1993.*
- *Sydney Water Act 1994.*
- *Threatened Species Conservation Act 1995.*
- *Water Management Act 2000.*
- *Water Industry Competition Act 2006.*

Draft Integrated Water Cycle Management Strategy

Ku-ring-gai Council
July 2008

Executive summary

This strategy has been prepared in response to the emerging concerns surrounding effective water management. It provides specific direction in relation to the integrated water cycle management policy. It outlines a review of legislation and policy; a recognition of the broad drivers of Ku-ring-gai's urban water cycle; an overview of the condition of Ku-ring-gai's water resources; an analysis of the fundamental issues and impacts relating to water quality and consumption practices; and recommendations for policy and strategy implementation.

Through the strategy it is intended that:

- Ku-ring-gai Council will become a leader in integrated water cycle management;
- the community and businesses are encouraged to become more sensitive in their water use and management on private property;
- internal operations and procedures are developed to emphasise integrated water cycle management;
- management of all water infrastructure and assets is improved;
- research to improve the understanding of Ku-ring-gai's water cycle operations and components is ongoing;
- work is guided to achieve the targets set out in the Management Plan; and
- risks are identified and managed appropriately including financial, environmental, social and governance risks relating to infrastructure and assets, council staff and the community.

This integrated management approach provides Ku-ring-gai with a firm template on how to manage water resources and allows future matters to be planned and accounted for. The action plan created as part of this strategy provides Ku-ring-gai with clear direction on how integrated water cycle management will be incorporated within the forward planning of Council's operation.

Contents

Executive summary	2
Contents.....	3
1 INTRODUCTION	5
1.1 Context	5
1.1.1 Principles	5
1.1.2 Objectives.....	5
1.1.3 Definition.....	6
1.1.4 Scope	6
2 Urban water management.....	7
2.1 Stakeholder roles and responsibilities.....	7
2.1.1 Water supply management across Sydney	8
2.2 Policy and legislative response	9
2.2.1 National	9
2.2.2 New South Wales and Sydney	9
2.2.3 Ku-ring-gai Council	10
2.3 Ku-ring-gai's water cycle	13
2.4 Catchment management	17
2.5 Management issues	22
2.5.1 Urban development	22
2.5.2 Water restrictions.....	22
2.5.3 Climate change.....	24
2.5.4 Financial	24
2.6 Current management	24
2.6.1 Water conservation.....	24
2.6.2 Water treatment and runoff control.....	25
2.6.3 Capacity and flood management.....	25
2.6.4 Community education.....	25
3 ACTION PLAN	26
3.1 Introduction.....	26
3.2 Action Plan Table	26
4 ACRONYMS	31
5 GLOSSARY.....	32
6 References.....	34
Appendix A: Legislation relevant to integrated water management for Ku-ring-gai Council.....	38

Appendix B: Summary of Ku-ring-gai's waterway ecosystem health research	39
Appendix C: Map of Water Sensitive Urban Design Features	43
Appendix D: Water Quality Monitoring Protocols.....	44
Appendix E: Risk Management Protocols	46
Appendix F: Maintenance plans	48

1 INTRODUCTION

1.1 Context

The aim of this strategy is to guide the implementation of integrated urban water management within the Ku-ring-gai Local Government Area (LGA). It has been prepared in response to: the recent drought and water restrictions; the imminent threat of climate change (that may lead to a increase in drought risk and changes to rainfall patterns); an increase in population and subsequent demand for potable water; a requirement for more sustainable use of existing resources; regional strategies and plans. The strategy also seeks to ensure Council can continue to provide assets and services to the standards expected by its ratepayers.

1.1.1 Principles

This strategy incorporates six principles:

1. consideration of all water sources (including wastewater) in water planning;
2. the sustainable and equitable use of all water sources;
3. consideration of all water users;
4. integration of water use and natural water processes;
5. a whole of catchment integration of natural resource use and management;
and
6. application of sustainability principles incorporating environmental, social, economic and governance aspects.

1.1.2 Objectives

The objectives are to:

- decrease the use of potable water;
- increase the amount of public and private water reuse and recycling;
- ensure water sensitive urban design elements are incorporated within public infrastructure and private development;
- improve planning procedures to promote the sustainable use of water;
- develop and implement programs that ensure infrastructure is properly designed and maintained;
- improve the condition of natural waterways to increase native biodiversity; and
- continue to build knowledge on Ku-ring-gai's water cycle

1.1.3 Definition

Integrated water cycle management (IWCM) is holistic management of all sources of water to ensure that optimal use is obtained within the catchment resource context. This includes consideration of traditionally compartmentalised sectors (potable water, sewerage, stormwater) in an integrated manner by recognising the inherent connections and the opportunities to optimise the resource.

This management should achieve maximum resource value whilst returning maximum possible benefit to the environment¹. It also involves managing the local and regional water catchments through appropriate land use planning including the use of water sensitive urban design and local water harvesting. This should ensure that new development at a minimum does not increase negative effects and in most cases should result in a benefit to environmental health.

1.1.4 Scope

The scope of this strategy is limited to those activities over which Ku-ring-gai Council, as a local government authority, has direct control and/or for which it has approval and regulatory responsibilities. Where relevant it will seek to influence the actions of others responsible for the various parts of the urban water cycle such as the local community and external water authorities.

2 Urban water management

Urbanisation has a significant impact on a catchment's water cycle. In general it involves an increase in impervious surface area, decrease in infiltration to groundwater, increase in surface run-off, increase in pollutants, physical alteration to waterway channels and importation of potable water from other catchment areas. These changes produce complex and cumulative impacts that decrease the sustainability and ecological integrity of local catchments known as the "urban stream syndrome"². In Sydney this is further complicated by the large number of organisations and authorities set up to manage various aspects of the water cycle. This section provides an overview of urban water management in the Sydney Metropolitan area as it applies to the Ku-ring-gai LGA.

2.1 Stakeholder roles and responsibilities

Table 1 provides a summary of the major stakeholders involved in the management of water within the Sydney Metropolitan Area.

Table 1: Summary of major stakeholders involved in the urban water cycle in the Sydney Metropolitan Area*

Aspect (a)	Potable	Sewerage	Sewerage	Storm	River	Regulation	Research	Planning
Organisation	supply	network	treatment	-water	Management			
SWC								
SCA								
CMA								
DECC								
DWE								
IPART								
DoP								
Fisheries								
RTA								
Cabinet Office								
LG			(b)					

Notes:

(a) Darker shading represents the more significant the role

(b) The role of local government in sewerage treatment within the Sydney Metropolitan area extends to sewer mining projects only.

*See section 4 acronyms for organisation list.

Given the large number of organisations and their various roles and responsibilities, coordination of water management remains a challenge. While the Metropolitan Water Plan³ seeks to provide this direction, it has focused on the role of the State Government and major industry with little emphasis on local government, despite its collective impact and influence.

2.1.1 Water supply management across Sydney

The Sydney Catchment Authority (SCA) has the responsibility for the protection of 16,000 square kilometres of Sydney's drinking water catchments and the management and supply of untreated water. This is provided to Sydney Water Corporation, two councils and 61 retail customers⁴.

Sydney Water is a State owned corporation with responsibilities covering water supply and waste water treatment, among others. It supplies more than 1.4 billion litres of water to more than 1.7 million homes and businesses each day across Sydney (including Ku-ring-gai), Blue Mountains and the Illawarra. Water is treated at one of nine water filtration plants to a standard that complies with the Australian Drinking Water Guidelines. This is then distributed via a network of 261 reservoirs, 155 pumping stations and nearly 21,000 kilometres of water mains⁵.

More than 1.3 billion litres of wastewater is collected and treated by Sydney Water from around 1.7 million homes and businesses each day, of this, almost 58 million litres is recycled each day⁵. Wastewater collected in the sewerage system flows to sewerage treatment plants where it is treated before being reused or discharged to rivers or oceans in accordance with strict licence conditions issued by the Department of Environment and Climate Change (DECC). The waste water from Ku-ring-gai is piped to the North Head sewage treatment plant for treatment and disposal via the deep water ocean outfalls.

Stormwater infrastructure is primarily managed by local government and Sydney Water. Within Ku-ring-gai, Sydney Water manages approximately 800m of trunk drainage in the Moores creek sub-catchment with the rest being the responsibility of Council.

The management of groundwater is the responsibility of the Department of Water and Energy (DWE) with major reserves managed through the NSW State Groundwater Policy⁶. Groundwater use in Ku-ring-gai is currently limited due to the ridge-top nature of the majority of development and the depth at which groundwater occurs.

2.2 Policy and legislative response

There are various authorities and institutions established to provide water services. The role of integrated water management however has a firm foothold at the local government level given its broad responsibilities and direct relationship with the community from development control, open space, planning and educational perspectives. The major pieces of legislation related to integrated water cycle management are included in Appendix A.

2.2.1 National

The Commonwealth Government has a limited role on water supply and waterways management within the Sydney metropolitan hydraulic catchment. The Council of Australian Governments (COAG) *National Water Initiative*⁷ aims to ensure that all aspects of water management are considered on a national basis. For urban areas the National Water Initiatives aims to result in *“better and more efficient management of water in urban environments, for example through the increased use of recycled water and stormwater”* and includes *“actions to better manage the demand for water in urban areas, including a review of temporary water restrictions, minimum water efficiency standards and mandatory labelling of household appliances, and national guidelines for water sensitive urban design”*⁷.

The *National Water Quality Management Strategy*⁸ (based on the Australian and New Zealand Conservation Council 2000 guidelines⁹) provides a framework to ensure that water quality is considered in terms of national standards rather than local aims and objectives, providing a minimum operating standard.

2.2.2 New South Wales and Sydney

In New South Wales (NSW) there are many statutes, policies and plans that have direct influence over planning and delivery of urban water and waterways.

The *Building and Sustainability Index* (BASIX) State Environmental Planning Policy (SEPP) is the planning instrument designed to be the only system of assessment with respect to certain aspects of sustainable residential design, namely reducing water consumption and greenhouse gas emissions. The specific provisions relating to water management within BASIX include:

- use of alternative water sources such as rainwater tanks or other recycled water system;
- the water efficiency of tap fittings and/or flow regulators;
- the water efficiency of showerheads;
- the water efficiency of toilets and their flushing mechanisms;

- the volume and covering of swimming pools;
- the water efficiency of washing machines and dishwashers; and
- garden irrigation systems.

The *Metropolitan Water Plan* provides the major direction for the management of Sydney's water supply³. It outlines the roles and responsibilities of Sydney Water Corporation in setting water reduction and recycling targets for local councils, industry, business and residents in order to ensure Sydney's potable water supply. The plan focuses on water demand and supply management strategies, recognising the role of drought, climate change, increasing populations and the need to improve catchment and river health.

The *Metropolitan Strategy for Sydney*¹⁰ aims to provide a broad framework to facilitate and manage growth in the region until 2030.

The Department of Planning's *North Subregion Draft Subregional Strategy*¹¹ has been prepared to guide development across the Ku-ring-gai and Hornsby local government areas. There are two broad actions relevant to water that include:

E2.1 Improve the health of waterways, coasts and estuaries; and

E3.2 Achieve sustainable use of water

The *Catchment Action Plans (CAP)*^{12,13} as developed by catchment management authorities (CMA) outline the objectives for each CMA and help guide natural resource management. The Ku-ring-gai LGA spans the Hawkesbury Nepean and the Sydney Metropolitan CMAs. These documents provide guidance on natural area management with a specific focus on catchment processes, controls and management strategies.

The Sydney Metropolitan Waterway Health Strategy¹⁴ provides an assessment of the geomorphology, vegetation, water quality, conservation and social condition of Sydney's waterways. This information is available to local governments to help prioritise and guide planning related to riparian areas and waterways. The Hawkesbury-Nepean River Health Strategy¹⁵ provides the same overview of information and priority guidance.

2.2.3 Ku-ring-gai Council

Ku-ring-gai has a number of adopted policies and strategies that deal with various aspects of the water cycle (refer to Table 2). These cover urban planning,

management of the stormwater, riparian and natural areas and water reuse and conservation.

Council's *Riparian Policy* (adopted in December 2004) provides protection for natural watercourses and riparian zones by controlling the type of development in and around waterways. This policy was incorporated within Development Control Plan (DCP) 47 (*Water Management*). This DCP also provides guidance and general requirements for water management considerations of development including on-site stormwater management, stormwater discharge, water quality, water conservation, and impacts on nearby natural drainage systems.

In 2007 Council prepared a *Water and Energy Savings Action Plan*. This lists council's top 20 water and energy using sites and identifies potential reduction strategies. Implementation is being undertaken through Council's revolving energy conservation fund and through a water and energy conservation contract.

Other documents such as Councils *Open Space Strategy* (2005) and *Biodiversity Strategy* (2006), while not specifically focussed on aspects of the water cycle, have substantial impact in terms of riparian protection, water harvesting, open space irrigation and general land use planning.

Table 2: Summary of Council policies and strategies related to IWCM

Document	Year	Purpose
Sustainability Plan (long term plan)	(in prep, 2008)	To ensure the unique environment and quality of life is preserved for future generations. This includes corporate and community sustainability.
Management Plan	Various	Outlines Council's goals and direction for the given period. ESD is a major theme, particularly in regard to the natural environment. This has also set targets for water conservation, reuse and recycling
Climate Change Strategy	(in prep, 2008)	To address the likely scenarios forecast for climate change and outlines objectives for mitigation and adaptation.
Biodiversity strategy	2006	Provides a framework for the management and conservation of local biodiversity on public and private lands.
Riparian Policy	2004	To ensure that the condition of Ku-ring-gai's riparian areas and associated waterways are not adversely affected by development. Buffer categories are provided to ensure that the current integrity of riparian areas are maintained, and where possible, improved.
Local Environment Plans	Various	These planning instruments set out the development constraints for a particular area, including the potential for impacts on the natural environment. Ku-ring-gai is in the process of reviewing a draft Town Centres LEP and preparing a Principal LEP (due in 2011).
Development Control Plans	Various	These contain more detailed guidelines and controls affecting certain developments that are consistent with the directions set in the LEPs.
Plans of Management (community land)	Various	Provide guidance for management of community land under the ownership or care and control of Ku-ring-gai Council.

2.3 Ku-ring-gai's water cycle

In order to implement integrated water cycle management across Ku-ring-gai it is necessary to understand the major pathways of water into and out of the area. This is illustrated in Figure 1.

Ku-ring-gai covers 84 square kilometres and enjoys a moderate climate with average temperatures ranging from a maximum of 26° C in the hottest month to 8° C in the coldest month. The average annual rainfall is 1,118 millimetres, equivalent to generates 93,912 ML of rain across the LGA. Average runoff or stormwater flows are estimated to be 36,635 ML per year with 9,391 ML/year contributing to groundwater storage. Evapo-transpiration is estimated to be 47,895 ML/year¹⁶. Potable water inflow is 10,662 ML per year, of which 68 per cent is returned to sewer¹⁶.

Potable water use across Ku-ring-gai is dominated by the residential sector, reflecting the high proportion of this land use. As shown in Figure 2, this makes up 89 per cent of water use. The contribution by Council accounts for only one per cent of the total use. Across Sydney the major uses of potable water in the residential sector include gardens, bathrooms and laundries¹⁷. This profile is slightly different in Ku-ring-gai due to the high proportion of pool ownership (approximately 30% of properties) and large landscaped backyards. An estimate of this water use for the residential sector is illustrated in Figure 3. Recent water restrictions and the uptake of Sydney Water's *Waterfix* program has helped to reduce consumption, particularly for outdoor water use.

Figure 4 summarises Council's own water usage. Council's top sites in order of greatest water consumption are North Turramurra Golf Course, West Pymble pool, St Ives Showground and Gordon Golf Course. These sites require high levels of maintenance, irrigation or water use in order to maintain the assets to the condition expected by the community.

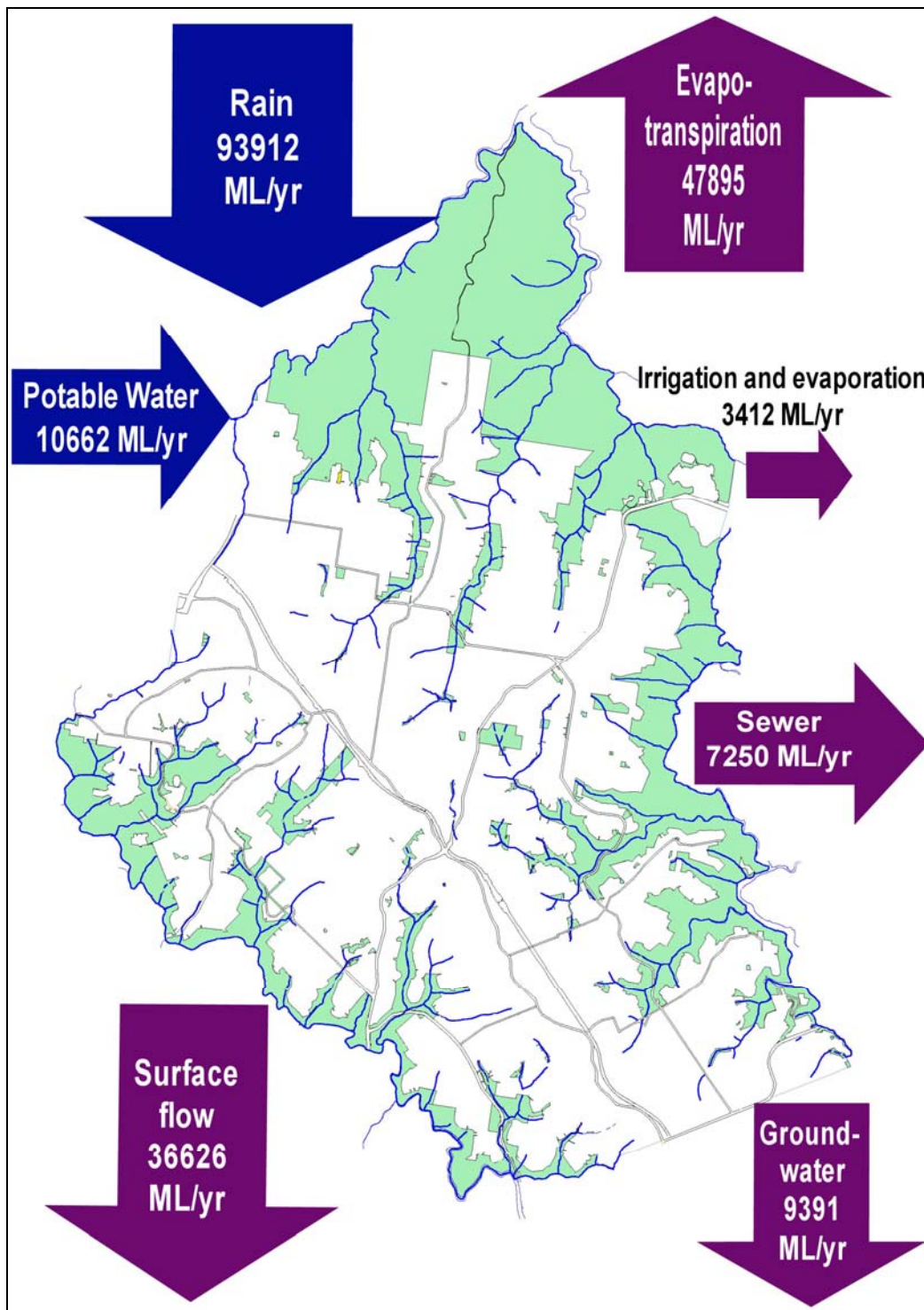


Figure 1: Water balance model for the Ku-ring-gai local government area

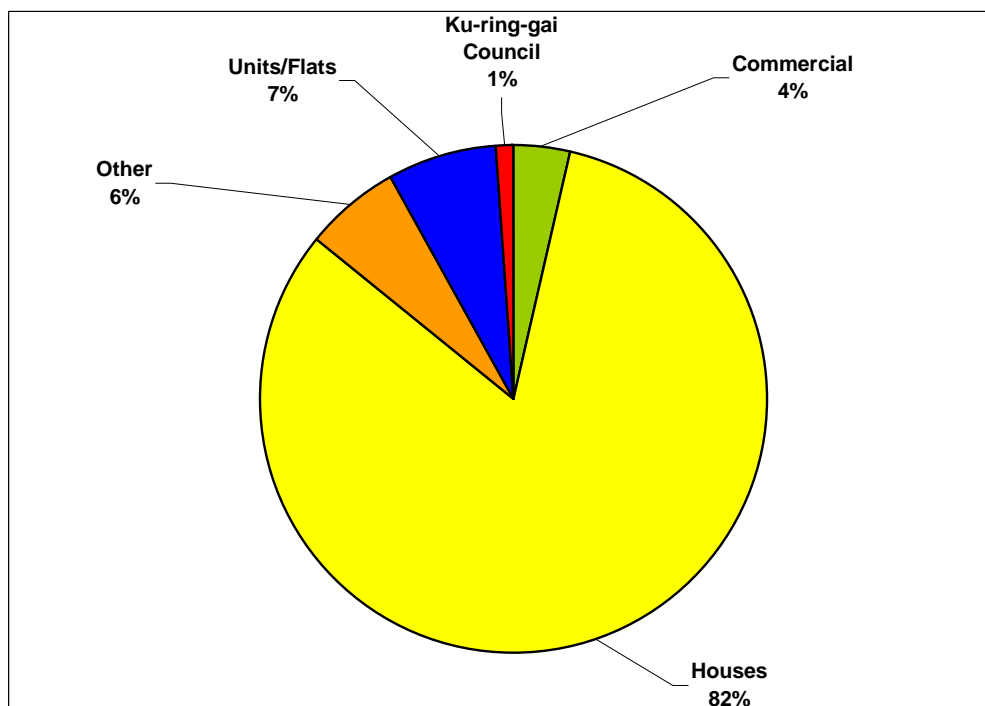


Figure 2: Potable water use across the Ku-ring-gai LGA according to property type (data provided by Sydney Water)

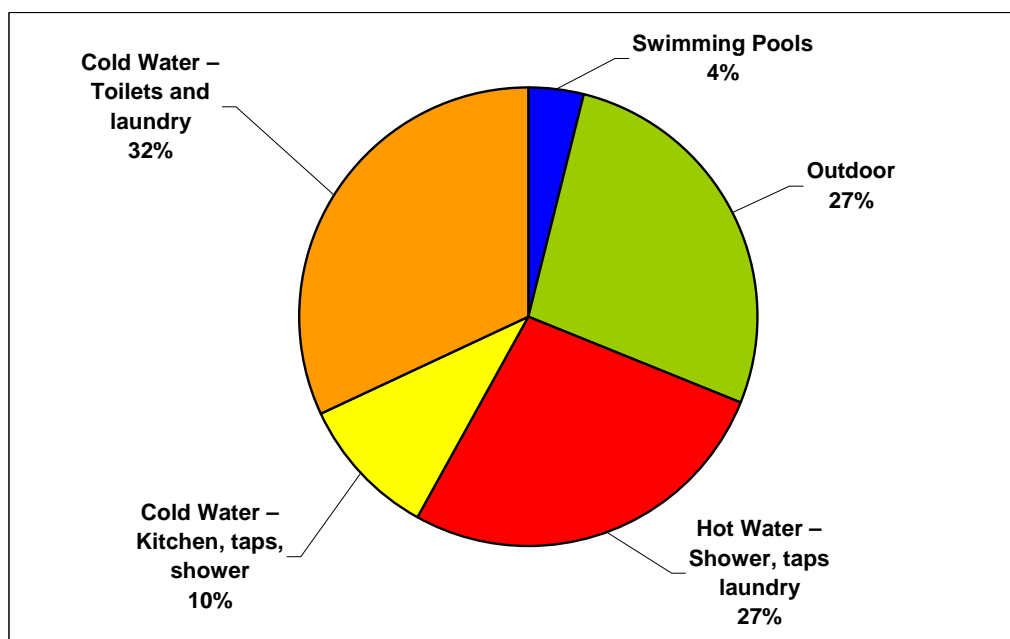


Figure 3: Estimate of water usage by single dwellings within Ku-ring-gai (Ecological Engineering 2007¹⁶, adjusted data from Sydney Water)[#]

[#] Pool use estimated from approximate net yearly evaporation loss from a 53 820L pool with only 30% of households in Ku-ring-gai having a pool.

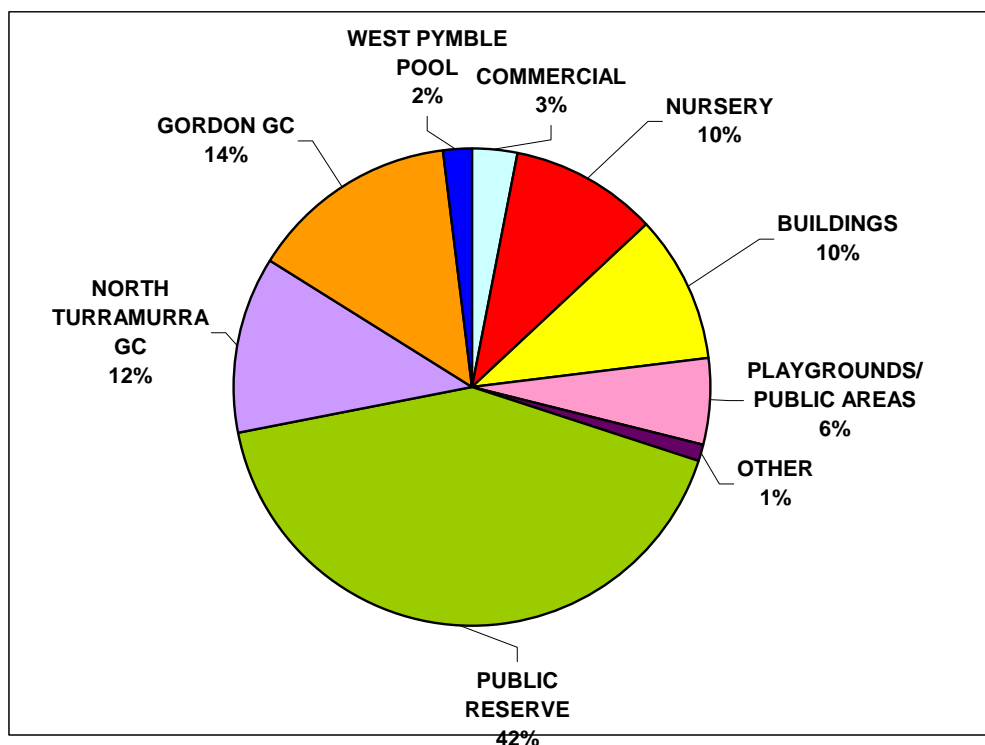


Figure 4: Ku-ring-gai Council water usage for 2006-07 (data provided by Sydney Water)

2.4 Catchment management

There are numerous factors that contribute to waterway health. This strategy has identified nine, following the work of Laurence and Breen¹⁸, included in Table 3.

Appendix B outlines Ku-ring-gai's research addressing these issues.

Table 3: Nine factors significant for the outcomes of waterway health

B.1 Biological <ul style="list-style-type: none"> – Reproduction – Emigration/immigration – Competition – Predation 	B.2 Geomorphology <ul style="list-style-type: none"> – Catchment Geology – Position in Catchment – Channel Characteristics – Macro-habitats 	B.3 In-stream habitats <ul style="list-style-type: none"> – Particle size of benthos – Organic content of benthos – Large woody debris – Vegetation
B.4 Hydrology <ul style="list-style-type: none"> – Frequency, magnitude and duration of runoff events – Predictability of flow – Influence of groundwater 	B.5 Hydraulics <ul style="list-style-type: none"> – Water velocity – Water depth – Turbulence – Benthic shear stress 	B.6 Water Quality <ul style="list-style-type: none"> – Suspended particles – Nutrients – Ionic composition and concentration – Dissolved oxygen/biological oxygen demand (BOD) – Toxicants
B.7 Sediment Quality <ul style="list-style-type: none"> – Particle mineralogy – Carbon content – Redox potential/dissolved oxygen (DO) – Toxicant 	B.8 Riparian Habitat <ul style="list-style-type: none"> – Food supply – Habitat supply – Channel form and stability – Micro-climate 	B.9 Continuity & Barriers <ul style="list-style-type: none"> – Proximity to other ecosystems – Barriers to movement

Urban development across Ku-ring-gai has occurred on the upper flatter areas of the LGA with the steeper, more incised downstream areas retaining significant stands of remnant vegetation that eventually adjoin one of the National Parks. At a regional level, Ku-ring-gai is located on the edge of the Cumberland basin and drains into two of Sydney's important estuaries. To the North is Cowan Creek flowing into the Hawkesbury River estuary, which supports significant oyster fisheries and recreational fishing. The Lane Cove Catchment to the South-West and Middle

Harbour Catchment to the East flow to Sydney Harbour.

The majority of the waterways within the LGA flow through steep, deeply incised Hawkesbury Sandstone landscapes. These streams tend to be relatively robust structurally, with most having already eroded to a bedrock base (Figure 5). Waterways within the upper areas of the catchments are dominated by Wianamatta Shale. These have deep clay soils, are generally less robust and are highly erodible. While most of the natural watercourses within the developed areas have long been piped, the few remaining sections tend to be in poor condition and to end highly eroded, as existed at The Glade, Wahroonga prior to creek rehabilitation works, shown in Figure 6.



Figure 5: Erosion to bedrock – tributary of Blackbutt Ck, Gordon



Figure 6: Upper tributary of Coups Creek at The Glade, Wahroonga a) illustrates incision through deep clay soil and b) construction of a rock ramp to control bed erosion.

In 2004 Council, in collaboration with Macquarie University, developed a Rapid Riparian Assessment (RRA)¹⁹ to assess urban stream and riparian condition throughout Ku-ring-gai. 221 kilometres of streams were assessed at 228 sampling points providing a semi-quantitative information across seven site features, five channel features, three depositional features, five erosion features, riparian vegetation and two vegetation structure features. Table 4 summarises the results of this data on a catchment basis²⁰.

Table 4: Condition of Ku-ring-gai Council's urban streams as assessed through the Rapid Riparian Assessment method²⁰.

	% of Reaches					
	Excellent	Good	Fair	Poor	Very Poor	Severely Degraded
Lane Cove	28	36	20	15	1	0
Middle Harbour	22	28	34	15	1	0
Cowan Creek	30	30	14	26	0	0
Overall	30	31	20	18	1	0

Within and adjacent to the Wianamatta Shale occurs Blue Gum High Forest, Sydney Turpentine Ironbark Forest or Duffys Forest. Sydney Sandstone Ridgetop Woodland occurs on the sandstone dominated ridges and within the various riparian areas,

Closed Forest vegetation such as Sydney Sandstone Gully Forest is present. Urban runoff is a significant factor contributing to the degradation of the bushland areas, that includes the spread of weed within the nutrient enriched and disturbed riparian zones²¹.

Water quality has been determined through two methods, modelling and targeted sampling programs. Estimates of pollution loads have been determined using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC)²² and were calculated at a catchment scale as part of the preparation of local catchment plans. The results from this modelling are shown in Table 5.

Table 5: Modelled pollutant exports from the Stormwater Management/ Local Catchment Plans

	Suspended Solids (kg/ha/yr)	Total Phosphorus (kg/ha/yr)	Total Nitrogen (kg/ha/yr)	Gross Pollutants (kg/ha/yr)
Cowan Creek	698	3	9	83
Lane Cove	667	6	11	104
Middle Harbour	539	1	10	N/A

Urban stream water quality across the LGA is considered poor according to ANZECC guidelines⁹ and when compared to local natural watercourses. A review of various sampling data of urban and natural or reference sites has identified that:

- pH (a measure of acidity) varied significantly between reference and urban sites, reference sites were generally slightly more acidic than urban sites;
- electrical conductivity and alkalinity varied significantly between reference and urban sites with results generally lower at the reference sites; and
- nutrients were significantly elevated.

A study undertaken by Council in 2007²³ found a notable variation between the water quality between urban and natural or reference sites. There were also differences between the urban sites with Quarry Creek measured as the most degraded (as reflected by high electrical conductivity and alkalinity). This may reflect former catchment landuse including an incinerator and a small landfill.

Aquatic macroinvertebrates have also been used to measure the ecological condition of waterways^{24,25,26}. Regular macroinvertebrate surveys were conducted by Council

between 1998 and 2004. The results demonstrate that Ku-ring-gai's streams are generally degraded in comparison to natural waterways²³. Figure 7, from Wright *et al.* (2007)²³ illustrates these results.

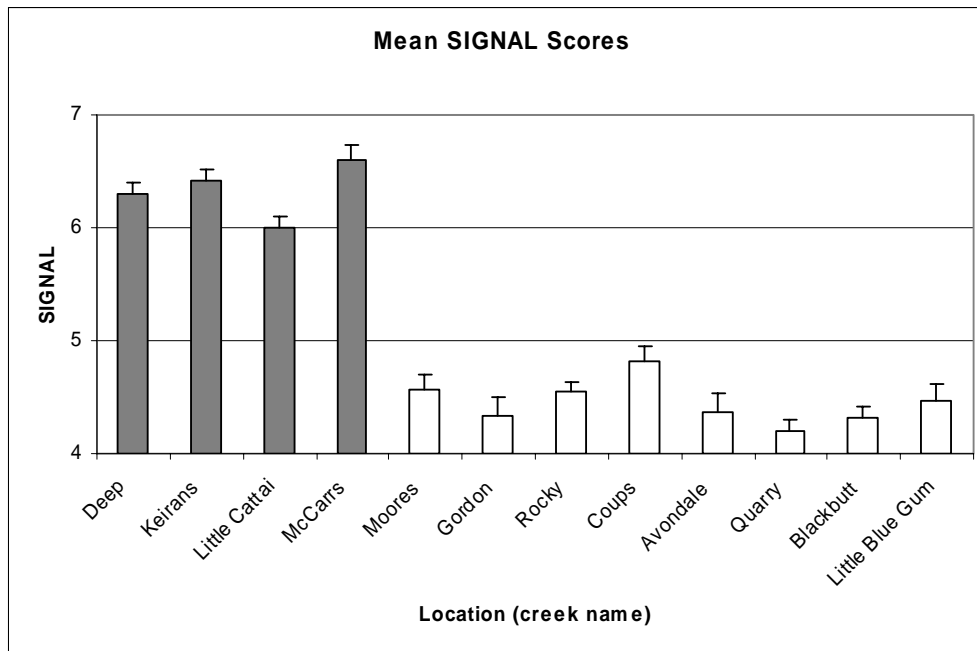


Figure 7: Mean SIGNAL^{26*} score for each sampling site from 1998 – 2004. Gray bars represent the reference reaches²³.

Flood management has been the long-standing focus and responsibility of local government. This has been supported by various State and National flood policies and codes^{27,28}. For local government this has driven capital works and maintenance programs with a specific aim to reduce flooding risk from overland flow and to a lesser extent within Ku-ring-gai rising flood waters from rivers.

In the 1990's stormwater management broadened its focus beyond quantity to include quality and environmental protection. Through a directive by the Environment Protection Authority (EPA) local governments were required to prepare regional based catchment defined stormwater management plans. Responding to this, stormwater management plans were prepared for Lane Cove²⁹, Cowan Creek³⁰ and Middle Harbour³¹ Catchments were prepared, with a specific focus on water quality. In 2002 Council commenced a review of these to integrate both quantity and quality.

* SIGNAL = Stream Invertebrate Grade Number – Average Level. It provides an indication of the water quality of a site according to the sensitivity of different macroinvertebrate families to the type and intensity of pollution.

This resulted in four plans covering Lane Cove River North³², Lane Cove River South³³, Middle Harbour³⁴ and Cowan Creek³⁵ catchments specific to Ku-ring-gai Council. These reports were based on a more detailed sub-catchment analysis and identified and prioritised capital works to improve the drainage system capacity (reducing the incidence of flooding) and stormwater quality. This involved the preparation of hydraulic (DRAINS³⁶) and water quality (MUSIC²²) models that are now used for more detailed planning and design.

2.5 Management issues

2.5.1 Urban development

Ku-ring-gai is currently undergoing intensive re-zoning and development around its town centres. This has come in response to a Direction from the Minister for Planning under Section 55 of the *Environmental Planning and Assessment Act* (1979) that reflects the direction of the Sydney Metropolitan Strategy¹⁰ and Sydney North subregional strategy¹¹. Subsequent to this direction the Minister has appointed a Planning Panel to complete the Town Centres rezoning. From this, it is expected that at least 10,000 new dwellings and 4,500 new employment opportunities will be generated within Ku-ring-gai by 2031. This will bring increased pressure on the stormwater and sewerage systems, emphasising the need for proactive planning and strategies. Furthermore, there will be a number of indirect effects such as increased use of council's assets and facilities that will need to be accounted for when updating and developing future management plans. For example sporting ovals are already at or near maximum usage rates for their design and current maintenance provision. To increase capacity of the fields for current and new users, various options can be implemented such as improving soil structure and supplying irrigation. This has already been pursued at a number of sites through the environmental levy and sports ground capital works program though further work is still required.

2.5.2 Water restrictions

The recent drought experienced by the east coast of Australia has forced Sydney Water to impose restrictions in approximately five of the past ten years (mandatory restrictions commenced in 1st October 2003 with level three restrictions being introduced on 1st June 2005³⁷). Five levels of restrictions are possible, however in recent years, level three is the highest that has been imposed in Sydney. Impacts related to the various levels of water restrictions are outlined in Table 5. As a consequence of these restrictions, alternative water options such as rain and stormwater harvesting, grey water reuse and sewer mining are being pursued by Council, business and residents. Supporting these restrictions, various grant

programs have been introduced to fund conservation, reuse, recycling and education initiatives.

Table 5: Implications of varying levels of restrictions, restrictions are incremental and controls at lower levels apply as restrictions are increased³⁷.

	Restriction Level			
	Voluntary	1	2	3
Council	<ul style="list-style-type: none"> Minimal alteration to operations. 	<ul style="list-style-type: none"> Changes to public area cleaning operations. Re-fit of irrigation infrastructure to allow minimise use. Apply for exemptions where required. Irrigation of playing fields reduced. 	<ul style="list-style-type: none"> Permit required to fill pools Lawn/Garden watering restricted (3 days, morning and evening) 	<ul style="list-style-type: none"> Taps generally not to be unattended Garden and open space watering reduced to 1 - 2 times per week
Business	<ul style="list-style-type: none"> Increased awareness – minor changes 	<ul style="list-style-type: none"> Altered cleaning regime where hose traditionally used. Re-fit of irrigation infrastructure. Apply for exemptions where required. Irrigation of playing surfaces reduced. 	<ul style="list-style-type: none"> Permit required to fill pools Lawn/Garden watering restricted (3 days, morning and evening) 	<ul style="list-style-type: none"> Taps generally not to be unattended Garden watering days reduced to 2
Residents	<ul style="list-style-type: none"> Increased awareness – gradual change of habits 	<ul style="list-style-type: none"> No hosing of hard surfaces, use broom or leaf blower No sprinklers or watering systems 	<ul style="list-style-type: none"> Permit required to fill pools Lawn/Garden watering restricted (3 days, morning and evening) 	<ul style="list-style-type: none"> Taps generally not to be unattended Garden watering days reduced to 2

2.5.3 Climate change

Climate change is rapidly emerging as a major global sustainability concern. In response Ku-ring-gai Council is developing a draft Climate Change Policy and accompanying strategy. Through mitigation and adaptation measures, it will seek to address a range of climate and weather related impacts, such as increased drought frequency, increased storm intensities and thus increased storm runoff peaks and increased storm frequency. In relation to the water cycle, the strategy will address the impacts of storm intensities, sea level rise, food supply, potable water availability and runoff changes. It will also address the impact of water infrastructure on greenhouse gas emissions, eg. powering pumps for potable water and sewerage conveyance.

2.5.4 Financial

Consumer costs for use of water are likely to continue to rise with increasing demand for this resource, as demonstrated by recent IPART determinations³⁸. The costs arising from the introduction of a carbon trading scheme are also likely to contribute to future increases in water supply costs. This water strategy aims to reduce the burden of these cost impacts through providing alternatives to the potable water supply and encouraging efficient water use where possible. Based on current pricing, retrofit of water recycling and reuse projects remain expensive. Further, such projects are yet to adequately incorporate the full benefits and cost that may otherwise allow their mainstream introduction. Maintenance of reuse and recycling systems is an issue, requiring changes to current work practices and budgets. In the long term, benefits are expected to accrue to the environment and the community (yet to be costed).

2.6 Current management

2.6.1 Water conservation

Council is undertaking a number of steps to improve the water conservation capacity of both the community and Council operations. These include: a retrofit of its corporate operations as part of the water and energy savings action plan (water efficient fittings in buildings and promoting water efficient staff habits); and community education including promotion of the sustainable use of water wherever possible. Stormwater harvesting and sewer mining projects are also being implemented to provide irrigation for open space, including ovals, nursery and golf courses. An investigation has also been completed to assess the soil characteristics of many sporting fields as a complementary approach to improve condition and reduce demands for supplementary irrigation³⁹.

The inclusion of water conservation objectives and provisions are also being incorporated, where possible, within the updates of planning instruments such as development control plans for the town centres and the Principal LEP.

2.6.2 Water treatment and runoff control

There is a need to provide greater control of stormwater runoff quantity and quality to reduce impacts on natural waterways and ecosystems. This will be achieved through a number of current and future projects funded by Environmental Levy, various capital and recurrent budgets, the recent Stormwater Charge (introduced July 2008) and various government grants. Projects include:

- sewer mining;
- stormwater harvesting;
- implementation of water sensitive urban design projects;
- riparian and creek restoration projects;
- controls within planning policies;
- funding of community environment grants (through the Environmental Levy);
- undertaking detailed catchment studies such as Lofberg Catchment Study;
- pursuing external grants to assist in capital works and research projects;
- and
- maintenance of gross pollution control structures via the Stormwater Charge (see Appendix C for map of devices).

2.6.3 Capacity and flood management

The introduction of a Stormwater Charge in combination with the drainage capital works and maintenance program will improve the capacity of the drainage infrastructure following the recommendations of the local catchment plans. This recognises the importance of this issue from a public and private asset management and risk perspective and also reflects Council's statutory responsibility to manage overland flow and flooding.

2.6.4 Community education

A number of social research projects have been undertaken that provide an insight into the community's existing capacity to accept particular water management projects and sustainability objectives. Having a reliable grasp on community understanding in regards to any project is essential to ensure that proper consultation can be effected. Of the two specific surveys completed^{40,41} respondents have demonstrated a good understanding of environmental issues and are supportive of the direction for more sustainable water management initiatives.

3 ACTION PLAN

3.1 Introduction

Council's Management Plan for 2008 / 2012 contains four objectives related to the management of water and catchments for the coming five years with a number of corresponding actions. These include:

1. improve water quality in urban streams. This will be achieved through implementation of five water saving and water sensitive urban design projects and completion of three creek remediation projects per year;
2. improve the adoption of integrated water cycle management. This strategy will address this objective along with implementing this action plan;
3. decrease potable water consumption of community and Council by 30 per cent based on levels in the year 2000. This will be achieved through a gradual annual reduction of 6 per cent per year for both council's operations through various asset replacement and work place efficiencies and the community (and business) via Council's policies and plans, BASIX, education and restrictions; and
4. increase the use of non-potable water used by Council's by 25 per cent. This will be achieved through stormwater reuse and recycled sewage at 5 per cent per year.

3.2 Action Plan Table

This section provides an outline for the implementation of this strategy.

Accompanying this action plan are water quality monitoring protocols (Appendix D), risk management protocols (Appendix E), and maintenance plan requirements (Appendix F).

Objective	Target	Programs / actions	Funding source	Responsibility
Decrease the use of potable water	Reduce Council's potable water consumption by 6% per year based on 2000 levels	Develop annual water conservation program targeting highest water using sites and those with highest rates of return	General programs	Strategy; Operations; Finance
		Implement high priority actions each year against energy and water performance plan	Revolving energy fund, Internal loans	Strategy; Operations; Finance
		Award staged contracts to achieve progressive investment returns as per target with annual reporting on outcomes	Revolving Environmental Levy Fund, Internal loans	Strategy; Finance
	Reduce community potable water consumption by 6% per year based on 2000 levels	Promote Sydney Water programs: Tank rebate; Water fix; Love your garden; Washing machine rebate, etc.	Sydney Water	Strategy; Community
		Provide technical assistance to residential and business sector to achieve savings	Grants, Sydney Water	Strategy

Increase the amount of public and private water reuse and recycling	Increase Council's non potable water consumption by 5% per year based on 2000	On average one stormwater harvesting project completed per year	Environmental Levy, Grants and other capital funding	Strategy; Operations
		Identify and implement strategic sewer mining projects with forward capital works and landscape master plans	Grants, capital works	Strategy
	Increase community non-potable water use	Promote and reduce barriers to community uptake of rainwater tanks and grey water reuse	Sydney Water, Grants, Environmental Levy	Strategy; Development and Regulation
Ensure water sensitive urban design elements are incorporated within public infrastructure and private property	100% of town centre redevelopments incorporate WSUD features	90% of WSUD program completed per year	Developer contributions, Grants, Environmental levy, general revenue	Strategy; Operations; Development and Regulation
		90% of IWMS program completed per year	Environmental Levy, Grants	Strategy; Operations

Improve planning procedures to promote the sustainable use of water	Increase number of developments that integrate sustainable water management in their design, construction and operation	Establish data management systems to capture developments that demonstrate leading WSUD practice	General revenue	Strategy; Development and Regulation
		Enable development approval systems to facilitate water re-use projects	General revenue	Strategy; Development and Regulation; Operations
		Incorporate planning controls for sustainable water use within LEP and DCPs	General revenue	Strategy
		Update onsite detention and retention within DCPs to reflect best practice	General revenue	Strategy; Development and Regulation; Operations
		Update Riparian Policy to best practice and include in LEP/DCP	General revenue	Strategy; Development and Regulation
Develop and implement programs that ensure infrastructure is properly designed and maintained	Optimal maintenance of WSUD infrastructure	90% of stormwater pollution control maintenance program completed per year (Appendix 6)	Stormwater charge, Environmental levy, General revenue	Operations

		Incorporate potential climate change impacts as part of infrastructure design standards and specifications	General revenue, Stormwater charge	Strategy
Improve the condition of natural waterways to increase native biodiversity	Stable, diverse waterway environments	3 creek rehabilitation projects completed per year	Environmental Levy and Grants	Strategy; Operations
Continue to build knowledge on Ku-ring-gai's water cycle	Improved understanding of environmental mechanisms	Undertake detailed water quality and macroinvertebrate monitoring to ascertain effects of programs	Environmental Levy and Grants	Strategy
		Undertaken hydraulic monitoring to assess changes in catchment characteristics	Environmental Levy and Grants	Strategy; Operations
		Undertaken modelling to assess impacts of climate change	General revenue and grants	Strategy
		Create 1 major sub catchment water plan every two years	General revenue	Strategy; Operations

4 ACRONYMS

ANZECC	Australian and New Zealand Conservation Council
BASIX	Building and Sustainability Index
CAP	Catchment Action Plan
COAG	Council of Australian Governments
CMA	Catchment Management Authorities
DCP	Development Control Plan
DEC	Department of Conservation (former)
DECC	Department of Environment and Climate Change
DoP	Department of Planning
DWE	Department of Water and Energy
EPA	Environment Protection Authority
ESD	Ecologically Sustainable Development
GPT	Gross Pollutant Trap
IWCM	Integrated Water Cycle Management
IPART	Independent Pricing And Regulatory Tribunal
LEP	Local Environment Plan
LG	Local Government
LGA	Local Government Area
MUSIC	Model for Urban Stormwater Improvement Conceptualisation
NSW	New South Wales
RRA	Rapid Riparian Assessment
RTA	Roads and Traffic Authority
SEPP	State Environmental Planning Policy
SIGNAL	Stream Invertebrate Grade Number – Average Level
SCA	Sydney Catchment Authority
SWC	Sydney Water Corporation
WSUD	Water sensitive urban design

5 GLOSSARY

Ecologically sustainable development: “Using, conserving and enhancing the community’s resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased” (Department of the Environment, Water, Heritage and the Arts) (<http://www.environment.gov.au/esd/>).

Hydrology: The study of water occurrence, distribution, movement and balances in ecosystems; the seasonal patterns of a river’s flow. (www.melbournewater.com.au/content/glossary/glossary.asp)

Hydraulic: Pertaining to the energy, momentum, and continuity effects of liquid in motion. The term usually refers to the flow of liquids in natural environments such as rivers or manmade structures such as pipes. (dnr.metrokc.gov/WTD/cso/glossary.htm)

Integrated water cycle management: Management of all sources of water to ensure that optimal use is obtained within the catchment resource context. This includes consideration of traditionally compartmentalised sectors (potable water, sewerage, stormwater) in an integrated manner by recognising the inherent connections and the opportunities to optimise the resource.

Potable Water: Water treated and supplied to a standard suitable for drinking purposes.

Riparian: land where the interaction between aquatic and terrestrial environments occur.

Stormwater: Runoff from rainfall events that is conveyed separately from sewerage.

Watercourse: A defined channel within which water flows continuously, frequently or infrequently.

Water sensitive urban design: integration of urban planning with the management of urban hydrology and the water cycle.

Water recycling: Treatment and reuse of water from the sewerage system.

Water reuse: Utilisation of water for domestic or commercial purposes, which would otherwise be discharged to stormwater systems.

6 References

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Appendix A: Legislation relevant to integrated water management for Ku-ring-gai Council.

Major legislation affecting the planning and delivery of integrated water management for Ku-ring-gai Council includes:

Commonwealth:

- *Ecological Protection and Biodiversity Conservation Act 1999.*

New South Wales:

- *Administration Amendment (Water and Energy) Act 2005.*
- *Catchment Management Authorities Act 2003.*
- *Environmental Planning and Assessment Act 1979.*
- *Fisheries Management Act 1994.*
- *Local Government Act 1993.*
- *Protection of the Environment Administration Act 1993.*
- *Sydney Water Act 1994.*
- *Threatened Species Conservation Act 1995.*
- *Water Management Act 2000.*
- *Water Industry Competition Act 2006.*

Appendix B: Summary of Ku-ring-gai's waterway ecosystem health research

B.1 Biological

Ku-ring-gai has been involved in various forms of ecological monitoring, broadly addressing the issues listed within this category. However, the analysis that has been completed is largely restricted to SIGNAL/AUSRIVAS analysis and species level identification rather than a detailed analysis of the four factors (migration, reproduction, competition, predation) that are considered significant biological factors influencing waterway health¹. Complementing this are data on terrestrial macroinvertebrates and the documentation of significant species sightings. The vegetation of the Ku-ring-gai area is also intensively monitored through detailed vegetation mapping and the weed assessment program in operation.

B.2 Geomorphology

This category has been reasonably investigated throughout a number of different projects both within council and by other organisations, in particular the Sydney Metropolitan Catchment Management Authority, which has determined basic River Styles for the Lane Cove and Middle Harbour catchments within this LGA.

Data such as catchment geology and position in catchment are readily available on the organisation's GIS. Other factors of channel characteristics and macro-habitat have been extensively observed and monitored through the macroinvertebrate studies and as part of the Rapid Riparian Assessment (RRA) procedure.

B.3 In-stream Habitats

Limited studies have been completed on specific characterisation of the nature and condition of in-stream habitat within the LGA. Some useful data was collected as part of the RRA process which was further scrutinised by Loher (2005)² who investigated available fish habitat.

B.4 Hydrology

The hydrology of the Ku-ring-gai LGA is relatively well understood with extensive modelling completed for a variety of projects. This modelling data is now being verified through a flow monitoring project involving 5 creeks: Kierans Ck (Natural); Blackbutt Ck (urban); Falls Ck (urban); Quarry Ck (urban) and Coups Ck at Glade Oval. This monitoring was conducted over a 4 month period in order to gauge the response of Ku-ring-gai's urbanised waterways to rainfall events compared to more

natural systems when they occur. This verification is being completed to help guide the implementation of WSUD and quantify assumptions made with the traditional modelling approaches.

B.5 Hydraulics

There has not been extensive research into the hydraulics of the natural waterways within the LGA however such data can be relatively easily modelled if required. The requirements for local catchment stormwater plans has resulted in there being some very detailed information of the hydraulic functioning of the stormwater system such as pipe capacity and likelihood of overland flows. These data and models can also be used to determine how quickly runoff enters the natural stream system and what types of contaminants it carries.

B.6 Water Quality

This is one of the most dynamic categories by which to assess waterway health with there being many different factors to consider and numerous features that can impact each aspect. Over the last 10 years Ku-ring-gai has completed a reasonable amount of water quality investigations in an attempt to understand the physiochemical characteristics of water in the area. Data on factors such as temperature, pH, nutrients, suspended particles, and dissolved oxygen have been collected as part of the macroinvertebrate analysis and toxicants are tested where they are expected at contaminated sites.

Recently existing water quality data has been analysed to improve understanding of the local water quality dynamics¹. A detailed analysis of ionic composition and concentration is not a usual exercise undertaken by local government organisations in order to gain understanding of system processes. However, investigations¹ have indicated that such basic chemistry characteristics are quite important in the urban context. Consequently this factor has now become a major part of our waterway health research and investigations.

B.7 Sediment Quality

Data on sediment quality is largely limited to scientific research that has been undertaken such as Leishman (1990)⁴ who found that sediments in the vicinity of stormwater outlets are severely polluted by Phosphorus. However, this data is largely limited to toxicology and some limited mineralogy, leaving a knowledge gap in terms of Carbon content and Redox potential/DO.

B.8 Riparian Habitat

Riparian habitat has been largely quantified through application of the RRA. The RRA represents a physical approach to environmental monitoring and is a tool developed to provide an indication of the overall condition of urban stream systems. By dividing waterways into a series of homogenous reaches, the assessment provides a useful overview of catchment processes and highlights potential problem areas, helping to guide remediation plans. Subsequent studies on fish habitat² and vegetation⁵ have expanded upon this to gain more detailed understanding. The Catchment management authorities have also done some degree of riparian habitat investigations at the regional scale and as such there is a good supply of multi-scale data available.

B.9 Continuity & Barriers

In 2005 Ku-ring-gai developed a riparian policy to assist in the protection of riparian areas from development. The map that accompanies this policy provides a brilliant representation of riparian connectivity and continuity across the LGA.

NSW fisheries have completed an assessment of significant barriers to fish passage, a characteristic that was scrutinised on a much more local level through the research by Loher (2005)².

In addition to this, other organisations with an interest in the Ku-ring-gai LGA have also completed some investigations, this includes the Catchment Profiling completed by the Sydney Metropolitan Catchment Management Authority and data collected through projects run by way of research partnerships with tertiary institutions such as the University of Western Sydney, University of Technology, and Macquarie University. Data and findings from this research are used in conjunction with data collected by council to guide management decisions and plan appropriate outcomes.

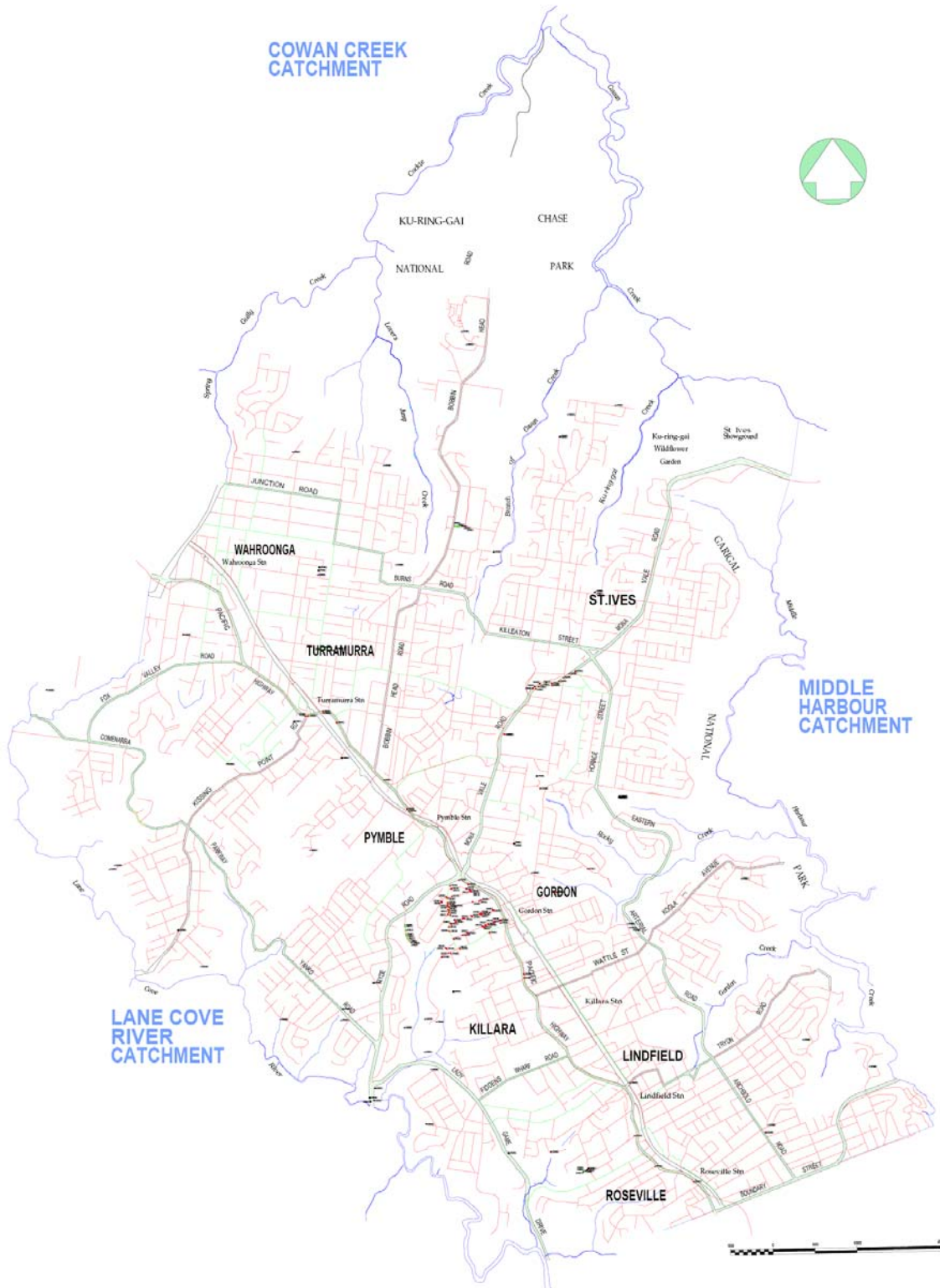
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Appendix C: Map of Water Sensitive Urban Design Features



Appendix D: Water Quality Monitoring Protocols

Ku-ring-gai Council is taking a two-step approach to the application of harvested water quality guidelines. The ANZECC primary and secondary contact recreation guideline values¹ for Faecal Coliform are those used for stormwater harvesting. The secondary contact guidelines are in line with the Level 3 guidelines outlined by the DEC harvesting and reuse guideline document². This will apply to most systems however there are some circumstances where the controls to access during irrigation are not as strong as those required by the DEC guidelines. In these circumstances the ANZECC Primary contact recreation guidelines (used by Beachwatch³) will be used. This was chosen over the level 2 DEC guidelines as they are based on effluent reuse and are seen by Ku-ring-gai as overly strict, particularly as there will be some level of controlled access, the nature of any likely contact being secondary, and some fields already being dog off leash areas and thus likely to have a fair level of inherent contamination. National draft Guidelines for Stormwater Harvesting and Reuse⁴ are currently on exhibition and these are likely to also contribute to guiding Council's management of such operations.

A standard water quality testing procedure will be followed for each harvesting project that is implemented. The general parameters tested will be pH, Total Nitrogen, Total Phosphorus and Faecal Coliforms. Metals and hydrocarbons will be tested at some sites, depending on the type of filter and if such contaminants have been targeted. However, guidelines for testing of these analytes will be outlined in the site's specific operational plan. This procedure will be undertaken as follows:

- once a month for the first six months after construction completion (at least two dry weather storage tests);
- every two months for the following six months (at least one dry weather storage tests);
- after the first year quarterly testing will be completed with at least two occasions characterised by wet weather;
- for the first two years of operation testing will be conducted throughout the whole treatment system (raw stormwater input; water through the treatment system and output from storage tanks); and
- after the initial two year period quarterly testing will be performed on water in storage.

After the first six months, if two successive sampling occasions return results above the ANZECC secondary contact recreation guidelines then a full water quality sampling strategy will be implemented for 1 month. If values remain above guideline values then investigation will be made into the causes and action taken to ensure

water quality treatment is made more effective. The sampling regime is outlined in Table 1.

Table 1: Water quality testing procedure for stormwater harvesting schemes

	Month					
	1	2	3	4	5	6
First Year	7	8	9	10	11	12
Second	1	2	3	4	5	6
Year	7	8	9	10	11	12
Subsequent	1	2	3	4	5	6
years	7	8	9	10	11	12

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Appendix E: Risk Management Protocols

Risk management is always an integral part of the planning process. A number of factors should be considered in the process including financial, construction, maintenance, environment and community risks. During project planning a life cycle analysis should be undertaken on the structure/s to provide a thorough estimate of all financial and maintenance commitments.

Issues during construction include weather, material delay, workforce strikes, injuries and unknown site constraints. These issues should be considered and covered by appropriate insurance and operational guidelines.

Environmental risks can be determined by appropriate modelling and are usually site specific. All available environmental data should be used to determine most likely risks. This should include assessment of long term risks, in particular, those associated with the impacts of climate change.

Community risks should be addressed through appropriate communication and planning. A number of issues should be addressed in all circumstances, these are:

Signs: The following is a list of information required for signs placed at WSUD features, for both during and after construction:

- positioning at main entrances;
- describe purpose, eg. Water collected for irrigation – reducing pressure on potable water supplies;
- funding contributors;
- catchment Information - Hawkesbury estuary; Lane Cove River; Middle Harbour;
- Council contacts in an emergency;
- health risks;
- system schematic – only on sign at most frequented entry point (reuse schemes);
- recycled water - NOT for drinking (if applicable);
- treatment to reduce nutrients and control pathogens (if applicable);
- no swimming (if applicable);
- ponding hazard during wet weather (if applicable); and
- information on purpose built overflows (if applicable)

Fences: should be placed around permanent open water bodies in public areas where ponding depth is greater than 300 mm.

Procedural: The following procedures should be in place to minimise risks:

- watering of playing surface with recycled water not performed during, or immediately prior to use, or in circumstances where spray drift can be perceived as an issue;
- structures regularly monitored for community safety; and
- regular monitoring of water quality to ensure public health safety and suitable irrigation quality.

Appendix F: Maintenance plans

All structures must have an individual maintenance plan that fits within Council's operations.

The plan must contain:

- suggested cleanout frequencies – regular and rainfall triggers;
- guidelines for conducting cleanouts (OHS etc);
- requirements for estimation of waste breakdown ;
 - Weigh total extracted;
 - Estimate percent composition of waste (organic; rubbish; sediments).
- required maintenance inspection – structure integrity;
- outline particular points of interest, known problems;
- water pressure for irrigation (if applicable);
- access control guidelines for irrigation (if applicable);
- pipe condition;
- performance indicators;
- water quality testing procedure, provide detail where altered from strategy baseline; and
- reporting requirements.

E-Mail Message

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: 13/08/2008 at 8:44 PM
Received: 13/08/2008 at 8:44 PM
Subject: response to Water Cycle management

I have the following suggestions regarding the water cycle management draft.

Page 28

Promote community uptake of rainwater tanks and grey water reuse.

Change to

Promote and reduce barriers to community uptake of rainwater tanks and grey water reuse.

The intent of this change is to focus on Council as a regulator. Council should review those regulations that are a disincentive in light of changing and improved technology.

Page 27

Decrease the use of potable water.

Rather than concentrate on conservation programmes alone, may I suggest a program for reduced demand.

I don't know what is appropriate however i am thinking of things like

- change in soil/grass types

- change in summer/winter breaks to facilitate maximising growth during peak rainfall

- etc

Thank you for your time

[REDACTED]

DRAFT ACQUISITION & DIVESTMENT OF LAND POLICY

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to adopt the draft Acquisition & Divestment of Land Policy for public exhibition.

BACKGROUND:

On 22 July 2008, the draft *Acquisition of Land Policy* was submitted to Council for adoption, at which time Council unanimously resolved that the matter be deferred and the draft *Acquisition of Land Policy* be brought to Council in conjunction with the *Disposal of Land Policy*.

COMMENTS:

This policy sets out the principles, framework, responsibilities and processes for Council and officers to account for, and manage the acquisition and divestment of Council land assets.

RECOMMENDATION:

That Council adopts the draft Acquisition & Divestment of Land Policy and place the draft policy on public exhibition.

PURPOSE OF REPORT

For Council to adopt the draft Acquisition & Divestment of Land Policy for public exhibition.

BACKGROUND

On 30 October 2007, Council adopted the *Open Space Acquisition Strategy* (the strategy). The strategy provides a framework that is aligned to a set of principles and objectives for acquiring land to provide new open space throughout the local government area (LGA). Council consequently sought further advice on identifying key strategic sites within Priority 1 and 2 areas and information on methods of acquiring these lands.

In March 2008, a briefing session was conducted with Councillors presenting potential sites for acquisition of future open space and outlining acquisition methods. It was during this presentation and subsequent report in April 2008 that identified the need for a formal process to enable and pursue land acquisition opportunities based on assessment against the strategy, merit and proactively presenting these opportunities to Council.

On 8 July 2008, the draft *Acquisition of Land Policy* was presented to the Policy Forum. The forum identified some matters of the draft policy which were unclear:

- reference to the *Conveyancing Act 1919*; and
- amplification that compulsory acquisition is not a preferred method of acquiring land, albeit potentially required in extenuating circumstances.

These matters have been clarified in the draft policy.

On 22 July 2008, the draft *Acquisition of Land Policy* was submitted to Council for adoption, at which time Council unanimously resolved;

- A. *That the matter be deferred and the Draft Acquisition of Land Policy be brought to Council in conjunction with the Disposal of Land Policy.*
- B. *That the report include an analysis of the requirement or otherwise to publicly advertise the Policy.*

COMMENTS

Although the current number of land acquisitions and disposals are relatively low they are crucial to the strategic provision of open space, other community benefits and achievement of planning outcomes.

This draft policy (**Attachment 1**) applies to the acquisition and divestment of all land as defined in this policy, and to acknowledge Council's charter that it is the custodian and trustee of public assets and is required to effectively account for and manage the assets for which it is responsible [Section 8 *Local Government Act 1993*].

Item 15

S05399
3 November 2008

This policy sets out the principles, framework, responsibilities and processes for Council and officers to account for, and manage the acquisition and divestment of Council land assets. Given that Council is about to embark on a process of systematically acquiring property for the provision of new open space, there exists the need for an adopted policy to ensure impartiality, transparency, accountability and the delivery of best value in the acquisition and divestment of land.

The purpose of this draft policy is to describe the manner in which Council will undertake the acquisition and divestment of land assets and to provide Council with:

- a documented reference to guide its decision making process;
- a reference that will survive successive Councils;
- an endorsed framework to enable and pursue land acquisition and divestment opportunities of merit and pro-actively present such opportunities to Council; and
- establish delegations necessary to allow implementation functions to be addressed to meet market drivers.

The contentious nature of proposals to dispose of, or otherwise utilise Council owned land, was highlighted by Chairman Winnacott in the recent public hearing into the reclassification of public land. In his report, Chairman Winnacott recommended to Council that, in order:

2. *To address concerns raised in submissions to the public hearing in relation to Council's dealings with public land in the town centres Council prepare, place on public exhibition and adopt a policy for sale, long term lease or other transactions relating to public land, not covered by the Ku ring gai Planning Agreement Policy (2008).*

It should also be noted that Council's *Community Consultation Guidelines 2008* require quite detailed consultation processes in respect of decisions about any particular site.

CONSULTATION

A review of other Councils' existing policies of a similar nature has been undertaken in the development of this draft policy.

Councillors were briefed on the draft *Acquisition & Divestment of Land Policy* on 28 October 2008.

The draft policy will be placed on public exhibition for public comment.

FINANCIAL CONSIDERATIONS

There are no specific financial considerations relating to the adoption of this policy apart from advertising costs and staff time.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Council's Corporate and Strategy Departments have provided input into the development of the draft *Acquisition & Divestment of Land Policy*.

SUMMARY

In March 2008, a briefing session was conducted with Councillors presenting potential sites for acquisition of future open space and outlining acquisition methods. It was during this presentation and subsequent report in April 2008 that identified the need for a formal process to enable and pursue land acquisition opportunities based on assessment against the strategy, merit and proactively present these opportunities to Council.

On 8 July 2008, the draft policy was presented to the Policy Forum. The forum suggested certain amendments to the draft policy, which have been included.

On 22 July 2008, the draft *Acquisition of Land Policy* was submitted to Council for adoption, at which time Council resolved that the matter be deferred and the draft *Acquisition of Land Policy* be brought to Council in conjunction with the *Disposal of Land Policy*.

Although the current number of land acquisitions and disposals are relatively low, they are crucial to the strategic provision of open space, other community benefits and planning outcomes. Given that Council is about to embark on a process of systematically acquiring property for the provision of new open space, there exists the need for an adopted policy.

This policy sets out the principles, framework, responsibilities and processes for Council and officers to account for, and manage the acquisition and divestment of Council land assets. To ensure impartiality, transparency, accountability and the delivery of best value in the acquisition and divestment of land.

RECOMMENDATION

- A. That Council adopt the draft *Acquisition & Divestment of Land Policy* and place the draft policy on public exhibition for a period of 28 days with a further 14 days for public comment in accordance with the requirements of the *Local Government Act 1993*.
- B. That a further report be presented to Council following the public exhibition process.

Deborah Silva
Manager Strategy Assets & Services

Andrew Watson
Director Strategy

Attachments: Draft Acquisition & Divestment of Land Policy - 2008/028114

Ku-ring-gai Council

Acquisition & Divestment of Land Policy

Introduction

The acquisition and divestment of Land by Council requires a formal process that is underpinned by probity, due diligence, analysis of risk and other key issues relative to the timeframes of the industry. In acknowledging this, the number of Land acquisitions and/or divestments undertaken by Council in any given year although relatively low, are crucial to the strategic provision of open space, operational and community benefits, and achieving planning outcomes.

1. Purpose

This Policy applies to the acquisition and divestment of all Land as defined in this Policy. To acknowledge Council's charter that it is the custodian and trustee of public assets and is required to effectively account for and manage the assets for which it is responsible (Section 8 *Local Government Act 1993*).

To set out the principles, framework, responsibilities and processes for Council and officers to account for, and manage the acquisition and divestment of Council Land assets.

To identify, manage and mitigate the risks associated with the acquisition and divestment of Land.

To ensure impartiality, transparency, accountability and the delivery of best value in the divestment of Land ("fundamental principles").

The purpose of this Policy is to describe the manner in which Ku-ring-gai Council will undertake the acquisition and divestment of Land assets and to provide Council with:

- a documented reference to guide its decision making process;
- a reference that will survive successive Councils;
- an endorsed framework to enable and pursue Land acquisition and divestment opportunities of merit and pro-actively present such opportunities to Council; and
- establish delegations necessary to allow implementation functions to be addressed to meet market drivers.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

2. Objectives

To define the criteria which must be considered prior to the acquisition and/or divestment of Council owned Land and to define the process and procedures, including public consultation and notification, required to be undertaken prior to the divestment of any Council owned Land. The objectives of this Policy aim to provide Council with a framework which adopts the following principles:

- probity;
- statutory compliance;
- commercial maximisation, flexibility and confidentiality;
- transparency of process; and
- achievement of specific strategic outcomes of Council and the community.

3. Definitions

For the purpose of this Policy

Land is all “Real Property” that being “*land and all things attached to the land so as to become part of it*”.

As a more specific reference for the purpose of this Policy, **Land** is defined as;

1. Land as a physical entity including:-
 - (i) any building or structure on or improvement to Land; or
 - (ii) sub stratum and/or air rights; or
 - (iii) a strata lot pursuant to relevant strata legislation.
2. A legal estate or interest in, right in respect of Land [including leases, licences, easements etc].

Contract means any form of contract which legally binds the Council [or potentially binds Council] and includes formal contracts and other forms of contractual arrangements including heads of agreement, in principle agreement, options to purchase etc.

Act means the *Local Government Act 1993*.

Regulation means the *Local Government (General) Regulation 2005*.

Open Space Acquisition Strategy means strategy adopted by Council in October 2007.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

4. Legislation

- 4.1 The *Local Government Act 1993* vests authority to Council to “sell or exchange” Real Property [and interests in Real Property]. In respect of this Policy, “exchange” includes property acquisition and other related activities including Land swaps etc.
- 4.2 In accordance with Section 377 of the Act any decision to dispose of Land must be made by resolution of Council as the power to sell, exchange or surrender Land cannot be delegated.
- 4.3 Section 45 of the Act prevents Council from selling, exchanging or otherwise disposing of community Land other than to become or be added to a Crown Reserve or National Park.
- 4.4 Section 55 of the Act requires tenders to be called in certain circumstances. However, it is not necessary to call tenders for the sale of Land.
- 4.5 In accordance with Council’s Purchasing Policy, Land acquisition activities are excluded from the provisions of the Purchasing Policy.

Council’s property activities will be managed within the legislative parameters of the:

- Local Government Act, 1993;
- Valuation of Land Act, 1916;
- Conveyancing Act 1919;
- Environmental Planning and Assessment Act, 1979;
- Residential Tenancies Act, 1987;
- Land Acquisition (Just Terms Compensation) Act, 1991;
- Roads Act, 1993;
- Retail Lease Act, 1994;
- Crown Lands Act, 1989;
- Environment Protection and Biodiversity Conservation Act, 2000;
- National Parks and Wildlife Conservation Act, 1975;
- Real Property Act 1919; and
- any other legislation applicable to the Policy.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

5. Fundamental Principles

All decisions and actions in relation to the acquisition and/or divestment of Land will have due regard to the following fundamental principles:

- **Best Value for Money** – Achieving “best value” may include financial, social and environmental benefits.
- **Transparency** – processes are open to scrutiny, provide full information and the reasons behind decisions.
- **Accountability** – demonstrate the best use of public resources and the highest level of performance through appropriate record keeping and audit trails.
- **Impartiality** – address perceived or actual conflicts of interests.

6. Land Acquisition Procedure

6.1 Fundamental Principles

Council will acquire Land for the purpose of carrying out its functions under the Act. Any Land to be acquired by Council is subject to a formal resolution of Council [unless subject to delegations listed in this Policy].

6.2 Independent Valuation Benchmark and Special Value. Any Land acquisition is to be benchmarked to an independent valuation of Land.

In some cases there will be justified basis for Council acquiring property at a price above the valuation benchmark in order to guarantee the successful securing of the property to achieve defined goals and objectives of Council or to acquire the property with a view to adding value [or reducing risk] to a larger scheme or development [future or current].

Any special value should be determined and quantified within the initial decision of Council and referenced to the achievement of specific goals and objectives of Council.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

6.3 Acquisition Process

While the General Manager may make preliminary enquiries regarding a possible purchase, no negotiations will commence without there first being a resolution of Council authorising the negotiations. The General Manager shall:

- be responsible for the conduct of all negotiations;
- have regard to an independent valuation obtained from a registered valuer;
- seek such other professional advice as is considered necessary in the circumstances;
- have regard to the Independent Commission Against Corruption publication *Direct Negotiations* so far as is appropriate in the circumstances; and
- report the outcome of all negotiations to the Council for determination.

6.4 Prior to finalisation of an acquisition Council shall determine the classification of the Land as either operational or community.

6.5 Council's process of Land acquisition must include the following steps:

- identification of the Land acquisition opportunity by Council and/or the Responsible Officer;
- in principle decision by the General Manager to commence the pre-acquisition process;
- preparation of a comprehensive assessment of the Land acquisition including:
 - (I) required due diligence;
 - (II) independent valuation, maximum price [purchase, lease or other];
 - (III) assessment against the principles and objectives of Council's *Open Space Acquisition Strategy*;
 - (IV) identification of funding source and assessment against Council's Long Term Financial Model; and
 - (V) a statement of goals and objectives for the proposed Land including a statement of any "Special Value" deemed appropriate by Council.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

- formal consideration by Council of dealing with the matter in a closed meeting;
- formal report to Council including the Land acquisition assessment and documented reasons for Council's acquisition of the Land, and if supported delegation to the General Manager to negotiate an outcome subject to the financial and risk parameters as determined by Council;
- negotiation, and if successful, implementation of all matters necessary for the preparation, signing and sealing of contract documentation required; and
- once completed the General Manager to advise Council of the outcome [successful or otherwise].

The process is designed to ensure fairness and equity.

7. Methods of Acquisition

Wherever possible Council's *preferred* method of acquisition is to acquire Land through mutual agreement. The key principles in the acquisition of Land are:

- 7.1 opportunistically by responding when the desired Land is offered to the market; and
- 7.2 pro-actively by initiating negotiations for the desired Land.

However, Council has an obligation to provide services to the community, and if required Council will consider utilising its powers under the *Local Government Act 1993* in respect of "compulsory acquisition".

- 7.3 Such matters will be dealt with in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* for the compulsory acquisition of Land and the payment of compensation.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

8. Land Divestment Procedures

8.1 Fundamental Principles

All decisions and actions in relation to the divestment of Land will have due regard to the following fundamental principles:

- **Best Value for Money** – Achieving “best value” may include financial, social and environmental benefits.
- **Transparency** – processes are open to scrutiny, provide full information and the reasons behind decisions.
- **Accountability** – demonstrate the best use of public resources and the highest level of performance through appropriate record keeping and audit trails.
- **Impartiality** – address perceived or actual conflicts of interests, ensuring fairness and equity.

8.2 Land Deemed to be Surplus

“**Land**” includes all real property whether vacant or improved. Land may not be sold by Council unless it is classified as “operational land” under section 25 of the *Local Government Act 1993*.

In order to establish whether or not Land is deemed to be surplus, a process of consultation is required to be completed across relevant divisions of Council prior to reclassification in accordance with the Local Government Act.

8.3 Delegated Authority

Section 377 (1) (h) of the *Local Government Act 1993* requires a specific resolution of Council to dispose of Land. The decision cannot be delegated.

The resolution is to include reference (often contained within a confidential report) to the terms of the sale and the agreed price, or range for negotiations. The sale can not proceed outside of such parameters (without a further resolution).

The resolution should also provide for the General Manager to be provided with delegated authority to negotiate any outstanding, usually minor conditions, and to be authorised to execute any documents in relation to the matter deemed appropriate by Council’s legal advisors.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

A copy of the report and resolution is to be provided to Council's legal advisors upon instruction, as authority to act and to ensure compliance with the resolution.

No formal actions may be commenced in the divestment of Land until a report has been considered by Council and an appropriate resolution adopted.

Informal pre-sale discussions/negotiations must always be qualified "subject to resolution of Council" if there is no current resolution of Council to dispose of the Land.

8.4 Valuation Processes

At least one formal market valuation undertaken by a valuer registered to value such property is required to be commissioned prior to all property divestments.

Two valuations may be required when the value of the property is likely to exceed \$1,000,000.00 and/or the process of divestment is not competitive (as defined below).

An internal review of the valuation(s) is to be carried out and reported, with specific attention to the valuation rationale, method of valuation, calculations and sales evidence used. After such review, the valuation is to be considered in the setting of an asking price for sale, reserve price for auction or benchmark for negotiations, tender or expression of interest.

When two valuations have been provided, averaging is the preferred method for considering the price, when any difference in the valuation is 10% or less. Differences in valuations of more than 10% require an assessment of the reasons why they are different, and more detailed justification of the price.

An update valuation, or valuation advice is required after 12 months of the date of the original valuation if the Land is not sold, or at any time there is considered to be a material movement in the value.

The valuation instructions must clearly state the following:

- the purpose of the valuation being "divestment";
- the basis of valuation being "market value highest and best use", unless an alternative basis is considered more appropriate in the circumstances;
- that the valuation is marked confidential; and

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

- that the valuation includes market commentary, details of sales evidence and adjustments, valuation rationale and methodology, a valuation range (for negotiations) and comments on marketability, most appropriate method of divestment and opportunities to add value.

In addition, the valuer must make a statement that there is no actual or perceived conflict of interest in undertaking the valuation.

9 Methods of Divestment

An open competitive process of divestment is required choosing one of the following methods:

- **Expression of interest** – usually used for unusual properties capable of a variety of development, difficult to determine a market value;
- **Tender** – least common and used predominantly in high value, limited market situations;
- **Auction** – the most open and public method, favoured by government, but reliant on high levels of competition. Often achieves a quick sale. Can fail in poor market;
- **Private Treaty** – most common, where an asking price is set and negotiated with individuals, usually through a real estate agent (who can be an independent third party to the negotiation process).

Council may approve a non-competitive process of divestment such as direct negotiations, subject to clearly documented reasons and the employment of risk mitigation measures.

Risk mitigation measures for direct negotiations may include:

- obtaining two valuations where the Land may be valued at more than \$1,000,000.00;
- pre-establishing a range for negotiation, having regard to the two valuations;
- managing conflicts of interest with declarations of no personal or financial associations; and
- establishing a Negotiation Protocol, describing the manner in which meetings, negotiations, decisions and progress reporting is to be managed and documented.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

9.1 Contract for the Sale of Land

Contracts for the sale of Land will usually contain standard conditions of sale. Any unusual or special conditions of sale require the delegated approval of Council or the General Manager as set out in 3 above. Any special conditions that materially alter the purchase price or settlement period require approval of Council.

Council's solicitor is responsible to ensure Contracts for the sale of Land satisfy statutory disclosure and warranty obligations (*Conveyancing (Sale of Land) Regulation 2005*).

9.2 Divestment below Market Value

In rare circumstances Land may be disposed of to achieve strategic outcomes. In such situations, "best value" may comprise financial, environmental or social elements, with the price falling below the "market value" range.

The report seeking resolution of Council should clearly state the reasons for such sale and quantify the amount below market value attributable to each element. The obligation to obtain a market valuation exists in accordance with the above, in order to provide a measure of the non-financial elements of the sale.

9.3 Sale to Adjoining Owners

In circumstances where Land is not able to be sold in isolation on the open market (such as small parcels, undersized lots, former road widenings, closed laneways, etc) and the only potential purchasers are adjoining owners; the Land must be offered in equal proportions to each adjoining owner on identical sale terms and conditions.

Where an adjoining owner does not wish to purchase their proportion of the Land, the Land will be equally offered to the remaining adjoining owners.

The recommended method of determining the sale price is the "before and after" method as related to the purchaser's Land. For small portions of Land, the "piecemeal" (\$ rate per square metre) method may be more appropriate.

An essential condition of sale is that the purchaser is required to consolidate the subject Land with their existing holding at no cost to Council.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

The costs associated with the sale process will be borne by the prospective purchaser.

9.4 Sale of Roads – Roads Act 1993

No road can be sold until it is formally closed in accordance with the provisions of the *Roads Act 1993*.

For purchaser initiated closures and sales, the costs associated with the road closure will be borne up front by the prospective purchaser.

When Council initiates the road closure (in order to realise the value of surplus Land), the costs will be borne by Council as development costs.

The agreed purchase price and estimated costs will be reported to Council seeking resolution agreeing to make application to close the road and dispose of the Land upon closure in accordance with the terms of sale.

In accordance with Section 43 of the *Roads Act 1993*, funds from the sale of roads are required to be set aside for acquiring Land for public roads or for carrying out work on public roads.

The costs associated with the road closure will be borne by the prospective purchaser.

10. Confidentiality

In the majority of divestments of Land, the information contained in reports to Council to sell Land may confer an advantage upon a person with whom Council is, or proposes, to be conducting business. On balance, it would be contrary to the public interest for Council to deal with such matter in an open session because release of the information could prejudice Council's ability to obtain the maximum return on the property.

Therefore, it is acknowledged that reports to Council on the divestment of Land will be generally deemed confidential under Section 10A(2)(c) of the *Local Government Act 1993*. This confidentiality may be lifted by Council resolution upon settlement, if considered to be in the public interest.

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

11. Departure from change this Policy

Any provision of this policy may be varied to meet the needs of a particular matter, by resolution of Council. The reasons for change will be clearly articulated within the report submitted for consideration by Council in adopting such resolution and will only apply to such matter.

12. Associated documents

Codes, plans and policies

Council's Sustainability Vision Report – Ku-ring-gai to Global (2008-2033).

Council's Open Space Acquisition Strategy – Adopted October 2007.

Council's Management Plan 2008-2011- Adopted June 2008, and as amended.

Council's s.94 Contributions Plan 2000-2003 – Residential Development.

Council's Section 94 Contributions Plan 2004-2009 (Amendment One) - Residential Development.

Ku-ring-gai Town Centres Development Contributions Plan 2008.

Council's Town Centre Development Control Plan [DCP] – Adopted May 2007, and as amended.

External references

Independent Commission Against Corruption [ICAC], Direct Negotiations, May 2006

Doc distribution	Internal/external	Doc status	Draft	File No S05399	
Document owner	Director Strategy	Contact officer/s	Manager Strategic Assets & Services		
Approval date		Approved by			
Effective date		Review period	3 years	Review date	
History of approved versions					
Version	Effective date	Summary of changes			
Draft 1					

INTEGRATING SUSTAINABILITY IN LOCAL GOVERNMENT SYMPOSIUM

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to nominate participants to attend the Integrating Sustainability in Local Government symposium on 24 and 25 November 2008 at Luna Park, North Sydney.

BACKGROUND:

The symposium is to be held on 24 and 25 November 2008 at Luna Park, North Sydney. The symposium will explore how to deliver sustainability through an integrated approach within local government programs, services and practices across NSW.

COMMENTS:

The symposium will include presentations from representatives of leading organisations in the knowledge, development and promotion of an integrated approach to sustainable development within and across local government.

RECOMMENDATION:

That Council nominates participants to attend the Integrated Sustainability in Local Government symposium to be held on 24 and 25 November 2008 at Luna Park, North Sydney.

PURPOSE OF REPORT

For Council to nominate participants to attend the Integrating Sustainability in Local Government symposium on 24 and 25 November 2008 at Luna Park, North Sydney.

BACKGROUND

The symposium will be held on 24 and 25 November 2008 at Luna Park, North Sydney. The two day program draws on the Sustainability Health Check framework to guide its two overriding themes:

- **Day 1. Creating a Culture of Sustainability**

Delegates will explore strategic organisational, governance and system issues that can affect effective delivery of sustainability programs in the community.

- **Day 2. Achieving Sustainable Outcomes**

Delegates will consider the governance and strategy issues of Day 1, and will explore the various tools and processes required to implement sustainability in practice through programs and services.

COMMENTS

The structure of the symposium models a deliberative learning process. Each day will explore a central theme that will be developed through each subsequent session. Keynotes will set the problem context for the day and this will then be questioned and further clarified by high level panellists. A facilitator will draw questions from the delegates and build a discussion around key themes.

Delegates will then engage with each other through deliberative dialogues to explore the implications and priorities for Councils given the challenges outlined in the prior session. Through table facilitators, the deliberative dialogues will generate a series of outputs that document the key priorities and directions for integrating sustainability.

Two Council representatives have been invited to attend. Dr Jenny Scott, Sustainability Program Leader will be presenting with Professor Ann Henderson-Sellers from Macquarie University on a partnership program to assess the risks of climate change on local government. Council's Manager Corporate Planning & Sustainability, Peter Davies will also be presenting on strategic planning.

A copy of the symposium program and associated information is attached (**Attachment 1**).

FINANCIAL CONSIDERATIONS

The cost of the conference is \$545.00 per delegate. The policy on *Payment of Expenses and Provision of Facilities to Councillors* provides for Council to meet the reasonable costs of Councillors attending conferences authorised by resolution.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

No consultation required.

SUMMARY

The Integrating Sustainability in Local Government symposium is to be held on 24 and 25 November 2008 at Luna Park, North Sydney.

The symposium will explore how to deliver sustainability through an integrated approach across local government programs, services and practices across NSW.

The two day program draws on the Sustainability Health Check framework to guide its two overriding themes:

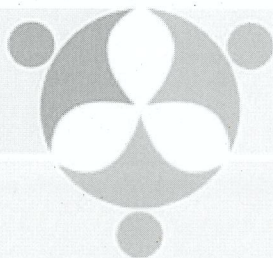
- creating a Culture of Sustainability; and
- achieving Sustainable Outcomes.

RECOMMENDATION

That Council seek nominations to attend the Integrated Sustainability in Local Government symposium to be held on 24 and 25 November 2008 at Luna Park, North Sydney.

Andrew Watson
Director Strategy

Attachments: Integrating Sustainability in Local Government Symposium Information - 2008/029533



Integrating Sustainability in Local Government

What are the implications for governance, strategy and practice?

Monday, November 3, 2008

24th - 25th November 2008 at Luna Park, North Sydney

About the Symposium

Symposium Program

Keynote Speakers and Panelists

Symposium Venue

Accommodation

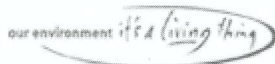
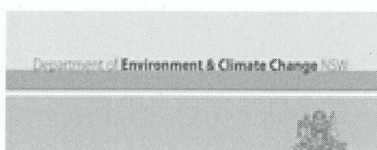
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Conference Secretariat

GEMS Event Management
Unit 15/118 Queens Road
Five Dock, NSW 2046

Phone: 61 2 9744 5252
Fax: 61 2 9747 8366

Email: jmcgraw@gemspl.com.au



INVITATION TO DELEGATES

Achieving sustainable communities across NSW is a significant and complex challenge that we are all facing. A key issue is how we can collectively manage diverse issues, priorities and expectations to deliver sustainable development at a local level.

I would like to welcome you to **Integrating Sustainability In Local Government: *What are the implications for governance, strategy and practice?*** This Symposium, hosted by the NSW Department of Environment and Climate Change in partnership with the Environmental Trust, provides an opportunity to focus on strategies and actions to meet the challenge of delivering an integrated approach to sustainability issues in local government, for local communities.

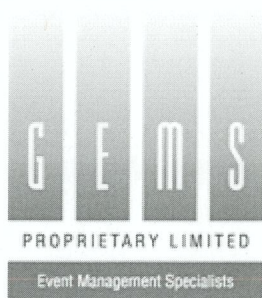
Over two full days, delegates will have opportunity to:

- hear from international, national and local speakers about how integrated management planning and reporting at a local government level can help respond to growing sustainability pressures and priorities
- network and catch up with colleagues from local and state government, and organisations that work closely with councils
- explore how the use of innovation, integration, change management and good governance practices can help tackle the diverse range of sustainability issues through case studies, poster presentations and panel discussions
- develop improved skills and practice in project planning and management, stakeholder engagement, education, communication and project evaluation at skills building workshops
- share your experience and connect with other senior council officers through interactive sessions
- enjoy the insights of HG Nelson in the wrap up on day 1

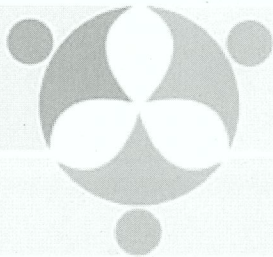
The Symposium is designed around two key themes: Day 1 - Creating a Culture of Sustainability and Day 2 - Achieving Sustainability Outcomes. Over the two days, delegates will be able to explore these through thought provoking presentations and discussion that aims to deliver an integrated approach to sustainability. Interactive sessions will help participants to clarify the key challenges and implications for their programs and practices.

I believe that the Symposium offers a very useful opportunity to engage with key leaders and practitioners who are engaged in delivering programs designed to tackle the range of sustainability challenges we face in NSW. I encourage you to consider participating in this event.

Bernard Carlon



Divisional Director, Sustainability Programs Division
NSW Department of Environment and Climate Change



Integrating Sustainability in Local Government

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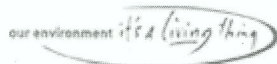
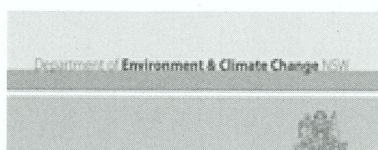
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GENERAL INFORMATION

Background to the Symposium

The Department of Environment and Climate Change would like to invite general managers, directors, managers, councillors and sustainability project managers to attend the **Integrating Sustainability in Local Government Symposium** to be held in November 2008.

The Symposium will explore one of the biggest challenges facing local government today - how to deliver sustainability through an integrated approach across local government programs, services and practices across NSW.

The two day program draws on the Sustainability Health Check framework to guide its two overriding themes:

Day 1 - Creating a Culture of Sustainability

Delegates will explore strategic organisational, governance and system issues that can affect effective delivery of sustainability programs in the community.

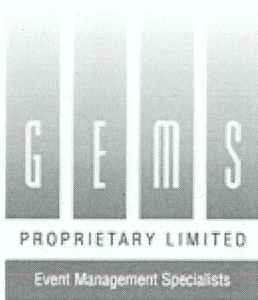
Day 2 - Achieving Sustainability Outcomes

Delegates will consider the governance and strategy issues of Day 1, and will explore the various tools and processes required to implement sustainability in practice through programs and services.

Over the two days, delegates will be able to explore these two themes through thought provoking presentations and discussion that aims to build deliver an integrated approach to sustainability. Interactive sessions will help participants to clarify the key challenges and implications for their programs and practices. These discussions will be documented for distribution to Councils after the Symposium.

Highlights of the Symposium will include:

- International and national perspectives on the how to develop an integrated approach to sustainability for councils
- Case study presentations and a poster showcase of a range of sustainability projects undertaken by Councils
- Facilitated sessions and an interactive program
- Opportunities to network, learn and share challenges and approaches with other Senior council staff
- Wrap up on day 1 with HG Nelson.



The Challenge

Achieving sustainable communities across NSW is a significant and complex challenge that we are all facing. How we can collectively manage diverse issues, priorities and expectations to deliver sustainable development at a local level will be an objective of this Symposium.

This two day Symposium responds to this challenge and provides an opportunity for managers, Councillors and sustainability practitioners from local and state government to explore the strategies and actions needed to develop an integrated approach to sustainability across local government in NSW.

The questions that will be explored include:

- How do we tackle the complex challenge of sustainability and what are the implications for governance, strategy and practice?
- What are the challenges to sustainability for local government in NSW?
- How can we foster learning and exchange to support sustainability in councils?
- What does an integrated approach to sustainability look like in local government?

Cost of Attendance

Business Rate (Non Government)

Includes consultants, suppliers, service providers, academics etc
\$595 per delegate

Government Metro

Includes state and local government, NGOs based in Sydney
\$545 per delegate

Government Metro - Second and Subsequent Delegates

Includes state and local government, NGOs based in Sydney
\$435 per delegate

Government Regional and Rural

Includes state and local government, NGOs based outside Sydney
\$435 per delegate

Government Regional and Rural - Second and Subsequent Delegates

Includes state and local government, NGOs based outside Sydney
\$350 per delegate

Day Delegate All Categories

\$350 per delegate

Symposium Opening & Closing Times

Monday: 9.00am - 5.00pm (registration from 8.00am)

Tuesday: 9.00am - 4.30pm (registration from 8.00 am)

Conference Organisers

GEMS Event Management have been engaged to provide conference management and secretariat services for the "Integrated Sustainability in Local Government Symposium".

For all Symposium inquiries please contact:

Julie McGraw or Michelle Teehan
GEMS Event Management

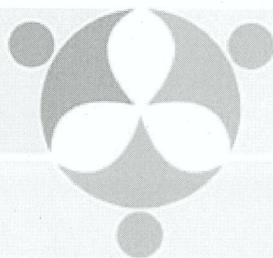


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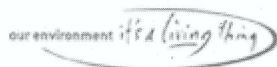
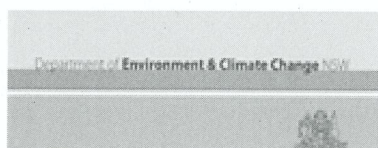
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Unit 15/118 Queens Road
Five Dock, NSW 2046

Phone: 61 2 9744 5252
Fax: 61 2 9747 8366

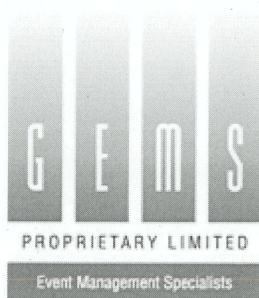
Email: jmcgraw@gemspl.com.au



SYMPOSIUM PROGRAM

Monday, 24th November, 2008

8.00 am	DELEGATE REGISTRATION
9.00 am	WELCOME AND CONFERENCE OPENING The Hon. Carmel Tebbutt MP Deputy Premier, Minister for the Environment and Climate Change Lisa Corbyn Director General, Department of Environment and Climate Change Bernard Carlon Director, Sustainability Programs Division, Department of Environment and Climate Change Clr Genia McCaffrey President, Local Government Association of NSW
9.30 am	KEYNOTE PRESENTATIONS Tim O'Riordan Emeritus Professor of Environmental Sciences, University of East Anglia Wayne Wescott Chief Executive Officer, ICLEI Oceania Plenary Panel Keynote presenters to be joined by: Monica Barone Chief Executive Officer, City of Sydney Professor Suzanne Benn Director, Australian Research Institute in Education for Sustainability Professor Stuart White Director, Institute of Sustainable Futures, UTS
11.00 am	Morning Tea & Trade Exhibition
11.30 am	DELIBERATE DIALOGUES This session will allow delegates to explore the implications and priorities for local government in an interactive workshop
1.00 pm	Lunch and Trade Exhibition
2.00 pm	STORIES OF SUSTAINABILITY - APPROACHES



	<p>During this session delegates can choose from 5 streams of case studies that showcase examples of how sustainability is being integrated within strategy and organisational systems by councils across NSW.</p> <p>Streams:</p> <ul style="list-style-type: none"> ● Integrating Sustainability into Strategic Plans ● Sustainability and Asset Management ● Sustainable Procurement ● Engaging with Business ● Learning for Sustainability
2.50 pm	<p>STORIES OF SUSTAINABILITY - ISSUES</p> <p>During this session delegates can choose from 5 streams of case studies that showcase examples of how sustainability is being integrated within strategy and organisational systems by councils across NSW.</p> <p>Streams:</p> <ul style="list-style-type: none"> ● Climate Change ● Water ● Natural Resource Management ● Planning and the Built Environment ● Waste and Resource Recovery
3.30 pm	Afternoon Tea and Trade Exhibition
4.00 pm	REVIEW OF THE DAY'S ACTIVITIES
4.40 pm	<p>"SPRAYS"</p> <p>Closing reflections with HG Nelson</p>
5.00 pm	Networking Function
7.00 pm	CLOSE OF DAY 1

Tuesday, 25th November, 2008

8.00 am	DELEGATE REGISTRATION
9.00 am	<p>KEYNOTE PRESENTATIONS</p> <p>Allan Jones MBE Energy and Climate Change, Director/Trustee, Sustainable Environment Foundation and Former Chief Executive Officer, London Climate Change Agency</p> <p>Mike Hill Chair, Victorian Local Sustainability Committee</p> <p>Plenary Panel</p> <p>Keynote presenters to be joined by:</p> <p>Dr Judy Henderson Chair, Northern Rivers Catchment Management Authority</p> <p>Clr Genia McCaffrey President, Local Government Association of NSW</p> <p>Sean Rooney Director, Sustainable Communities Initiative, CSIRO</p> <p>Ken Wilson Manager, Sustainability Services, Clarence Valley Council</p>
10.30 am	Morning Tea and Trade Exhibition
11.00 am	CONCURRENT SESSIONS
Breakout Room 1	<p>SESSION 1: STRATEGIC ACTION PLANNING</p> <p>Peter Davies Manager, Sustainability & Corporate Planning, Ku-ring-gai Council</p> <p>Vaughan MacDonald</p>

	<p>Principal Policy Officer, Department of Local Government</p> <p>Panel Session</p> <p>Session 1 concurrent presenters to be joined by:</p> <p>David Blackmore Director, Local Government & Resource Recovery, Department of Environment and Climate Change</p> <p>Max Eastcott General Manager, Gwydir Shire Council</p>
Breakout Room 2	<p>SESSION 2: ENGAGEMENT AND PARTICIPATION</p> <p>Dr Roberta Ryan Director, Social Planning and Research, Urbis</p> <p>Jenny Bennett Executive Officer, CENTROC</p> <p>Panel Session</p> <p>Session 2 concurrent Presenters to be joined by:</p> <p>Assoc Professor Cynthia Mitchell Research Director, Institute of Sustainable Futures</p> <p>Tracey Rich Senior Sustainability Officer, Eurobodalla Shire Council</p>
Breakout Room 3	<p>SESSION 3: COMMUNICATION & EDUCATION</p> <p>Les Robinson Director, Enabling Change</p> <p>Peter Dorman Director, City Energy and Resource Management, Newcastle City Council</p> <p>Panel Session</p> <p>Session 3 Concurrent Presenters to be joined by:</p> <p>Maree Whelan Environmental Officer - Education, Wyong Shire Council</p> <p>Geoff Young Manager, Community Education, Department of Environment and Climate Change</p>
Breakout Room 4	<p>SESSION 4: MONITORING & EVALUATION</p> <p>Jan Paul Van Moort Business Group Manager, GHD Hassall (invited)</p> <p>Louise Petchell Sustainability Coordinator, Penrith Council</p> <p>Panel Session</p> <p>Session 4 Concurrent Presenters to be joined by:</p> <p>Dr Lynne McLoughlin Senior Education Officer, Department of Environment and Climate Change</p> <p>Fiona Stock Waste Services Manager, Kogarah Council</p>
12.15 pm	<p>"ONYA SOAPBOX" POSTER PRESENTATION SESSION</p> <p>Coordinated by The Urban Sustainability Support Alliance</p>
1.15 pm	<p>Lunch and Trade Exhibition</p>
2.00 pm	<p>SKILLS WORKSHOPS</p> <p>A series of 12 workshops will be offered during this session and are listed below:</p> <ul style="list-style-type: none"> ● Building Organisational Capacity ● Involving the Community in Sustainability ● Professional Learning for Sustainability Practitioners ● Effective Project Management ● Identifying Suitable Sustainability Indicators ● Water for Life Resources

	<ul style="list-style-type: none">● Calculating the Extended Benefits of Recycling● Using Social Research● Communicating Effectively● Engaging Young People● Working with Small Businesses● Engaging Culturally and Linguistically Diverse Communities
3.00 pm	Afternoon Tea and Trade Exhibition
3.30 pm	CLOSING PLENARY
4.30 pm	Symposium Close

ACQUISITION OF 31 BRIDGE STREET, PYMBLE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council on the outcome of the auction for the sale of 31 Bridge Street Pymble.

BACKGROUND:

On 21 October Council considered a confidential report regarding the proposed sale of 31 Bridge Street Pymble.

COMMENTS:

Council was successful in its bid for the property at auction and it is now proposed to use the building for the administration area for the proposed new depot.

Council is now required to execute all documentation associated with the purchase of the property and as the proposed future use of the building is for administration purposes, the property should be classified as operational land under the Local Government Act.

RECOMMENDATION:

That the Mayor and General Manager be delegated authority to execute all documentation associated with the purchase of 31 Bridge Street Pymble and that the property be classified as Operational Land.

PURPOSE OF REPORT

To advise Council on the outcome of the auction for the sale of 31 Bridge Street Pymble.

BACKGROUND

On 21 October 2008, Council considered a confidential report regarding the proposed sale of 31 Bridge Street, Pymble. The report detailed the acquisition of the subject property as a strategic acquisition of property adjacent to Council's proposed new depot site in Suakin Street, Pymble, with the amalgamated site being intended for the long term use by the Council for its own administrative/operational purposes

Council resolved at this meeting to provide delegation to the General Manager to bid at auction for the property at 31 Bridge Street Pymble. The resolution also required external legal advice on whether Council could place an offer prior to auction and, if so, offer up to submit an offer of \$2.5 million.

Legal advice was obtained from Council's solicitors on whether an offer could be made prior to auction a copy of the advice along with of property related information was provided to Councillors under confidential Memo dated 28 October 2008.

Following Council's resolution, arrangements were immediately made to obtain an independent valuation. The independent valuation was received on Monday 27 October 2008 and a copy of the valuation attached as **Attachment1**.

COMMENTS

Following receipt of the advice and examination of the contract conditions by Council's solicitor, an offer of \$2,250,000 (including GST) was made prior to auction. The vendor's solicitor responded to Council's letter on 27 October 2008 advising of their intentions to proceed to auction and clarification of various contractual issues.

Colliers International Pty Ltd was engaged to bid at auction on Council's behalf.

Generally, there are outstanding works to be carried out, such as fire safety requirements and the installation of a disabled toilet prior to an Occupation Certificate being obtained.

The purchase is deemed a sound strategic property acquisition for Council and arrangements will now be made to prepare new plans for the relocation of depot facilities and connection to this building. Council will be further advised of this process.

In accordance with Section 31 of the Local Government Act 1993, all land acquired by Council is required to be classified as either operational land or community land, before it acquires the land, or within 3 months of acquisition. As the previous report did not consider the classification requirement it is now practical to resolve this matter given that Council was successful in its bid for the property.

Item 17

**P36540
3 November 2008**

A review of the Note to Part 2 of the Local Government Act 1993, clearly identifies how and why lands owned by Councils should be classified.

Essentially, the purpose of classification is to identify clearly that land which should be kept for use by the general public (community land) and that land which need not (operational land).

Community land would ordinarily comprise land such as a public park. Operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

Given that the purpose of the acquisition of the subject property is for Council's future works depot it is reasonable that Council resolves to classify the land as Operational land as defined in the Local Government Act 1993.

CONSULTATION

A valuation was obtained from Knight Frank Valuers, to determine the price range for negotiations.

Staff obtained legal advice on contractual issues and those matters were resolved prior to auction.

Council's solicitors will undertake and complete the conveyancing of the property on behalf of Council.

FINANCIAL CONSIDERATIONS

Council submitted an initial offer of \$2,250,000 (including GST) prior to auction. The vendor's solicitor responded to Council's letter on 27 October 2008 advising of their intentions to proceed to auction and clarification of various contractual issues.

The valuation range as indicated in the letter from the independent valuer was \$2.7 million to \$2.8 million.

Colliers International Pty Ltd, was engaged to bid at auction on Council's behalf. Bidding commenced at \$2,000,000, with Council acquiring the property for \$2,300,000 plus GST.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Council staff conducted property inspections to evaluate various aspects of the building. Council's Strategy and Operations Departments have provided information and contributed to the development of this report. Council's Corporate Department provided advice on the source of funding.

SUMMARY

On 21 October 2008, Council considered a confidential report regarding the proposed sale of 31 Bridge Street, Pymble. For the purpose of amalgamating the site with adjoining council owned land

Item 17

P36540
3 November 2008

and being intended for the long term use by the Council for its own administrative/operational purposes.

Following receipt of legal advice and examination of the contract conditions by Council's solicitor, an offer was made prior to auction. The vendor's solicitor responded to Council advising of their intentions to proceed to auction and clarified various contractual issues.

The General Manager, the Directors Operations and the Director Corporate attended the auction with an agent from Colliers International Pty Ltd engaged to bid at auction on Council's behalf.

Generally, there are some outstanding works to be carried out, such as fire safety requirements and the installation of a disabled toilet prior to an Occupation Certificate being obtained and Council will be further informed on this process along with the proposed negotiations with the existing depot and the new depot.

Given that the purpose of the acquisition of the subject property is for Council's future works depot it is reasonable that Council resolves to classify the land as Operational land as defined in the Local Government Act 1993.

RECOMMENDATION

- A. That Council receives and notes the report.
- B. That the Mayor and General Manager be delegated authority to execute all documentation associated with the purchase of the property.
- C. That the property at 31 Bridge Street Pymble be classified as Operational Land as defined in the Local Government Act 1993.

Deborah Silva
Manager Strategic Assets & Services

Greg Piconi
Director Operations

Attachments: **Property valuation report - 2008/027218**



27 October 2008

Ms D Silva
Manager, Strategic Assets & Services
Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

Dear Ms Silva,

RE: 31 Bridge Street, Pymble NSW

We refer to your instructions dated 23 October 2008 commissioning Knight Frank Valuations to provide an indicative valuation of the above property for acquisition purposes with a full valuation report to be delivered following exchange of contracts, should we be instructed. Furthermore, we provide this qualified "first instance" advice for, and to be relied upon, by Ku-ring-gai Council only.

This advice is preliminary only and does not constitute a valuation and is to be relied upon only for the purpose of assisting Ku-ring-gai Council in support of the acquisition of the above property.

We understand the property will be offered for sale by public auction on 28 October 2008. We have not been provided with the full Contract of Sale and our initial assessment is based upon limited details of the property which have been made available to us and include, but is not limited to, the following:

- Information Memorandum;
- Survey details;
- Current Statutory Outgoings.

In arriving at our indicative assessment, we undertook an inspection of the property on 23 October 2008 and have relied upon critical assumptions, including the following:

- We have not sighted a full copy of the contract and our valuation is conditional to the contract containing no special conditions which may materially impact on the potential value.
- The property is largely vacant (a small section appears to be owner occupied) and in poor order. Our calculations include an allowance (based on industry standards) of \$462.50/m² of NLA, equating to \$503,836 to accommodate a minor refurbishment of the building.
- The information provided to us does not include a survey identifying net lettable area (NLA). A document prepared by Mark Bullen Architects Pty Ltd reveals the as built area at 1 September 2008 to be 1,245m² (Gross Floor Area). In order to compare like with like in terms of market rental evidence, it is necessary to convert GFA to NLA. We have applied a gross to net efficiency factor of 87.5%, resulting in an adopted NLA of 1,089.4m². In the event a subsequent survey reveals the adopted area is incorrect, we reserve the right to amend this indicative valuation.
- We have been provided with statutory outgoings only. These total \$8,056 (for Council Rates, Water Rates and Land Tax) and by applying industry benchmarks to operating expenses, we have calculated total outgoings of \$58,361, reflecting \$53.57/m² of NLA.
- This advice is conditional upon the structure and service installation of the improvements being free of any defects or inadequacies requiring capital expenditure outside the amount utilized for this advice (\$503,836). Should subsequent investigations reveal to the contrary, we reserve the right to amend this advice accordingly.
- Our valuation is conditional on the site not being contaminated however, should subsequent investigations show the site is contaminated, our valuation will require revision.
- We have not been advised as to the presence of asbestos within the building and our valuation is conditional upon it being unaffected. Verification that it is free from asbestos contamination can be obtained from a suitably qualified consultant. Should subsequent advice indicate the property is contaminated, the matter should be referred to the valuer for consideration and a revision of the valuation if appropriate.
- We have applied a market rental rate of \$275/m² net to the office component (1,089.4m²) and \$130/space/month for the parking (28 spaces). The annualised rental amount (\$343,258) has been capitalised at a yield range of 8.5% to 8.75%. The resultant value range is \$3,922,950 to \$4,038,331. From these amounts we have deducted allowances for incentive/letting up, agent's fees and leasing costs, plus the refurbishment/capital expenditure allowance, resulting in a value range of \$2,692,314 to \$2,807,695.

Our calculations are shown as follows:

Net Market Income	\$343,258		
Capitalised at		8.50%	8.75%
Capitalised Core Value		\$4,038,331	to \$3,922,950
Passing NPV Super Rent / (Rental Shortfall) (1)	\$0		\$0
Leasing/Incentive Allowance -Current Vacancies (2)	(\$666,557)		(\$666,557)
Agents Fees & Leasing Costs (3)	(\$60,243)		(\$60,243)
Lease Up Allowance (imminent expiries) (4)	\$0		\$0
Current Lease Incentives (5)	\$0		\$0
Immediate Capital Ex. Estimate (6)	(\$503,836)		(\$503,836)
Total Adjustments	(\$1,230,636)		(\$1,230,636)
Resultant Value Range	\$2,807,695	to	\$2,692,314

For practical purposes, the above values are rounded to reflect a range of \$2,700,000 to \$2,800,000 (NB all values quoted are exclusive of GST). This value range reflects a price range an investor may be prepared to pay for the property. However it is worth noting that an owner occupier may not apply the full letting up and incentive allowance, or letting up costs. The rental allowance during the notional refurbishment period equates to approximately \$200,000, which means an owner occupier may be prepared to pay up to an additional \$525,000 (approx) for the property, taking the value range to an upper limit of \$3,225,000 to \$3,325,000.

We trust this advice satisfies your requirements at this stage, and please do not hesitate to contact the valuer on direct line 9028 1131 or mobile 0414 834 235 should you require any further clarification. In the meantime, we look forward to receiving your instructions to proceed to the next stage in the event Council is successful in purchasing the property.

Yours sincerely
Knight Frank Valuations

T M Phelan FAPI
Registered Valuer No. VAL1687
Divisional Director

N2061:TP

MERRIWA & MCINTYRE STREETS, GORDON - RELOCATION OF STORMWATER PIPELINE & EASEMENT

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

For Council to consider granting approval for the relocation of a Council stormwater pipeline and easement that traverse the proposed development sites.

BACKGROUND:

On 28 May 2008, the Ku-ring-gai Planning Panel granted deferred commencement consent for Development Application 1334/07. The Land and Environment Court has granted deferred commencement consent for Development Application 500/07.

Both development consents are subject to Schedule A, requiring the applicant to obtain a resolution from Council that it will consent to the relocation of the pipeline and easement traversing the two sites. Since the sites are in the same ownership, a combined application has been lodged.

COMMENTS:

Works involve realignment and augmentation of the existing trunk drainage line and relocating the existing drainage easement. The applicant, N L Gentile, has submitted the application and detailed plans.

RECOMMENDATION:

That Council grant approval for the relocation of the stormwater pipeline and easement subject to the terms and conditions of this report.

PURPOSE OF REPORT

For Council to consider granting approval for the augmentation and relocation of a Council stormwater pipeline and easement that traverse the proposed development sites.

BACKGROUND

Deferred commencement consents have been granted in respect of two sites, 16-24 Merriwa street and 23-31 McIntyre Street, as follows:

Development consent 500/07 for demolition of the existing dwellings and erection of a residential flat building has been granted by the Land and Environment Court.

Development consent 1334/07 for demolition of five existing dwellings and the erection of a residential flat building was granted by the Ku-ring-gai Planning Panel on 28 May 2008.

Each consent was subject to the following condition in Schedule A:

In order to activate the consent, the Applicant shall obtain a resolution from Ku-ring-gai Council that it will consent to the extinguishment of the existing Council easement(s) for drainage which currently burden the subject property and the creation of a new easement for drainage. A detailed hydraulic design is to accompany the request. Councils Development Engineer will be responsible for preparing the necessary report to Council regarding the extinguishment and creation of easements, subject to payment of the adopted fee for the preparation of such reports.

Council's approval for the relocation of the pipe and easement is to be obtained prior to the operation of the consent. Such approval is not guaranteed.

Engineering plans for the proposed stormwater trunk drainage realignment have been submitted for 16-24 Merriwa Street (Mitchell Howes Civil and Structural Engineers Pty Ltd Drawings 2782 SW02 Rev D, SW03 Rev D, SW04 Rev B and SW05 Rev B) and for 23-31 McIntyre Street (Mitchell Howes Civil and Structural Engineers Pty Ltd Drawings 3038 SW02 Rev E).

COMMENTS

An existing trunk drainage pipeline traverses both development sites. A site layout plan is given at **Attachment 1**.

Overland flow is catered for by a large grated channel within 16-24 Merriwa Street and by surface grading and a series of dwarf walls within 23-31 McIntyre Street. Habitable rooms in the new buildings will have adequate freeboard as required by Council's DCP 47 Water Management.

Proposed modifications to the Council drainage system comprise:

- i. A new 600mm diameter pipe from Merriwa Street through 16-24 Merriwa Street with associated new pits as required.
- ii. A new 750mm wide by 1200mm deep box culvert through 23-31 McIntyre Street with associated new pits as required.
- iii. Relocation of the easement over the new pipeline.

Item 18

DA500/07
17 October 2008

The proposed locations of the drainage system and easement are shown at **Attachments 2 and 3**.

CONSULTATION

Council has consulted with the applicant and his consulting engineer, Mitchell Howes Civil and Structural Engineers Pty Ltd. No other external consultation was necessary.

FINANCIAL CONSIDERATIONS

All construction, survey and legal costs associated with the relocation are to be borne by the applicant, who benefits from this work. (**Attachment 4**).

The extinguishment of the existing easement and the creation of a new easement will be of mutual benefit to Council and the applicant upon completion of the physical works. Therefore it is not considered that compensation should be paid by the applicant.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Development and Regulation has consulted with Council's Operations Department in this matter.

SUMMARY

Deferred commencement consents have been granted in respect of 16-24 Merriwa street and 23-31 McIntyre Street, Gordon. The consent are for residential flat buildings consistent with the zoning of the properties.

Engineering plans for the proposed stormwater trunk drainage realignment have been submitted for 16-24 Merriwa Street (Mitchell Howes Civil and Structural Engineers Pty Ltd Drawings 2782 SW02 Rev D, SW03 Rev D, SW04 Rev B and SW05 Rev B) and for 23-31 McIntyre Street (Mitchell Howes Civil and Structural Engineers Pty Ltd Drawings 3038 SW02 Rev E) and are considered satisfactory.

It is considered of mutual benefit that extinguishment of the existing and creation of a new easement be undertaken pursuant to Section 88B of the Conveyancing Act 1919.

All necessary documentation must be carried out prior to issue of the Occupation Certificate for each site.

Following completion of the building construction, the applicant should undertake an inspection of the pipeline by CCTV, with a copy supplied to Council prior to issue of the Occupation Certificate.

RECOMMENDATION

- A That Council grants approval for the extinguishment of the existing easement and creation of a new drainage easement 1.83 metres wide over the new pipeline.
- B That authority be given to affix the Common Seal of the Council to the instrument for release and creation of the new easements.
- C That the cost of altering the terms of the said easement for drainage including release and creation and council's legal costs and disbursements be borne by the applicant.

Item 18

DA500/07
17 October 2008

- D That Council approves the proposal to modify the stormwater pipelines in accordance with Mitchell Howes Civil and Structural Engineers Pty Ltd Drawings 2782 SW02 Rev D, SW03 Rev D, SW04 Rev B, SW05 Rev B and 3038 SW02 Rev E, subject to the following conditions:
- E The applicant carrying out all drainage works in accordance with the plans and specifications approved by Council at no cost to Council.
- F The redundant section of pipe is to be removed upon completion of the new pipeline.
- G The works are to be subject to inspections. The applicant or his engineer is to give Council at least 24 hours' notice (to allow inspection) at the following stages:
 - a After completion of excavation and prior to pipelaying commencing.
 - b After completion of pipelaying and prior to backfilling.
 - c On completion of the pipeline installation.
- H Works-as-Executed drawings of the completed works are to be provided to Council's Development Engineer immediately upon completion of works. To be prepared by a registered surveyor.
- I That prior to construction of the buildings, fencing or a suitable alternative be installed around the easement perimeter, at no cost to Council, to prevent loading by heavy construction machinery on the area directly above the pipeline.
- J That after the buildings are completed, an inspection of the pipeline by closed circuit television (CCTV) or a suitable alternative be undertaken to verify the structural integrity of the pipeline by the applicant at no cost to Council, prior to issue of the Occupation Certificate.

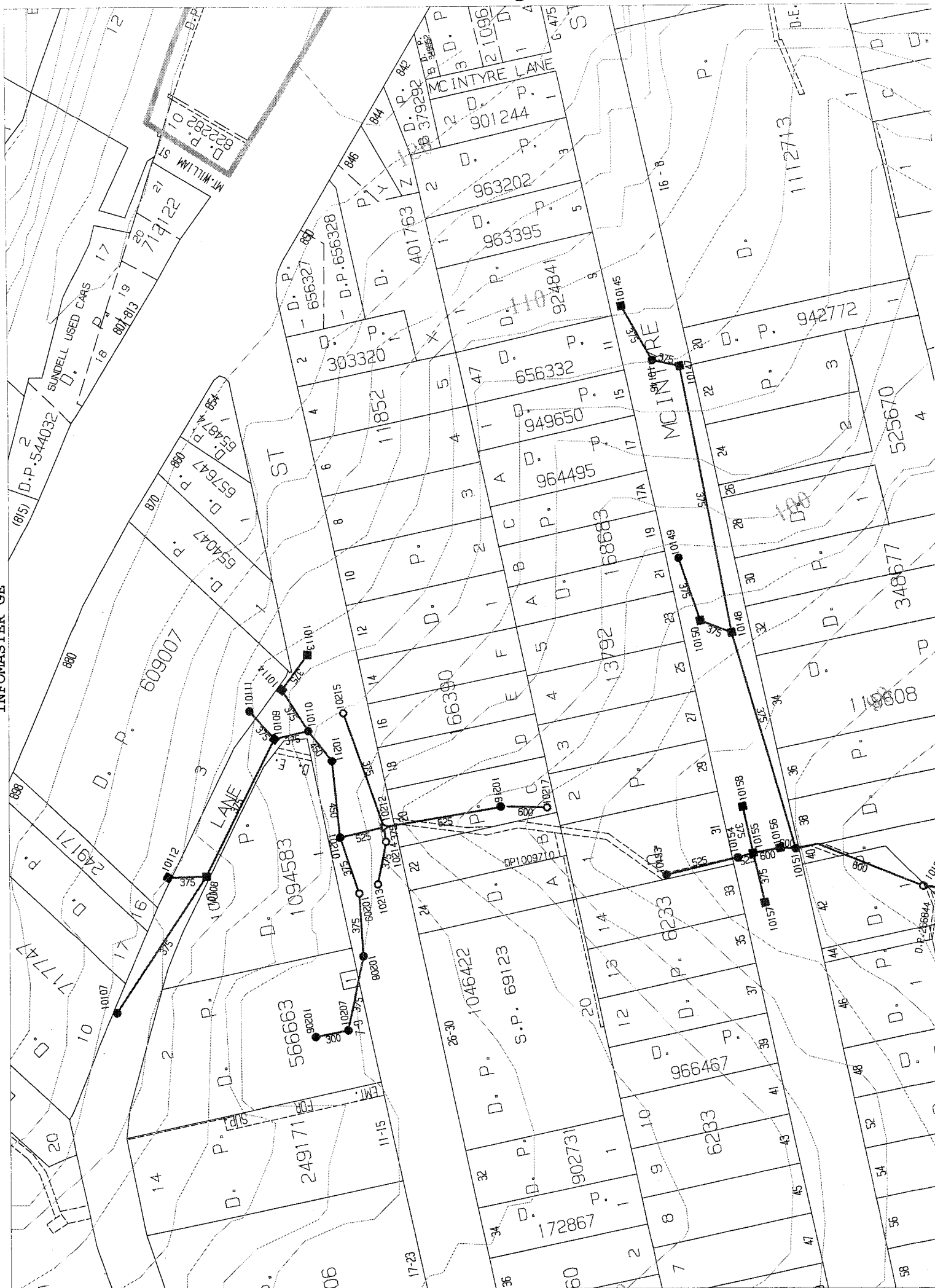
Kathy Hawken
Team Leader
Engineering Assessment Team

Greg Piconi
Director Operations

Attachments:

- 1. Site Plan & Location of Existing Drainage Easement - 2008/029404
- 2. Proposed Location of New Pipeline & Easement (16 to 24 Merriwa Street) - 2008/029404
- 3. Proposed Location of New Pipeline & Easement (23 to 31 McIntyre Street) - 2008/029404
- 4. Letter from Owners of property - 2008/029404

Attachment 1



DESIGN SUMMARY:

KUL-RING-CAL COUNCIL
Blackburn Creek Catchment (B81)

Site Storage Required = 302 m³ / ha
Permissible Site Discharge = 141 l/s / ha

Site Area = 1397.9 m² (0.32479 ha)
Impermeable Area = 1834.0 m² = 54.0% of Site Area

Storage Volume Required = 91.57 m³
Storage Volume Provided by CRD Tank = 46.41 m³
Rainwater Tank Volume Required = 1000 l / unit = 33000 l
Rainwater Tank Volume Provided (25% 1500 max.) = 35.0 m³
Rainwater Tank CRD Provided = 12.5 + 61.07 = 15.30 m³
Total CRD Volume Provided = 46.41 + 15.39 = 61.80 m³

Site Discharge = 28.75 l/s
Orifice Diameter = 107.50 mm

DRIVEWAY GRADIENT DATA:

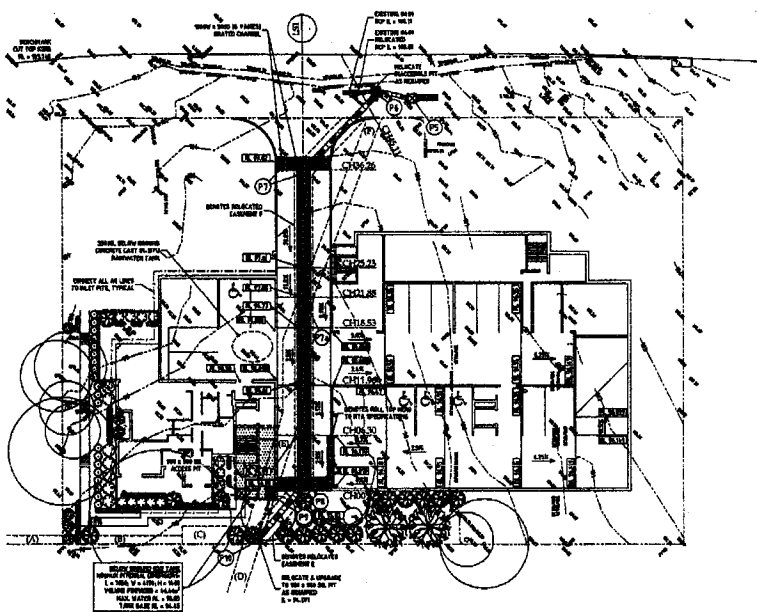
Maximum Gradient = 20%
Maximum Change of Grade = 1:15
Minimum Transition Length = 3000mm

Basements (E) & (F) shall be deconstructed and the
DN400 RC pipe shall be reconnected as shown on plan.

BASEMENT WALL NOTE:

All basement walls shall be backfilled with a
minimum 300mm thick layer of 3/4" max crushed
recycled concrete.

MERRIWA STREET



STORMWATER DRAINAGE PLAN - BASEMENT 1

All drainage from shall be LPPVC of 100mm dia. Stormwater Discharge Type 12/17.

All drainage from shall be 100mm dia. LPPVC.

The following symbols & abbreviations have been used:

100mm dia. LPPVC Stormwater Discharge Line

100mm dia. LPPVC Stormwater Discharge Line

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100mm dia. LPPVC Stormwater Discharge Line

STORMWATER PVS SCHEDULE:

MARK	TYPE/DESCRIPTION	INVERT (PT)	TOP (PT)
13	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
14	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
15	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
16	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
17	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
18	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
19	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
20	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
21	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
22	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
23	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
24	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
25	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
26	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
27	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
28	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
29	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10
30	100mm dia. LPPVC Stormwater Discharge Line	10.10	10.10

All pits greater than 1500mm deep shall have deep traps.

Minimum pit depth: 600mm - 1000mm deep: 1000mm - 1500mm deep: 1500mm - 2000mm deep: 2000mm - 2500mm deep: 2500mm - 3000mm deep: 3000mm - 3500mm deep: 3500mm - 4000mm deep: 4000mm - 4500mm deep: 4500mm - 5000mm deep: 5000mm - 5500mm deep: 5500mm - 6000mm deep: 6000mm - 6500mm deep: 6500mm - 7000mm deep: 7000mm - 7500mm deep: 7500mm - 8000mm deep: 8000mm - 8500mm deep: 8500mm - 9000mm deep: 9000mm - 9500mm deep: 9500mm - 10000mm deep: 10000mm - 10500mm deep: 10500mm - 11000mm deep: 11000mm - 11500mm deep: 11500mm - 12000mm deep: 12000mm - 12500mm deep: 12500mm - 13000mm deep: 13000mm - 13500mm deep: 13500mm - 14000mm deep: 14000mm - 14500mm deep: 14500mm - 15000mm deep: 15000mm - 15500mm deep: 15500mm - 16000mm deep: 16000mm - 16500mm deep: 16500mm - 17000mm deep: 17000mm - 17500mm deep: 17500mm - 18000mm deep: 18000mm - 18500mm deep: 18500mm - 19000mm deep: 19000mm - 19500mm deep: 19500mm - 20000mm deep: 20000mm - 20500mm deep: 20500mm - 21000mm deep: 21000mm - 21500mm deep: 21500mm - 22000mm deep: 22000mm - 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Attachment \$

N.L. Gentile Pty Ltd

ABN 45 116 446 809

Attention: Kathy Hawken
Ku-ring-gai Council
Locked Bag 1056
Pymble NSW 2073

Reference : DA500/07
DA1334/07

Thursday, 14 August 2008

Dear Kathy

I, Natale La Rosa, as sole director of N.L. Gentile Pty Ltd, give an undertaking to pay all legal, survey and registration costs associated with preparation of documents, including legal costs for Council's solicitors to check the easement documents prior to endorsement.

Yours faithfully

Natale La Rosa
Director

PO BOX 2014
Hornsby Westfield NSW 1635
Ph. (02) 9477 1401 Fax. (02) 9477 2029
info@natcorpproperties.com.au

FILE No:	DA1334/07
LETTER No:	983316

FILE No:	DA0500/07
LETTER No:	983314

NEW TRADE WASTE FEES AND CHARGES

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of new Trade Waste Fees and Charges for a proposed new 660 litre waste container.

BACKGROUND:

Council offers trade waste & recycling services on a fee for service basis.

COMMENTS:

A new 660 litre container is proposed to meet customer demand for easier light weight containers to better service their waste management needs. The fees associated with this service will require public exhibition for 28 days.

RECOMMENDATION:

That Council sets the proposed fees for 660 litre bins at \$20.00 per service for standard waste, \$28.00 for heavy and \$8.50 for recycling paper products and that the new fees be placed on public exhibition for 28 days in accordance with the Local Government Act.

PURPOSE OF REPORT

To advise Council of new Trade Waste Fees and Charges for a proposed new 660 litre waste container.

BACKGROUND

Council offers trade waste and recycling services on a fee for service basis to commercial premises as indicated in the Council's annual Fees & Charges.

COMMENTS

Due to the cessation of the old 340 litre rapid rail waste containers, an alternative 660 litre waste and recycling container has been proposed to offer commercial customer greater choice with their waste management needs.

The charge proposed for offering this size container has been assessed against other service providers and is proposed at \$20.00 per service for standard waste, \$28.00 per service for heavy waste materials and \$8.50 per service for recycling paper products.

The container also has the benefit of reducing OH&S issues that have been raised by customers who currently utilise the larger 1.5 and 3.0 cubic metre bins. The 660 litre bins are lighter and have brakes fitted to allow customers and collection staff to more easily manoeuvre the bins to set locations for servicing.

In accordance with the Local Government Act 1993, Council is required to exhibit any amended service fee and charge for 28 days.

CONSULTATION

Consultation with the collection contractor Veolia has been carried out and they are fully supportive of the proposed new bins.

FINANCIAL CONSIDERATIONS

No negative finance impacts are forecast as the bins are supplied and maintained by Veolia and the pricing has been structured to allow for collection, disposal and administration costs. In the case of recyclable paper bins, a marginal income is achieved from the sale of the paper products.

The bin will enhance Councils range of services and meet a market demand which prefers a lighter and more manageable bin.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Council's Corporate Department has been consulted on the proposed new service and charge.

SUMMARY

The 660 litre waste and recycling container is proposed to be offered to meet trade waste customer demand for a lighter weight container that is more manageable for both the customer and collection staff.

The cost per service for a 660 litre waste container will be \$20.00 for a standard service, \$28.00 for a heavy waste service and \$8.50 per service for a recycling paper container.

In accordance with the Local Government Act 1993 the new charges will be required to be exhibited for 28 days.

RECOMMENDATION

- A. That Council sets a new charge for a 660 litre Trade Waste service at \$20.00 per service for standard waste, \$28.00 per service for heavy waste and \$8.50 per service for recycling paper products.
- B. That the new charges be placed on public exhibition in accordance with the Local Government Act for 28 days.

Colin Wright
Manager Waste Management

Greg Piconi
Director Operations

Attachments: **Current set of charges for Trade Waste from fees and charges book - 2008/029546**

WASTE

The following commercial waste collection fees include:

1. Provision of container and repairs
2. Disposal costs
3. Waste collection at nominated fee schedule
4. Recycling collection at nominated fee schedule

Note: Service Fees associated with commercial waste management services may be subjected to quotation in a commercially competitive environment and the nominated fees for services below may vary according to the request service level of the customer, type of waste, disposal costs, specific collection site, customer or waste requirements requested by the Director Operations.

1.5 cubic metre Standard	\$32.00	\$32.00	EA	C	Debtors	DEB	TrW150Std
3.0 cubic metre Standard	\$45.00	\$48.00	EA	C	Debtors	DEB	TrW300Std

	Fee for 2007/2008	Fee for 2008/2009	Pricing	GST	Account No.	Cashier Code (RC)	Mnemonics
1.5 cubic metre Heavy	\$42.00	\$42.00	EA	C	Debtors	DEB	TrW150Hvy
3.0 cubic metre Heavy	\$48.00	\$58.00	EA	C	Debtors	DEB	TrW300Hvy
240/340 litre Standard	\$7.50	\$7.50	EA	C	Debtors	DEB	TrW024Std
240/340 litre Heavy	\$9.00	\$10.00	EA	C	Debtors	DEB	TrW024Hvy
240 litre Recycling	\$4.50	\$4.50	EA	C	Debtors	DEB	TrW024Recy
Loose cardboard per cubic metre.	\$4.50	\$5.00	EA	C	Debtors	DEB	DEB
360 litre green waste fortnightly per bin, per year	\$88.00	\$90.00	EA	C	Debtors	DEB	Trw360Gree
Dumped waste other than booked collection	\$500.00 plus disposal costs	\$500.00 plus disposal costs	EA	C	Debtors	DEB	DEB
Additional Trade Service	\$5.00	\$5.50	EA	C	Debtors	DEB	DEB
Additional Domestic Waste Collection	\$10.00	\$10.00	EA	C	Debtors	DEB	DEB

STREET LIGHTING PRICE INCREASE CONCERNS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To advise Council of a proposed 67% price increase in street lighting network charges over the next five year regulatory period and recommend Council support efforts by fellow member Councils of the Street Lighting Improvement Program to oppose such increases and seek improved service.

BACKGROUND:

Ku-ring-gai Council is a member of the SLI Program, established to address EnergyAustralia's deficiencies in the provision of public street lighting. Despite direct discussions with EnergyAustralia to the highest levels and regular discussions with Government, progress in the past 24 months in resolving long-standing street lighting difficulties has stalled on many fronts.

COMMENTS:

By January 2009, the Australian Energy Regulator will rule on EnergyAustralia's proposed 67% price increase in street lighting charges over the five year period 2009-2014. Members of the SLI Program are of the view that it is now time to escalate joint Council efforts with local media work and direct approaches to local MPs. Member Councils have been asked to consider issuing a local media release as soon as possible and write to local Members of Parliament about their concerns.

RECOMMENDATION:

That Ku-ring-gai Council supports the joint Council efforts to obtain improved services from EnergyAustralia and to oppose proposed excessive price increases.

PURPOSE OF REPORT

To advise Council of a proposed 67% price increase in street lighting network charges over the next five year regulatory period and recommend Council support efforts by fellow member Councils of the Street Lighting Improvement Program to oppose such increases and seek improved service.

BACKGROUND

Street lighting is a vital service for the community, which, done well can potentially reduce night time accidents, night time crime and the fear of crime. It can also encourage productive night time use of public space, with important socio-economic benefits. Unfortunately, much of the street lighting in NSW is widely acknowledged to be poorly performing and obsolete.

Ku-ring-gai Council is a member of the Street Lighting Improvement Program (SLI Program), a group of 34 Councils in metropolitan Sydney, the Central Coast and Hunter region which have been working together since 2003. The Program was established by SSROC to address deficiencies in the provision of public street lighting and achieve better environmental outcomes. Collectively, the 34 Councils encompass 94% of EnergyAustralia's streetlights and more than 40% of streetlights in NSW.

The joint Council SLI Program had some early success in 2003-2006 in:

- getting some of the worst EnergyAustralia street lighting practices, including ongoing installation of obsolete technology, stopped;
- significantly ramping back proposed 2004-2008 price increases;
- getting EA agreement to deploy a large energy efficient lighting trial;
- the granting of a significant Energy Savings Fund grant to accelerate deployment of energy efficient lighting;
- prompting the NSW government to produce, and EnergyAustralia to adopt, a voluntary NSW Public Lighting Code; and
- prompting EnergyAustralia to adopt a public Street Lighting Management Plan.

However, this progress has not addressed many core issues and only came with extensive joint Council effort. Despite escalation of direct Council discussions with EnergyAustralia to the highest levels and regular discussions with Government, progress in the past 24 months in resolving long-standing street lighting difficulties has stalled on many fronts.

COMMENTS

1) Pricing & Price Regulation

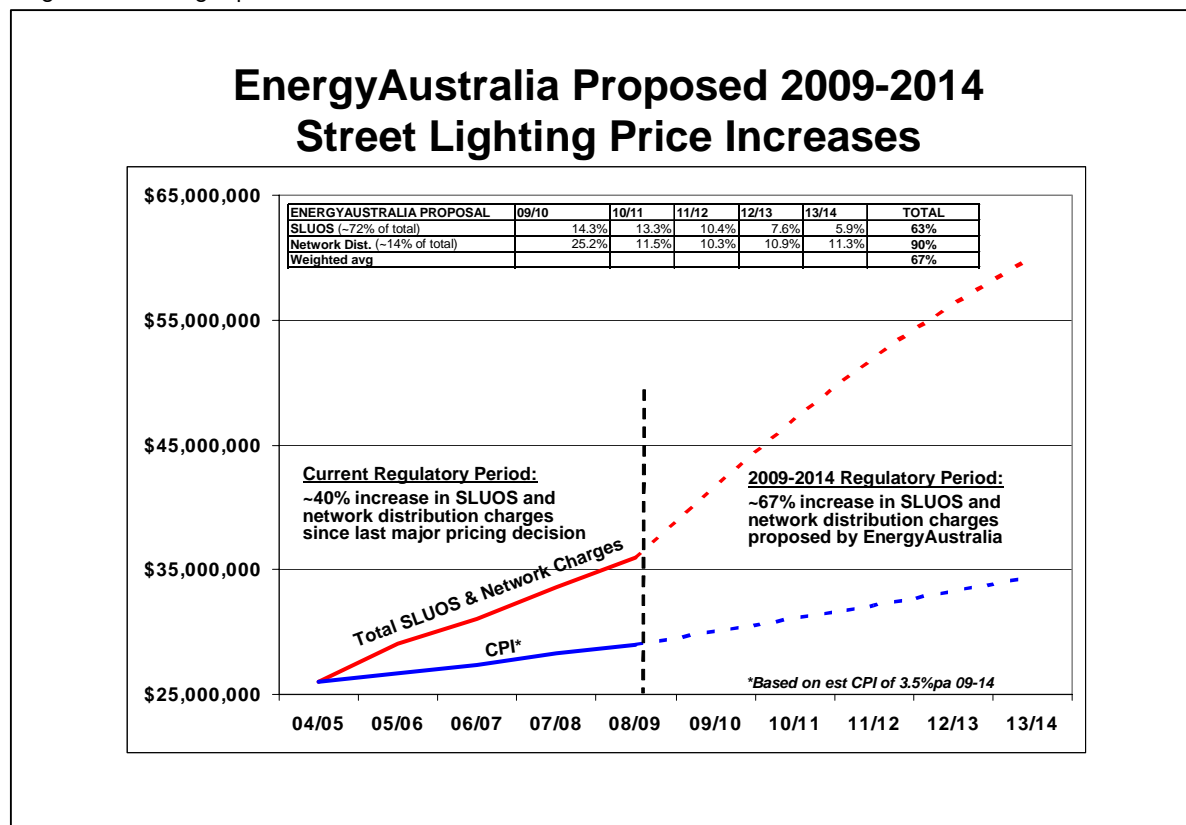
The proposed increase in the price of EnergyAustralia's street lighting services is currently being considered by the Australian Energy Regulator and follows increases of 40% over the past four years. The proposed increase comes amidst on-going Council concern about the lack of clear governance arrangements for street lighting, on-going service difficulties and significant challenges for Councils in getting energy efficient lighting widely adopted at a reasonable price.

Item 20

S02249

3 November 2008

Councils pay EnergyAustralia more than \$36,000,000 each year for monopoly street lighting services (and another \$6,000,000 in energy charges). Over the past four years, councils have borne 40% increases in EnergyAustralia capital and maintenance charges. EnergyAustralia has now proposed a further 67% increase over the next five year regulatory period to the Australian Energy Regulator (see graph below).



The Australian Energy Regulator is currently considering EnergyAustralia's proposal as well as a large number of submissions from Councils objecting to the proposal and the lack of appropriate information disclosure.

Councils' advisors have noted that EnergyAustralia's proposed high pricing for new energy efficient lighting is not cost reflective and is far higher than indicated by EnergyAustralia's own cost analysis as provided to Councils. **In the case of the most common type of energy efficient lighting for residential roads, EnergyAustralia's price this year is 84% higher than that of Integral Energy** (the electricity distributor in Western Sydney and the Illawarra). This disproportionately high charge for energy efficient lighting impedes Councils' long-standing efforts to reduce Greenhouse gas emissions.

The joint Council SLI Program has called for the pricing regulatory regime to be revised along the lines of the Victorian model, and to specifically require that pricing be fair, reasonable and consistent with a reasonably efficient provision of service, and that pricing reviews be conducted with clear, open and benchmarked cost analyses.

2) Funding for Street Lighting

Compounding the difficulty for Councils, funding shortfalls for lighting are widening. The RTA's Traffic Route Lighting Subsidy Scheme, which is intended to compensate Councils for the costs of enhanced lighting on state and regional roads, has failed to keep up with rapidly rising EnergyAustralia charges. Year on year EnergyAustralia price increases at 4-5 times CPI are unsustainable for Councils.

The joint Council SLI Program has called for State payments under the RTA Traffic Route Lighting Subsidy Scheme to be increased commensurate with any cost increases borne by Councils. If any price increases are found to be consistent with a reasonably efficient provision of service, Council rate capping should be adjusted accordingly to reflect the increased costs.

3) Governance Challenges

Street lighting is a monopoly service of NSW electricity distributors yet there are no contracts, no binding service regulation and there has been ineffective regulatory oversight of pricing. Councils are in the untenable position of having responsibility for the safety, security, energy, greenhouse gas emissions and costs of lighting, but have no meaningful control over the service provided.

Of immediate concern is that the current voluntary Code of Practice needs to be made mandatory, and some important deficiencies remedied. As described by many Council submissions to a 2007 Dept of Water & Energy review of street lighting, there have been serious long-standing problems with EnergyAustralia performance. This includes non-compliance by EnergyAustralia in 2006 and 2007 with key provisions of the current voluntary NSW Public Lighting Code, on-going maintenance difficulties, rapidly rising greenhouse emissions and the use of out of date technology.

Following Council representations, Minister for Energy, Hon Ian Macdonald, has written to Councils stating that the Department of Water and Energy is undertaking a review of the Public Lighting Code and considering the future operational and governance model for the delivery of public lighting.

4) Proposed Further Action

EnergyAustralia still proposes to greatly increase prices, by about 67% on average, for 2009-2014. The Australian Energy Regulator is due to provide draft recommendations in late November 2008 and must hand down its final decisions in January 2009.

Furthermore, EnergyAustralia has not yet disclosed its cost and modelling assumptions that would support a price increase.

Consequently, following recent local government elections and the swearing in of the new NSW Cabinet, members of the SLI Program are of the view that it is now time to escalate joint Council efforts with local media work and direct approaches to local Members of Parliament.

Member Councils have been asked to consider issuing a local media release as soon as possible and write to local Members of Parliament about its concerns. Securing intervention by Government is a key goal of this escalating communications campaign.

Item 20

S02249
3 November 2008

In parallel with Council efforts, SSROC is corresponding and meeting with key government agencies including IPART, the AER, the Department of Environment and Climate Change, the Department of Water and Energy, the Roads and Traffic Authority, the Auditor General, the NSW Ombudsman and the Australian Competition and Consumer Commission.

CONSULTATION

Continuing action and proposed future lobbying of State Government is being undertaken in consultation with the other 33 Councils in metropolitan Sydney, the Central Coast and Hunter region as a member of the Street Lighting Improvement Program.

FINANCIAL CONSIDERATIONS

Ku-ring-gai's budget for street lighting for 2008/2009 is \$1.71million. Annual increases at an assumed rate pegging figure of 3.2%pa compounded over five years would amount to \$1.94 million in 2013/14,

EnergyAustralia's proposed increase of 67% over the next five years will require a budget of \$2.86 million in 2013/14. Council would have to find an additional \$920,000 over the potential rate pegging rates.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Consultation with the Media Relations Officer regarding the issuing of press releases.
Consultation with Finance regarding budgetary implications of EnergyAustralia's proposed price increases has taken place

SUMMARY

Street lighting is a monopoly service of NSW electricity distributors yet there are no contracts, no binding service regulation and there has been ineffective regulatory oversight of pricing. There has been an increase of 40% in charges over the past 4 years.

Ku-ring-gai Council is a member of the Street Lighting Improvement Program, established to address EnergyAustralia's deficiencies in the provision of public street lighting. Despite direct discussions with EnergyAustralia to the highest levels and regular discussions with Government, progress in the past 24 months in resolving long-standing street lighting difficulties has stalled on many fronts.

By January 2009, the Australian Energy Regulator will rule on EnergyAustralia's proposed 67% price increase in street lighting charges over the five year period 2009-2014. Members of the SLI Program are of the view that it is now time to escalate joint Council efforts with local media work and direct approaches to local Members of Parliament. Member Councils have been asked to consider issuing a local media release as soon as possible and write to local Members of Parliament about its concerns.

RECOMMENDATION

- A. That the information contained in this report on public lighting be received and noted.
- B. That Council support the joint Council efforts to:
 - a) challenge appropriate funding support for lighting;
 - b) secure appropriate funding support for lighting;
 - c) secure improvements in pricing and service regulation; and
 - d) ensure that the future governance model for street lighting in NSW is comprehensively reviewed.
- C. That Council issue a media release and write to all State Members of Parliament through the Local State Members of Parliament seeking their support in obtaining improved street lighting services from EnergyAustralia and opposing proposed excessive price increases.

Roger Guerin
Manager Design & Projects

Greg Piconi
Director Operations

Attachments: **Draft proforma letter to MLAs - 2008/028982**

Contact: Roger Guerin

Reference: S02249 / 2008/028982
5 November 2008

MLA NAME
MEMBER FOR ELECTORATE
MLA ADDRESS

Dear MR MLA NAME

Re: COUNCIL EFFORTS TO RESOLVE STREET LIGHTING CONCERNS

Over the past four years, councils provided with street lighting services by EnergyAustralia have faced 40% increases in network charges. EnergyAustralia has now proposed a further 67% increase over the next 5 year regulatory period. Councils already pay EnergyAustralia more than \$36,000,000 each year for street lighting network charges (and another \$6,000,000 in energy charges) yet there are no contracts, no binding service regulation and there has been ineffective regulatory oversight of pricing. Meanwhile, service levels have languished, greenhouse emissions have climbed rapidly and technology remains out of date.

The severity of these increases should be placed in the context of Council's revenues being constrained by rate capping (currently 3.2%).

Effective street lighting is vital for the safety and security of the community. Unfortunately, in large parts of metropolitan Sydney, the Central Coast and the Hunter, much of the street lighting provided by EnergyAustralia is expensive, poorly performing, poorly maintained, inefficient and obsolete.

I am writing to you to seek your support for Council's efforts to resolve long-standing street lighting concerns. In particular, Council seeks the following:

1. **Governance Review.** There are serious problems with the overall governance of street lighting in NSW necessitating a comprehensive review. Street lighting is a monopoly service of NSW electricity distributors yet there are no contracts, no binding service regulation, gaps in reporting requirements and, to date, there has been ineffective regulatory oversight of pricing. Councils are in an untenable position of having responsibility for the safety, security, energy, greenhouse gas emissions and costs of lighting, but have no meaningful control over the service provided.

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2. **Mandating the voluntary Code of Practice.** Of immediate concern is that the current voluntary Code of Practice needs to be made mandatory, and some important deficiencies remedied. As described by Council submissions to a 2007 Dept of Water & Energy review of street lighting, there have been serious long-standing problems with EnergyAustralia performance. This includes widespread non-compliance by EnergyAustralia in 2006 and 2007 with key provisions of the current voluntary NSW Public Lighting Code, on-going maintenance difficulties, rapidly rising greenhouse emissions and the use of out of date technology.
3. **Appropriate price regulation.** The pricing regulatory regime needs to be revised along the lines of the Victorian model, and to specifically require that pricing be fair, reasonable, and consistent with a reasonably efficient provision of service, and that pricing reviews be conducted with clear, open, and benchmarked cost analyses.

Councils pay EnergyAustralia more than \$36,000,000 each year for monopoly street lighting services (and another \$6,000,000 in energy charges). Over the past four years, councils have borne 40% increases in EnergyAustralia capital and maintenance charges. EnergyAustralia has now proposed a further 67% increase over the next 5 year regulatory period. This increase is comprised of an estimated 63% nominal increase in capital and maintenance charges, and more than 90% nominal increase in network distribution charges over the period 2009-2014.

Councils' advisors have noted that EnergyAustralia's proposed high pricing for new energy efficient lighting is not cost reflective and is far higher than indicated by EnergyAustralia's own cost analysis as provided to Councils. In the case of the most common type of energy efficient lighting for residential roads, EnergyAustralia's price this year is 84% higher than that of Integral Energy. This disproportionately high charge for energy efficient lighting impedes Councils' long-standing efforts to reduce Greenhouse gas emissions.

4. **Restoration of payments for lighting of State and Regional roads.** Compounding the difficulty for Councils, funding shortfalls for lighting are widening. The RTA's Traffic Route Lighting Subsidy Scheme, which is intended to compensate Councils for the costs of enhanced lighting on State and Regional roads, has failed to keep up with rapidly rising EnergyAustralia charges. In short, year on year price increases at 4-5 times CPI are both unjustifiably high and unsustainable for Councils. State payments under the Traffic Route Lighting Subsidy Scheme need to be increased commensurate with any cost increases borne by councils.
5. **Adjustment of Council rate capping for street lighting price increases.** IF price increases are found to be consistent with a reasonably efficient provision of service, Council rate capping should be adjusted accordingly to reflect the increased costs.

Ku-ring-gai Council is one of 34 Councils that have been working together on this issue for some time because of a shared concern about the current situation. A Briefing Paper about the current situation has recently been produced for the Minister for Energy, the Hon. Ian

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Macdonald MLC. It sets out in detail the range of challenges with pricing, pricing oversight, funding shortfalls, non-compliance with the NSW Public Lighting Code, the inability of councils to meaningfully influence technology choice and the difficulties with the current governance approach. It also proposes a number of possible alternative models for consideration. A copy of this briefing paper is attached.

Failure to address these matters will likely necessitate a reduction in the services that Council provides to the community.

The five steps we seek, as outlined above, should largely resolve existing deficiencies, and once again, I ask for your support for their adoption. Council's General Manager and I would welcome the opportunity to meet with you to more fully present to you the difficult position we collectively face.

If you have any questions about these matters, please contact Council's Manager Design and Projects, Mr Roger Guerin on 9424 0889.

Yours faithfully,

Cr Elaine Malicki
MAYOR
KU-RING-GAI COUNCIL

Attachment:

Briefing Paper prepared for the Minister for Energy, the Hon. Ian Macdonald MLC

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PUBLIC DOMAIN MANUAL - UPDATE OF PROGRESS

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

This report is to advise Council of the progress of the preparation of the Public Domain Technical Manual for the Town Centres.

BACKGROUND:

In May 2008 Council engaged a specialist consultant team to work closely with a Project Reference Group (PRG) established by Council to prepare and deliver the manual. The design team will ensure the Public Domain Technical Manual (PDM) meets Council's strategic objectives for the provision of services and facilities across all areas of Council.

COMMENTS:

A significant amount of work has been undertaken to date to develop principles and criteria for selection of furniture and materials. A preferred furniture range has been selected by the Project Reference Group and six paving options have been identified.

A public exhibition is proposed in early 2009 subject to a further report to Council.

RECOMMENDATION:

That Council receive and note the report.

PURPOSE OF REPORT

This report is to advise Council of the progress of the preparation of the Public Domain Technical Manual for the Town Centres.

BACKGROUND

Council's *2008-2012 Management Plan* identifies the completion of a Public Domain Technical Manual (PDM) for the town centres as a one year objective.

The *Public Domain Technical Manual* will be a technical guideline document that will apply to public spaces and streetscapes of the six town centres. The manual will set out a palette of materials, colours, finishes and furnishings to ensure consistent and distinctive character and quality of the public areas. The document will provide Council and developers with guidelines for future public domain work including the planning, design, implementation, and maintenance/management of public domain components.

Council has engaged a team of design consultants, comprising urban designers, landscape architects, lighting consultants, civil engineers and access consultants to work closely with the Council Project Reference Group (PRG) to ensure integration with Council's policies and strategies, particularly in relation to environmental and sustainability objectives. The manual will present detail designs and specifications for urban elements such as footpaths and paving materials, street furniture such as seats, garbage bins, bubblers, street and pedestrian lighting, street planting, drainage and stormwater treatment, and access requirements. The proposed design life for the manual and design elements is fifty years.

COMMENTS

Work to Date

In May 2008 Council engaged a specialist consultant team to work closely with a Project Reference Group established by Council to prepare and deliver the manual. The design team will ensure the PDM meets Council's strategic objectives for the provision of services and facilities across all areas of Council.

The preliminary phases of the manual preparation have been completed and include:

- A. the assessment and analysis of the existing town centres and identification of the local urban fabric and character (**Attachment 1**);
- B. the development of objectives and design criteria with specific reference to high quality design, sustainability, environmental and water sensitive design and maintenance (**Attachment 2**);
- C. preparation of a Design Principle Report which identifies the design principles and strategies including; public domain and streetscape hierarchy, street tree design, lighting design, access design, civil and water sensitive urban design (**Attachment 3**);

Item 21

S05980
4 November 2008

- D. the preparation of an Element Assessment Table based upon Councils objectives and design criteria, to develop a palette of streetscape elements including preliminary costings for a range of paving, seating, bollards, bike racks, street tree pits and planter designs, handrails and balustrades, bus shelters, litter bins, drinking fountains, tactile indicators and lighting (**Attachment 4**);
- E. presentations by the consultants to the Project Reference Group and the Planning Forum for ongoing coordination, consultation and feedback; and
- F. further investigations by the consultants on the furniture and paving selections to ensure sustainability criteria were assessed as part of the selection process (**Attachment 5**).

In addition to the above a range of paving types have been reviewed and assessed during the preliminary phases of the manual development, these include:

1. Granite – Melocco - Albany Green 600 x 300 x 40mm
2. Granite – Melocco – Grandee 600 x 300 x 40mm
3. Bluestone – 600 x 300 x 40mm
4. Cast Concrete exposed Aggregate Paver Urbanstone – 600 x 300 x 40mm
5. Cast Concrete exposed Aggregate Paver Pebblecrete – 600 x 300 x 40mm
6. Insitu concrete paving with washed aggregate finish

Following detailed analysis of a range of furniture types, Street Furniture Australia has been selected by the PRG as the preferred furniture range palette (**Attachment 6**).

CONSULTATION

It is proposed to undertake a public exhibition in early 2009 which will show a range of furniture and paving options. The technical elements of the PDM will be distilled to allow meaningful public input.

At the end of the exhibition period, Council and community feedback will be assessed and reviewed by Council prior to the final preparation of the final PDM.

FINANCIAL CONSIDERATIONS

The PDM is fully funded through the *2004-2009 Contributions Plan* as is implementation of the PDM.

CONSULTATION WITH OTHER COUNCIL DEPARTMENTS

Together with the ongoing co-ordination and consultation with Council's Project Reference Group, consultations have been undertaken with the Sustainability Program Leader, Council's Section 94 Co-ordinator and staff from the Operations Department.

The Project Reference Group comprises of representatives from Community, Development and Regulation, Operations and Strategy Departments.

SUMMARY

Work commenced on the Public Domain Technical Manual (PDM) in May 2008 when Council engaged a specialist consultant team to work closely with a Project Reference Group established by Council to prepare and deliver the manual.

A significant amount of work has been undertaken to date to develop principles and criteria for the selection of furniture and materials. A preferred furniture range has been selected by the PRG and six paving options have been identified.

A public exhibition is proposed in early 2009 subject to a further report to Council.

RECOMMENDATION

- A. That Council receive and note the report.
- B. That staff provide a further in February 2009 detailing the proposed exhibition format, contents, locations and dates.

Bill Royal
Team Leader Urban Design

Antony Fabbro
Manager Urban Planning

Andrew Watson
Director Strategy

Attachments:

- 1. Analysis presentation - 2008/029700.**
- 2. Objectives & design criteria - 2008/029702.**
- 3. Design principle report - 2008/029703.**
- 4. Element assessment study - 2008/029704.**
- 5. Furniture and paving comparison study - 2008/029705.**
- 6. Furniture images - 2008/029706.**

There are 6 town centres.

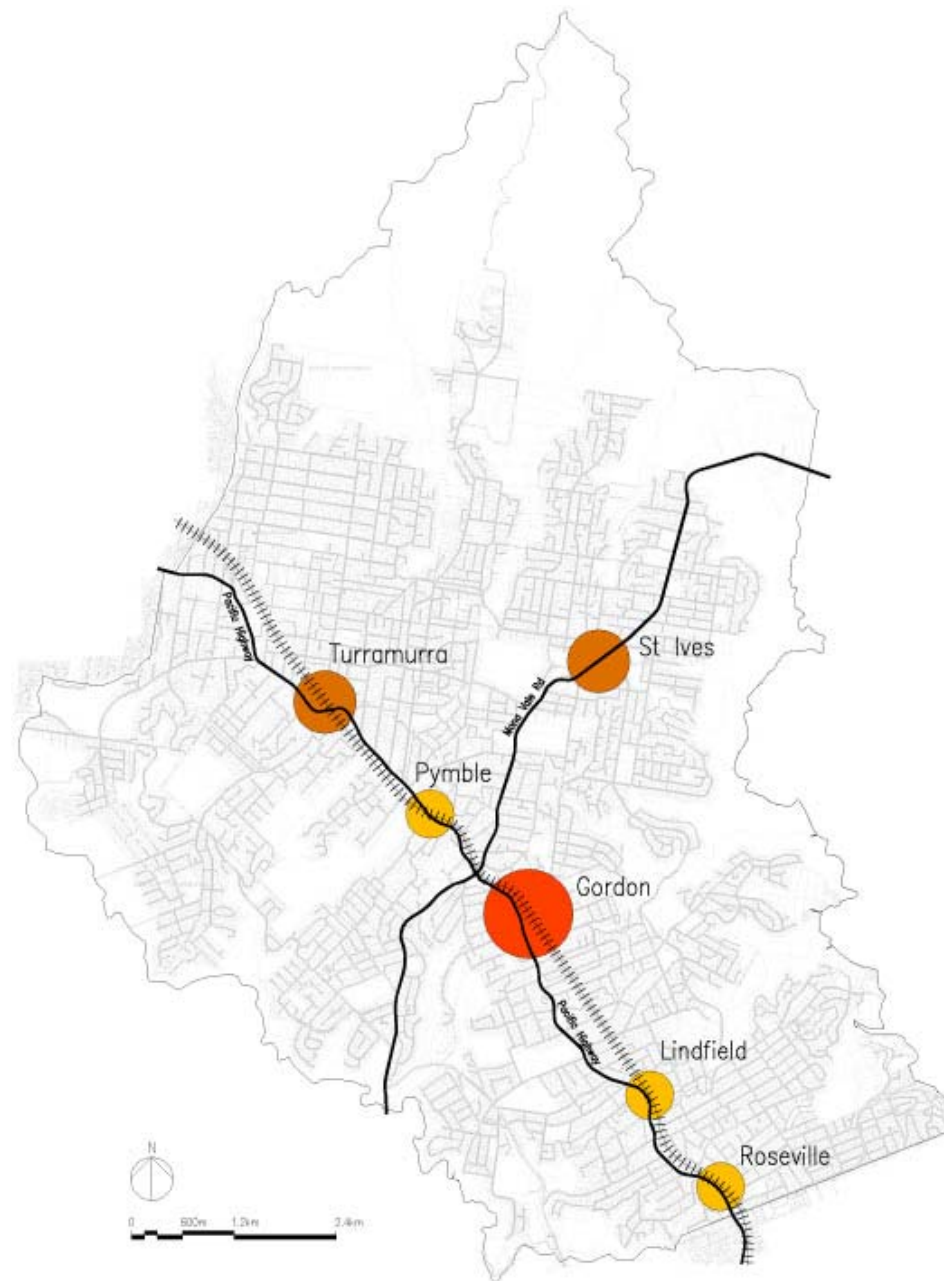
Five of the centres have developed along the Pacific Highway at the stations and the 6th St Ives adjoins Mona Vale Road.

The Metropolitan Strategy identifies the following structure

Main Centre Gordon

Large Centres St Ives
Turramurra

Small Centres Pymble
Lindfield
Roseville



Gordon

Is located at the junction of the 2 main roads, the Pacific Highway and Mona Vale Road.

Occupies the largest area between station and highway

Is currently the biggest town centre and will remain so.

Provides space for a wide range of shops, civic buildings, services and cafes



St Ives

The main road is Mona Vale Road.

Much of the retail area is quite internal due to the dominance of the shopping mall.

The footpaths along Mona Vale Road have become run down.

There are several fine parks of different scale, both formal and informal within the town centre.



Turrumurra

This town centre has become very run down along the Highway, and there are closed shops.

The north facing backs of shops and service street have great potential.

There are several very fine small parks within the town centre, but the street furniture elements are not notable.

The retail streets near the station have a distinctive neighbourhood atmosphere.



Pymble

The land falls very steeply to the east from the Pacific Highway.

The retail street to the east of the station is a good neighbourhood street similar to Lindfield and Roseville, but without distinctive character.

The shopping street along the Pacific Highway located away from the station is suffering and is one sided only.



Lindfield

The station is very close the highway and there is strip shopping along the highway.

The retail street to the east of the highway has a fine collection of shop top housing.

New developments along the highway incorporate different kinds of public space.

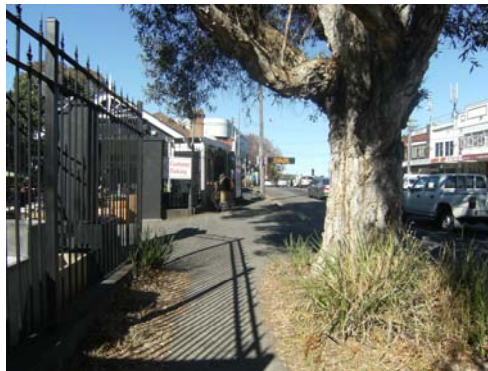


Roseville

There is strip shops with cafes along the highway.

To the east the landscaping along the railway creates a fine civic character on the railway side of the retail strip.

The landscaping within the station provides fine views from the pedestrian railway crossing.



3 Main Street Types

- Pacific Highway at Town Centres
- Retail Streets including lanes and arcades
- Residential Streets

The Pacific Highway at Town Centres

The highway has generated the town centres, but gradually over the years as traffic speed and volume has increased, the quantity of vehicles has degenerated the pedestrian environment.

Parking lanes improve the pedestrian environment by creating a buffer.

This is accentuated at Gordon where there is also a landscape buffer and slightly wider footpaths.

The most popular cafes seem to occupy the side streets away from the noise of the Pacific Highway.

Pavements at town centres along the Pacific Highway are fully paved.



In some town centres, the highway has generated a poor civic environment, run down infrastructure and closed shops.



Pacific Highway is an old and high ridge road and has significant buildings and parks along it. This wall does not have a good town centre character.



The highway is built along the ridge creating views along sloping cross streets.



Elements including pedestrian fencing and pedestrian bridges are required for access and safety.



Pymble.



Roseville



Vehicle guards at highway are inappropriate for main shopping street.



Conflict between trees, awnings and fast travelling cars has reduced quality of street trees on Highway.

Retail Streets, Lanes and Arcades

Retail streets occur to the east of the highway either between the highway and station or to the east of the station at all the town centres.

Retail streets generally are fully paved.

Some look as though they once had verges that have been paved over.

Sometimes there are lanes along the back of the properties addressing the highway. These are currently configured to service vehicles and car parking but have great potential to become more attractive for pedestrians.

All the retail areas provide local services.

There are frequently arcades and pedestrian lanes that add a fine grain and potentially increase active street frontage.

Retail streets to the east of the station often incorporate traffic calming at the pedestrian crossing connecting to the railway crossing and station.



The most convivial retail streets are to the east of the highway.



Parking and services for big box retail can detract from pedestrian experience.



Gordon civilises the highway with a buffer to vehicles improves retail environment.



All the retail areas provide a variety of local services.



Arcades and lanes improve connectivity, street frontage and create a diverse shopping experience.



Current design of laneways and services streets prioritises cars over pedestrians.



North facing backs of properties have great potential for new retail areas with better public domain quality.



Residential Streets

Residential Streets are mostly outside the town centres but there are some in the town centres.

Most footpaths are a combination of path and verge.

Driveway crossings are significant elements.

The generous front setbacks and wide blocks allow



Driveways are significant elements.



Most footpaths are a combination of path and verge.



Private landscaping gives strong character to streets.



Often there is very little overloading of street and predominant character is landscape setting.



Public Domain Elements

Each of the town centres has an individual character formed by a combination of

- Scale
- Topography
- Architecture
- Landscape.

There is a range of public domain elements used. However the range is used consistently throughout the town centres and the palette does not reinforce the town centre's character.

Much of the public domain is shabby and rundown, there is a lot of patching and different elements are used side by side.

Paving

The paving palette for footpaths is mixed.

The following types were observed

- Asphalt
- Asphalt and brick banding
- Concrete
- Concrete and brick banding
- Interlocking pavers
- Bricks
- Path and verge
- Tiles on privately owned areas that appear as part of the public domain.

Generally roads are concrete or asphalt with kerb and gutter on both sides. Some roads are without kerb and gutter

Kerbs are mainly concrete both formed in situ and precast. They often appear very high. I.e. over 200mm.

Not many ramps incorporate tactile pavers and the like.

The natural steepness of the area will make meeting disabled requirements difficult.

Pavements in parks vary but typically uses all the materials used in streets, although the paths are narrower than footpaths.

In some of the older parks there is remnant sandstone on some paths, often paved over with concrete.



Many materials are used in all town centres often poorly combined.



Many footpaths have piecemeal patching.



Stencil pavement on traffic medians.



Building setbacks should integrate with footpath paving and footpath needs consistent paving treatment.



Interlocking pavers designed for vehicle use exist on footpaths.



Brick banding often results in awkward junctions.



Brick pavements exist in parts of several town centres.



On residential streets, pavements typically incorporate landscaped



Lane and arcade pavements need to appear as part of public domain.



Concrete Ramp in asphalt and concrete paving.



Concrete ramp with tactile pavers.



Concrete ramp with brick paving.



Ramp design requires ugly bollard not aligned with service lids.



Concrete ramp with asphalt paving.



Traffic calming near station entrance.



Concrete ramp with tactile pavers in asphalt pavement with brick trim.



Traffic calming near station entrance.



Detail of traffic calming.

Seats Bins and Other elements

There are different models of seats used throughout the town centres.

Park seem to incorporate less standard models.

There is a street furniture Australia standard model bin used fairly consistently, but not exclusively in all the town centres.

There doesn't seem to be any provision for recycling.

Pedestrian fencing and barriers are used in places along the Pacific Highway.

The railways also bring a range of fencing and walling treatments into the town centres.



Linked seats.



Older park seats.



Heritage bubbler has special character, but distinctive elements are rare.



Planters used under awnings/take up space.



Unused bike racks.



Seats and bins are frequently located together. Standard bin in most locations, but painted in different colours.



Standard planters are used in most town centres.



Bike rack.

Shelters

Shelters exist in parks, for bus passengers and for bike stands.

An 'off the shelf' Adshel bus shelter exists in a few locations.

Purpose designed brick shelters with skillion and gable roofs exist in all the town centres.

The purpose designed shelters have a more individual character than the off the shelf model but are quite utilitarian in style.



St Ives - Shel Ad bus shelter.



Turrumurra - Brick shelter with scallion roof.



St Ives - Brick shelter with gable roof.



Gordon - Bus shelter very utilitarian.



Special shelter integrated with landscaping adds unique character.



Turrumurra - Bike shelter - utilitarian but practical.

Lights

We have surveyed street lights and pedestrian lights but our scope of work is limited to pedestrian lighting.

Town centres are lit with spill lighting from the street lighting and some contribution from under awning lighting.

All the town centres, with the exception of Gordon have overhead power reticulation. This determines the type and location of the poles and therefore the lighting.

Streetlight design is based on the requirements of the road and the locations of the existing poles rather than any requirement to light the shopping strip. The lighting is a mixture of mercury vapour and high pressure sodium lights and uses regular semi-cut off fittings designed to maximise the spacing of the fittings from a road surface luminance perspective but are too glaring to create a comfortable pedestrian environment.

The colour rendering of high pressure sodium and mercury vapour light doesn't create a pleasant or comfortable environment.. The lighting is purely functional and does not make a positive contribution to the public domain.

Carpark lighting is sub-standard and some of the lanes to the car parks are virtually unlit.

Railway overpass lighting to stations has been upgraded and has high lighting levels. As a result the contrast with the rest of the area is large and it makes the surrounding environment look dark.

Under Awning Lighting

No consistency in the approach of under awning lighting. Most under awning lighting is provided from the suspended fluorescent signs and spill light from the buildings.

Some of the shops leave their signs and lights on while others turn into a black hole. Some shops have installed supplementary under awning lighting

Where the signage and internal lighting is switched off the awnings then to cast shadows from the streetlights

.Considerations

All the lighting in the roads, paths and car parks is owned by Energy Australia and is connected to the street lighting grid.

Some major limitations relate to the policies of Energy Australia.

Any special lighting or lighting that is not in the road reserve is considered a private installation. As a result they will neither install, maintain nor connect the lights to their street lighting mains.

Any alternative street lighting, under-awning lighting and carpark lighting will need to be a Council owned installation.

In addition as all the town centres other than Gordon have overhead power mains it will be necessary to underground the mains before metal poles can be installed.



Pedestrian light in park.



Street light.



Pedestrian light.



Street Trees and Landscaping

Landscaping is crucial to the public domain character in Ku-ring-gai.

Landscaping, especially street trees are less evident within the town centres along the Pacific Highway and in retail streets. Main reasons for are

- Conflict with awnings
- RTA requirements
- Lack of footpath width

Trees along the Pacific Highway often exist in setbacks where there is additional space.

Some of the older town streets have reasonably consistent avenue planting.

Often the character is that of a mixed palette and frequently trees in the private domain increase the landscape effect.

Shrubs are often used in verges and sometimes under awnings.

Sometimes the railways add a fine landscape character.

The town centre parks bring increase landscaping and contain large mature trees both native and exotic.

- Street Tree Species noted include
- Brush box
- Eucalypts
- Jacaranda
- Golden Robinia



Tree grates are infrequently used.



Terraced landscaping and a variety of trees in each location gives special character.



Large eucalypts exist in generous verges in residential streets.



Tree guards exist in some streets.



Private landscaping contributes to landscape character of streets.



Only a few trees at shopping centres along Pacific Highway and they are often located in setback areas both private and public.



Shrubs in planters are frequently used instead of trees beneath awnings.



Verges frequently have become eroded along retail streets in town centres.



Deciduous trees give a distinctive character to the north shore area.

Access Issues

Gordon – The Easy Access upgrade of Gordon railway station has been completed. The bus stops on either side of the station do not provide any access upgrade and remain relatively inaccessible to people with disabilities. The public domain manual should examine footpath alignments, footpath topography of bus stops and accessways to commuter parking and the continuation to the remainder of the retail precinct.

Lindfield - The topography on Lindfield Parade and restricted footpaths access to the bus stop provides a hostile environment for people with disabilities. The proposed Easy Access upgrade of the railway station will dramatically improve the access of not only the railway station but the bus Interchanges and roadway crossings.

Roseville, Pymble & Turramurra – The topography of these three stations present unique challenges in terms of accessibility. The planning should seek to create opportunities for development that will allow cohesive integration rather than Railcorp developing Easy Access upgrades that do not promote the extended Integration of the retail villages with the public transport.

St Ives – Buses are the primary mode of public transport for St Ives. The focus is on ensuring bus stops provide maximum passenger access and comfort. The Manual should incorporate guidelines for the placement of bus shelters which does not hinder other pedestrian traffic.

Accessible Public Transport Interfaces - Consider the successful integration of access rail/bus interchanges and commuter carparks that facilitate easy access interfaces between the various transport modes for people with disabilities and ultimately the remainder of the CBD precincts.

Bus Stops - Generally, bus stops and shelters must comply with DDA Transport Standard. The selection of shelter designs must be designed to suit the available spatial area of a particular footpath (e.g. if a footpath/verge area is less than 3600mm width then a slim line shelter design is required).

Footpath Shoreline Access - Develop a footpath policy to maintain a 1800mm clear access path adjoining the property line to facilitate a hazard free zone for people with vision impairment.

Footpath Crossfall - Confirm footpath crossfall policy at 1:40.

Street Furniture – Generally adopt AS1428.2 principles regarding street furniture design.

Off-Street Carpark Designs – Consider design principles to enhance pedestrian accessways through carparks to enhance pedestrian safety and amenity.

On-Street Carparking – Consider the provision of on-street accessible parking and footpath transitions for wheelchair access.

Ku-ring-gai Public Domain Manual – Town Centres

Furniture

Objectives

- Furniture components should contribute to the overall high aesthetic quality of the town centre streetscape and civic spaces
- Provide a coordinated suite of furniture unifying and responding to the context of the town centre precinct whilst allowing for variation in response to specific precinct character such as heritage precincts
- Furniture design, components, supply and maintenance should be integral with reducing green house emissions. Maximise the use of recyclable materials and minimise the use of non renewable resources.
- Ensure elements are located to support pedestrian and community activity and to minimise clutter and avoid obstructions
- Design should reflect a high level of comfort and function and be accessible to all community groups
- Furniture needs to be durable, long lasting with a reasonable level of maintenance and able to withstand the demands of the public domain
- Furniture should meet Australian Standards and Council Policies

Issues/Considerations

Seating

- robust and vandal proof
- accessible and comfortable to all users
- avoid slats with openings sized to trap children's limbs
- surface mounting – easy to maintain v subsurface mount – visually cleaner and reduces obstacle/trip hazard
- arm supports for the elderly
- strong frame and batons
- options for different settings: street, civic spaces, parks, heritage areas

Litter Bins

- robust and vandal proof
- locate selectively adjacent to high use areas (minimise quantity) easily accessed
- to suit 120L bin
- accessible to all users, consider side opening for children and disabled
- reduce perforations to minimise 'posting' of rubbish
- cigarette receptacle not essential, high maintenance and not attractive
- investigate option for recycling bins
- materials should be flame retardant to minimise vandalism
- restrictive access/lid to deter animals, birds and bags of rubbish
- functional to service for collectors – meet OH&S standards
- options for different settings

Bubblers

- robust and vandal proof
- provides sustainable alternative to bottled water
- strategic location – eg near bike racks
- accessible to all users
- avoid design where bowl can block up
- need to be clean and hygienic – meet health standards

Bicycle Racks

- robust and vandal proof
- surface mounted – easy to remove and replace if required
- option to install 1 or many
- able to secure both frame and wheel
- minimise footprint – possibly 1 pole/fixing to surface

Bollards

- robust and vandal proof
- Fixed and removable options
- Removable option - cover plate, storage sleeve and lock - meets OH&S standards
- (Leda Vannaclip have a recycled plastic bollard – not sure what its like)

Ku-ring-gai Public Domain Manual – Town Centres

Lighting

Objectives

Comment: The manual is expected to be in use for 10 to 20 years. Because of the rapidly advancing technology and probable changes in EA supply contracts, the manual should not specify a particular lamp technology, supplier or system. The manual should nominate objectives such as the following so that the most suitable technology can be selected at the time of installation.

- Lighting components should contribute to the overall high aesthetic quality of the streetscape and civic spaces.
- Lighting should create a safe and pleasant public space by using suitable technology such as high colour rendering and low glare lights
- Lighting design, components, supply and maintenance should be integral with reducing green house emissions
- Energy source should maximise renewable energy alternatives
- Lighting design and components should minimise light spill
- Lighting design needs to consider the installation and ongoing maintenance costs
- Lighting should meet Australian Standards and Council Policies

Issues/Considerations

Considerations for using/not using EA service

EA Service

- EA owns, operates and has a monopoly on the network
- There are no contracts (in respect to capital) however Council has a contract for energy usage, referred to as 777 Contract.
- No NSW regulation of services (Only a voluntary Code of Practice)
- Pricing not consistent with low level of service delivery, especially with proposed price increases.
- Poor maintenance service, installations and information delivery.
- No period night patrols for outages in EA submission to IPART, and IPART agreement to increases in rates
- Council responsible for safety, security, energy, and cost implications – with no real control

Costs

- Limited price regulation – potential significant increase in maintenance and capital
- Current energy costs less than EA's general supply prices, but this will change in the near future
- Majority of costs for the service are in the materials 80/20

Poles and Lamps

- Limited to EA pole and lamps – limited choice
- Poor technology options – costly, poor lighting, low efficiency, slow to update with new technology
- Use of high pressure sodium lamps – poor colour rendering – not appropriate for public spaces
- Semi-cut off fitting – contributes to night glare

Non EA/Alternative Service

- Council would own and operate
- Free choice of poles, fittings and lamps
- Enable investigation of latest energy efficient options to reduce green house gases + costs

Costs

- Able to regulate own service costs and contracts
- Exit costs for removal of EA Lighting
- Additional costs related to separate cabling and metering
- EA Currently charges at peak rate for energy supplied to Council owned street lighting and other non-EA owned sites. (About 40% more)

Poles and Lamps

- Options for alternate poles and lamps
- Option to investigate late night dimming – energy saving, but must consider security issues.
- ‘Smart pole’ type - may create commercial revenue for council for leasing ‘add ons’ such as signage, commercial advertising, signage, CCTV Pods, traffic signals and street signs etc,
- Metal Halide compatible with CCTV
- Metal Halide – bright white light – good for public spaces
- ‘Smart pole’ style option – higher embodied energy costs – aluminium and steel poles – over designed for additional attachments – option to reduce other streetscape poles etc reduction on supply and maintenance???

Alternate types of lighting and options

LED Lighting

- Currently not an economically efficient or reliable light source to be considered for town centre lighting
- Future technology will potentially offer energy efficient and economical alternative to current alternatives
- Option to chose light colour and brightness – can match other light source colours
- LED light sources can be directed to where lighting is wanted without the need for reflectors or lenses i.e. increased efficiency
- Reliability performance ratings continually being updated as technology improves – therefore reliability data is quickly outdated.
- Currently no Australian manufacturer of Road lights are yet offering a LED-based luminaire

Solar

- Not currently efficient on a lamp by lamp basis
- Alternative option of solar larger solar grid in open are such as a park – grid feed system

Late night dimming

- Selective energy saving
- No current Australian Standard
- Potential for Council to Lobby AS for development of Standard
- Potential to use predominantly in residential areas

Aeroscreen lamp fitting

- Reduces sky glow and glare

Ku-ring-gai Public Domain Manual – Town Centres

Street Trees

Objectives

- Street tree planting should reinforce the indigenous and exotic canopy character of the Ku-ring-gai landscape whilst creating the opportunity to identify each Town Centre through a distinguishing palette of plants
- Respect Ku-ring-gai's heritage through selection or retention of species which reinforce the historic, cultural or natural associations from the past.
- Retain and enhance Ku-ring-gai's indigenous environment to maintain local biodiversity and fauna habitat. Enhance biolinkages and buffer zones around bushland with streets that provide expanding opportunities for wildlife movements.
- Select a palette of plants responsive to WSUD and sustainable design principles
- Select appropriate trees for the public domain and urban environment conditions
- Enhance the pedestrian and visual amenity of the streetscape by selecting species which create visual interest and diversity, seasonal definition and solar amenity
- Retain existing trees in good health that meet the required street tree criteria and or are landmark trees in accordance with the TPO
- Selection of trees should consider ongoing maintenance requirements and costs

Comments and considerations:

- The inclusion of plants that cause allergic reactions should be avoided
- Where private properties have a set back -planting of larger suitable species should be encouraged within the private domain. (Private setbacks contribute to green corridor)
- Remove unsuitable trees that are in poor condition eg Robinia
- Exclude species which may potentially become an environmental weed or pest +/- encourage pest fauna
- Select trees with uniform form and proven establishment and survival rates

A hierarchy of zones have been identified for plant selection and include;

- the highway,
- secondary streets, (Town Centre Streets)
- residential streets
- under planting
- streets with/without overhead powerlines

Selection criteria considerations

Highway and Mona Vale Road

- Consider the human scale element for each species and its position

- Consider reinforcing/identifying existing or proposed individual or groups of feature landmark trees
- Species for areas requiring solar amenity – shade / sun
- Consider DCP 28 Advertising. Where advertising is permitted, below the awnings, shop owners do not like screening their frontages. Where advertising is not permitted, above the awning, it's ideal to encourage canopy – rather than dense vegetation below it.

Species selection should consider the following characteristics:

- The species should have ascending branches to accommodate sight lines.
- Narrow canopy - 4m
- Medium canopy
- Height 7- 8m
- Non slip - flowers and leaves
- Flowering and foliage colour
- Consistent in growth
- Non invasive species – not on the weed list
- Non aggressive roots/open
- Non attracting invasive fauna
- Hardy – rain garden, separate from the tree
- Pest and disease hardy

Secondary (Town Centre)

- Characteristics same as highway
- Understorey vegetation
- Distinctive visual characteristics – Seasonal change, foliage colour, trunk and branch interest – pedestrian scale v's highway vehicular scale
- Civic spaces (Focal point)- Single specimen tree , large deciduous tree opportunity available deep soil to be retained/provided
- Human scale relate to space
- Species for areas requiring solar amenity – shade / sun

Residential

- Consider what species are there, what works and what doesn't – assess condition and replace only if required
- Use the existing street tree master plan to identify species selection for review
- Use indigenous species as per current planting scheme where appropriate, retain and enhance existing dominant avenues +/- heritage conservation areas.
- Consider solar implications

Under planting

- Mid storey 1-5m
- Not suitable for the highway and shop fronts
- Consider ongoing maintenance issues and costs

Ku-ring-gai Public Domain Manual – Town Centres

Water Sensitive Urban Design

Objectives

- Maximise the collection of stormwater for treatment, recycling and reuse in an efficient and effective way.
- Improve the quality of stormwater entering the stormwater system and subgrade for the enhancement of the natural environment
- Maintenance requirements and costs should be considered and identified as integral component of stormwater management system design.
- Create aesthetic and innovative water management systems to capture, recycle and reuse stormwater
- WSUD design should meet Australian Standards and Council Policies

Policy Reference

- Stormwater management – for roads, car parks and community open spaces such as town squares, civic spaces and parks - DCP 47
- Water Management Devices should meet the specifications of DCP 47
- Integrated Water Cycle Management Policy - Draft
- Integrated Water Cycle Management Strategy - Draft

General Discussion

- Diversion of piped stormwater water at appropriate sites such as car parks or open space for integrated infiltration or irrigation use
- Potential for interpretive signage acknowledging WSUD systems
- Review of Civil Design Principles – Section C4 Stormwater Management – wording should be amended to refer specifically to Public Domain



Ku-ring-gai Urban Centres Public Domain Manual

DESIGN REPORT

Prepared for Ku-ring-gai Council

July 2008

	DESCRIPTION	INITIAL	DATE
A	Issue for review	DE	07 July 2008

HASELL Ltd 007 711 43588
88 Cumberland Street Sydney NSW 2000 Australia
Telephone 61 2 9273 2300 Facsimile 61 2 9273 2355
Email sydney@hassell.com.au
Contact: Deborah Eastment / Kati Westlake

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ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

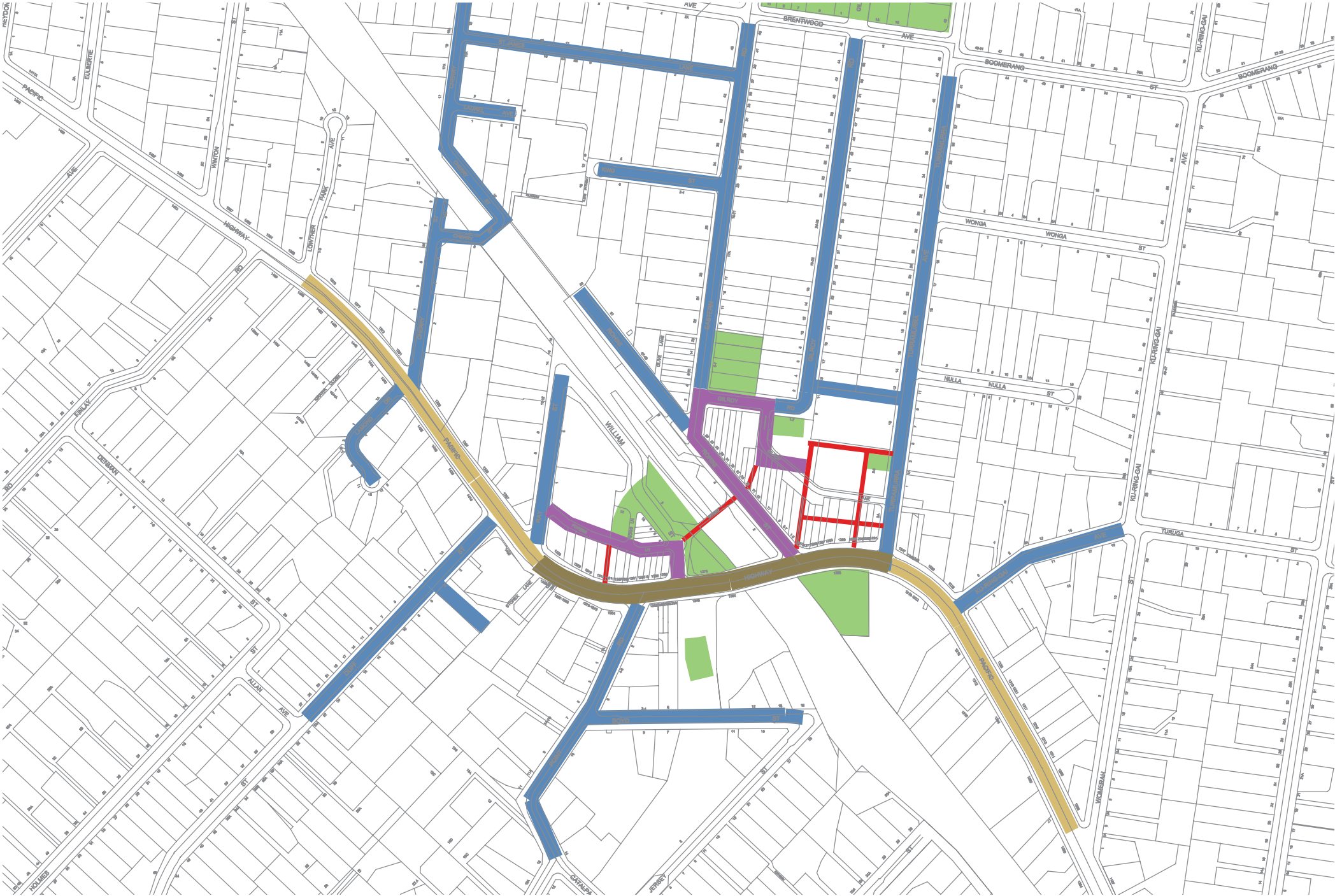
Contents

- 01. Overall Principles
- 02. Turramurra - Public Domain Hierarchy
- 03. Pymble - Public Domain Hierarchy
- 04. Gordon - Public Domain Hierarchy
- 05. St Ives - Public Domain Hierarchy
- 06. Lindfield - Public Domain Hierarchy
- 07. Roseville - Public Domain Hierarchy
- 08. Design Principles - Main Road at Town Centre
- 09. Design Principles - Main Road
- 10. Design Principles - Town Centre Street
- 11. Design principles - Residential Street
- 12. Street Tree Design Principles
- 13. Street Tree Strategies
- 14. Lighting Design Principles
- 15. Lighting Strategies
- 16. Access Principles
- 17. Civil Design Principles
- 18. Elements Assessment Table

- Overall Principles:
- Create a high quality, neutral and integrated backdrop for public life in Ku-ring-gai
 - Create a consistent public domain image for Ku-ring-gai that also provides subtle differentiation for each unique neighbourhood.
 - Create a clear hierarchy between street types
 - Improve identity and way finding within each of the town centres
 - Ensure elements and materials are robust, long-lasting and minimise maintenance
 - Ensure elements and materials are as sustainable as budget and maintenance regime allows
 - Preserve and enhance the unique leafy, green landscape character of Ku-ring-gai
 - Improve accessibility and safety and security of town centre streets.

There are four main street types in Ku-ring-gai:

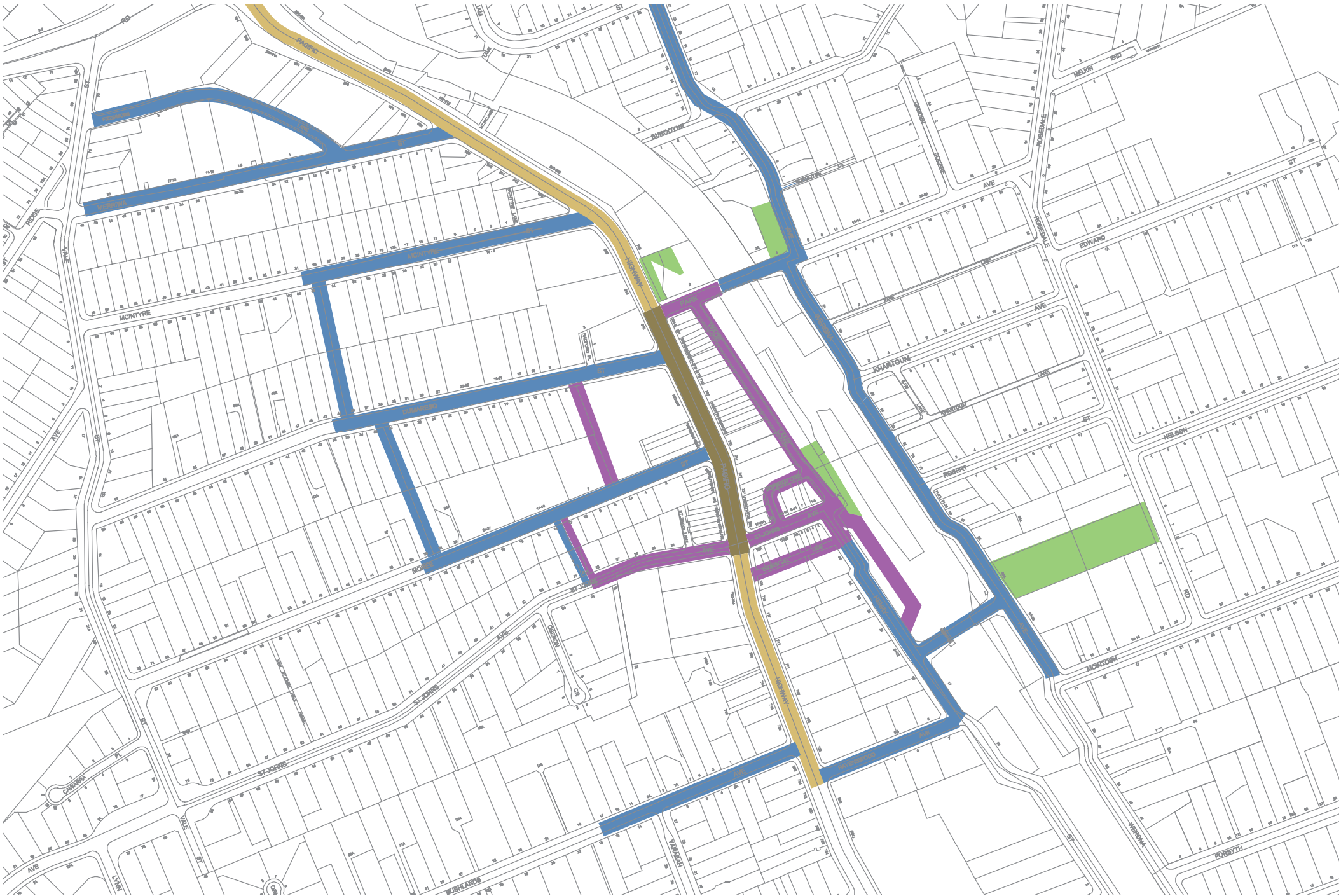
- The Main Road at Town Centres
- The Main Road (Pacific Highway and Mona Vale Road)
- Town Centre Streets
- Residential Streets



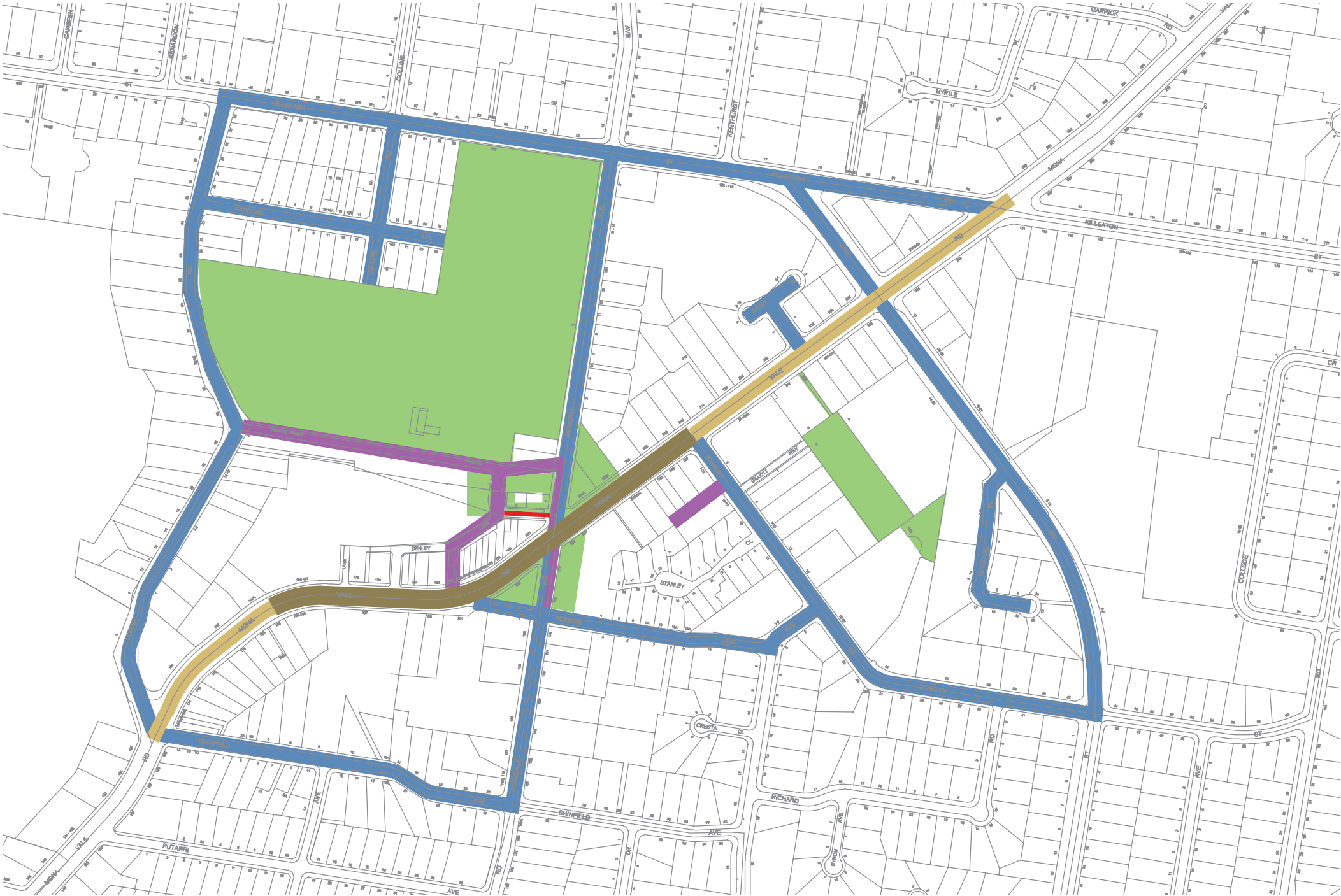
- Legend**
- Main Road at Town Centre
 - Main Road
 - Town Centre street
 - Residential street
 - Public Open Space
 - Pedestrian Laneway





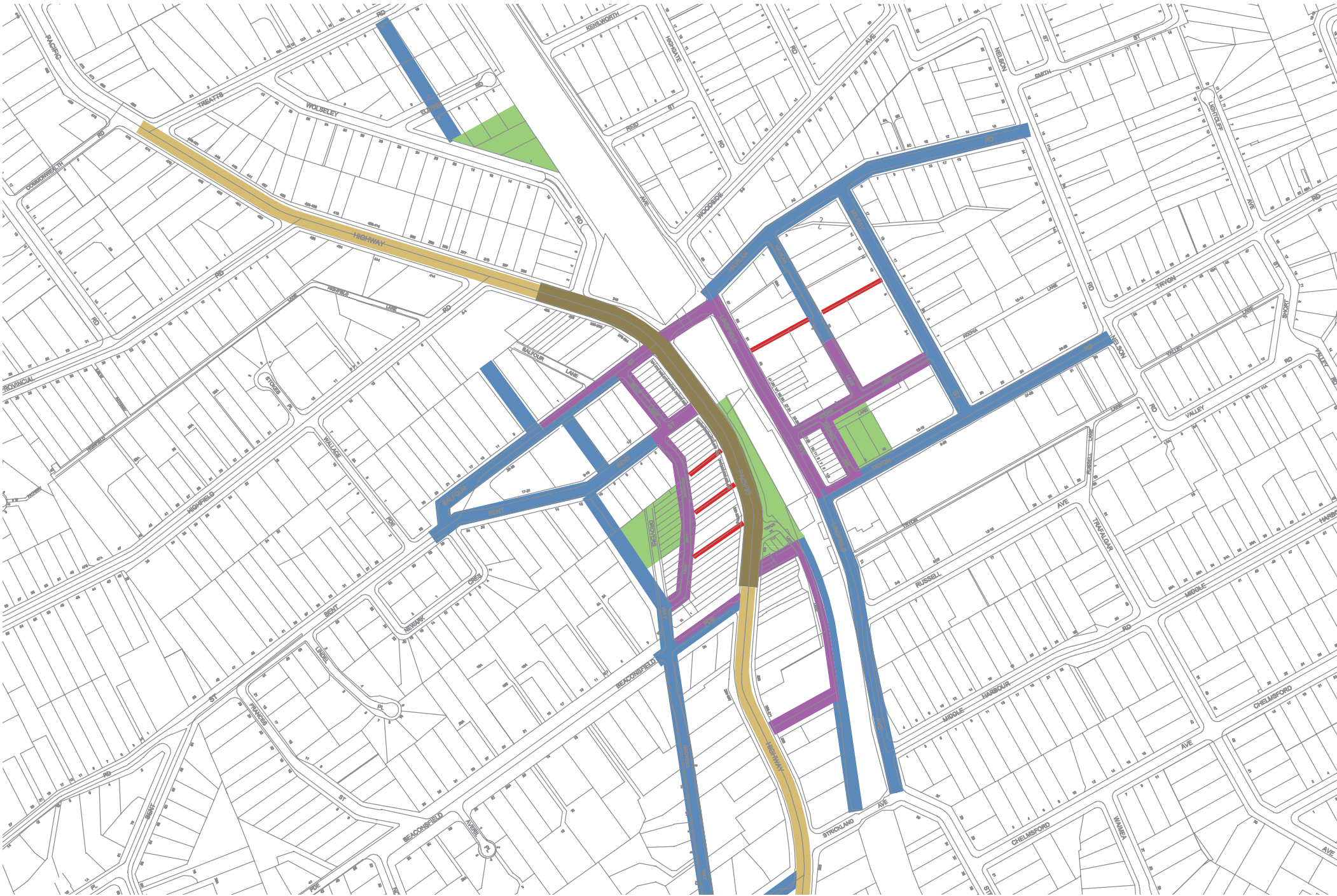


- Legend**
- Main Road at Town Centre
 - Main Road
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 - Public Open Space
 - Pedestrian Laneway



- Legend**
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- Legend**
- Main Road at Town Centre
 - Main Road
 - Town Centre street
 - Residential street
 - Public Open Space
 - Pedestrian Laneway





Legend

-  Main Road at Town Centre
-  Main Road
-  Town Centre street
-  Residential street
-  Public Open Space
-  Pedestrian Laneway

Main Road

Town Centre street

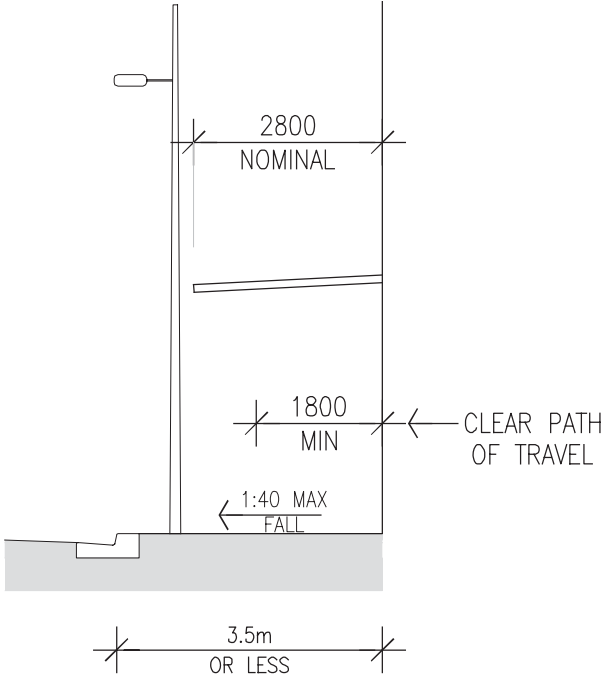
Residential street

Public Open Space

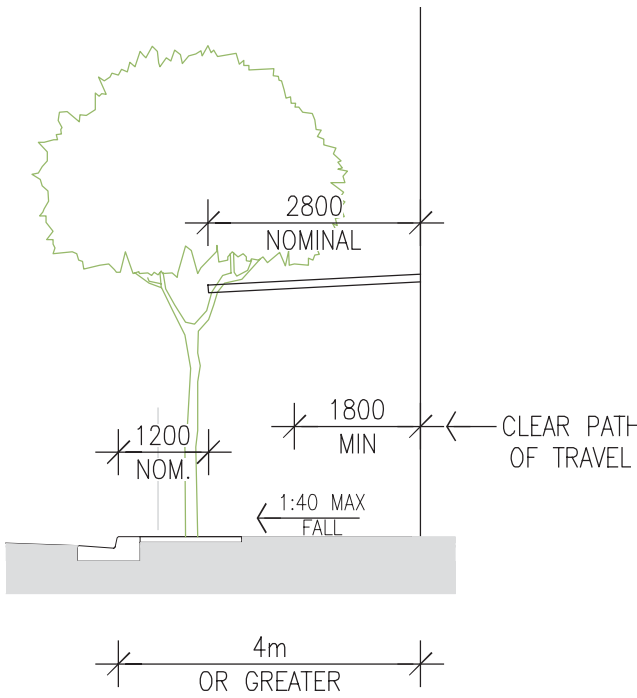
Pedestrian Laneway

Sections

1. Footpath 3.5m wide or less



2. Footpath 4m wide or greater



Design Principles:

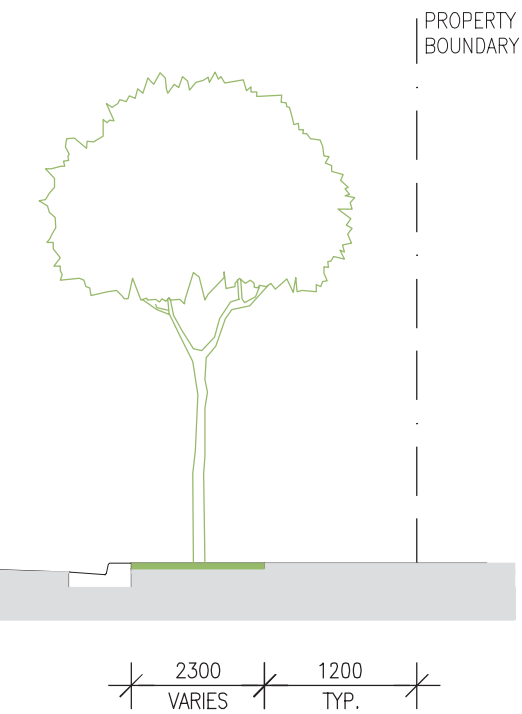
The highway provides a front door to Ku-ring-gai town centres. There are many shops and services at these areas but noise levels and speed and volume of traffic make them less suitable for café and public life. Proposed footpath widths are 3.5m except for St. Ives where they are 6m wide.

The proposed public domain treatment will:

- reflect the scale and character of the entire highway
- be legible from both a driver and pedestrian scale.
- allow the town centre character to 'civilise' the highway at these points.
- incorporate larger elements and vertical elements such as lights and trees
- have improved lighting levels for improved safety and security
- have a consistent 'Ku-ring-gai' palette for all the town centres and subtle differentiations offered through tree planting, streetscape elements and/or colour.

Sections

1. Footpath with nature strip and Street Tree Planting



Design Principles:

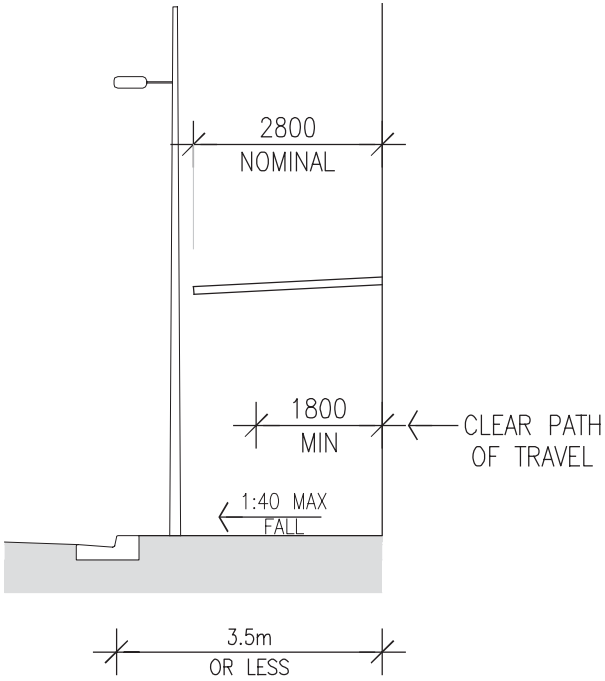
The highway outside the town centres is mostly addressed by residential and commercial uses. Existing footpaths are mostly 3.5m wide and incorporate a grass verge with concrete path. There is tree planting in the verges, predominantly native.

The proposed public domain treatment will:

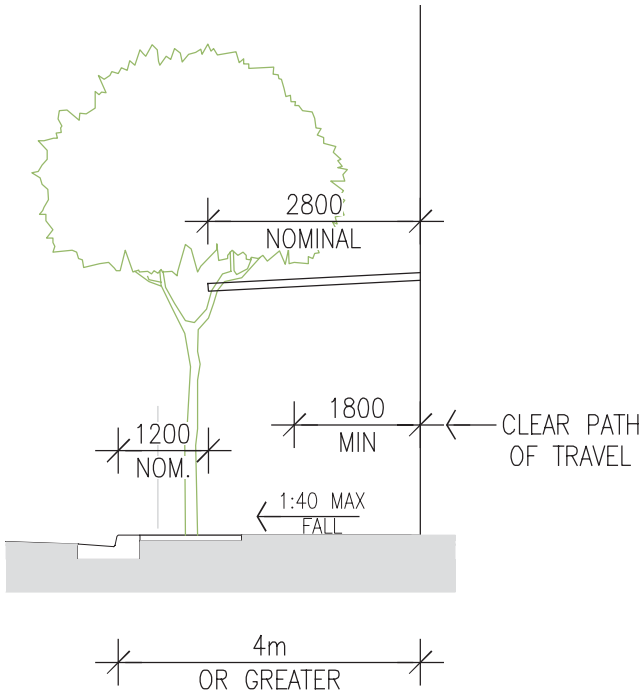
- reflect the scale and character of the entire highway
- retain existing treatments and public domain elements.

Sections

1. Footpath 3.5m wide or less



2. Footpath 4m wide or greater



Design Principles:

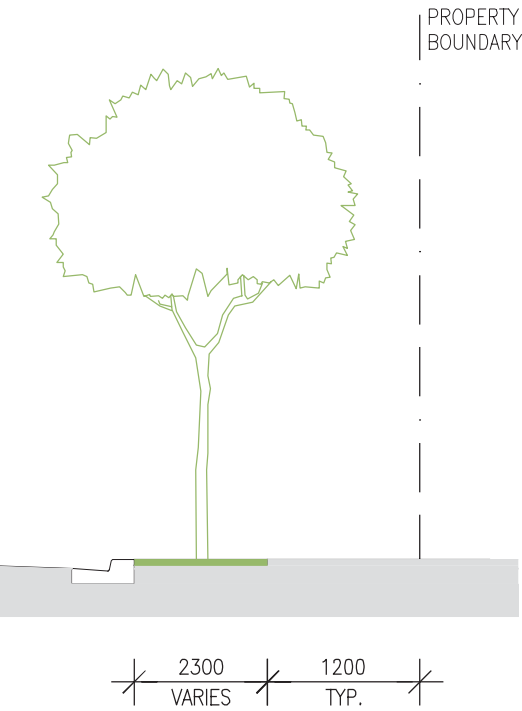
These streets are usually narrower and more convivial than the highway, have much less through traffic and provide on-street parking. They provide the main area for cafes and public life and people will spend longer periods of time in these streets. Proposed footpaths are a variety of widths from 3.5 footpaths to greater than 5m and there are also lanes and arcades.

The proposed public domain treatment will:

- reflect the smaller scaled streets and places with finer, smaller scale elements, seats, trees and pavements
- use the highest quality pavements and street furniture
- Incorporate good pedestrian lighting to facilitate night life and ambience
- where relevant recognise different uses on different sides of the streets with different treatments
- incorporate high quality, darker pavements for high usage and ease of maintenance
- ensure there is good amenity with generous awnings and shade and shelter (maybe awnings take precedence over trees)
- have mostly Ku-ring-gai palette except for subtle differentiation in some elements by colour or texture.

Sections

1. Footpath with nature strip and Street Tree Planting



Design Principles:

Most residential streets are outside the town centre boundaries but there are some residential streets within. There will be two conditions of residential development including low density one-two storey detached dwellings and proposed three-five storey apartment buildings.

The proposed public domain treatment will incorporate:

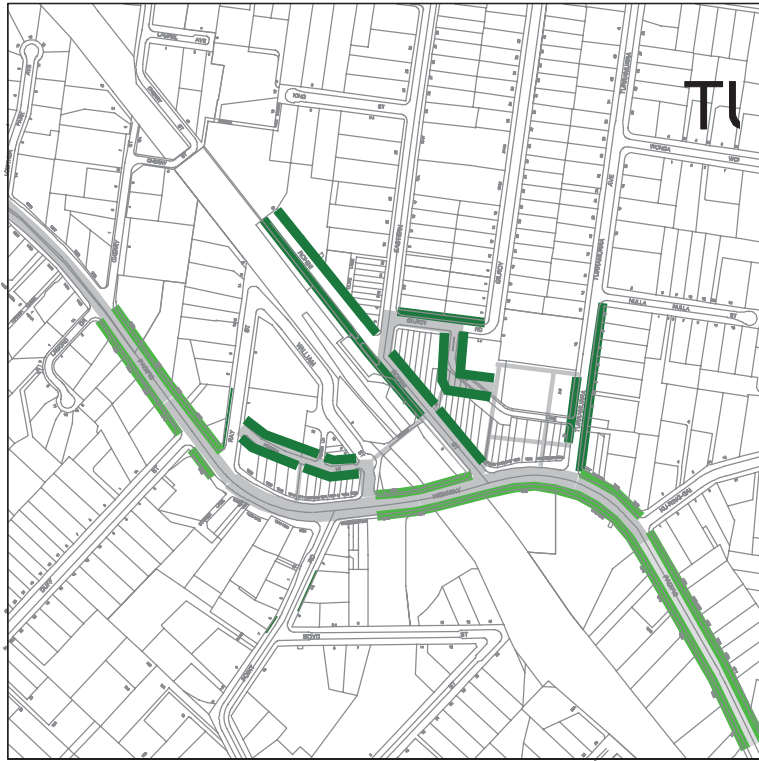
- existing treatments.
- standard Ku-ring-gai elements
- special trees where appropriate and where there is already a special landscape character.



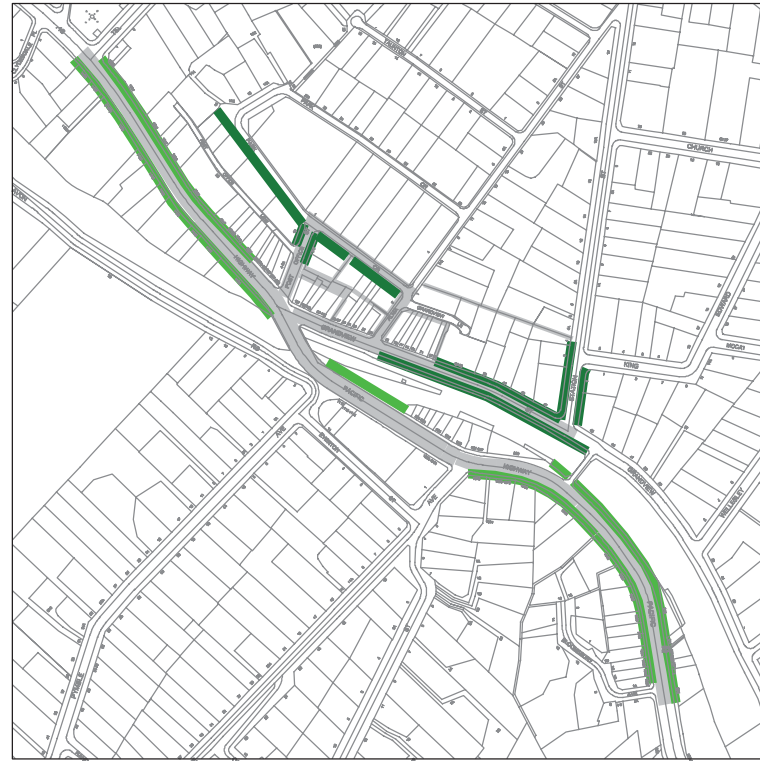
Design Principles:

- Street trees will highlight and identify each town centre at the main road.
- There will be native trees on the main roads between the town centres.
- A simplified palette of exotic and native trees will be developed for the other town centre streets, including residential streets.
- Street with special existing tree characters will be reinforced.
- Park trees will be retained and reinforced.
- Ecological corridors will be respected when developing palettes in special locations.

- Brachychiton acerifolius (Flame Tree)/Jacaranda mimosifolia (Jacaranda)
- Pistacia chinensis (Pistacia)
- Eucalyptus microcorys (Tallow-wood)
- Fraxinus raywood (Claret Ash)/Lagerstoemia indica (Crepe Myrtle)
- Platanus x hybrida (Plane Tree)
- Nyssa sylvatica (Tupelo)
- Town Centre Tree mix - see following Sheets
- Pacific Highway Native Tree mix - see following Sheets



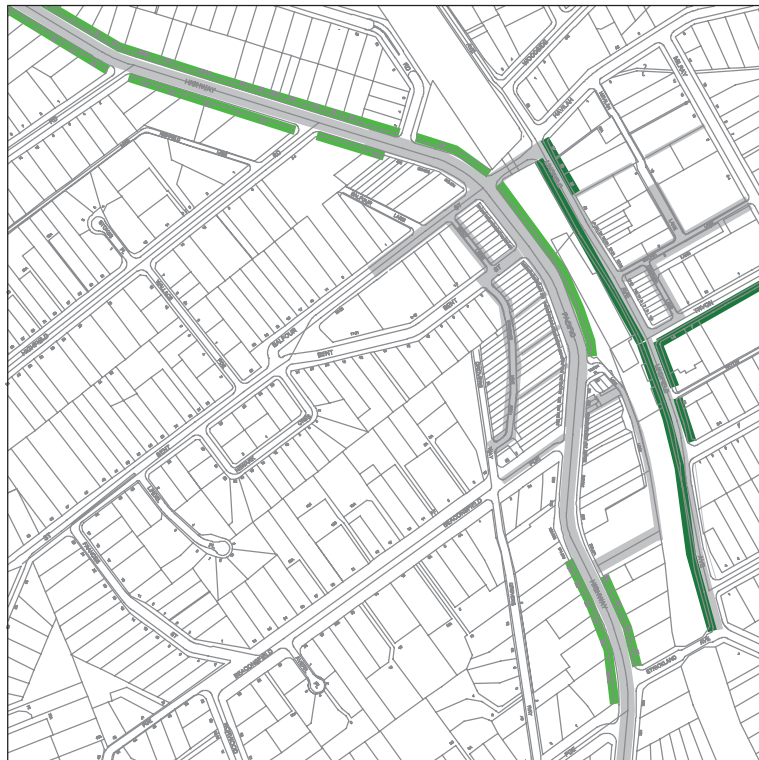
Turramurra



Pymble



Gordon



Lindfield



Roseville



St Ives

Legend

- Main Road at Town Centre
- Town Centre Streets

13 Street Tree Stratagey

Turrumurra Street Tree List

	Botanical Name	Common Name
Pacific Highway	Brachychiton acerifolius	Flame Tree
	Jacaranda mimosifolia	Jacaranda
Town Centre Tree Mix	Brachychiton acerifolius	Flame Tree
	Elaeocarpus reticulatus	Blueberry Ash
	Eucalyptus microcorys	Tallow-wood
	Fraxinus raywood	Claret Ash
	Jacaranda mimosifolia	Jacaranda
	Lagerstroemia indica	Crepe Myrtle
	Lophostemon confertus	QLD Brushbox
	Nyssa Sylvatica	Tupelo
	Pistacia chinensis	Pistacia
	Platanus x hybrida	Plane Tree
	Tristaniopsis laurina	Water Gum

Pymble Street Tree List

Pacific Highway	Pistacia chinensis	Pistacia
Town Centre Tree Mix	Brachychiton acerifolius	Flame Tree
	Elaeocarpus reticulatus	Blueberry Ash
	Eucalyptus microcorys	Tallow-wood
	Fraxinus raywood	Claret Ash
	Jacaranda mimosifolia	Jacaranda
	Lagerstroemia indica	Crepe Myrtle
	Lophostemon confertus	QLD Brushbox
	Nyssa Sylvatica	Tupelo
	Pistacia chinensis	Pistacia
	Platanus x hybrida	Plane Tree
	Tristaniopsis laurina	Water Gum

St Ives Street Tree List

Town Centre Tree Mix	Eucalyptus microcorys	Tallow-wood
	Brachychiton acerifolius	Flame Tree
	Elaeocarpus reticulatus	Blueberry Ash
	Eucalyptus microcorys	Tallow-wood
	Fraxinus raywood	Claret Ash
	Jacaranda mimosifolia	Jacaranda
	Lagerstroemia indica	Crepe Myrtle
	Lophostemon confertus	QLD Brushbox
	Nyssa Sylvatica	Tupelo
	Pistacia chinensis	Pistacia
	Platanus x hybrida	Plane Tree
	Tristaniopsis laurina	Water Gum

Gordon Street Tree List

Pacific Highway	Fraxinus raywood	Claret Ash
	Lagerstroemia indica	Crepe Myrtle
Town Centre Tree Mix	Brachychiton acerifolius	Flame Tree
	Elaeocarpus reticulatus	Blueberry Ash
	Eucalyptus microcorys	Tallow-wood
	Fraxinus raywood	Claret Ash
	Jacaranda mimosifolia	Jacaranda
	Lagerstroemia indica	Crepe Myrtle
	Lophostemon confertus	QLD Brushbox
	Nyssa Sylvatica	Tupelo
	Pistacia chinensis	Pistacia
	Platanus x hybrida	Plane Tree
	Tristaniopsis laurina	Water Gum

Lindfield Street Tree List

Pacific Highway	Platanus x hybrida	Plane Tree
Town Centre Tree Mix	Brachychiton acerifolius	Flame Tree
	Elaeocarpus reticulatus	Blueberry Ash
	Eucalyptus microcorys	Tallow-wood
	Fraxinus raywood	Claret Ash
	Jacaranda mimosifolia	Jacaranda
	Lagerstroemia indica	Crepe Myrtle
	Lophostemon confertus	QLD Brushbox
	Nyssa Sylvatica	Tupelo
	Pistacia chinensis	Pistacia
	Platanus x hybrida	Plane Tree
	Tristaniopsis laurina	Water Gum

Roseville Street Tree List

Town Centre Tree Mix	Nyssa Sylvatica	Tupelo
	Brachychiton acerifolius	Flame Tree
	Elaeocarpus reticulatus	Blueberry Ash
	Eucalyptus microcorys	Tallow-wood
	Fraxinus raywood	Claret Ash
	Jacaranda mimosifolia	Jacaranda
	Lagerstroemia indica	Crepe Myrtle
	Lophostemon confertus	QLD Brushbox
	Nyssa Sylvatica	Tupelo
	Pistacia chinensis	Pistacia
	Platanus x hybrida	Plane Tree
	Tristaniopsis laurina	Water Gum

Pacific Highway Native

Tree Mix List	Angophora costata	Sydney Red Gum
	Angophora floribunda	Rough-barked Apple
	Corymbia eximia	Yellow Blood-wood
	Corymbia gummifera	Red Blood-wood
	Eucalyptus haemastoma	Scribbly Gum
	Eucalyptus microcorys	Tallow-wood
	Eucalyptus piperita	Sydney Peppermint
	Eucalyptus scoparia	White Gum
	Lophoestemon confertus	QLD Brushbox

Lighting Principles

AS/NZS1158: ‘Lighting of roads and public spaces’ specifies minimum lighting requirements for safe movement. It does not specify quality of visual environment and compliance does not guarantee a comfortable or even pleasant environment.

For a public space to be successful at night it is important that it is a comfortable space to occupy. The things that affect the comfort of the visual environment are:

- Minimisation of Glare – glare makes the space look darker than it actually is. The use of full cut-off fittings, fittings with a horizontal flat glass, minimises the glare and reduces the waste light.
- Colour Rendering – This is the ability of light to render colours accurately. High colour rendering lamps make the space look more vibrant and visually interesting and makes people look good. Light sources with a poor colour rendering such as high pressure sodium can make people look unwell and make the space look bland.
- Colour Appearance – Lights that are excessively yellow or blue in appearance create an uncomfortable environment.

The preferred lighting for the urban spaces should be a high colour rendering lamp such as metal halide with a full cut off fitting.

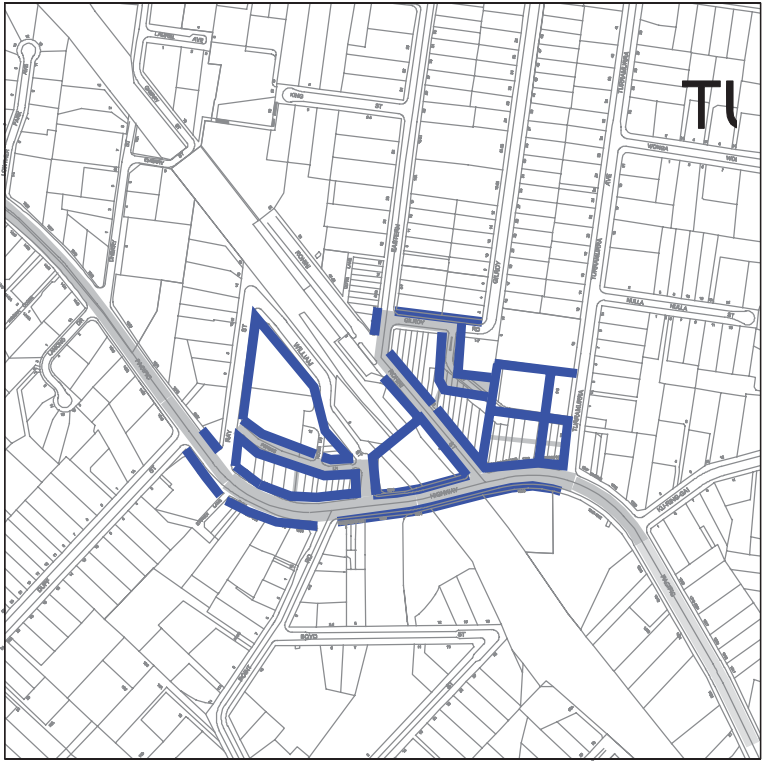
The lighting supplied by Energy Australia is designed to meet the functional requirements of AS1158. Where there is overhead power reticulation the lighting is mounted on the timber poles. The location of the lighting is determined by the span of the cable and the take off points for the customers rather than the optimum lighting location.

If a higher quality light and pole is to be used it will need to be owned by the Council rather than Energy Australia. Private streetlights can only be installed in areas with underground power. If the power is underground it enables the poles to be located at the optimal lighting position reducing the visual clutter in the area. If a multifunction pole is used the traffic lights and other equipment can share poles further reducing the visual clutter.

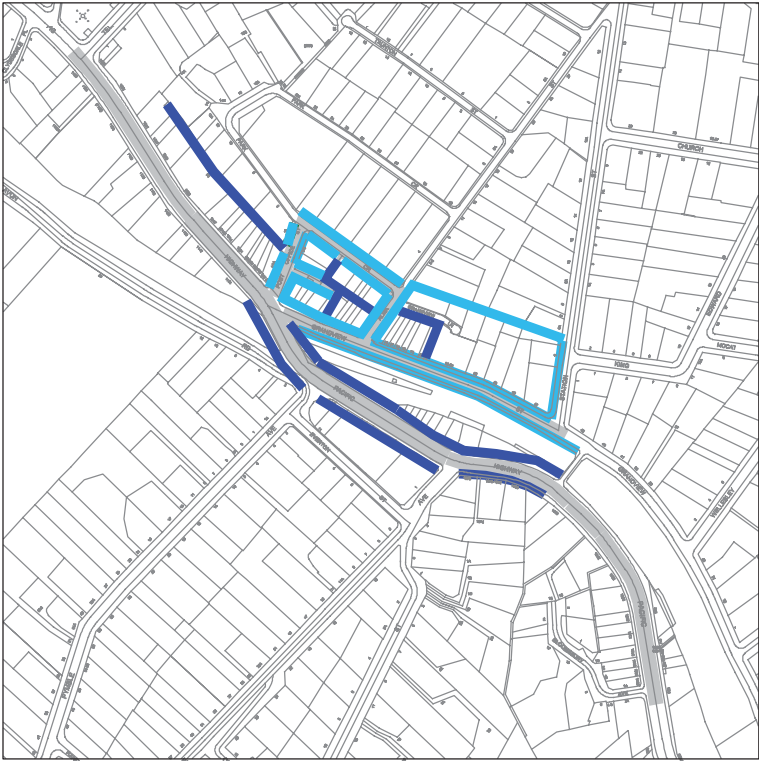
Ku-ring-gai Council Urban Design Manual						
Road and path type	Streetlighting Classification	Pedestrian Lighting Classification	Streetlights	Light Source	Pedestrian Lights	Supplementary Lighting
RTA Roads with existing underground power						
Applicable Roads	Pacific Highway - Gordon and Lindfield					
Adjacent to Retail and Commercial Sites	Determined by the RTA (V3)		New steel poles	Metal Halide		
Adjacent to Residential	Determined by the RTA (V3)		EnergyAustralia Standard New Steel Pole	High Pressure Sodium		
Footpaths adjacent to Retail and Commercial Sites		P2			Reduce spacing of streetlighting.	Underawning lighting could be used as an alternative.
Footpaths adjacent to Residential		no additional lighting			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 depending on the location			Reduce spacing of streetlighting.	
RTA Roads with overhead power						
Option 1 - Relocate the power to underground						
Applicable Roads	Pacific Highway - Roseville, Pymble, Turramurra; Mona Vale Road- St Ives					
Adjacent to Retail and Commercial Sites	Determined by the RTA (V3)		New steel poles	Metal Halide		
Adjacent to Residential	Determined by the RTA (V3)		EnergyAustralia Standard New Metal Pole	High Pressure Sodium		
Footpaths adjacent to Retail and Commercial Sites		P2			Reduce spacing of streetlighting.	Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		no additional lighting			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 depending on the location			Reduce spacing of streetlighting.	
Major Bus stops		P1			Reduce spacing of streetlighting.	
Option 2 - Retain overhead power						
Applicable Roads	Pacific Highway- Roseville, Pymble, Turramurra; Mona Vale Road - St Ives					
Adjacent to Retail and Commercial Sites	Determined by the RTA (V3)		EnergyAustralia Standard Existing Timber Poles	High Pressure Sodium		
Adjacent to Residential	Determined by the RTA (V3)		EnergyAustralia Standard Existing Timber Poles	High Pressure Sodium		
Footpaths adjacent to Retail and Commercial Sites		P2			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		no additional lighting			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 depending on the location and usage			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	
Major Bus stops		P1			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where	
Council Sub-Arterial Roads with underground power						
Possible Applicable Roads	Lindfield Ave, Lindfield; Werona Ave, Gordon;					

Ku-ring-gai Council Urban Design Manual						
Road and path type	Streetlighting Classification	Pedestrian Lighting Classification	Streetlights	Light Source	Pedestrian Lights	Supplementary Lighting
Adjacent to Retail and Commercial Sites	V4		New steel poles	Metal Halide		
Adjacent to Residential	V4		EnergyAustralia Standard New steel pole	High Pressure Sodium		
Footpaths adjacent to Retail and Commercial Sites		P2			Reduce spacing of streetlighting.	Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		no additional lighting			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 (with vertical illuminance) depending on the location			Reduce spacing of streetlighting.	
Major Bus stops		P1			Reduce spacing of streetlighting.	
Council Sub-Arterial Roads with overhead power						
Option 1 - Relocate the power to underground						
Possible Applicable Roads	Hill St Roseville; St John's Ave East of the highway, Park Ave, Gordon; Grandview between the Highway and Station Street, Pymble; Rohini Street south of Easter Ave, William Street and Ray Street south of the Library, Turramurra.					
Adjacent to Retail and Commercial Sites	V4		New steel poles	Metal Halide		
Adjacent to Residential	V4		EnergyAustralia Standard New steel pole	High Pressure Sodium		
Footpaths adjacent to Retail and Commercial Sites		P2			Reduce spacing of streetlighting.	Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		no additional lighting			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 (with vertical illuminance) depending on the location			Reduce spacing of streetlighting.	
Major Bus stops		P1			Reduce spacing of streetlighting.	
Option 2 - Retain overhead power						
Applicable Roads	Hill St Roseville; Lindfield Ave, Lindfield; Werona Ave & St John's Ave East of the highway, Park Ave, Gordon; Grandview between the Highway and Station Street, Pymble; Rohini Street south of Eastern Ave, William Street and Ray Street south of the Library, Turramurra.					
Adjacent to Retail and Commercial Sites	V4		EnergyAustralia Standard existing timber poles	High Pressure Sodium		
Adjacent to Residential	V4		EnergyAustralia Standard existing timber poles	High Pressure Sodium		
Footpaths adjacent to Retail and Commercial Sites		P2			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		no additional lighting			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 depending on the location			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	
Major Bus stops		P1			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	
Council Minor Roads with overhead power						

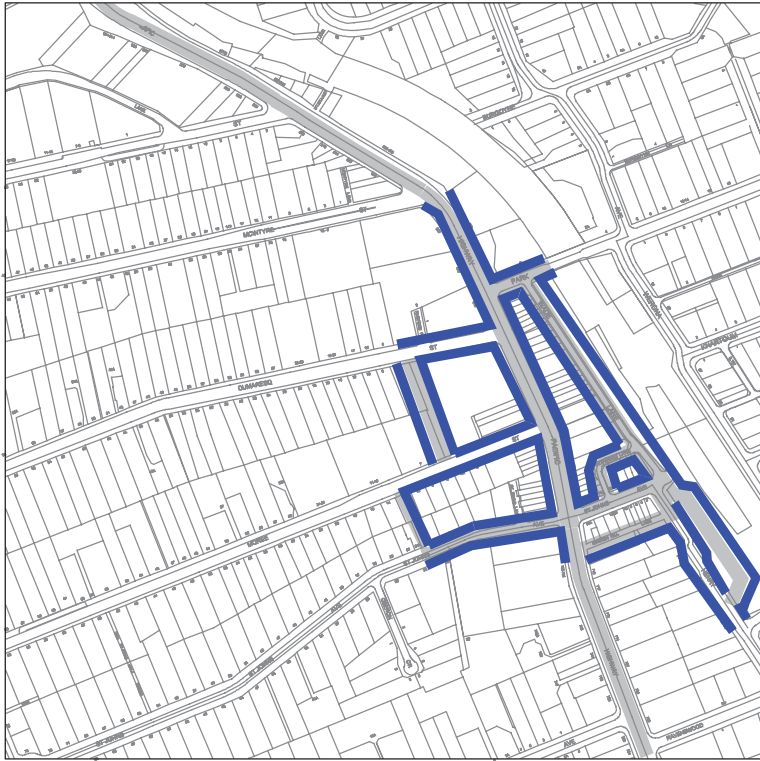
Ku-ring-gai Council Urban Design Manual						
Road and path type	Streetlighting Classification	Pedestrian Lighting Classification	Streetlights	Light Source	Pedestrian Lights	Supplementary Lighting
Option 1 - Relocate the power to underground						
Possible Applicable Roads						
Adjacent to Retail and Commercial Sites	P2		Postop fittings	Metal Halide		
Adjacent to Residential	P3 (No vertical illuminance requirement)		Postop fittings	Metal Halide		
Footpaths adjacent to Retail and Commercial Sites		P2	Postop fittings	Metal Halide		Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		P3	Postop fittings	Metal Halide		
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 (with vertical illuminance) depending on the location	Postop fittings	Metal Halide	Reduce spacing of streetlighting or add supplementary postop fittings between the poles	
Option 2 - Retain overhead power						
Applicable Roads						
Adjacent to Retail and Commercial Sites	P2		EnergyAustralia Standard existing timber poles	High Pressure Sodium or fluorescent		
Adjacent to Residential	P3 (No vertical illuminance requirement)		EnergyAustralia Standard existing timber poles	High Pressure Sodium or fluorescent		
Footpaths adjacent to Retail and Commercial Sites		P2			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	Underawning lighting could be used as an alternative
Footpaths adjacent to Residential		P3			Nil	
Footpaths on Railway side used as access to the station e.g. busstops / paths to carparks		P2 or P3 (with vertical illuminance) depending on the location			Add additional Energy Australia Timber Poles or supplementary postop fittings between the poles where required	
Council Lanes and Carparks (these areas often have ad hoc and sometimes non-existant power supply arrangements)						
Relocate the power to underground						
Possible Applicable Roads						
Laneway with good natural surveillance		P2 or P3 (with vertical illuminance) depending on the location and usage			Postop fittings or wall mounted fittings	
Laneway with enclosed sides		P9			Postop fittings or wall mounted fittings	



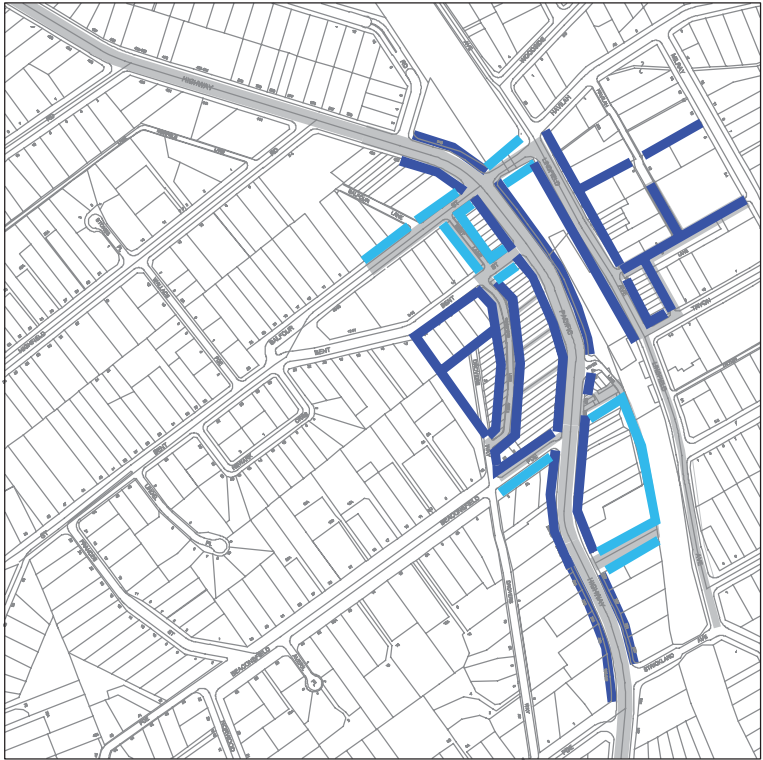
Turramurra



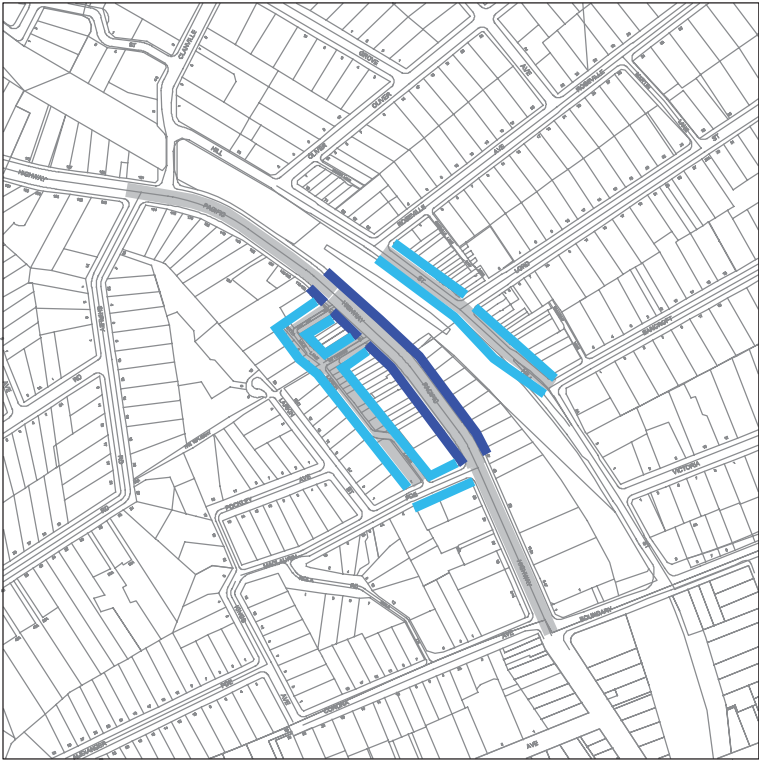
Pymble



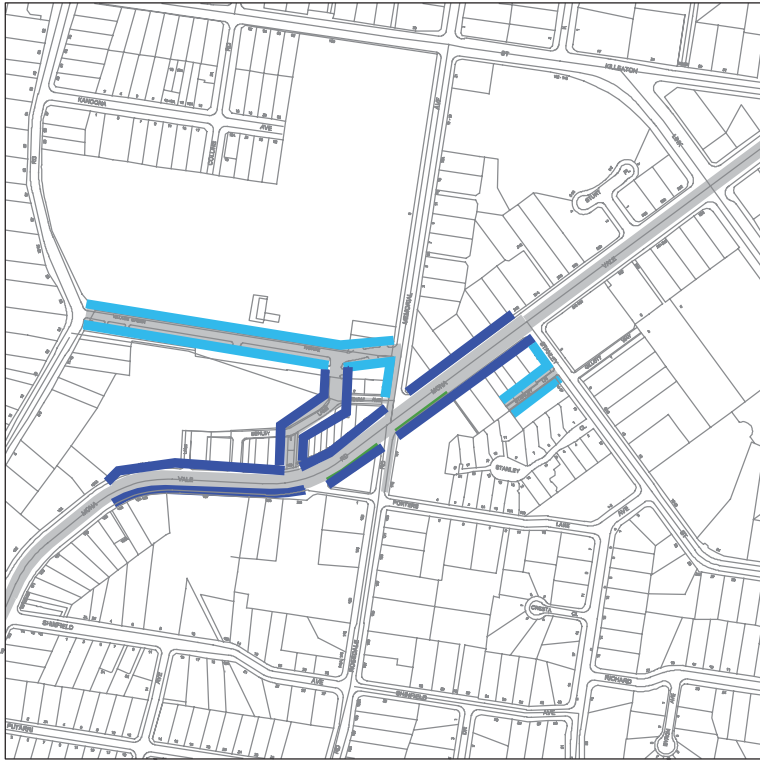
Gordon



Lindfield



Roseville



St Ives

- Legend**
- Underground power:
 - Streets - Steel poles + metal halide lamps
 - Lanes - Post top fittings or wall mounted fittings
 - Overhead power:
 - Streets - Timber poles + high pressure sodium lamps at reduced centres or supplemented by post top fittings

KU-RING-GAI PUBLIC DOMAIN MANUAL WORKSHOP
ACCESS FOR PEOPLE WITH DISABILITIES
2ND JUNE 2008

With respect to the development of a Public Domain Manual for Ku-Ring-Gai Municipality the following planning and detailed design issues should be incorporated into the broader planning regime to ensure equitable and safe access to and within the public domain.

The commentary provided below takes particular interest in the following CBD areas; Roseville, Lindfield, Gordon, Pymble, Turramurra and St Ives.

Access Issues

1. **Accessible Public Transport Interfaces** - A critical aspect of planning the future for the Roseville, Lindfield, Gordon, Pymble, Turramurra CBD's is the successful integration of access rail/bus interchanges and commuter carparks that facilitates easy access interfaces between the various transport modes for people with disabilities and ultimately the remainder of the CBD precincts.
 - **Gordon** – It is noted that the Easy Access upgrade of Gordon railway station has been completed. However, the bus stops on either side of the station do not provide any access upgrade and remain relatively inaccessible to people with disabilities. The public domain manual should examine footpath alignments, footpath topography of bus stops and accessways to commuter parking and the continuation to the remainder of the retail precinct.
 - **Lindfield** - While Lindfield Station is inaccessible the topography on Lindfield Parade and restricted footpaths access to the bus stop provides a hostile environment for people with disabilities. However, it is my understanding that the proposed Easy Access upgrade of the railway station will dramatically improve the access of not only the railway station but the bus interchanges and roadway crossings.
 - **Roseville, Pymble & Turramurra** – The topography of these three stations also present unique challenges in terms of accessibility. However, the planning should seek to create opportunities for development that will allow cohesive integration rather than Railcorp developing Easy Access upgrades that do not promote the extended integration of the retail villages with the public transport.
 - **St Ives** – Unlike the above suburbs St Ives relies upon public buses as the primary mode of public transport. Therefore the focus is on ensuring bus stops provide maximum passenger access and comfort. The Manual should incorporate guidelines that for the placement of bus shelters which does not hinder other pedestrian traffic.
2. **Bus Stops** - Generally, bus stops and shelters must comply with DDA Transport Standard. The selection of shelter designs MUST be designed to suit the available spatial area of a particular footpath (e.g. if a footpath/verge area is less than 3600mm width then a slim line shelter design is required).
3. **Laneway Crossovers** – Where steep topography exists (e.g Wade Lane Gordon, Forbes Lane Turramurra, Denley Lane St Ives, etc) the Manual should consider at-grade laneway crossings where longitudinal roadway slopes would otherwise cause kerb ramp grades to be steeper than 1:8. Tactile indicators may be a feature, especially for at-grade crossings.
4. **Footpath Shoreline Access** - Develop a footpath policy to maintain a 1800mm clear access path adjoining the property line to facilitate a hazard free zone for people with vision impairment.
5. **Footpath Dining and Retail Display Areas** – Consistent with the abovementioned footpath policy intent the Manual should designate areas setback at least 2500mm (2000mm absolute minimum) from property lines, possibly in footpath blister extensions similar to Crows Nest and Leichhardt.
6. **Footpath Crossfall** - Confirm footpath crossfall policy at 1:40 max and where required consider double height kerbs to overcome historically steep crossfall and install fencing barriers where appropriate.
7. **Street Furniture** – Generally adopt AS1428.2 principles re street furniture design, albeit some variation may be required for drinking fountain heights and table heights for fixed table settings.
8. **Off-Street Carpark Designs** – The Manual could incorporate design principles to enhance pedestrian accessways through carparks to enhance pedestrian safety and amenity.
9. **On-Street Carparking** – Consider the provision of on-street accessible parking and footpath transitions for wheelchair access.

CIVIL ENGINEERING RECOMMENDATIONS

C.1 General

C.1.1 Design Controls

- Achieve public safety in accordance with current standards.
- Provide works that require minimum maintenance for a design life of 50 years.
- Enhance the natural environment and improve sustainability.
- Integrate work with current infrastructure.

C.1.2 Existing Standards

Ku-ring-gai Council has established design and construction standards for civil engineering works and this document should be read in conjunction with:

- ‘General Specification for the construction of Roadworks and Drainage works in Ku-ring-gai Council – Technical Specification’ dated November 2004.
- Development Control Plan 47 – Water Management.
- Draft ‘Ku-ring-gai Town Centres Development Control Plan’ – Part 6, dated 28 August 2007.

C.2 Pedestrian Pavements & Associated Elements

C.2.1 Design Controls

- Provide gradients which achieve adequate surface stormwater drainage and meet access requirements. Provide heelguard grates in accessible locations. Refer Appendix AC.1 for typical details.
- Design pavements for the following ESAs (equivalent standard axle repetitions):

— Pedestrian Only Pavement	_____	1 x 103
— Pedestrian and Delivery Vehicle Pavement	_____	1 x 104
- Refer Appendix AC.1 for typical pavement details.
- Incorporate kerb ramps to meet access requirements.
- Design footings for light poles and other general street furniture for wind loads in accordance with AS 1170.2 or an impact load of 5 kN at a height of 0.5m.
- Design bollards and footings for bollards for an impact load of 30 kN at a height of 0.5m.

C.2.2 Standard Details

Reference should be made to the following Ku-ring-gai Council Standard Drawings:

	Drawing No.
— Standard Kerb Ramp	90-081
— Standard Brick Paving and Tree Planting Detail	96-014 *
— Typical Section for Paved Driveways	96-042 *
— Typical Kerb Ramps Typical Details Business Centre	2003-002 *
— Concrete Strip Footpaths	2003-004
— Street Bench Standard Installation Details	
— Town and Park SSD2	2004-005
— Business Centre Standard Paving Concrete	
— Slab with Paver Header Course	2004-007 *

*Denotes revisions to standard details required.

C.3 Road Pavements And Associated Elements

C.3.1 Design Controls

- Provide gradients which achieve adequate surface stormwater drainage and meet the clearance requirements for the B99 vehicle in accordance with AS 2890.1.
- Design pavements for the following ESAs (equivalent standards axle repetitions)

Major Road	_____	1 x 107
Collector Road	_____	1 x 106
Minor Road	_____	1 x 105
- Incorporate kerbs, gutters and driveway crossings to meet Ku-ring-gai Council Standards.
- Incorporate pedestrian crossings and speed humps to meet Ku-ring-gai Council Standards.

C.3.2 Standard Details

Reference should be made to the following Ku-ring-gai Council Standard Drawings:

	Drawing No.
— Typical Road Cross Section	88-089
— Pedestrian Crossing Wombat Threshold	92-028
— Flat-Topped Threshold (speed hump)	93-055
— Vehicular Crossing Profiles	94-030-VC1 to VC14
— Cast In Situ Narrow Concrete Median	2003-001
— Subsoil Drainage for Roadworks	2003-005
— Concrete Kerb and Gutter Crossing and Layback	2004-004

C.4 Stormwater Management

C.4.1 Design Controls

- Conform with the requirements of Draft Ku-ring-gai Town Centres Development Control Plan – Part 6 on the basis that:

Works on private land are either Type 4, Type 5, Type 6 or Type 7 development
Works on public land are either Type 7 Open Space or Modified Type 6 for Pedestrian and Road Pavements.
The requirements for Pedestrian and Road Pavements shall be the same as for Type 6 except that the floor space shall be defined as 50% of the total site area.
- Design stormwater management systems to respond to site constraints such as soil profile, existing infrastructure and availability of land and to minimize maintenance for a design life of 50 years.
- Protect and enhance the natural environment and improve sustainability.
- Integrate stormwater management systems with the landscaping requirements.

C.4.2 Stormwater Collection

- Design stormwater collection systems in accordance with Australian Rainfall and Runoff and AS3500 to minimize volume and velocity of surface runoff in pedestrian and vehicular areas.
- Provide grates to pits in pedestrian areas which meet safety requirements. Include heel guards where required. Refer attached Standard Detail.
- Provide kerb inlet pits and grates to Ku-ring-gai Council Standards. Reference should be made to Council Standard Drawings.
- Where possible, divert stormwater to landscaped areas which have the ability to absorb the water and provide secondary treatment. Refer Specifications for Bioretention Devices in Appendix A6 of Draft Ku-ring-gai Town Centres Development Control Plan.

C.4.3 Rainwater Collection and Re-use

- Conform with the ‘Mandatory Rainwater Tank Requirements’ of the Draft Ku-ring-gai Town Centres Development Control Plan – Part 6 on the basis that Pedestrian and Road Pavements are a Type 6 Development with floor space equal to 50% of the total site area.
- Provide first flush treatment of rainwater prior to collection and pump systems for use of the collected water for irrigation. Refer Appendix AC.2 for typical details.

C.4.4 On-Site Stormwater Detention

- Conform with Ku-ring-gai Council’s policy for on-site stormwater detention in DCP47 and Draft Ku-ring-gai Town Centres Development Control Plan.

C.4.5 Stormwater Quality

- Conform with the Draft Ku-ring-gai Town Centres Development Control Plan – Part 6 – Section 6.6 Water Quality both during construction and on completion of the works.
- Provide confirmation that Water Quality Design Controls have been met by submitting certification and analysis using MUSIC modeling prepared in accordance with Ku-ring-gai Council’s MUSIC Modelling Guidelines.
- The following stormwater treatment devises may be incorporated into proposed stormwater management systems on the site to achieve Stormwater Quality obligations.
 - Trash racks, baskets and sediment traps in pits – Refer Appendix AC.3 for typical details.
 - Infiltration systems where the soil profile is adequate:
 - Gravel trenches
 - Rain Gardens
 - Porous and permeable pavements.
 - Filter Strips
 - Swales and bio retention swales.
 - Reinstatement of natural water courses and riparian zones.
 - Water quality improvement devices such as GPTs and proprietary items. Refer Appendix AC.3 for examples.
- The following elements may be taken into account via Section 94 Contributions to downstream pollution control:
 - Reinstatement of natural water courses and riparian zones.
 - Water quality improvement devices located on the outlet of piped systems before entering natural water courses.
 - Wetlands on the downstream end of catchments.

C.4.6 Standard Details

Reference should be made to the following Ku-ring-gai council Standard Drawings:

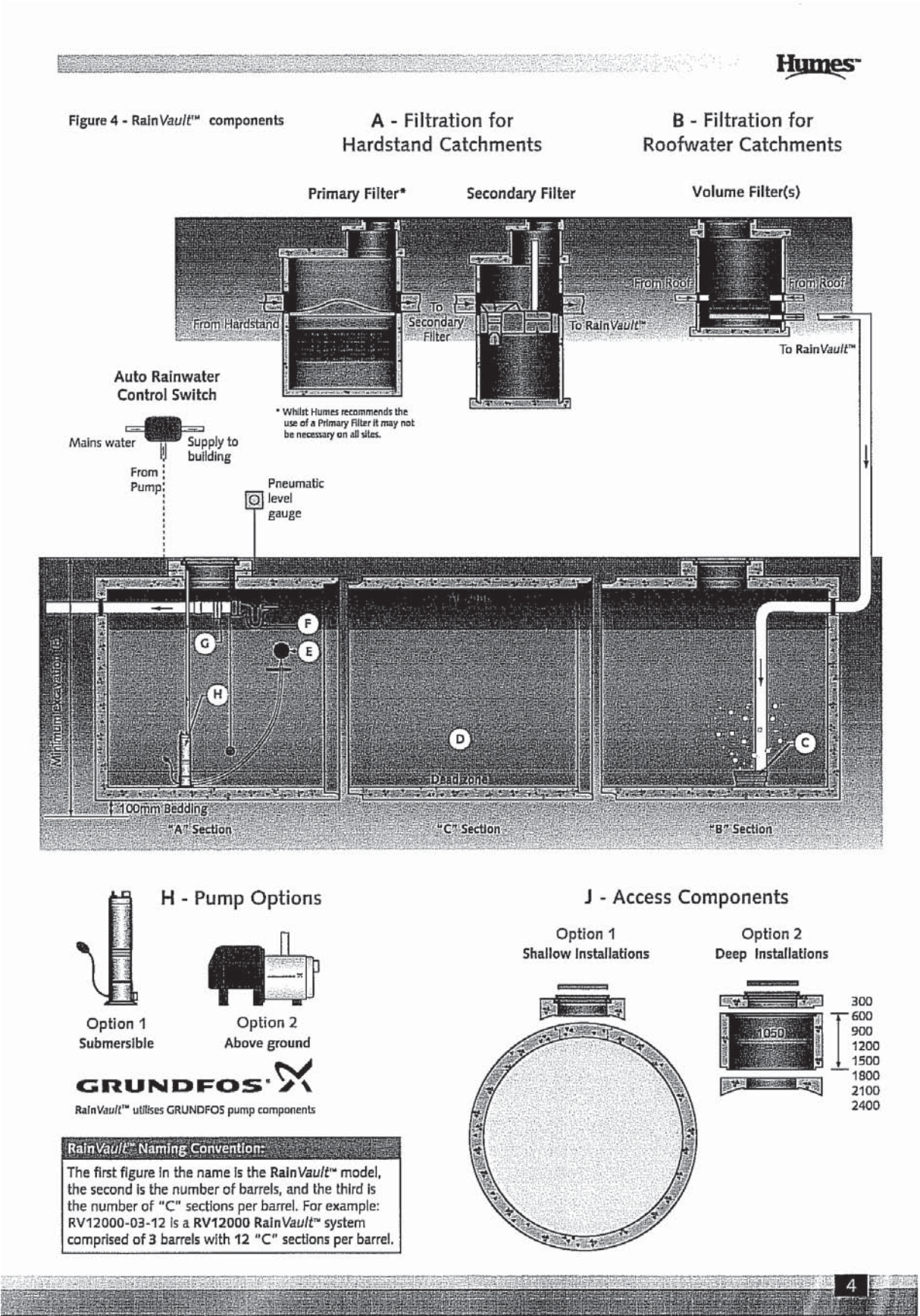
	Drawing No.
— Grated Sag Pit (GSP) with Extended Kerb Inlet Using Precast Lintel	80-048
— Grated Gully Pit (GPT) with Extended Kerb Inlet Using Precast Lintel	80-049
— Surface Inlet or Letterbox Type Temporary Pit	80-050
— Concrete Headwalls for 375, 450 and 525mm Diameter Pipes	80-051
— Concrete Headwalls for 600, 750 and 900mm Diameter Pipes	80-052
— Connections of Drainage Lines to Kerb and R.C. Pipes	80-024
— Standard Controlled Discharge Pit	80-082
— Pipe Outlet in Bushland -Dissipator Detail – 300mm to 600mm Diameter Pipes	85-009
— Details of Silt Fencing	85-052
— Standard Extended Kerb Inlet Pit (EKI) with Grated Footpath Inlet	85-068
— Sedimentation Basin – Typical Detail	87-049
— Rear Access Pit	87-061
— Footpath Inlet Pit	89-048
— Saddle Pit for Pipes Larger than 750mm Diameter	92-083
— Modified Rear Access Pit	93-029
— Concrete Headwall for 1500mm Diameter Pipe Culvert	94-017
— Typical Trench Conditions – Pipe installed in Existing Road	2004-010

APPENDICES

AC.1	RAINWATER COLLECTION AND RE-USE DETAILS
AC.2	STORMWATER TREATMENT DEVICES

APPENDICES

AC.1 RAINWATER COLLECTION AND RE-USE DETAILS



AC.2 STORMWATER TREATMENT DEVICES

ELEVATION - VIEW 'A'
ROCLA #1200 DOWNSTREAM DEFENDER®

PLAN

MINIMUM INFORMATION TO BE SUPPLIED BY SPECIFIERS

SURFACE R.L.	
OUTLET I.L.	
INLET PIPE DIAMETER	
INLET / OUTLET ANGLE	
TREATMENT FLOW (l/s)	
FLOW PATTERN (CLOCKWISE OR ANTI CLOCKWISE)	
LOAD CLASS OF COVER	

(MAX FLOW MUST NOT EXCEED BS 1/4)

C	SAN	SDB	REVERSE UNDERSTREET HEIGHT AND INLET DETAIL: SHOW MIN. DEPTH	14.11.07
B	SDJ	WDE	MINOR UPGRADE FOR INCLUDED INGRESS (0100010)	25.11.03
A	BS	SAN	ORIGINAL ISSUE	03.07.03
REV	DRN	CMD	DESCRIPTION	DATE

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Rocla®
Pipeline Products

#1200 DOWNSTREAM DEFENDER®
GENERAL ARRANGEMENT
TYPICAL 'ON-LINE' INSTALLATION

REV	AUSTRALIA, 078122
REV	MOULDED INSETS (0100010)
REV	NO. 97121502/03061501
SCALE	DO NOT SCALE
D	101647

DOWNSTREAM DEFENDER® IS SUBJECT TO A LICENCE FROM HYDRO INTERNATIONAL P.L.C.

Element selection principles

The main elements in the Public Domain Manual will be:

- paving
- seating
- bollards
- bike racks
- tree surrounds
- handrails
- balustrades
- bus shelters
- bins
- drinking fountains
- tactile indicators
- lighting poles and lamps

A proposed suite of elements including existing and proposed new items is included in the following tables. Commentary is provided on different aspects such as cost, maintenance and sustainability to inform Council review and inform choice between elements where several have been proposed. The suite reflects the overall design principles and would create a co-ordinated suite of elements for the revitalised Ku-ring-gai town centres.

Notes to Sustainability Criteria.

Understanding and comparing the sustainability of various elements is a complex issue and is best achieved through proper Life Cycle Analysis. Life Cycle Analysis determines the environmental impacts of a product resulting from all stages of its production, use and disposal. Companies from which we requested life cycle assessment for their products could not currently provide them.

Embodied energy is just a small component of a material’s environmental cost and must be weighed against lifespan, travel, and maintenance costs. Council does not currently provide information comparing the embodied energy of various materials. The embodied energy noted were taken from the publication ‘Sustainable Landscape Construction’ by J. Williams Thompson and Kim Sorvig that gives ratings by weight of material.

Considerable sustainability can be achieved by designing and constructing elements for a long lifespan and a 50 year lifespan has been selected. Additionally applied finishes and finishes requiring high maintenance have been reduced.


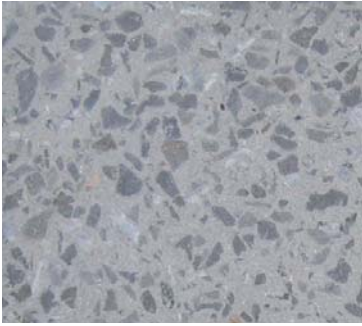
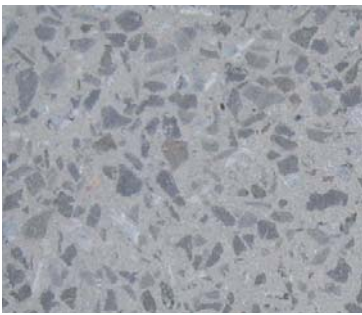

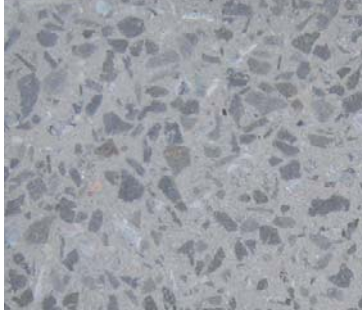
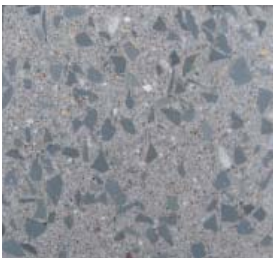
The DCP has design objectives requiring recycled and renewable materials wherever possible and this information has been noted when available. In addition the local availability of the material has been noted where this information is available.

STREET AND PLAZA RANGE







PARK RANGE








Street Type	Picture		Notes/spec	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
Main Road	<div>Insitu Concrete Broom or washed aggregate finishes</div> 		Type 1: Insitu with broom and tooled finish Type 2: Insitu with washed aggregate finish joints tooled at regular intervals for furture opening up. Aggregate mix: To be decided	Maintenance: Pressure washing or steam cleaning.	Meet 'W' slip resistance or higher. Should be installed to have flush and even finish.	Cost: (plus GST) m2 Type 1: \$65.00 m2 Type 2: \$110.00 Assume 100mm slab and 100mm basecourse	\$100	- Use recycled material in basecourse. - Designed for 50yr life span - Low embodied energy compared to brick and paver. - Non renewable but 100% recyclable	
Main Road @ Town Centre	Urbanstone PCC Paver (7000M)		Paving: Urbanstone PCC pavers Finish: Milled Size: 200x300x40 or 60 - depending on whether trafficible Base: Concrete	Maintenance: If surface not sealed it will require pressure washing or steam cleaning. If surface sealed (use penetrative sealer) will need to re-seal every 1-2 years	Meets 'V' slip resistance rating. Should be installed to have flush and even finish (no more than 3mm diifference in flush pavers)	Cost: (plus GST) m2 Supply only: 300x200x40 - \$102.00 300x200x60 - \$111.00 Esitimated Cost: (plus GST) m2 Supply and install: 300x200x40 - \$204.00 300x200x60 - \$222.00	\$140	-Use recycled material in basecourse. - Paving: lasts 25-30 years in situ - Non renewable but 100% recyclable - High embodied energy compared to concrete and brick	No sealer means less maintenance and therefore lower embodied energy.
Town Centre Street	Urbanstone PCC Paver (7000M)		Paving: Urbanstone PCC pavers Finish: Milled Size: 200x300x40 or 60 - depending on whether trafficible Base: Concrete	Maintenance: If surface not sealed it will require pressure washing or steam cleaning. If surface sealed (use penetrative sealer) will need to re-seal every 1-2 years	Meets 'V' slip resistance rating. Should be installed to have flush and even finish (no more than 3mm diifference in flush pavers)	Cost: (plus GST) m2 Supply only: 300x200x40 - \$102.00 300x200x60 - \$111.00 Esitimated Cost: (plus GST) m2 Supply and install: 300x200x40 - \$204.00 300x200x60 - \$222.00	\$140	(as Urbanstone above)	
Residential Street			Concrete: Insitu with joints tooled at regular intervals for furture opening up. Finish: broom and tooled finish	Maintenance: Pressure washing or steam cleaning.	Meet 'W' slip resistance or higher. Should be installed to have flush and even finish.	Cost: (plus GST) m2 Type 1: \$65.00 Assume 100mm slab and 100mm basecourse	\$100	- Use recycled material in basecourse. - Designed for 50yr life span - Low embodied energy compared to brick and paver. - Non renewable but 100% recyclable	
Town Square	Urbanstone PCC Paver (7000M) or custom design		Paving: Urbanstone PCC pavers Finish: Milled Size: 200x300x40 or 60 - depending on whether trafficible Base: Concrete	Maintenance: If surface not sealed it will require pressure washing or steam cleaning. If surface sealed (use penetrative sealer) will need to re-seal every 1-2 years	Meets 'V' slip resistance rating. Should be installed to have flush and even finish (no more than 3mm diifference in flush pavers)	Cost: (plus GST) m2 Supply only: 300x200x40 - \$102.00 300x200x60 - \$111.00 Esitimated Cost: (plus GST) m2 Supply and install: 300x200x40 - \$204.00 300x200x60 - \$222.00	\$140	(as Urbanstone above)	
Car Parks and Crossovers	C&M Unipave 80mm		Paving: Unipave Steel with Golden Glase aggregate Finish: Shot or honed Size: 222x110x80 Base: Concrete	Maintenance: Pressure washing or steam cleaning.	Meet 'W' slip resistance or higher. Should be installed to have flush and even finish.	Cost: (plus GST) m2 Supply only: \$75.00 Esitimated Cost: (plus GST) m2 Supply and install: \$150.00		-Use recycled material in basecourse. - Paving: lasts 25-30 years in situ - Non renewable but 100% recyclable - High embodied energy compared to concrete and brick	




SEATING - OPTION 1

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
Main Road and Town Centre	Town & Park Furniture 'Metro' Seat 	Frame: Diecast (or sandcast) aluminium with stainless steel fittings. Powder coat if required Timber: Oil stained hardwood Size: 2000-4000mm length Mount: Sub-surface	Maintenance Contract if required: Yes Maintenance: - Clean and re-oil 6 months after installation - Clean and re-oil annually - Wash/clean aluminium as required	Seat to be set back min 500mm from clear path of travel. Seats to comply to AS428.2	Cost (plus GST): Seat: \$1,100.00 Arm Rest: \$85.00 (pr) Edge Guard: \$45.00 (ea) Powder Coat: \$45.00 Procurement: Town & Park Furniture are listed with Strategic Purchasing Suppliers	\$800.00	Timber: - Hardwood 'Ecotimber' sourced from sustainable forest in Papua New Guinea (certified by Forestry Stewardship Council) - Renewable material Frame: - Aluminium - High embodied energy compared to steel but recyclable - Non renewable material	The 'Metrp' seat is Council's existing seat selection Powder coat more environmentally friendly than 2 pack poly
Residential Street	No seats	n/a	n/a	n/a	n/a		n/a	
Town Square	Town & Park Furniture 'Metro' Seat and Bench or a custom design to create 'identity' 	Frame: Diecast (or sandcast) aluminium with stainless steel fittings. Powder coat if required Timber: Oil stained hardwood Size: 2000-4000mm length Mount: Sub-surface	Maintenance Contract if required: Yes Maintenance: - Clean and re-oil 6 months after installation - Clean and re-oil annually - Wash/clean aluminium as required	Seat to be set back min 500mm from clear path of travel. Seats to comply to AS428.2	Cost (plus GST): Seat: \$1,100.00 Bench: \$990.00 Arm rest: \$85.00(pr) Edge Guard: \$45.00 (ea) Powder Coat: \$45.00 Procurement: Town & Park Furniture are listed with Strategic Purchasing Suppliers	\$800.00	(as Metro Seat above)	
Parks (seats)	Playmaker 'Clearline' Park Seat (CLPS-8) 	Frame: Steel power coated gloss black Timber: Jarrah or Kwila with anti graffiti coat Seat Size: 1800mm length Mount: Sub surface	Maintenance Contract if required: Yes Maintenance: - Clean and paint / oil as required	Adjacent to a selection of park seats there should be a 1m wide area of hard surface for a wheel chair to stand. Seats to comply to AS428.2	Cost: (plus GST) CLPS-8 Seat: \$790.00 Procurement: Playmaker Furniture are listed with Strategic Purchasing Suppliers	\$800.00	Timber: - Kwila is sourced from certified environmentally sustainable supplies in Papua New Guinea - Renewable material Jarrah - Australian hardwood - renewable and locally available Frame: - Galvanised steel pipe - low embodied energy compared to aluminium - Non renewable material	
Parks (Tables)	Playmaker 'Clearline' Picnic Table (PTSC-6) 'Clearline' Accessible Picnic Table (PTSC-3WCA) 	Frame: Steel power coated gloss black Timber: Jarrah or Kwila with anti graffiti coat Seat Size: Mount: Sub surface	Maintenance Contract if required: Yes Maintenance: - Clean and paint / oil as required	Note: Height between underside of table and ground:- Picnic table: 710mm Accessible table: 750mm	Cost: (plus GST) PTSC-6 Table: \$1585.00 PTSC-3WCA: \$1750.00 Procurement: Playmaker Furniture are listed with Strategic Purchasing Suppliers	tbc	(as Clearline Seat above)	



SEATING - OPTION 2

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
Main Road and Town Centre	Street Furniture Australia 'Plaza' Seat (CMP1) plus armrest 	Frame: HDG steel with aluminium upper support. Powder coat if required Timber: Oil stained Jarrah Size: 1750mm length or custom Mount: Sub-surface	Maintenance Contract if required: Not available at this time but under development Maintenance: - Clean and re-oil annually - Wash/clean frame as required	Seat to be set back min 500mm from clear path of travel. Seats to comply to AS1428.2	Cost (plus GST): Seat: \$825.00 Arm Rests: \$120.00 Powder Coat: \$125.00 (no charge for black) Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers	\$800.00	Timber: Jarrah - Australian hardwood- renewable and locally available Frame: - HDG steel and minimal aluminium - low embodied energy compared to aluminium - Non renewable material	Slightly less robust design than the 'Metro' seat However - Less aluminium in frame and timber sourced from Australia reduces environment costs
Residential Street	No seats	n/a	n/a	n/a	n/a		n/a	
Town Square	Street Furniture Australia 'Plaza' Seat (CMP1) and Bench (CMP4) or a custom design to create 'identity'  	Frame: HDG steel with aluminium upper support. Powder coat if required Timber: Oil stained Jarrah Size: Seat and bench: 1750mm length or custom Mount: Sub-surface	Maintenance Contract if required: Not available at this time but under development Maintenance: - Clean and re-oil annually - Wash/clean frame as required	Seat to be set back min 500mm from clear path of travel. Seats to comply to AS1428.2	Cost (plus GST): Seat: \$825.00 Bench: \$710.00 Arm rest: \$120.00 Powder Coat: \$125.00 (no charge for black) Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers	\$800.00	(as Plaza Seat above)	
Parks (seats)	Street Furniture Australia 'Plaza' Seat (CMP1) 	Frame: HDG steel with aluminium upper frame support. Powder coat if required Timber: Oil stained Jarrah Size: std 1750mm length or custom design Mount: Sub-surface	Maintenance Contract if required: Not available at this time but under development Maintenance: - Clean and re-oil annually - Wash/clean frame as required	Adjacent to a selection of park seats there should be a 1m wide area of hard surface for a wheel chair to stand. Seats to comply to AS1428.2	Cost: (plus GST) Seat: \$825.00 Arm Rests: \$120.00 Powder Coat: \$125.00 (no charge for black) Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers	\$800.00	(as Plaza Seat above)	
Parks (Tables)	Street Furniture Australia 'Plaza' Table (CMP6) 	Frame: HDG steel with aluminium upper support. Powder coat if required Timber: Oil stained Jarrah Size: 1750mm length or custom Mount: Sub-surface	Maintenance Contract if required: Not available at this time but under development Maintenance: - Clean and re-oil annually - Wash/clean frame as required	Note: A customised model would have to be installed to provide an accessible table. Mark Relf has some reservations as to the accessibility of this choice - to be researched further.	Cost: (plus GST) Table set: \$2,245.00 Accessible set: \$1,535.00 Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers	tbc	(as Plaza Seat above)	


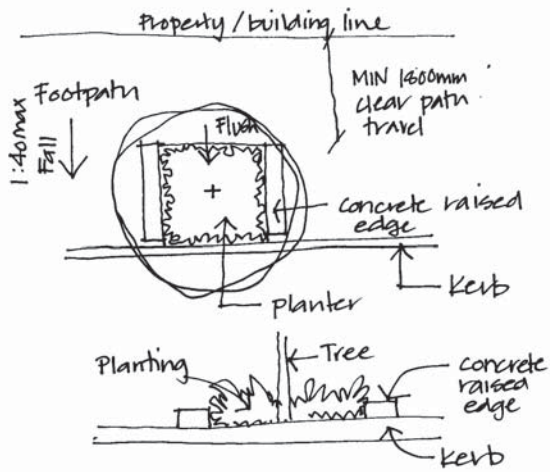

BOLLARD

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
Main Road, Town Centre and Town Squares	<div>Street Furniture Australia Bollard (B3F)</div>  	<div>Body: 165mm dia. x 910 (or 850-860mm) Stainless steel</div> <div>Syle: Flat with single collar</div> <div>Mount: Sub-surface or demountable</div>	<div>Maintenance Contract if required: Not available at this time but under development</div> <div>Require: Low maintainence - annual wash/clean as required</div>	<div>Min height 900mm</div> <div>Add illuminent refective band or disk for sight impared.</div>	<div>Cost: (plus GST) Fixed unit: \$685.00 Demountable: \$835.00</div> <div>Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers</div>		<div>Bollard: Stainless Steel - High embodied energy compared to mild steel which would require paint finish.</div>	
Parks	<div>Moodie Timber bollard (13182)</div> 	<div>Body: Hardwood timber 200 x 100mm x height as required</div> <div>Mount: Subsurface and removeable</div>	<div>Require: Low maintainence - annual wash/clean as required</div>	<div>Min height 900mm</div> <div>Add illuminent refective band or disk for sight impared.</div>	<div>Cost: (plus GST) Bollard: \$</div> <div>Procurement:</div>		<div>Bollard: Hardwood timber - renewable and locally availible</div>	



BIKE RACK

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Street Furniture Australia semi hoop (BST03)</div> 	<div>Body: Stainless steel</div> <div>Size: 850mm height and width, 42mm dia pipe</div> <div>Mount: Sub-surface</div>	<div>Maintenance Contract if required: Not available at this time but under development</div> <div>Require: Low maintenance - wash/clean as required</div>	Locate bike rack a sufficient setback from clear path of travel so that when bikes are parked they to not obstruct. 1500mm recommended.	<div>Cost: (plus GST) unit: \$345.00</div> <div>Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers</div>		<div>Rack: Stainless Steel</div> <div>- High embodied energy compared to galvinised mild steel.</div> <div>- non renewable material</div>	
As required	<div>Securabike (Leda-Vannaclip) (BR11 F or B)</div> 	<div>Body: HDG steel 40NB</div> <div>Size: 850x800mm height and width, (48.3)x3.2mm medium duty pipe</div> <div>Mount: Surface or sub-surface</div>	<div>Maintenance Contract if required: Not available at this time but under development</div> <div>Require: Low maintenance - wash/clean as required</div>	Locate bike rack a sufficient setback from clear path of travel so that when bikes are parked they to not obstruct. 1500mm recommended.	<div>Cost: (plus GST) surface unit: \$327.00 sub-surface unit: \$240.12 (min 2 units/order plus delivery)</div> <div>Procurement: tbc</div>		<div>Rack: - HDG steel - low embodied energy compared to stainless steel</div> <div>- Non renewable material</div>	Council's existing bike rack selection



TREE SURROUND

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
Main Road and residential streets	<div>Tree in verge</div> 	<div>Mulch: Bark mulch</div> <div>Edge: Timber</div> <div>Size: square off area between back of kerb and footpath</div>	<div>Maintenance:</div> <div>Top up bark mulch as required</div>		<div>Cost: (plus GST)</div> <div>Mulch m2: \$9.00</div> <div>Timber edging linear metre: \$20.00</div>		Renewable materials	
Town Centre Streets, town square	<div>Tree in Planter</div> 	<div>Edge: Insitu Concrete raised edge 150mm high</div> <div>Planting: As designed</div> <div>Size of planting bed: preferred minimum 2000mm x 1200mm</div> <div>Irrigation required</div>	<div>Maintenance:</div> <div>High maintenance to clear litter, weed and replace damaged plants.</div>		Cost depends on design		<div>Concrete:</div> <div>- Low embodied energy compared to brick and paver.</div> <div>- Non renewable but 100% recyclable</div> <div>Planting:</div> <div>- Planting bed helps to reduce storm water run off</div> <div>- Renewable material</div>	
Main Road @ Town Centre and town square	<div>Terrabond</div> 	<div>Colour: To match surrounding pavement</div> <div>Edge: no edge required when surrounded by concrete or paving</div> <div>Size: as required - depending on tree size.</div>	<div>Maintenance:</div> <div>Low maintenance requirements</div>		Cost			Indicate in manual a preference to locate trees in planters as above and only use this detail where spece does not allow for planter.


HANDRAIL

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Freestanding mount</div> <div></div>	Rail: Stainless steel	Maintenance: Cleaning as required	Handrail to comply with AS1428	Cost depends on design		Stainless Steel - High embodied energy compared to galvanised mild steel. - non renewable material	
As required	<div>Vertical mount</div> <div></div>	Rail: Stainless steel	Maintenance: Cleaning as required	Handrail to comply with AS1428	Cost depends on design		Stainless Steel - High embodied energy compared to galvanised mild steel. - non renewable material	

BALUSTRADE

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Option 1 Urban fountains and furniture SS24 Balustrading</div> <div></div>	<div>Material: 304 Stainless steel</div> <div>Finish: Satin polished</div> <div>Size: height: 1200mm length: 2400mm or custom</div> <div>Mount: Bolt onto concrete pavement</div>	Maintenance: Cleaning as required		Cost depends on design		Stainless Steel - High embodied energy compared to galvanised mild steel. - non renewable material	Opportunity to custom design an element for Ku-ring-gai Can be used for cafe surrounds and as highway fencing
As required	<div>Option 2 Architectural Rigging Services</div> <div></div>	<div>Material: Stainless steel</div> <div>Finish: Satin polished</div> <div>Size: As required</div> <div>Mount: Subsurface</div>	Maintenance: Cleaning as required		Cost depends on design		Stainless Steel - High embodied energy compared to galvanised mild steel. - non renewable material	


BUS SHELTER

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Adshel 'Classic'</div> 	<div>Frame: Aluminium powdercoated black</div> <div>Seat: Timber (or aluminium) seat</div> <div>Roof: arched from 100% UV resistant tranlucent panels</div> <div>Surround: Safety glass -10mm toughened (or mesh/polycarbonate panels)</div> <div>Advertising panels optional</div> <div>Walkthrough back</div> <div>Mount: Sub surface</div>		<div>Shelter instalation: Plinth must be flush with top of kerb with a max cross fall of 1:40</div> <div>Wheelchair pathways to and from the shelter must comply with AS1428</div>	<div>Cost: Contract in existance</div> <div>Procurement: Contract already exists till 2019 (11 years)</div>	\$10,000.00	n/a	


WHEELIE BIN ENCLOSURE

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
Main Road, town centre, and town square	<div>Artcraft 'Melbourne' Bin Surround</div> 	Body: 2mm zink anneal steel frame and lid Finish: Powder coated. Door: Hinged and lockable Access: All sides Weather proof Size: height 1340mm 120lt - 640x680mm 240lt - 720x790mm Mount: Surface Mounted	Maintenance Contract if required: Require: Low maintenance - wash/ clean as required		Cost: (plus GST) Stainless Steel: 120lt \$1,550.00 140lt \$1,790.00 Powder Coated Mild Steel: 120lt \$700.00 140lt \$740.00	\$200.00	Body: - low embodied energy compared to stainless steel and aluminium - non renewable material	
Parks	<div>Artcraft 'Parks' Bin Surround</div> 	Body: 2mm zink anneal steel frame and lid Finish: Powder coated. Door: Hinged and lockable Access: Single side Weather proof Size: height 1340mm 120lt - 640x680mm 240lt - 720x790mm Mount: Surface Mounted	Maintenance Contract if required: Require: Low maintenance - wash/ clean as required		Cost: (plus GST) Stainless Steel: 120lt \$1,625.00 140lt \$1,865.00 Powder Coated Mild Steel: 120lt \$730.00 140lt \$775.00	\$200.00	Body: - low embodied energy compared to stainless steel and aluminium - non renewable material	
Main Road, town centre, town square and parks	<div>Street Furniture Australia WBE Curve - timber</div> 	Frame: Steel tube and angle Finish: Stainless steel - galvanised steel with powder coat also available Door: Quarter turn slam lock Access: All sides Weather proof Size: height 1350mm 120lt - 620x620mm 240lt - 720x810mm Mount: Surface mounted	Maintenance Contract if required: Not available at this time but under development Require: Low maintenance - wash/ clean as required		Cost: (plus GST) (including delivery) 120 and 140K: \$1945.00 240: \$2225.00 Procurement: Street Furniture Australia are listed with Strategic Purchasing Suppliers	\$200.00	Frame: Stainless Steel - High embodied energy compared to galvinised mild steel. - non renewable material Timber: Jarrah - Australian hardwood- renewable and locally available	






DRINKING FOUNTAIN

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Commercial Systems Australia</div> <div></div>	<p>Bowl: Stainless steel bowl, outlet and mounting arm</p> <p>Pedestal: Stainless steel - also available in galvanised steel and power coated.</p> <p>Automatic push button valve outlet in satin finish</p> <p>Mounting: Sub-surface</p> <p>Dog bowl option available.</p>	Maintenance: Clean as required	<p>Wheel-chair accessible to AS1428 requirements</p> <p>Bowl underside clearance minimum 750mm</p>	<p>Cost: (plus GST) Unit: \$3280.00</p> <p>Procurement: Commercial Systems Australia are not listed with Strategic Purchasing Suppliers</p>	\$3,000.00 to \$5,000.00	Stainless Steel - High embodied energy compared to galvanised mild steel. - non renewable material	





TACTILE INDICATORS

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Pathfinder Systems Hazard indicators on bladed shaft</div> <div></div>	<div>Material: Plastic</div> <div>Colour: Black - tbc 40% colour difference to surrounding paving.</div>		To comply to AS1428			<div>non renewable</div> <div>Med embodied energy compared to stainless steel and paver tile</div>	
As required	<div>Pathfinder Systems Directional indicators on bladed shaft</div>	<div>Material: Plastic</div> <div>Colour: Black - tbc 40% colour difference to surrounding paving.</div>		To comply to AS1428			<div>non renewable</div> <div>Med embodied energy compared to stainless steel and paver tile</div>	
As required	Step Nosing	<div>Allowance should be made for this element - however exact product selection still under review due to access principles and further desihn</div>		To comply to AS1428				

LIGHTING POLES

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	Standard Energy Australia Timber Pole 	Pole: Timber Above ground wires	Maintained by Energy Australia		Supplied and owned by Energy Australia			
As required	INGAL EPS Standard Avenue and Freeway  	Pole: HDG Steel, tapered round pole, powder coated if required. Avenue: Standard height: 9-12m Standard reach: 1.5-6m Freeway: Standard height: 5.5-12m Standard reach: 1.5-4.5m Underground wires	Maintained by Energy Australia if used with high pressure sodium lamp Maintained by Ku-ring-gai Council if used with metal halide lamp		Supplied and owned by depends on lamp used			
As required	WE-EF PFL 230 	Pole: PFL 230 Height: 2, 5 or 6m Matrial: Aluminium Pole Underground wires	Maintained by Ku-ring-gai Council		Supplied and owned by Ku-ring-gai Council			
As required	Architectural Area Lighting Largent 	Pole: Largent Height: Underground wires	Maintained by Ku-ring-gai Council		Supplied and owned by Ku-ring-gai Council			

LAMPS

Street Type	Picture	Materials/Finish	Maintenance	Access	Cost/ Procurement	Cost Allowance	Sustainability	Other
As required	<div>Sylvania Lighting Australia Roadster</div> 	Lamp: Roadster High pressure sodium	Maintained by Energy Australia		Supplied and owned by Energy Australia			
As required	<div>Optispan Aeroscreen</div> 	Lamp: Aeroscreen High pressure sodium	Maintained by Ku-ring- gai Council		Supplied and owned by Ku-ring-gai Council			
As required		Lamp: PFL 230 Metal Halide	Maintained by Ku-ring- gai Council		Supplied and owned by Ku-ring-gai Council			
As required		Lamp: Largent Metal Halide	Maintained by Ku-ring- gai Council		Supplied and owned by Ku-ring-gai Council			

Street Furniture Comparison Table August 2008

	Street Furniture Australia	Botton and Gardiner Urban Furniture	Town and Park Furniture by Adshel	HASSELL Comments
Council Objectives				
1. Furniture components should contribute to the overall high aesthetic quality of the town centre streetscape and civic spaces.	Quality design characterised by the comprehensive range of furniture with many different leg options that create a wide range of styles.	Quality Design that is the most distinctive design.	Quality Design that focuses on durability and robustness and longevity of furniture.	Town and Park furniture appear e the most robust with larger frame and timber sections. Street Furniture Australia provides the greatest choice and is the most cost effective. Botton and Gardiner have a smaller range and perhaps greater focus on the design detail.
2. Provide a coordinated suite of furniture unifying and responding to the context of the town centre precinct whilst allowing for variation in response to specific precinct character such as heritage precincts	Several coordinated suites of outdoor furniture including, seats, benches, bin enclosures, bollards, picnic sets, bike stands and water fountains.	A coordinated suite of outdoor furniture including, seats, benches, bin enclosures, bollards and picnic sets.	2 coordinated suites of outdoor furniture including seats, benches, bin enclosures, bollards, picnic sets, bike stands and water fountains.	SFA has the most extensive range of off the shelf products. BFUF is a classic design that would be appropriate in most civic locations but does not have an off the shelf design with a specific heritage appearance.
	A range of leg options to customise seats to different precincts	-	-	It is by changing leg options, arm rests and colours that SFA create models with a stronger heritage appearance.
	Custom design service available	Custom design service available	-	Both SFA and BGUF will undertake custom designs, but these will be more expensive.
3. Furniture design, components, supply and maintenance should be integral with reducing green house emissions. Maximise the use of recycled materials and minimise the use of non renewable resources.	Eco Statement Available.	Environmental Policy Available	No Environmental Statement.	It is difficult to compare the environmental claims of the companies because different information is provided. This information was collated from the company's environmental statements, further questions and from reading other base sources such as the <i>BEDP Environmental Design Guide</i> .

	-	Botton and Gardiner only use materials and componentry drawn from sustainably managed resources.	-	ISO 14021 forbids the claim 'sustainable' on the basis that no definitive methods exist for measuring sustainability or confirming its achievement.
	SFA is member of Green Building Council.	-	-	
	Furniture is manufactured in Sydney.	Furniture is manufactured in Sydney.	Furniture is manufactured in Sydney.	
	Timber is renewable material Timber from managed forests in Western Australia. Managed forests have ISO 14001 certification.	Timber is renewable material Timber from managed forests in Western Australia. Managed forests have ISO 14001 certification.	Timber is renewable material Timber sourced from New Guinea and is certified by Forestry Stewardship Council.	The BEDP notes that there are a variety of certification systems and they are all different. The BEDP recommends choosing certified timbers from Australia and New Zealand to promote sustainable forestry locally where it can be monitored and to reduce transport costs.
	Timber shipped by rail or ship from Western Australia.	Not known	Timber would be shipped from New Guinea.	
	Steel and Aluminium are recyclable	Steel and Aluminium are recyclable	Steel and Aluminium are recyclable	
	Steel has recycled content	Steel has recycled content	Steel has recycled content	
	Up to 5% aluminium content is recycled.	50% of aluminium is recycled content.	0% aluminium content is recycled.	
	<i>Neo Wood</i> PVC/Sawdust composite battens for seats and bins will be available in October.	<i>DuraSlat</i> Plastic /sawdust composite battens available for seats and bins.	-	
	Polishing has minimal environmental impact.	Polishing has minimal environmental impact.	Polishing has minimal environmental impact.	HASELL would recommend a polished finish except where not available. I.e. some SFA leg options are only available in steel and need to be powder coated or galvanised.
	Powder coating with polyester powder does not generate hazardous waste	Powdercoating uses non-churning	-	

	and contains less than 1% Volatile Organic Compounds.	solution to prevent effluent issues.		
	Painting is by iso-cynate 2-pack coatings with low toxicity and VOC's.	-	-	
	Frames and parts are readily available for mending broken elements.	Frames and parts are readily available for mending broken elements.	Frames and parts are readily available for mending broken elements.	
	-	<i>Refurb</i> range refurbishes seats from indoor malls that are being replaced and on sells them which greatly extends the product life and reduces landfill.	-	
	Steel and aluminium are sent to local recyclers. Scrap timber longer than 600mm is re-used. Sawdust is distributed for mulching and the like. Local/regional material suppliers are given preference to reduce transportation costs.	Refurb range introduced to reduce waste produced.	-	
	Products shipped on recycled skids	Blankets mainly used. Any cardboard used is made from recycled material. Timber crates are made from off cuts of plantation softwood.	Only blankets are used to pack furniture so no packaging.	
4. Ensure elements are located to support pedestrian and community activity and to minimise clutter and avoid obstructions.	-	-	-	This aspect will be addressed by HASSELL in the typical location details in the Public Domain Manual.
5. Design should reflect a high level of comfort and function and be accessible to all community groups.	Accessible picnic set in the mall range can have two fixed seats and requires modification to the leg supports	Accessible picnic set can have two fixed seats and requires modification to the leg supports.	Accessible picnic set can have two fixed seats and requires no modification to the leg supports.	
	Other elements are comfortable and functional and accessible.	Other elements are comfortable and functional and accessible	Other elements are comfortable and functional and accessible	
6. Furniture needs to be durable, long lasting with reasonable level of	Proven public domain performance	Proven public domain performance	Proven public domain performance	HASSELL would advise selection of models with timber battens minimum

maintenance and able to withstand the demands of the public domain.				30mm x 60mm
7. Furniture should meet Australian Standards and Council Policies.	12 month warranty	12 month warranty	12 month warranty	
Other Criteria				
1. Maintenance Contract	Maintenance contract available	Maintenance contract available, written on request to suit individual project requirements.	Maintenance Contract available	
2. Cost of Standard Seat to compare ranges.	<i>Mall</i> Seat 1750mm, long with angled armrests polished and polished aluminium finish \$835 ex GST	<i>Urban</i> Seat 1800mm long with pair armrests and polished aluminium finish \$1129 ex GST Same Item as refurb range \$1008 ex GST	<i>Metro</i> Seat 1800m long with 2 armrests and edge guard and polished aluminium finish \$1230 ex GST	

RECOMMENDATION

The SFA and BGUF ranges are preferred for Ku-ring-gai as they better meet the stated objectives of Council in the following ways.

- The design and appearance of these ranges better reflect the new, urbane image of the soon to be redeveloped town centres.
- Both companies provide coordinated suites of a range of street furniture items. SFA has more suites and within each suite a range of leg options and also includes bike stands and water fountains as standard items. BGUF will custom design water fountains and bike stands as required. Both SFA and BGUF also provide a custom design service for special projects which could be used for civic places or special precincts such as heritage precincts where council deemed it important to differentiate the street furniture from the standard.
- From an environmental perspective both SFA and BGUF are manufactured in Sydney and have company environmental policies. They use timber with similar environmental credentials. BGUF have a much higher amount of recycled content in their aluminium components. Both companies have developed a wood composite alternative for the hardwood battens if desired in some locations. The SFA product is not fully resolved and won't be available until October. The BGUF product is used on slightly shorter seats and bins to accommodate the structural requirements of the engineered material. BGUF have also showed innovation by refurbishing furniture from indoor areas that is being updated and making it available for reuse, called the *refurb* range.
- The furniture of both these companies is comfortable and can be adapted for accessible use.
- The furniture of both these companies has a track record of being durable in the public domain with a reasonable level of maintenance.
- The furniture of both these companies meets Australian Standards.
- Both companies will provide maintenance contracts. SFA have a standard contract and BGUF will create an individual contract with council as required.

SFA is probably the most practical choice for council because they include all the desired items as off the shelf products and have the most extensive range allowing greater differentiation before undergoing more expensive custom designs. However should council decide to choose the BGUF range they would have a distinctive product that would be appropriate to most locations anyway and help create a special new image for Ku-ring-gai council. Additionally, by selecting the BGUF US1A seat and USB1 bench, available as *refurb* products and /or the *Dura slat* composite material products, council would be supporting an innovative environmental initiative.

mall



Mall Seat
CMM106, Tee Legs, Jarrah Battens

SEAT | BENCH | TABLE

Contemporary wide battened seats, benches and tables with cast aluminium supports.

Mix and match: Legs and armrests

Battens: Timber (Jarrah) and aluminium

Fixings: Surface, sub-surface, concealed surface and freestanding



Residential Mall Setting, CMM106 Seat + CMM608 Table

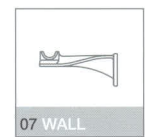
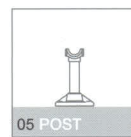
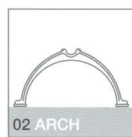
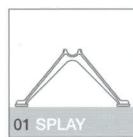


Newtown NSW
Mall Seat
CMM102, Arch Legs, Aluminium Battens,
Angle Arms AM4

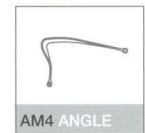


Circular Quay Station NSW
Mall Seat
CMM102, Arch Legs, Jarrah Battens, Angle Arms AM4

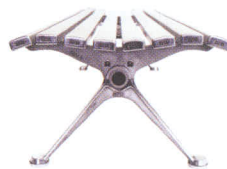
legs



arm



Mall Seat
CMM101, Splay Legs, Aluminium Battens



Mall Bench
CMM401, Splay Legs, Aluminium Battens



Mall Seat
CMM102, Arch Legs, Jarrah Battens



Mall Setting
CMM506 Seat + CMM608 Table,
Tee Legs, Jarrah Battens

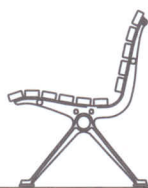


Mall Slim Bench
CMM809, Tee Legs, Jarrah Battens

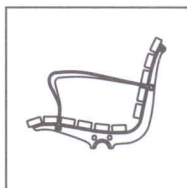


Mall Seat
CMM107, Wall Mount, Jarrah Battens

April 08



w/ Splay leg
CMM101 Seat



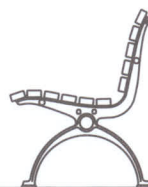
Angle armrest (optional)
AM4



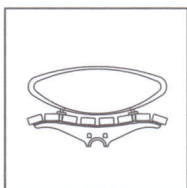
w/ Splay leg
CMM401 Bench



w/ Splay leg
CMM803 Slim Bench



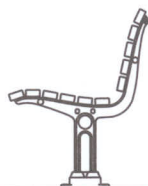
w/ Arch leg
CMM102 Seat



Elliptical armrest (optional)
AM10



w/ Arch leg
CMM402 Bench



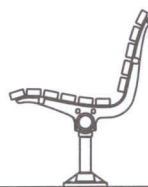
w/ Pedestal leg
CMM104 Seat



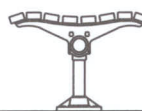
w/ Pedestal leg
CMM404 Bench



w/ Pedestal leg
CMM804 Slim Bench



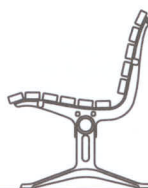
w/ Post leg
CMM105 Seat



w/ Post leg
CMM405 Bench



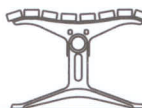
w/ Post leg
CMM805 Slim Bench



w/ Tee leg
CMM106 Seat



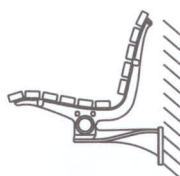
w/ Tee leg
CMM608 Table



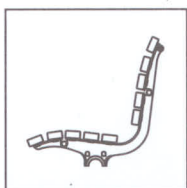
w/ Tee leg
CMM406 Bench



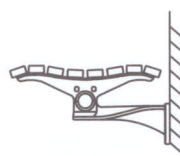
w/ Tee leg
CMM809 Slim Bench



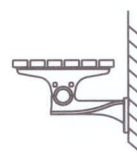
Wall mount
CMM107 Seat



Wall Upright Seat
CMM5



Wall mount
CMM407 Bench



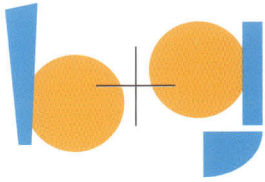
Wall mount
CMM810 Slim Bench

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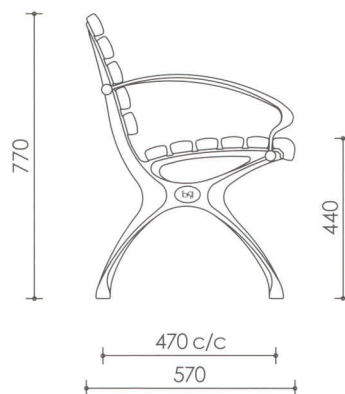
SFA

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Length: 1.8m, 2.1m
custom lengths available

Construction:

frame: cast aluminium
armrests: cast aluminium (optional)
slats: selected hardwood or recycled plastic

Finishes:

frame: polished or powdercoated
armrests: polished or powdercoated
timber slats: oiled (exterior)
polyurethane (interior)

Mounting: loose or fixed

urban seat US1a
product sheet

TOWN AND PARK FURNITURE by ADSHEL



HOME

ABOUT US DOWNLOADS CLIENTS

ALL PRODUCTS

METRO System

CITY System



Seats



Table Settings



Table Seats



Benches

Litterbins
Ashtrays

Mobiles



Bollards

Drinking
FountainsTreegrates
Treeguards

Lighting

Banners
SignageInstall
Drawings

Finishes

Warranty

Sample Colours

SEATS: SSE City and SSD Metro Seats

Town and Park's *City* and *Metro* seats are signature products of two individual modular systems comprising seats, tables, benches and table seats. To view associated products within either system follow the *Metro* and *City* system links to the left. For further information on seats use the links below:

[Click on photos for detailed information and specifications](#)

SSE City Seat

SSE/A Aluminium *City* seat

[\(specifications...\)](#)

SSD Metro Seat

SSD/A Aluminium *Metro* seat

[\(specifications...\)](#)

SSE/T Timber and aluminium *City* seat

[\(specifications...\)](#)

SSD/T Timber and aluminium *Metro* seat

[\(specifications...\)](#)

SSE mounting options:



Dual assembly, plinth mount, sub-surface, surface post and legfeet.

SSD mounting options:



Legfeet, surface post, sub-surface, plinth mount and dual assembly.

Aluminium *City* plinth mount seat, with optional **armrests** and **edge guards** (SSE/PM/A/AR/EG x 2.0m) at Rialto Square, Manly.Aluminium *Metro* plinth mount seat with optional **armrests** (SSD/PM/A/AR x 2.0m) at Manly Bus Interchange.

Last updated: 02.08.2008

Should you have any queries please do not hesitate to contact our sales staff....

e: info@townandpark.com.au

p: + 61 2 9907 6411

f: + 61 2 9907 6422

a: 14/28 Roseberry Street BALGOWLAH NSW 2093.

ABN: 77 000 081 872

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Pavement Comparison Table August 2008

	Material Rating <i>from Green Guide to Specification</i>	Sub base <i>80mm thick reinforced concrete slab or 150mm gravel base</i>	Durability of material <i>Based on HASSELL opinion of appearance of projects in Sydney after 10 years.</i>	Product Location	Company Attitude to Environment	COST/sqm for 400 x 400mm paver ex gst	Distinctive /decorative treatment options
Stone Pavers							
Albany Green supplied by Melocco 40mm thick Eg Aura Place, Sydney	B	B	A	C	B	\$233	Available in a variety of sizes.
Porphyry supplied by JML 40 - 70mm thick Eg the Forum, St Leonards Station	B Assume as per granite	B	A	B	B	\$155 \$120 setts \$60 crazy paving	Porphyry only available in 250mm wide pavers at random lengths, as setts and as crazy paving.
Bluestone supplied by Melocco and Bamstone 40mm thick, Eg Macquarie Place, Sydney	B Assume as per granite	B	A	B	B	\$126- Melocco \$120- Bamstone	Bluestone available in variety of sizes. Smaller sizes more expensive due to additional cutting.

Concrete Pavers							
Urbanstone Concrete Paver 40mm thick Eg, Double Bay Sydney	A	B	B	C	A	\$77 shotblast finish \$97 Milled finish	A large range of concrete colours available. Both riverstone and a large range of granite aggregates available. Pattern could be achieved through different pavers, changes in finish or different sized pavers
Pebblecrete Concrete Paver Eg, Oxford Street, Paddington	A	B	C	A	B	\$75 shotblast finish \$75 honed finish	A large range of concrete colours available. Many river pebbles and some granite aggregate s available. Pattern could be achieved through different pavers, changes in finish or different sized pavers
C and M Concrete Paver 50 mm thick Eg, Sydney Olympic Park, Homebush	A	B	C	A	B	\$81 honed	A limited range of concrete colour and aggregates available. Pattern could be achieved through different pavers, changes in finish or different sized pavers
Eco Concepts Concrete Paver 40mm thick	A	B	C	B	A	\$54 Etched or Shot blast Finish	Concrete pavers don't have exposed aggregates and therefore have different appearance from other paver brands. A range of colours available and 2 finishes. Acid etched and shot blast finishes available.

Notes Re laying of Pavements

Cost of laying depends on a variety of factors and is best determined by obtaining quotes for a specific job. In HASSELL's experience whether the paver material does not effect the cost as much as the pavement size, the mortar bed and the complexity of the pattern. It should be noted that Porphyry is only available in varying thicknesses and so needs to be laid in an extra thick bed 70mm instead of the standard 40mm to accommodate the variances. The thicker bed as well as the variations in paver thickness could increase the cost of laying due to greater complexity.

Notes to Table

Material Rating from Green Guide to Specification

The Green Guide to Specification (English guide for BREAM environmental rating system) was used. This is an English system not directly transferable to Sydney, but it is the most comprehensive guide currently available for these types of materials. The data at the core of the Green Guide is generated using Life Cycle Assessment (LCA), a method of evaluating the environmental impacts of a system taking into account its full life cycle, from cradle to grave.

The ratings compare the quantity of material required to make 1m² of hard paving suitable for parking cars and with a 60year building life.

The criteria measured and compared are

- Climate change*
- Fossil Fuel Depletion*
- Ozone Depletion*
- Human Toxicity to air and water*
- Waste Disposal*
- Water Extraction*
- Acid Deposition*
- Ecotoxicity*
- Eutrophication (over enrichment of watercourses)*
- Summer Smog*
- Minerals Extraction*

Under the Green guide to specification:

- Concrete pavers and limestone pavers have the best environmental rating 'A'.*
- Granite paving has a 'B' rating because it causes more pollution and disruption during the quarrying process and produces more waste in its production.*
- Brick pavers have a 'B' rating because they cause additional waste during their production and they are fired using energy and producing carbon.*
- In situ concrete paving has a 'C' rating because of its high mass, which exacerbates its environmental footprint. In situ concrete paving.*
- Asphalt has a 'C' rating due to its intensive industrial processing and the need to replace the material more often.*

Sub base

No comparative table is given for sub bases but rates could assume that insitu concrete is similar to a concrete slab and gravel is similar to road base.

In the Green Guide to Specification, Gravel is given a 'B' rating and In situ concrete is given a 'C' rating.

For 20 MPa 100% aggregate can be recycled

For 30 MPa a mix of recycled and virgin aggregate is required

For 40 MPa 100% recycle aggregate is required.

90% of the embodied energy in concrete comes from the cement. This is 10-15% of the material. It is possible to replace up to 30% of the cement with fly ash which can reduce the embodied energy by 25%.

It is often stated that gravel bases are more sustainable than concrete slab because they water to permeate the soil. The clay nature of the soils in Ku-ring-gai means that the soils themselves are not very permeable. Additionally gravel base needs to be highly compacted to form a strong and lasting base for the pavements much reducing any potential permeability. Thus permeability of the sub base was not considered useful assessment criteria.

	A	B	C
Sub base	50 mm thick gravel base	80mm thick reinforced concrete slab 150 mm thick gravel base	-

Durability

The footpaths are being designed to last for 50 years and the material, whether concrete paver or stone paver will still exist in this time frame. However the period for which the pavements look good should also be taken into consideration. The thickness of the paver, the quality of workmanship and the type and thickness of the base will also impact on the durability. Stone paving being harder will probably look good for longer. Some of the older concrete paver pavement that can be seen around Sydney the concrete does have a tendency to wear away leaving the aggregate more exposed. . Additionally stone being a natural material does tend to develop a patina with age rather than look worn out.

Source of Material

Local materials are always more sustainable. However Sydney is a large port and a large number of trucks transport imported goods from Sydney to other parts of Australia creating a corresponding amount of back freight. It could be argued that trucking goods into Sydney saves trucks from returning empty, which would be very unsustainable.

	A	B	C
Source of material	Sydney and NSW	Victoria and Queensland	South Australia and Western Australia

Company Attitude to Sustainability

	A	B	C
Company attitude to sustainability	Environmental Policy Exists or good initiatives in place.	In process of obtaining Environmental Policy and have some Initiatives in place	No Environmental Policy and no real Initiatives in place.

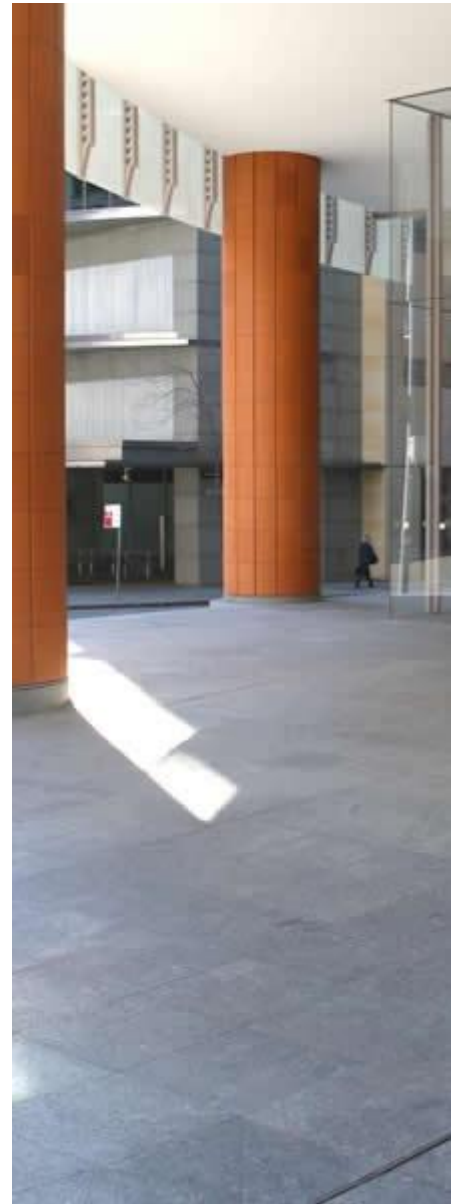
SUMMARY MATERIAL CHOICE

- The first decision to make is between stone pavers and concrete pavers. The table shows that there is not a major difference in the sustainability of stone pavers compared to concrete pavers and so other factors such as preferred appearance and cost will be important in the selection. The stone pavers all achieve one x 'A' rating and 4 x 'B' ratings. The concrete pavers all achieve 2x 'A' 2 x 'B' and one x 'C' ratings.
- There is no suitably coloured granite or similarly hard stone available from NSW. The nearest stone is bluestone which is quarried in Victoria. The footpaths will be designed for a 50 year lifespan.
- Stone is a more expensive and harder material and will look good for longer than concrete pavers.
- The bluestone is probably the best stone choice as it has a good colour is substantially cheaper than the porphyry pavers and is available from 2 sources and so there is chance for further competitive pricing. Decoration in stone pavements could be achieved from a pattern created by different sized pavers. HASSELL did not originally suggest a stone paving option because it is more expensive and also because all the kerbing in Ku-ring-gai is concrete as well as many footpaths and so there is already a strong concrete palette which we thought to reinforce. Stone would be a very distinctive and durable and good looking choice for Ku-ring-gai town centre pavements.
- Concrete pavers may be preferred for cost and appearance reasons. Urbanstone pavers are the best quality pavers (manufactured from 40MPa concrete) and are available in the greatest range of colours and aggregate mixes. Urbanstone demonstrated the best sustainable policy of all the companies reviewed. However, Urbanstone pavers are made in Perth and are transported to Sydney by truck. If Council decides to use a concrete paver made in Sydney then Pebblecrete would be the best choice. They have the greatest range available and their product at approximately 20years old can be seen in several Sydney locations. Whichever Paver is chosen will be laid on a concrete slab to improve appearance and longevity. The Eco concept pavers, manufactured in Melbourne have a different appearance form the other paver brands, more similar to sandstone which may be preferred.

Sydney 2

Aurora Place Sydney

Albany Green paving and cladding



Canterbury Leagues Club Sydney

Bruce Rock paving and capping





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CASE STUDY: ELIZABETH SHOPPING CENTRE, SA

Project

Elizabeth Shopping Centre, SA

Developer

Gandel Group

Architect

Buchan Group (VIC)

Engineer

Warwick Richardson

Contractor

Built Environs

Product

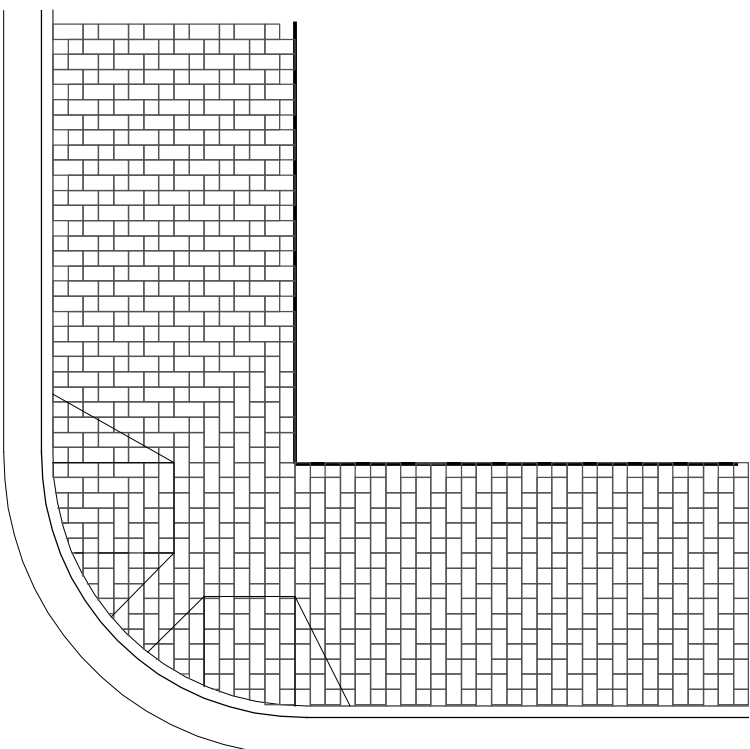
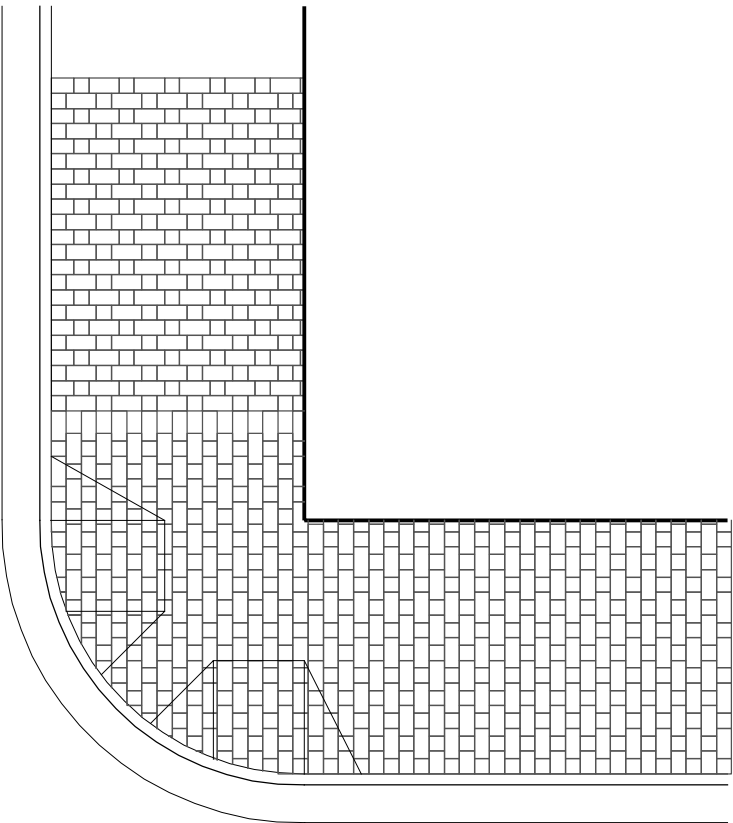
Plazapave 290 x 290 x 60mm.

Custom Colours with River Gravel aggregates, honed.

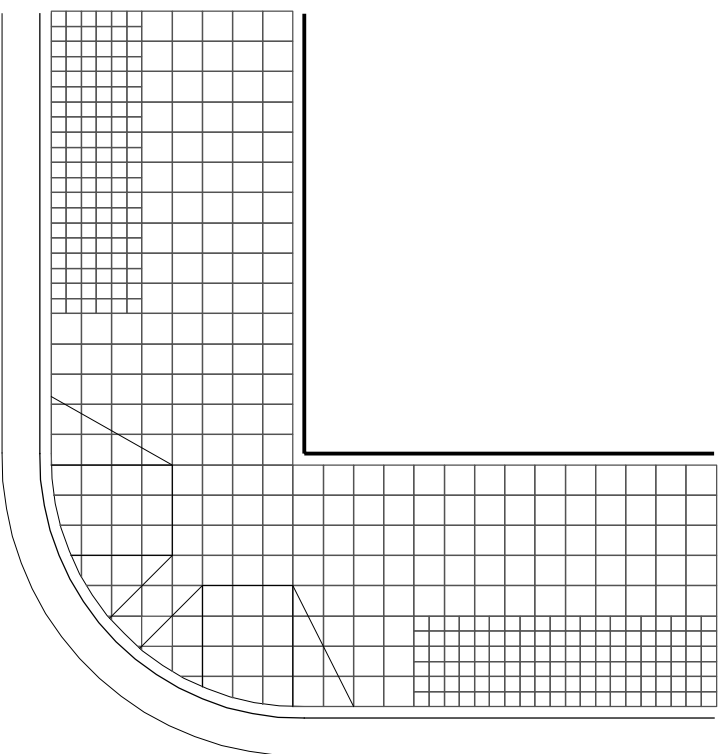
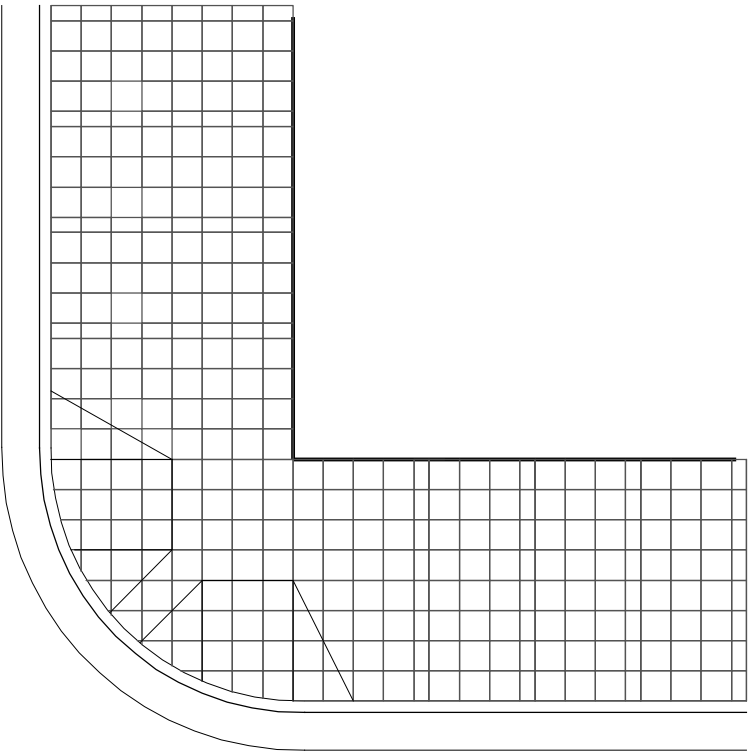
"This information is provided for general guidance and should not be taken as professional advice in relation to your particular requirements. C&M Brick Pty Limited recommends that you seek the advice of the industry professionals suitable for your circumstances and accepts no liability in relation to construction or product use or suitability."

For design information refer Concrete Masonry Association of Australia - Concrete Flag Pavements Design and Construction Guide.

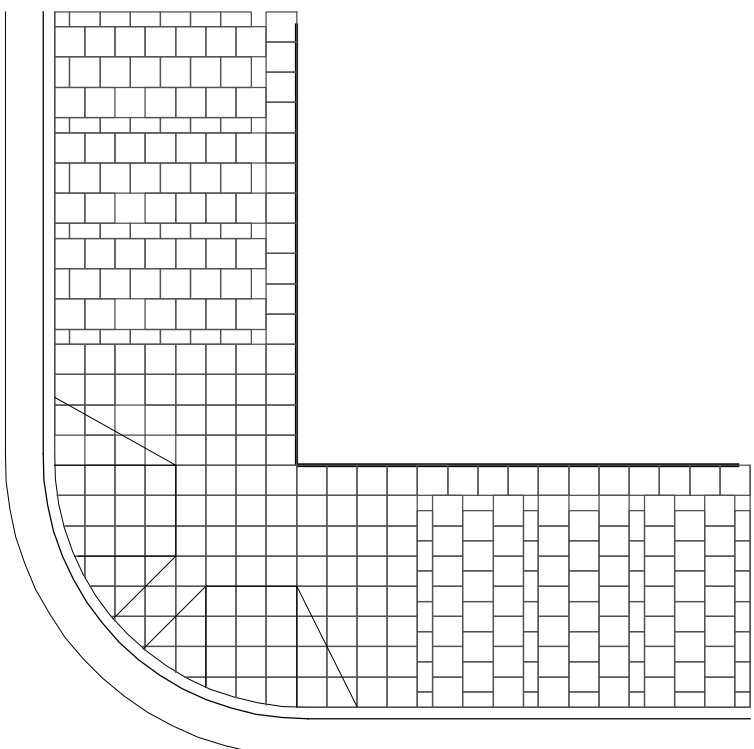
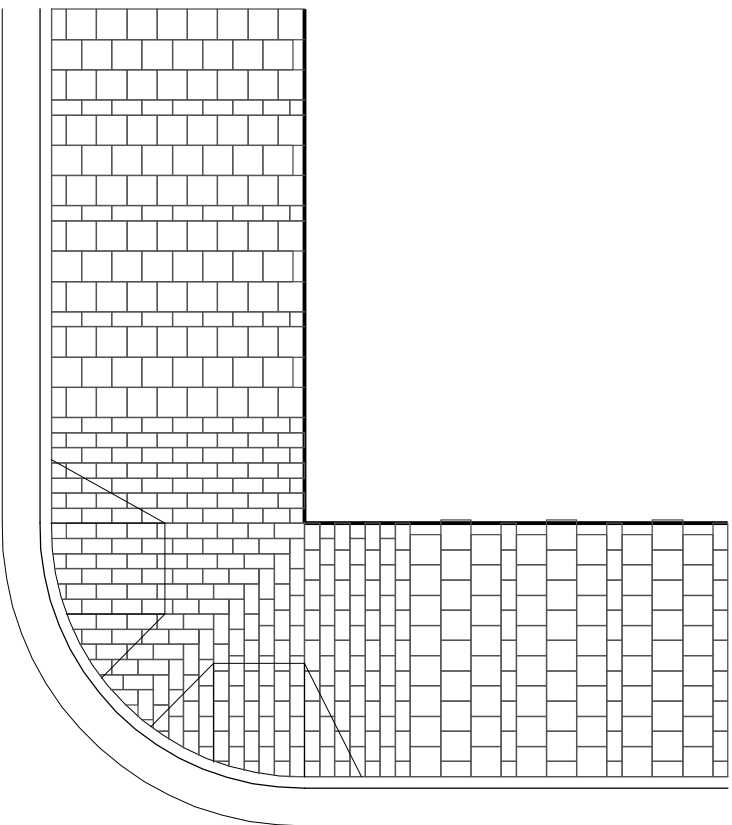




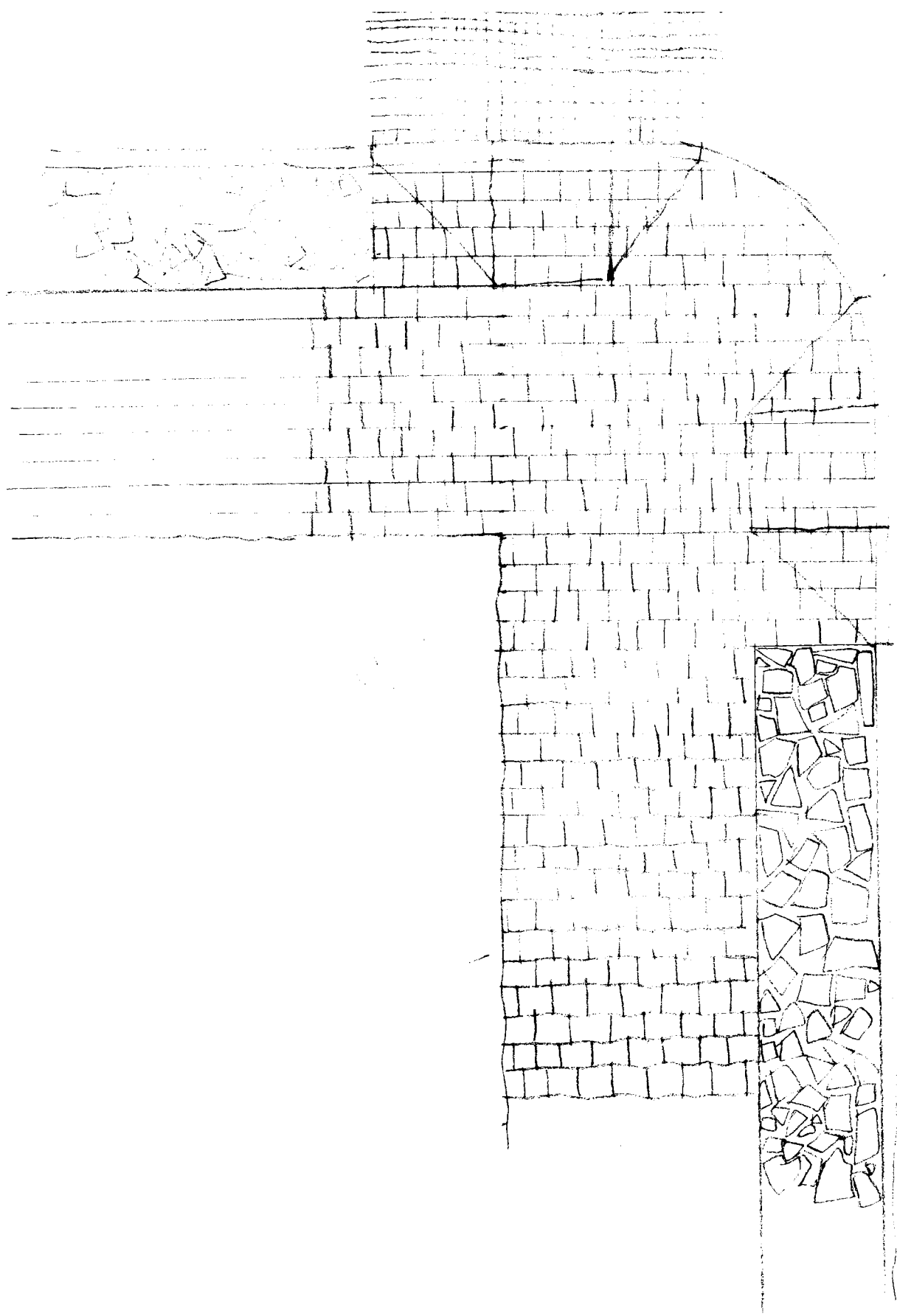
PAVING PATTERN – SIZE
OPTION 1 AND 2



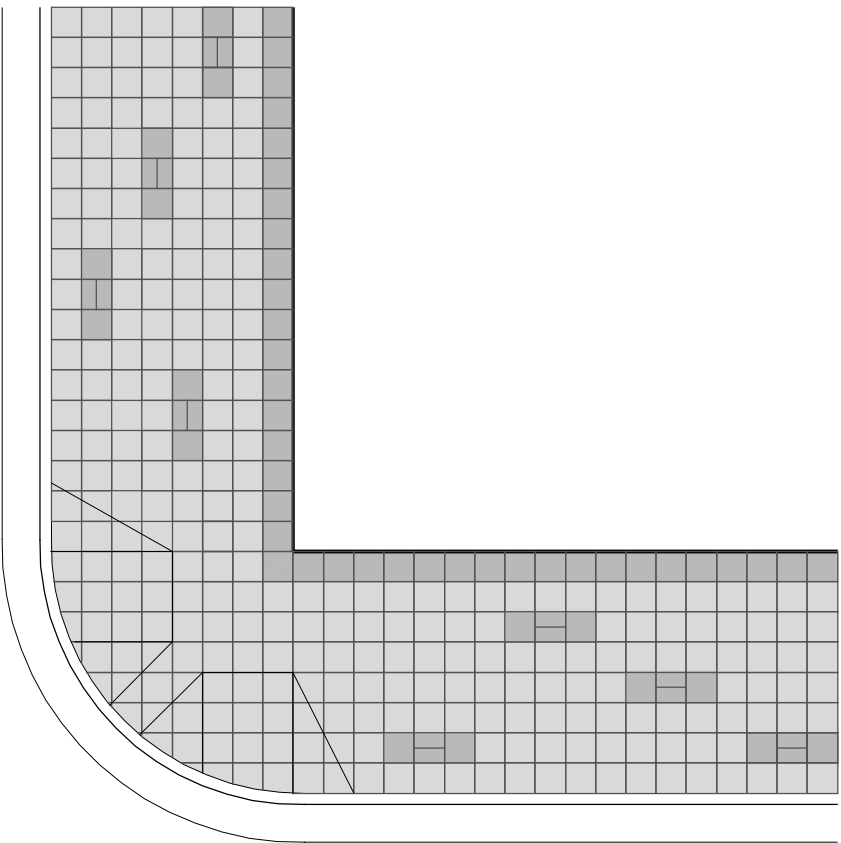
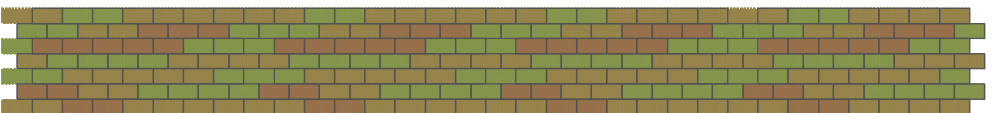
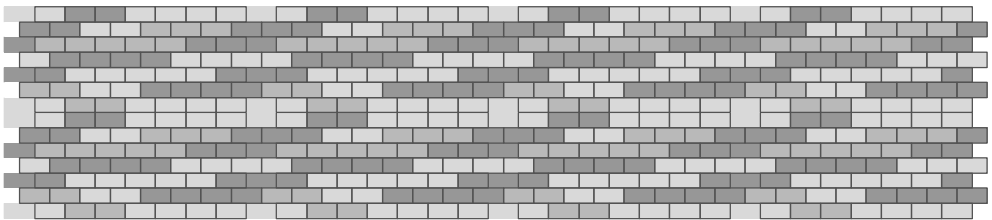
PAVING PATTERN – SIZE
OPTION 3 AND 4



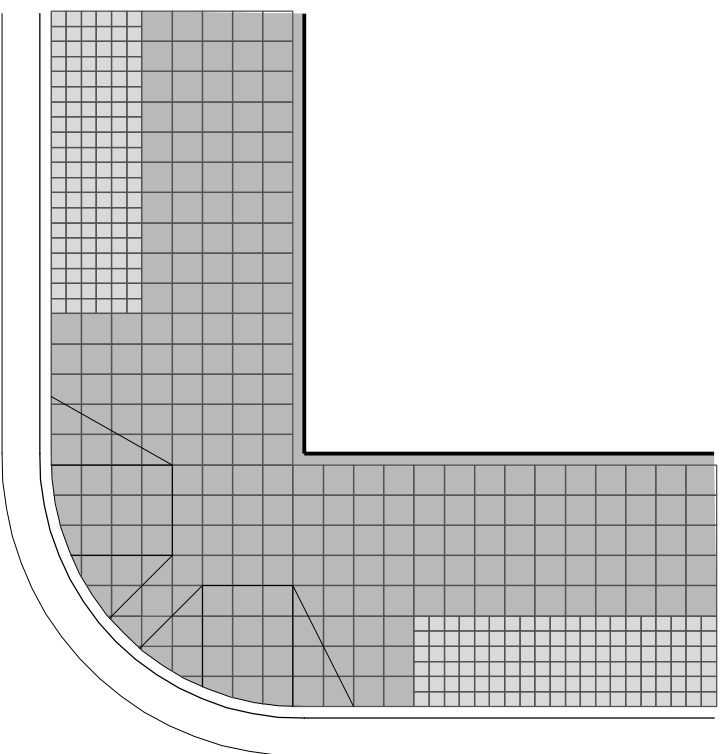
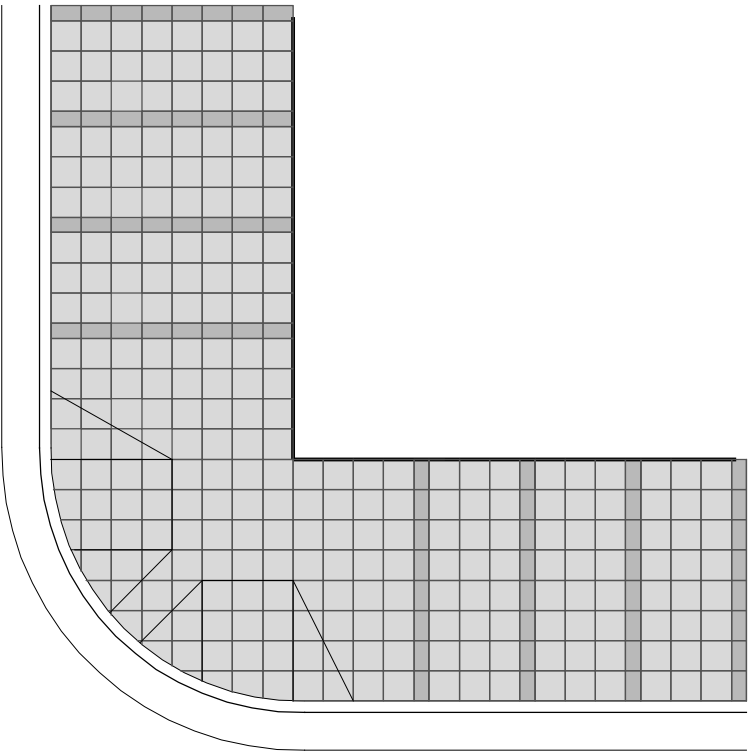
PAVING PATTERN – SIZE
OPTION 5 AND 6



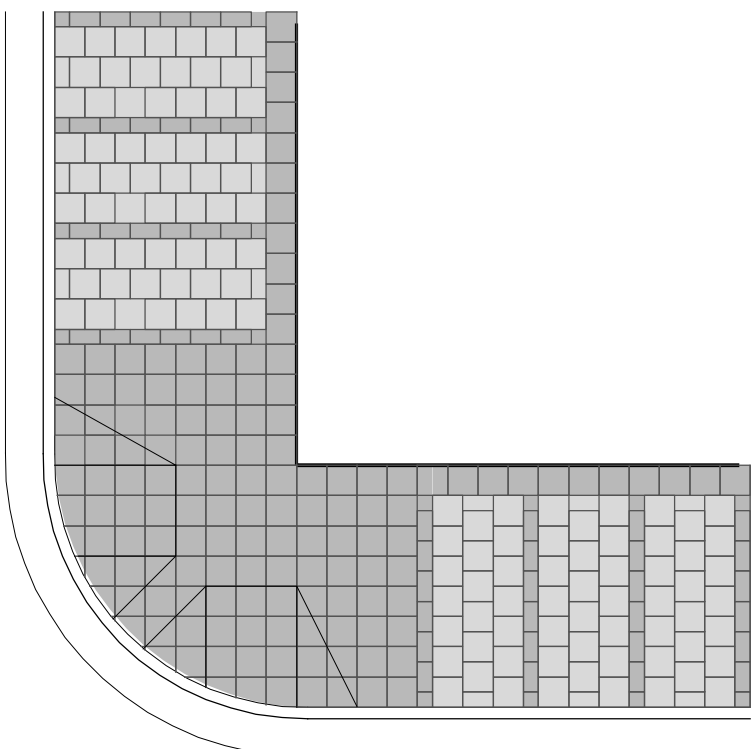
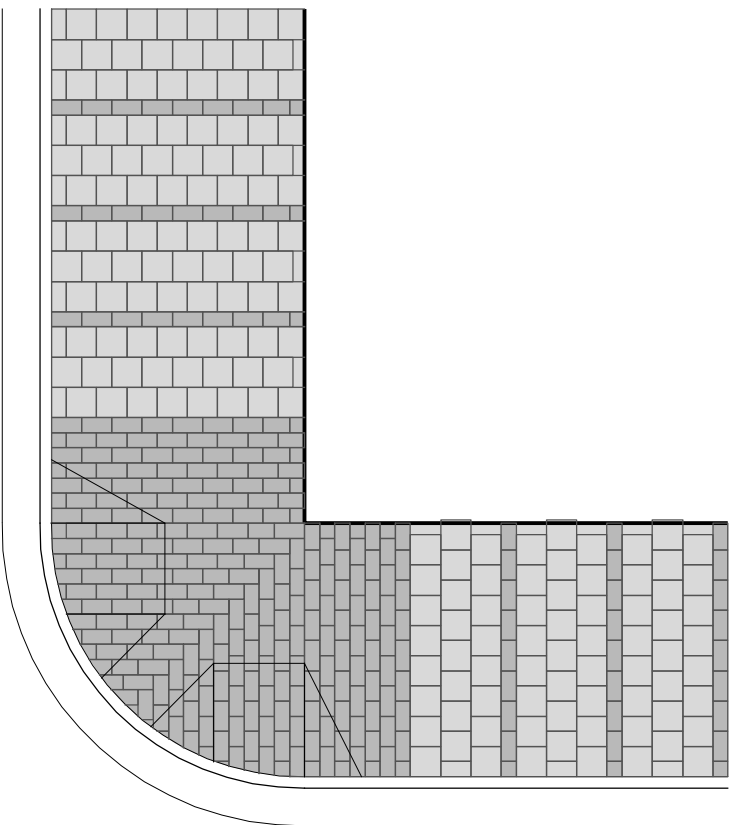
PAVING PATTERN - CRAZY
OPTION 1



PAVING PATTERN – COLOUR
OPTION 1 AND 2



PAVING PATTERN – COLOUR
OPTION 3 AND 4



PAVING PATTERN – COLOUR
OPTION 5 AND 6



FURNITURE

Mall Seat - Urban streetscapes
Oiled timber battens, powdercoated legs and armrests



FURNITURE

Promenade Seat - Heritage precincts + urban parks
Oiled timber battens, powdercoated curved legs



FURNITURE

Litter Bin - Wheely bin enclosure, curved roof, slot perforations, general waste + recycling bins, logo option, stainless steel frame, powdercoated panels



FURNITURE

Drinking Fountain - Powdercoated

NOTICE OF MOTION

QUEEN'S PORTRAIT

Notice of Motion from Councillors Tony Hall, Carlyne Hardwick, Rakesh Duncombe, Jennifer Anderson, Ian Cross and Nick Ebbeck dated 21 October 2008.

We move:

"That the Mayor be instructed to return the portrait of the Queen of Australia to its pre-existing position in the Council Chamber."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Councillor Tony Hall
Councillor for St Ives Ward

Councillor Carlyne Hardwick
Councillor for St Ives Ward

Councillor Rakesh Duncombe
Councillor for Roseville Ward

Councillor Jennifer Anderson
Councillor for Roseville Ward

Councillor Ian Cross
Councillor for Wahroonga Ward

Councillor Nick Ebbeck
Councillor for Wahroonga Ward

NOTICE OF MOTION

COUNCIL COMMITTEES

Notice of Motion from Councillor Tony Hall dated 2 November 2008

I move that:

"In the interests of good governance for the citizens of the Ku-ring-gai Local Government Area, that:

- A. This Council set up the following committees under s.355 of the Local Government Act 1993, as amended:
 - 1. Finance and General Purposes Committee consisting of a Councillor from each Ward, to be chaired by the Mayor and to have delegations of authority to be determined by Council.
 - 2. Policy and Planning Committee consisting of a Councillor from each Ward, not being a member of the Finance and General Purposes Committee, chaired by the Deputy Mayor with delegations to be determined by Council.
 - 3. Sports, Recreation, Parks and Open Space Committee, consisting of at least three Councillors, one of whom shall be elected chairperson by Council and other community members to be determined by Council.
 - 4. Community Development and Services Committee, consisting of at least three Councillors, one of whom shall be elected chairperson by Council and other community members to be determined by Council.
- B. That the General Manager provides a Charter of Responsibilities and Delegations where applicable, for each of these Council Committees for consideration at the next meeting of Council, when election of Councillor office bearers of each Committee shall be held and determined and advertisements for the relevant community members shall be undertaken."

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Tony Hall
Councillor for St Ives Ward

NOTICE OF MOTION

CODE OF CONDUCT MATTER - PRIMA FACIE CODE OF CONDUCT BREACH (E-MAIL TO EXTERNAL PARTIES) CODE OF CONDUCT MATTER - PRIMA FACIE CODE OF CONDUCT BREACH (E-MAIL TO STAFF)

Notice of Motion from Councillor R Duncombe dated 3 November 2008

On 29 July 2008, prior to my election as a councillor, Council created resolutions concerning Councillor Hall and Council's Code of Conduct. I am aware that there is ongoing litigation in the Supreme Court brought by Councillor Hall against Council and that these proceedings are likely to continue for some time until they are listed for hearing and determination by the Court.

Whilst I do not lightly revisit a matter such as this that has been considered and decided by an earlier Council, I think it should be recognised that the underlying purpose of disciplinary actions is to ensure that Council operates properly and efficiently for the benefit of the community. I am concerned that the previous Council's decisions are impacting negatively on the ability of Council to operate with an appropriate level of trust and cooperation between councillors, which I think is essential.

I propose that this Council should seek to make a "fresh start", not unnecessarily burdened by a legacy of issues dating from before the Council elections in September of this year. Those resolutions were based on Council's previous code of Conduct which has since been replaced by the Model Code of Conduct currently in force. New matters arising under the Model Code will be subject to consideration under a new process that is external to Council and independent to a degree that was not possible under the previous disciplinary system. For this Council to be involved in litigation concerning a superseded Code of Conduct and events involving the previous Council does not seem to me to be an optimal use of Council resources, nor something that will improve the functioning of this Council.

As what I am proposing is motivated to achieve a fresh start to this Council and allowing us to operate efficiently and productively, this motion should not be taken as condoning, in any sense, inappropriate conduct by Councillors. We all need to recognise that the new Model Code must be rigorously observed by all members of this new Council

I move:

"That the resolution of Council dated 29 July 2008, Minute Number 268:

- A. That Council receive and note the contents of the report.

Item 3

S06344
3 November 2008

- B. That as per Clause 10.17 of the Code of Conduct, Councillor Hall be censured by the Council for misbehaviour, in accordance with Section 440G of the Local Government Act.
- C. That Council, under Section 11 of the Code of Conduct, refer the matter to the Department of Local Government seeking the Councillor's suspension due to this being the Councillor's second censure.

is hereby rescinded.

and

that the resolution of Council dated 29 July 2008 Minute Number 269:

- A. That Council receive and note the contents of the report.
- B. That as per Clause 10.17 of the Code of Conduct, Councillor Hall be censured by the Council for misbehaviour, in accordance with Section 440G of the Local Government Act.
- C. That Council, under Section 11 of the Code of Conduct, refer the matter to the Department of Local Government seeking the Councillor's suspension due to this being the Councillor's third censure.
- D. That as from today, the Councillor must send all communications for Council Staff or Directors via the General Manager.
- E. That, additionally, the General Manager sends to the Department of Local Government for consideration, under Section 11.6 of the Code of Conduct, the e-mail and subsequent correspondence, that was written by Councillor Hall on Tuesday, 8 July 2008, which was copied to the Department of Planning.

is hereby rescinded.

RECOMMENDATION

That the above Notice of Motion as printed be adopted.

Rakesh Duncombe
Councillor for Roseville Ward